



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON SEPTEMBER 11, 2024 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 - Zoning Code Amendment Proposal - 12.41.070, Variations From Development Standards and 12.41.074, Development Agreements for Planned Development Overlay Zones - LEGISLATIVE ACTION
The petitioner, Mitch Vance and Glenn Girsberger, representing JF Legacy Partners LLC, are requesting to amend the Centerville Zoning Code text regarding Variations From Development Standards and Development Agreements for Planned Development Overlay Zones, as found in CZC 12.41.070 and newly proposed 12.41.074. Previously TABLED during August 14, 2024 Planning Commission meeting.
2. PUBLIC HEARING - Zoning Code Amendment Proposal - 12.54.120 and 12.54.130, Signs In Parrish Lane Gateway Commercial District and Signs In Commercial Zones - LEGISLATIVE ACTION
The petitioner, the Centerville City Community Development Department (CDD), is requesting to amend the Centerville Zoning Ordinance by altering sections of the Sign Ordinance as found in CZC 12.54.120 and 12.54.130. Previously TABLED during August 14, 2024 Planning Commission meeting.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report

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
9/11/2024

Item No. 1.

Title: PUBLIC HEARING - Zoning Code Amendment Proposal - 12.41.070, Variations From Development Standards and 12.41.074, Development Agreements for Planned Development Overlay Zones - LEGISLATIVE ACTION

Initiated By: JF Legacy Partners LLC, Applicant

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

The petitioner, Mitch Vance and Glenn Girsberger, representing JF Legacy Partners LLC, are requesting to amend the Centerville Zoning Code text regarding Variations From Development Standards and Development Agreements for Planned Development Overlay Zones, as found in CZC 12.41.070 and newly proposed 12.41.074. Previously TABLED during August 14, 2024 Planning Commission meeting.

RECOMMENDATION:

CONSIDER RECOMMENDING APPROVAL TO THE CITY COUNCIL

BACKGROUND:

This request was tabled at the last meeting (on August 14, 2024) by the Planning Commission to provide more time for the applicant group and the City staff to work on updated language that reflects the direction of the Planning Commission during the previous Commission meeting. Since that time, City legal staff has worked on an updated proposed amendment of code language, as found within the Planned Development Overlay Zone codes (specifically CZC 12.41.070 and 12.41.074). The proposed amended language was further discussed and reviewed with the applicant group to verify their support for this proposed update of the PDO Zone codes. The applicant group has confirmed support of this proposed updated code language, and this matter was thereafter scheduled for a public hearing and recommendation review by the Planning Commission for this meeting. Updated public hearing notices have been posted and advertised in accordance with State and City requirements. A copy of the proposed code update has been included following this summary.

ATTACHMENTS:

1. 09-11-2024 PC Staff Report Zone Text Amendment - 12.41.070 & 12.41.074 PDO Zone Overlay Var-Dev Agrees, Mitch Vance Applicant
2. CZC 12.41.070 and 12.41.074-Develop Agree and Variation for PDO Overlay Amend Prop
3. USC10-9a-S532 - Development Agreements [Eff. 20240501]
4. Pub Hear Notice - PDO Zone Proposal
5. JF Capital Application - Zoning Text Amend 12.41.060(b.)
6. Commons_ZoneCodeAmdProposal_2024 07-05
7. Commons_CodeAmdAppJustification_2024 07-05

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

STAFF REPORT
AGENDA: ITEM 1

PETITIONER:	JF LEGACY PARTNERS LLC C/O MITCH VANCE 1216 W LEGACY CROSSING BLVD, STE 300 CENTERVILLE, UT 84014 <u>mvance@jfisherco.com</u>
APPLICATION:	ZONING CODE TEXT AMENDMENT
APPLICANT REQUEST:	AMEND THE ZONING CODE TEXT REGARDING VARIATIONS FROM DEVELOPMENT STANDARDS and DEVELOPMENT AGREEMENTS FOR PLANNED DEVELOPMENT OVERLAY ZONES (proposed amendments to CZC 12.41.070 and newly proposed CZC 12.41.074)
RECOMMENDATION:	CONSIDER RECOMMENDING APPROVAL TO THE CITY COUNCIL

BACKGROUND UPDATE

This request was tabled at the last meeting (on August 14, 2024) by the Planning Commission to provide more time for the applicant group and the City staff to work on updated language that reflects the direction of the Planning Commission during the previous Commission meeting. Since that time, City legal staff has worked on an updated proposed amendment of code language, as found within the Planned Development Overlay Zone codes (specifically CZC 12.41.070 and 12.41.074). The proposed amended language was further discussed and reviewed with the applicant group to verify their support for this proposed update of the PDO Zone codes. The applicant group has confirmed support of this proposed updated code language, and this matter was thereafter scheduled for a public hearing and recommendation review by the Planning Commission for this meeting. Updated public hearing notices have been posted and advertised

in accordance with State and City requirements. A copy of the proposed code update has been included following this summary.

PREVIOUS BACKGROUND

The petitioner, Mitch Vance, representing JF Legacy Partners LLC, desires to amend the Centerville Zoning Code to provide for an opportunity to achieve flexibility for commercial planned developments within Planned Development Overlay (PDO) zoned areas. JF Legacy Partners LLC is seeking to amend Section 12.41.060 of the Zoning Code to allow development agreements to impact and, in some cases, possibly presume controlling application over PDO zoning code expectations. Utah Code §10-9a-532 “Development Agreements” allows a “legislative body [to] approve [a] development agreement in accordance with the same procedures for enacting a land use regulation..., including a review and recommendation from the planning commission and a public hearing.” Therefore, the applicant is requesting that there be a newly added subsection to Subsection 12.41.060(b) that allows for application of this Utah Code to the PDO ordinances. JF Capital is contemplating the development of a future multi-family project on the southeast corner of the Legacy Crossing at Parrish Lane development, and this proposed code amendment could open future discussions between JF Capital and the City to accomplish this goal within the Legacy Crossing project area. The applicant is proposing a code amendment to allow for more housing opportunities within the commercial planned development. The applicant has shared a conceptual plan with City Staff that may include up to 216 apartment units. The current code language is attached to the meeting packet along with the applicant’s proposed changes and justification for the amendments.

STAFF ANALYSIS AND COMMENTS

CZC 12.21.080(e) provides four factors to consider when reviewing a Zoning Code or Zoning Map Amendment Application. Only the first factor applies to Zoning Code Amendments. Factor number one considers “whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives, and policies of the General Plan”. There are a few sections of the General Plan that are applicable to this request, as a Zoning Code amendment would impact all future commercial planned developments in any commercially zoned area in the City. As a side note, we are currently going through a General Plan Update process and this process may modify or alter these land use sections of the future General Plan document.

Commercial property is currently located in Neighborhoods 1, 2, 4, and the West Centerville Neighborhood.

The Neighborhood 1 district, Southeast Centerville (located east of Main Street and south of Parrish Lane), planning policies express the City’s desire to “minimize housing density conflicts and maintain low density residential allowances” (General Plan Section 12-480, pg. 1). That

being said, there are currently no PDO zoned nor contemplated PDO zoned areas within the Neighborhood 1 district of the City.

The Neighborhood 2 district, Southwest Centerville (located south of Parrish Lane from 1-15 on the west to Main Street on the east), is mostly developed with existing large retail stores, specialty retail shops, a mix of high, medium, and low residential zones, and some agricultural lands. There are currently no PDO zoned areas within the Neighborhood 2 district of the City. There may be future opportunities to identify other commercial planned development areas within the existing Neighborhood 2 commercial district.

One goal of the Neighborhood 4 district, Northwest (located between Lund Lane, Main Street, Parrish Lane, and I-15), plan is to locate only compatible land-uses adjacent to each other and to establish appropriate land-use transitions. This plan states, especially in residential developments, densities should naturally decrease as the distance increases away from basic, high-intensity facilities and services. For example, a very high-density use cannot be located next to a medium density use unless a high-density use is between them creating a 100 foot buffer. Currently, this neighborhood plan states, “the maximum allowed density in any area shall not exceed 12 units/acre” (General Plan Section 12-480, pg. 18). There are currently two PDO zoned areas within the Neighborhood 4 district.

The West Centerville Neighborhood Plan also discusses this topic in the outlined future land use objectives. Under Goal #1, which is to Enhance the Centerville City Business Park District, it lists objective 1.H. as, “limit land uses of the Business Park to light manufacturing, office, professional service and specialty retail type uses” (General Plan Section 12-480-6, pg. 9). While at the same time Goal #1 states specifically, as subtext of the Goal, that “preserving the economic viability of a now aging development area is critical to the success of the neighborhood” (General Plan Section 12-480-6, pg. 8). Further, Goal #1 states, “The goal is primarily to maintain and eventually upgrade the conditions and appearance of the buildings and yard areas, while being sensitive to the needs of existing business and property owners” (General Plan Section 12-480-6, pg. 8). Goal #2 of the West Centerville Neighborhood Plan is to “Create and Develop the Parrish-Legacy Gateway Corridor District”. This goal has set objectives that discuss land uses and density. Objective 2C of this goal limits land uses in the gateway area to small commercial, mixed commercial/residential, and conditional uses for larger retail. In addition, this objective also states that “the residential component shall not exceed fifteen (15) units per acre when calculating an entire master planned area” (General Plan Section 12-480-6, pg. 10). Goal #6 of this neighborhood plan is to Preserve and Develop the Area for Future Business and Job Growth. This goal is an interesting directive in that the City ideally needs to take a balanced approach in providing adequate job growth opportunities for residents of the community, while considering ways in which to provide residential properties in closer proximity to these job growth opportunities. That being said, residential properties generally do

not generate the same amount of revenue received from properties developed for commercial businesses but do provide the employees and customers for these commercial businesses to function and thrive.

Section 12-430-2 provides the City's established policies for commercial developments. It states, "These [commercial] areas should be protected from encroachment of other uses to preserve local commercial service capability to enhance the City employment and tax base." Section 12-430-3 continues to address commercial/business park policies. "Such developments not only add to the tax base of the community, but they also provide significant sources of employment for area residents". This section continues to emphasize that "such areas are important to the overall well-being of Centerville City and should be carefully planned to provide attractive business, office, commercial and light industrial uses within the City".

Another item to consider is that the applicant's property, as tied to this zoning text amendment request, is governed by a planned development overlay (PDO) and a development agreement (between the City and multiple partnering land holding interests as currently constituted within the Legacy Crossing PDO area). The property the applicant would like to develop at a higher density is in Phase 2 and Phase 3 of the Legacy Crossing PDO. There are several parameters of the applicable agreement that would currently prevent residential development on this piece of land. Currently, the agreement states that "use of Phase 2, Phase 3, and Phase 4 shall be limited to general restaurant, general retail, and general office." This is one of the core reasons the applicant is requesting the zoning text amendment, in order to allow for a potential future amendment for Phases 2 and 3 to have multi-family residential listed as one of the uses provided for a potential amendment to the existing development agreement.

Lastly, the City has recently started the process of rewriting the General Plan. This process will involve looking at different areas of the City to determine the best future uses. The changes to the General Plan will probably instigate the need to review and amend several portions of the Zoning Code. Staff would recommend that the City utilize caution in making land use decisions (such as zoning text amendments) that may contemplate changes due to the completion of the General Plan rewrite. There could be future recommendations and changes suggested that would direct alteration of applicable Zoning Codes that may impact the entire City. The rewriting of which might change the City's current position on these topics, but until that process is completed there is no way to know for sure.

In summary, the City has established in multiple places throughout the General Plan its desire to support commercial income and job growth opportunities. Within the Legacy Crossing project area there is the Centerville Megaplex movie theater that has struggled a bit over recent years, and the applicant has articulated to City staff that more residences adjacent to the movie theater could be of benefit to health and vitality of the movie theater and the overall Legacy Crossing

project area. Historically, Phases 2 and 3 of this project area has been identified for solely retail/commercial uses and has not contemplated residential housing as a use. The City has also emphasized its preference that commercial opportunities be preserved as much as possible, per the current development agreement. This being the case, there is a recognition by staff that the addition of residential housing on Phases 2 and 3 could be of benefit to the continued functioning and growth of the Megaplex movie theater's success and may also bring additional future commercial/retail opportunities to the Legacy Crossing planned commercial center and the West Centerville Neighborhood District of the City.

Therefore, based on the direction by the Commission from the previous meeting and updated code language, staff is now of the opinion that an alternate PDO Zone code proposal of the applicant's original zoning text submittal is likely in the City's best interests because it would allow for potential variation from development standards and/or allow for possible alterations to a PDO Zone through the utilization of a development agreement. Any proposed variation and/or development agreement should be required to be negotiated in an acceptable and favorable way to benefit the development of the project area. By relying on City Council approval of potential development agreements, the City would then be able to direct the terms of the amended development agreement, as allowed for in and following the direction of Utah Code §10-9a-532. Furthermore, any variation from PDO area development standards would require approval by the City Council to accommodate possible variable needs within a specific approved project plan. It is for this reason that City Staff has provided the current recommendation response regarding the applicant's request.

POSSIBLE MOTIONS

Based on the information provided by the Planning Staff and following the discussion among the Planning Commission, the Planning Commission may make a motion to recommend to the City Council approval of this updated zoning code proposal as submitted, approval of the zoning code as proposed with any suggested amendments, table the matter to a later date, or recommend denial of the proposed zoning code amendment. With any of these decisions appropriate findings of facts should be provided. Sample motions for the Planning Commission's convenience are located below.

#1 – APPROVE

I hereby make a motion for the Planning Commission to recommend to the City Council APPROVAL of the submitted Planned Development Overlay Zone code amendments, per the request from Mitch Vance, representing JF Legacy Partners LLC, for the Zoning Code Text Amendment regarding CZC 12.41.070 "Variations From Development Standards" and

12.41.074 “Development Agreements for Planned Development Overlay Zones,” based on the following reasons for action (findings):

1. *The Planning Commission finds that the application is consistent with the goals, objectives, and policies of the General Plan.*
2. *The Planning Commission finds that the request is in the best interests of maintaining the operations and growth of the Legacy Crossing at Parrish Lane commercial planned development.*
3. *The Planning Commission finds that the request is in the best interests of the commercial and residential growth of the Legacy Crossing at Parrish Lane commercial planned development.*
4. *The Planning Commission finds that the request is a benefit to enhancing the regulations and standards of the Planned Development Overlay (PDO) Zone to provide future development flexibility.*
5. *The Planning Commission finds that the request is compliant with Utah Code §10-9a-532 for development agreement regulations.*
6. *The Planning Commission finds the request is in the best interests of the commercial and residential growth of Centerville City.*
7. *Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.41.070 “Variations From Development Standards” and 12.41.074 “Development Agreements for Planned Development Overlay Zones” should be positively recommended to the City Council.*

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

I hereby make a motion for the Planning Commission to recommend to the City Council APPROVAL of the submitted Planned Development Overlay Zone code amendments, per the request from Mitch Vance, representing JF Legacy Partners LLC, for a Zoning Code Text Amendment regarding CZC 12.41.070 “Variations From Development Standards” and 12.41.074 “Development Agreements for Planned Development Overlay Zones,” with the language amendment to the request (as provided by the Planning Commission) as follows _____, based on the following reasons for action (findings):

1. *The Planning Commission finds that the application is consistent with the goals, objectives, and policies of the General Plan.*
2. *The Planning Commission finds that the request is in the best interests of maintaining the operations and growth of the Legacy Crossing at Parrish Lane commercial planned development.*

3. *The Planning Commission finds that the request is in the best interests of the commercial and residential growth of the Legacy Crossing at Parrish Lane commercial planned development.*
4. *The Planning Commission finds that the request is a benefit to enhancing the regulations and standards of the Planned Development Overlay (PDO) Zone to provide future development flexibility.*
5. *The Planning Commission finds that the request is compliant with Utah Code §10-9a-532 for development agreement regulations.*
6. *The Planning Commission finds the request is in the best interests of the commercial and residential growth of Centerville City.*
7. *Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.41.070 “Variations From Development Standards” and 12.41.074 “Development Agreements for Planned Development Overlay Zones” should be positively recommended to the City Council.*

#3 – TABLE

I hereby make a motion for the Planning Commission to TABLE the request from Mitch Vance, representing JF Legacy Partners LLC, for a Zoning Code Text Amendment regarding CZC 12.41.060(b)(new 7)) “Uses Allowed in Commercial Planned Developments” until such a time as _____.

#4 – DENY

I hereby make a motion for the Planning Commission to recommend to the City Council DENIAL of the submitted Planned Development Overlay Zone code amendments, per the request from Mitch Vance, representing JF Legacy Partners LLC, for a Zoning Code Text Amendment regarding CZC 12.41.070 “Variations From Development Standards” and 12.41.074 “Development Agreements for Planned Development Overlay Zones,” based on the following reasons for action (findings):

1. *The Planning Commission finds that the application is inconsistent with the goals, objectives, and policies of the General Plan.*
2. *The Planning Commission finds that the City has begun rewriting the General Plan, the outcome of which could seriously impact the proposed future land uses for several areas of the City and will instigate the need to amend several portions of the Zoning Code.*
3. *The Planning Commission finds that the request is not in the best interests of maintaining the operations and growth of the Legacy Crossing at Parrish Lane commercial planned development.*

4. *The Planning Commission finds that the request is not in the best interests of the commercial and residential growth of the Legacy Crossing at Parrish Lane commercial planned development.*
5. *The Planning Commission finds that the request does not benefit nor enhance the regulations and standards of the Planned Development Overlay (PDO) Zone in providing future development flexibility, as no improvement to these regulations and standards is currently required.*
6. *The Planning Commission finds the request is not in the best interests of the commercial and residential growth of Centerville City.*
7. *Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.41.070 “Variations From Development Standards” and 12.41.074 “Development Agreements for Planned Development Overlay Zones” should not be positively recommended to the City Council.*

12.41.070 Variations From Development Standards

Variations from applicable land use development standards and requirements set forth in the General Plan, Zoning Code, Subdivision Ordinance, or Municipal Code of an underlying zone and CMC-15 (Subdivisions) may be approved by the City Council as part of a legislative land use decision to rezone property to the Planned Development Overlay Zone or in an associated development agreement as provided in Section 12.41.074, subdivision, or site plan approval for a planned development pursuant to the provisions of this Chapter. Variations from development standards may include, but are not limited to, building heights, parking requirements, setbacks, landscaping, density, and permitted or conditional uses. Any variations approved as part of a rezone to the Planned Development Overlay Zone must be specifically described in the rezone ordinance or associated development agreement with reference to subject matter and code reference and shall not be assumed by omission or conflict with associated development plans or drawings. The City Council is not authorized to approve as part of a Planned Development Overlay any variations from applicable Construction Codes or other public health and safety regulations. Variations from applicable land use development standards considered as part of a legislative land use decision to rezone property to the Planned Development Overlay Zone or in an associated development agreement shall be within the City's sole discretion.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.41.074 Development Agreements for Planned Development Overlay Zones

The City is authorized by State law to enter into a development agreement with the developer or property owner of a development project containing any term the City considers necessary or appropriate to accomplish the purpose of this Zoning Code and the Utah Land Use Development and Management Act, as more particularly provided in Utah Code § 10-9a-532. In accordance with this authority, the City may require the developer or property owner of a planned development project to enter into a development agreement with the City as a condition of the legislative approval of a Planned Development Overlay Zone. Any development agreement entered into in association with a planned development under the Planned Development Overlay Zone that allows a use or development of land that applicable land use regulations would otherwise prohibit must be approved in accordance with the same procedures for enacting a land use regulation under Utah Code § 10-9a-502, including review and recommendation from the Planning Commission and a public hearing. Any development agreement for a Planned Development Overlay Zone may not limit the City's authority in the future to enact a land use regulation or to take any action allowed under Utah Code § 10-8-84 regarding public health and safety. Any development agreement for a Planned Development Overlay Zone shall contain a provision limiting the City's liability to specific performance. This provision shall apply to an amendment of any existing development agreement associated with a planned development in a Planned Development Overlay Zone.

Effective 5/1/2024

10-9a-532 Development agreements.

- (1) Subject to Subsection (2), a municipality may enter into a development agreement containing any term that the municipality considers necessary or appropriate to accomplish the purposes of this chapter, including a term relating to:
 - (a) a master planned development;
 - (b) a planned unit development;
 - (c) an annexation;
 - (d) affordable or moderate income housing with development incentives;
 - (e) a public-private partnership; or
 - (f) a density transfer or bonus within a development project or between development projects.
- (2)
 - (a) A development agreement may not:
 - (i) limit a municipality's authority in the future to:
 - (A) enact a land use regulation; or
 - (B) take any action allowed under Section 10-8-84;
 - (ii) require a municipality to change the zoning designation of an area of land within the municipality in the future; or
 - (iii) allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.
 - (b) A development agreement that requires the implementation of an existing land use regulation as an administrative act does not require a legislative body's approval under Section 10-9a-502.
 - (c) Subject to Subsection (2)(d), a municipality may require a development agreement for developing land within the municipality if the applicant has applied for a legislative or discretionary approval, including an approval relating to:
 - (i) the height of a structure;
 - (ii) a parking or setback exception;
 - (iii) a density transfer or bonus;
 - (iv) a development incentive;
 - (v) a zone change; or
 - (vi) an amendment to a prior development agreement.
 - (d) A municipality may not require a development agreement as a condition for developing land within the municipality if:
 - (i) the development otherwise complies with applicable statute and municipal ordinances;
 - (ii) the development is an allowed or permitted use; or
 - (iii) the municipality's land use regulations otherwise establish all applicable standards for development on the land.
 - (e) A municipality may submit to a county recorder's office for recording:
 - (i) a fully executed agreement; or
 - (ii) a document related to:
 - (A) code enforcement;
 - (B) a special assessment area;
 - (C) a local historic district boundary; or
 - (D) the memorializing or enforcement of an agreed upon restriction, incentive, or covenant.

- (f) Subject to Subsection (2)(e), a municipality may not cause to be recorded against private real property a document that imposes development requirements, development regulations, or development controls on the property.
- (g) To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by:
 - (i) this chapter; and
 - (ii) any applicable land use regulations.

Amended by Chapter 415, 2024 General Session



August 27th, 2024

Please see the following public hearing notices for September 11th, 2024

**CENTERVILLE CITY
ZONE CODE AMENDMENT NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, September 11th, 2024, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to CZC 12.41.070 and 12.41.074 concerning the Planned Development Overlay Zone ordinances, specifically as it relates to potential variations from development standards and proposed modification to the application of Development Agreements, per USC 10-9a-532, within Planned Development Overlay Zoning areas**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

**CENTERVILLE CITY
ZONE CODE AMENDMENT NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, September 11th, 2024, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to CZC 12.54 concerning the Signs ordinances, specifically as it relates to proposed amendments for signage located in the Parrish Lane Gateway Commercial District (CZC 12.54.120) and signs located in Commercial Zones (CZC 12.54.130)**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

Application Status

New

Application Review Status

Pre-Review	Not Reviewed	Date Submitted
Planning Commission	Not Reviewed	07/05/2024
City Council	Not Reviewed	
Planning & Zoning	Not Reviewed	
Final-Review	Not Reviewed	

Fees		Payments		
Zoning Code Amendment Application Fee	\$250.00	07/22/2024	Card Credit Card	\$500.00
Professional Services Fee	\$250.00	Total Paid		
Subtotal	\$500.00	\$500.00		
Amount Paid	\$500.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant's First Name

Mitchell

Applicant's Last Name

Vance

Applicant Email Address

mvance@jfisherco.com

Applicant Phone Number

(801) 636-2544

Mailing Address

1216 Legacy Crossing Blvd.

City

Centerville

State

UT

Zip Code

84014

As the applicant are you representing any other persons and/or companies?

Yes

Name	Address
J Fisher Companies - JF Legacy Partners LLC	1216 Legacy Crossing Blvd., St. #300 Centerville, UT 84014

Provide the Zoning Code reference to the title, chapter, and section you are proposing to amend.

JF Legacy Partners, Zone Text AMD, Section 12.41.060(b)

Provide a draft of the proposed text amendment

 Commons_CodeAmdApp_2024 07-05.docx

Provide reasons supporting your request for an amendment

 Commons_CodeAmdAppJustification_2024 07-05.docx

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Mitchell Vance - 07/05/2024 11:54 am

J. Fisher Companies, LLC
Glenn Girsberger: 801-520-9169 ; Glenn@jfisherco.com
Mitch Vance: 801-636-2544 ; Mitchv@jfisherco.com
1216 W Legacy Crossing Blvd. Ste. 300, Centerville, UT

ZONING TEXT AMENDMENT

Section 12.41.060(b)

Existing Text:

(b) Commercial Planned Developments. Planned developments to be established on land designated for commercial land use in the General Plan and zoned commercial shall be considered "commercial planned developments." Any use permitted in the underlying zone as shown on the Table of Uses in CZC 12.36 (Table of Uses) shall be permitted in a commercial planned development provided:

1. Such use is specifically authorized as part of a site plan approved pursuant to the provisions of this Chapter;
2. Such use is designed as an integral element of the planned development, including building and landscape design, which is consistent with design elements of the development and the provisions of this Chapter;
3. Residential uses within a commercial planned development shall only be permitted within a mixed commercial/residential development;
4. Mixed commercial/residential developments within a commercial planned development shall be predominantly commercial development with a supplemental residential component of such commercial development, except as otherwise allowed in Subsection (6);
5. The maximum overall residential density for residential uses within a commercial planned development shall be subject to the specific stipulations allowed by the underlying zone and/or designation assigned by the General Plan or Zoning Code; provided, in no event shall the residential density exceed 15 units per acre when calculating the entire commercial planned development or 25 units per acre when calculating the residential area only, whichever is less.
6. Notwithstanding the general commercial planned use allowances listed in this Section, the following specific area allowances may be considered in a commercial planned development.

(A) West Centerville Neighborhood Parrish-Legacy Gateway Corridor District. The Parrish-Legacy Gateway Corridor District shall be subject to the maximum allowable residential density as listed in the General Plan and/or as set forth in Subsection (5). When a predominant commercial use development is not being proposed, a contributing commercial use component must still be provided. However, the specific mixed ratio of commercial use to residential use shall be defined with the concept plan submitted for the PDO designation. The proposed commercial uses must

achieve a combination of the following for residents living in the West Centerville Neighborhood:

1. Provide opportunity for food service or local service type retail commercial services;
2. Provide opportunity for personal care and/or instructional type services;
3. Provide opportunity for medical care or health type services;
4. Provide opportunity for adult or child care type services; or
5. Provide other types of commercial uses deemed appropriate for servicing the local residents.

Proposed Amendment (shown in blue):

(b) Commercial Planned Developments. Planned developments to be established on land designated for commercial land use in the General Plan and zoned commercial shall be considered "commercial planned developments." Any use permitted in the underlying zone as shown on the Table of Uses in CZC 12.36 (Table of Uses) shall be permitted in a commercial planned development provided:

1. Such use is specifically authorized as part of a site plan approved pursuant to the provisions of this Chapter;
2. Such use is designed as an integral element of the planned development, including building and landscape design, which is consistent with design elements of the development and the provisions of this Chapter;
3. Residential uses within a commercial planned development shall only be permitted within a mixed commercial/residential development;
4. Mixed commercial/residential developments within a commercial planned development shall be predominantly commercial development with a supplemental residential component of such commercial development, except as otherwise allowed in Subsection (6);
5. The maximum overall residential density for residential uses within a commercial planned development shall be subject to the specific stipulations allowed by the underlying zone and/or designation assigned by the General Plan or Zoning Code; provided, in no event shall the residential density exceed 15 units per acre when calculating the entire commercial planned development or 25 units per acre when calculating the residential area only, whichever is less.
6. Notwithstanding the general commercial planned use allowances listed in this Section, the following specific area allowances may be considered in a commercial planned development.

(A) West Centerville Neighborhood Parrish-Legacy Gateway Corridor District. The Parrish-Legacy Gateway Corridor District shall be subject to the maximum allowable residential density as listed in the General Plan and/or as set forth in Subsection (5). When a predominant commercial

use development is not being proposed, a contributing commercial use component must still be provided. However, the specific mixed ratio of commercial use to residential use shall be defined with the concept plan submitted for the PDO designation. The proposed commercial uses must achieve a combination of the following for residents living in the West Centerville Neighborhood:

1. Provide opportunity for food service or local service type retail commercial services;
 2. Provide opportunity for personal care and/or instructional type services;
 3. Provide opportunity for medical care or health type services;
 4. Provide opportunity for adult or child care type services; or
 5. Provide other types of commercial uses deemed appropriate for servicing the local residents.
7. In the event of any conflict between the foregoing standards in this Section 12.41.060(b), and any development or similar agreement, establishing different standards, that pertains to a commercial planned development approved by the Centerville City Council (each a "Development Agreement"), the terms, provisions, and standards of the applicable Development Agreement shall control.

J. Fisher Companies, LLC

Glenn Girsberger: 801-520-9169 ; Glenn@jfisherco.com

Mitch Vance: 801-636-2544 ; Mitchv@jfisherco.com

1216 W Legacy Crossing Blvd. Ste. 300, Centerville, UT

ZONING TEXT AMENDMENT

Section 12.41.060(b)

Justification:

The current code may lead to priority and application conflicts between Planned Overlay Districts, approved development agreements, and the General Plan. The proposed language establishes the priority with which the code and an applicable development agreement should be applied, thereby providing clarity to staff and applicants during site plan design and review. Given that development agreements are legislative decisions made by the City Council, it stands to reason that the standards assigned to a specific project through an approved development agreement should take precedent over those outlined in city-wide zones.

**PLANNING
COMMISSION**

Staff Report
9/11/2024

Item No. 2.

Title: PUBLIC HEARING - Zoning Code Amendment Proposal - 12.54.120 and 12.54.130, Signs In Parrish Lane Gateway Commercial District and Signs In Commercial Zones - LEGISLATIVE ACTION

Initiated By: Community Development Department

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

The petitioner, the Centerville City Community Development Department (CDD), is requesting to amend the Centerville Zoning Ordinance by altering sections of the Sign Ordinance as found in CZC 12.54.120 and 12.54.130. Previously TABLED during August 14, 2024 Planning Commission meeting.

RECOMMENDATION:

CONSIDER RECOMMENDING APPROVAL TO THE CITY COUNCIL

BACKGROUND:

This matter was previously tabled by the Planning Commission on August 14th, 2024, to allow staff time to further research this matter and bring comparative details back to the Commission for a future meeting discussion of this matter. City staff has followed through with the requested comparative research and has provided a packet of information that shares links and information to neighboring city codes for freeway frontages, UDOT signage standards, illustration of existing heights for signage along Frontage Road, and other associated information. During the meeting, City staff will provide a brief presentation regarding these findings.

Additionally, as directed by the Commission, there was a need for a zoning text amendment regarding signage that is now reflected in this updated packet. Further, there was an additional signage text amendment that has been adjusted to clarify the boundaries of the associated signage district.

ATTACHMENTS:

1. 09-11-2024 PC Staff Report Zone Text Amendment - 12.54.120 & 12.54.130, Sign Ord Amend, CDD Applicant
2. 12.54.120 & 12.54.130 Sign Code Amend Final Draft
3. Pub Hear Notice - Sign Amend Proposal
4. Frontage Road Sign Links and Outline Info - 20240829

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

STAFF REPORT
AGENDA: ITEM 2

PETITIONER:	COMMUNITY DEVELOPMENT DEPARTMENT C/O MIKE EGGETT 655 NORTH 1250 WEST CENTERVILLE, UT 84014 <u>michael.eggett@centervilleutah.gov</u>
APPLICATION:	ZONING CODE TEXT AMENDMENT
APPLICANT REQUEST:	AMEND THE ZONING CODE TEXT REGARDING SIGNS IN PARRISH LANE GATEWAY COMMERCIAL DISTRICT and SIGNS IN COMMERCIAL ZONES (CZC 12.54.120 & 12.54.130)
RECOMMENDATION:	CONSIDER RECOMMENDING APPROVAL TO THE CITY COUNCIL

UPDATED BACKGROUND

This matter was previously tabled by the Planning Commission on August 14th, 2024, to allow staff time to further research this matter and bring comparative details back to the Commission for a future meeting discussion of this matter. City staff has followed through with the requested comparative research and has provided a packet of information that shares links and information to neighboring city codes for freeway frontages, UDOT signage standards, illustration of existing heights for signage along Frontage Road, and other associated information. During the meeting, City staff will provide a brief presentation regarding these findings. Additionally, as directed by the Commission, there was a need for a zoning text amendment regarding signage that is now reflected in this updated packet. Further, there was an additional signage text amendment that has been adjusted to clarify the boundaries of the associated signage district.

In accordance with State and City requirements, public hearing notice and posting was provided for this item on the agenda. There were no public comments provided by the date of this report.

Should any comments be received by staff thereafter, those comments will be shared with the Commission prior to the public hearing in this matter.

BACKGROUND

The petitioner, the Centerville City Community Development Department (CDD), desires to amend the Centerville Zoning Ordinance to alter sections of the Sign Ordinance as found in CZC 12.54.120 and 12.54.130. The Centerville CDD is seeking to amend this section of zoning code to: (1) amend standards for free-standing sign heights along Frontage Road to 400 West; (2) amend standards for free-standing sign in a planned center within the Frontage Road to 400 West area of the Sign Code; and (3) amend standards in CZC 12.54.130 to clarify how free-standing planned center signs are allowed to be matching standards of CZC 12.54.120. The CDD is requesting to modify these sections of the Sign Ordinance to for more flexibility, visibility, and opportunity for businesses facing I-15 as located along the south end of Frontage Road. Further, the CDD is requesting to amend these sections of the Sign Ordinance in order to clarify and clean up some conflicts between CZC 12.54.120 and CZC 12.54.130. Please be aware that there are significant needs for further clean-up within the Sign Ordinance, 12.54, that will need to be reviewed by City Staff and legal, and then brought back for a Zoning Text Amendment request at a future date.

STAFF ANALYSIS AND COMMENTS

CZC 12.21.080(e) provides four factors to consider when reviewing a Zoning Code or Zoning Map Amendment Application. Only the first factor applies to Zoning Code Amendments. Factor number one considers “whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives, and policies of the General Plan”. There are a few sections of the General Plan that are applicable to this request, as this zoning code amendment would benefit signage opportunities within commercial planned centers and other commercial development areas along the south end of Frontage Road.

Applicable signage standards are referenced in the Neighborhood 2 district.

The Neighborhood 2 district, Southwest Centerville (located south of Parrish Lane from 1-15 on the west to Main Street on the east), in the section entitled “Parrish Lane Commercial Area” states, “where allowed, freestanding signs should be limited in size, well designed and become gradually smaller in height and size the further away the sign is located from Interstate-15.” This statement is in alignment with the Zoning Text Amendment request for CZC 12.54.120 and CZC 12.54.130, as the proposed height amendment would only be allowed along Frontage Road as facing Interstate-15. There is no further direction or guidance regarding signage along the south end of Frontage Road as found within the current Centerville General Plan.

As it relates to the General Plan analysis, please note that the City has started the process of comprehensively updating the General Plan. This process may impact the representation of signage interests and desires within the General Plan and the unique districts of the City. These updates may lead to further analysis and potential amendments to the Sign Ordinances (in CZC 12.54) in the future.

All this being said, special overlay districts (e.g. Parrish Lane Commercial), planned development overlay areas, and other similar agreed to directives or codified directives that further impact signing standards would still be applicable to the signage amendment proposals herein.

In summary, the zoning text amendment proposal to these specified sections of the Sign Ordinance is of benefit to the commercial district located along the south end of Frontage Road and, therefore, would be of benefit to the retail/commercial development interests of the City. The impact to other properties is of none to little impact to neighboring property owners, with greater benefit to this commercial area and the Centerville commercial community. Should this amendment be approved, Centerville businesses located along the south end of Frontage Road should have additional promotional flexibility through the use of these updated signage tools available to them. Again, this evaluation has led to an awareness that further work will need to be completed by City Staff for the Sign Code (CZC 12.54) as a whole.

Therefore, staff is of the opinion that the applicant's zoning text submittal (as found in the meeting packet) is in the City's best interests because it will provide more signage options and tools to Centerville businesses along south Frontage Road. It is for this reason that City Staff has provided the current recommendation in response to the applicant's request.

POSSIBLE MOTIONS

Based on the information provided by the Planning Staff and following the discussion among the Planning Commission, the Planning Commission may make a motion to recommend to the City Council approval of this request as submitted, approval of the request with any additional amendment, table the matter to a later date, or recommend denial of the proposed amendment. With any of these decisions appropriate findings of facts should be provided. Sample motions for the Planning Commission's convenience are located below.

#1 – APPROVE

I hereby make a motion for the Planning Commission to recommend to the City Council APPROVAL of the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.54.120 "Signs in Parrish Lane Gateway

Commercial District” & CZC 12.54.130 “Signs in Commercial Zones”, with the following reasons for action (findings):

- 1. The Planning Commission finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.*
- 2. The Planning Commission finds that the proposed text amendments are in the best interests of maintaining the operations and growth of the commercial business community along the south end of Frontage Road.*
- 3. The Planning Commission finds that the proposed text amendments will provide new signage tools for commercial growth opportunities along the south end of Frontage Road.*
- 4. The Planning Commission finds that the proposed text amendments are in the best interests of commercial growth opportunities within Centerville City.*
- 5. Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.54.120 “Signs in Parrish Lane Gateway Commercial District” & CZC 12.54.130 “Signs in Commercial Zones” should be positively recommended to the City Council.*

#2 – TABLE

I hereby make a motion for the Planning Commission to TABLE the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.54.120 “Signs in Parrish Lane Gateway Commercial District” & CZC 12.54.130 “Signs in Commercial Zones” until such a time as _____.

#3 – DENY

I hereby make a motion for the Planning Commission to recommend to the City Council DENIAL of the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.54.120 “Signs in Parrish Lane Gateway Commercial District” & CZC 12.54.130 “Signs in Commercial Zones”, with the following reasons for action (findings):

- 1. The Planning Commission finds that the proposed text amendments are inconsistent with the goals, objectives, and policies of the General Plan.*
- 2. The Planning Commission finds that the proposed text amendments are not a benefit to nor in the best interests of the operations and growth of the commercial business community along the south end of Frontage Road.*
- 3. The Planning Commission finds that the proposed text amendments are not a benefit to nor in the best interests of commercial growth within Centerville City.*

4. *Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.54.120 “Signs in Parrish Lane Gateway Commercial District” & CZC 12.54.130 “Signs in Commercial Zones” should not be positively recommended to the City Council.*

12.54.120 Signs In Parrish Lane Gateway Commercial District

- (a) Parrish Lane Gateway Commercial District. The Parrish Lane Gateway Commercial District is defined as the central business area of commercial zoning east of I-15 both north and south of Parrish Lane, businesses in the Centerville Marketplace project, along 400 West, the Frontage Road to the City limit on the south and Marketplace Drive.
- (b) Signs Permitted. In addition to signs permitted in all zones, the following signs shall be allowed in the Parrish Lane Commercial District, subject to the conditions and restrictions set forth in this Section. Such signs may include any lawful commercial or non-commercial message.
 - (1) Wall Sign. The regulations of CZC 12.54.110(b)(1) shall apply.
 - (2) Low-Profile Sign. The regulations of CZC 12.54.110(b)(3) shall apply.
 - (3) Free-standing Sign. A free-standing sign may be allowed for a lot, parcel, or planned center. A free-standing sign shall meet the following requirements:
 - (A) Except as otherwise provided in this Subsection, total allowable sign area for a free-standing sign shall be 150 square feet plus an additional 10 square feet per tenant located (existing or approved) not to exceed 250 square feet in total sign area. ~~The Planning Commission may grant a conditional use permit for a free-standing sign over 250 square feet but not exceeding 500 square feet in accordance with the provisions of CZC 12.21.100.~~
 - (B) Except as otherwise provided in this Subsection, the maximum allowable height shall be 30 feet.
 - (C) Free-standing signs shall be located within an area at a distance sufficient from a street or intersection to provide clear vision for traffic. No portion of a sign shall be closer than five feet from any adjacent property line or right-of-way.
 - (D) A free-standing sign shall meet and/or exceed the standards for free-standing signs set forth in Subsection (5).
 - (E) Each free-standing sign shall be located in an area with a minimum of 1,000 square feet of landscaping. Landscaping and sign location details for such signs shall be reviewed and approved by the Planning Commission during site plan review.
 - (F) Pole covers shall be used for a free-standing sign in accordance with the standards set forth in this Chapter.
 - (G) A planned center may have one free-standing sign for each street upon which the center has frontage, not to exceed two free-standing signs per planned center.

(i) Free-standing signs for a planned center shall be compatible with the size, design, and character of the corresponding site and building design and should be of appropriate scale and character for the street on which they are located. These factors shall be reviewed and considered by the approving authority in determining whether to approve or deny the sign permit.

(4) Free-Standing Freeway-Oriented Sign. One free-standing freeway-oriented sign shall be allowed on commercially developed properties immediately abutting the I-15 right-of-way or Frontage Road that are within 600 feet north and south of the centerline of Parrish Lane, subject to the following requirements:

- (A) Such signs abutting the I-15 right-of-way shall not exceed 60 feet in height.
- (B) The maximum aggregate area for such signs abutting the I-15 right-of-way (counting one side of a double-faced sign) shall be 200 square feet.
- (C) Such signs abutting Frontage Road shall not exceed 50 feet in height.
- (D) The maximum aggregate area for such signs abutting Frontage Road (counting one side of a double-faced sign) shall be 165 square feet, and shall not include any changeable copy or digital elements.
- (E) Free-standing freeway-oriented signs shall not be located on the side of the property abutting Parrish Lane or Marketplace Drive.

(5) Free-Standing (Pole) Signs. Free-standing signs may be allowed as follows:

- (A) One free-standing sign shall be allowed as a permitted use on commercially developed property located outside a planned center.
- (B) A free-standing sign shall be prohibited for a pad site located within a planned center. Such property shall be limited to a low-profile sign, wall sign, and/or space within an approved free-standing sign in accordance with the provisions set forth in this Chapter.
- (C) Only one free-standing sign of any type shall be allowed for any property outside a planned center regardless of the number of street frontages.
- (D) Not more than 50% of allowable total sign copy area shall be used for changeable copy or electronic message center signs.

(6) Area Restrictions.

- (A) Frontage Road (800 West) (west side only): Free-standing, freeway-oriented signs shall be allowed on property abutting the west side of Frontage Road in accordance with the standards set forth in

Subsection (b)(4).

- (i) In instances where an eligible business chooses not to install a free-standing freeway-oriented sign, a 25 foot free-standing sign on Frontage Road may be allowed with a maximum of 100 square feet per lot or parcel.
 - (ii) A businesses that has more than one frontage shall be limited to no more than one free-standing sign of any type for the entire site. Such business and property may have a low-profile sign on any other frontage in accordance with the standards set forth in Subsection (b)(2).
- (B) Frontage Road to 400 West: Free-standing signs shall be allowed on property located between Frontage Road and 400 West (to the City limit on the south), including property abutting the east side of Frontage Road and the east side of 400 West, in accordance with the standards set forth in Subsection (b)(5).
- (i) Such Free-standing signs located on Frontage Road may not exceed 45 feet in height. All other free-standing signs in this area may not exceed 25 feet in height.
 - (ii) The maximum area for each free-standing sign in this area shall be one-half square foot of sign area (counting one side of a double-faced sign) for each one lineal foot of frontage on the street on which the sign faces, up to a maximum total area of 100-150 square feet.
 - (iii) A planned center may have one free-standing sign for each street upon which the center has frontage, not to exceed two free-standing signs per planned center.
 - (ii) (a) Free-standing signs for a planned center shall be compatible with the size, design, and character of the corresponding site and building design and should be of appropriate scale and character for the street on which they are located. These factors shall be reviewed and considered by the approving authority in determining whether to approve or deny the sign permit.
 - (iii) Businesses that have more than one frontage shall be limited to no more than one free-standing sign of any type for the entire site.
 - (iv) Businesses that are not located in a planned center and have more than one frontage shall be limited to one free-standing sign of any type for the entire site.

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(iv)(v) Such property may have a low-profile sign on any other frontage in accordance with the standards for such signs set forth in Subsection (b)(2).

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(C) Parrish Lane East of 400 West: Free-standing signs shall be allowed for individual businesses outside a planned center located east of 400 West. Signs for properties abutting the east side of 400 West shall be governed by provisions set forth in Subsection (b).

- (i) Signs in this area shall not exceed 20 feet in height.
- (ii) The area allowed for each sign shall be one-half square foot of sign (counting one side of a double-faced sign) for each lineal foot of frontage on the street on which the sign has frontage, up to a maximum of 80 square feet.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.54.130 Signs In Commercial Zones

(a) Sign Allowed. In addition to signs permitted in all zones, the following signs shall be allowed in C-M, C-H, C-VH zones, not covered by this Chapter, subject to the conditions and restrictions set forth in this Section. Such signs may include any lawful commercial or non-commercial message.

- (1) Wall (Flat) Signs. The regulations of CZC 12.54.110(b)(1) shall apply.
- (2) Low-Profile Signs. The regulations of CZC 12.54.110(b)(3) shall apply. For qualified sites containing a free-standing sign, one low-profile sign shall be allowed in addition to a free-standing sign on any other dedicated street frontage for the site.
- (3) Free-standing Planned Center Signs (Free-standing Signs). Free-standing Planned Center signs shall be allowed as a permitted use in the C-H and C-VH zones. ~~No more than one free-standing sign shall be allowed for any qualified site and~~ The regulations of CZC 12.54.120 shall apply to any such sign.
- (4) Free-standing Signs.

- (A) Free-standing signs shall be prohibited in the C-M zone.
- (B) A free-standing sign shall be allowed as a permitted use in the C-H and C-VH zones in accordance with the provisions of CZC 12.54.120.



August 27th, 2024

Please see the following public hearing notices for September 11th, 2024

**CENTERVILLE CITY
ZONE CODE AMENDMENT NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, September 11th, 2024, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to CZC 12.41.070 and 12.41.074 concerning the Planned Development Overlay Zone ordinances, specifically as it relates to potential variations from development standards and proposed modification to the application of Development Agreements, per USC 10-9a-532, within Planned Development Overlay Zoning areas**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

**CENTERVILLE CITY
ZONE CODE AMENDMENT NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, September 11th, 2024, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to CZC 12.54 concerning the Signs ordinances, specifically as it relates to proposed amendments for signage located in the Parrish Lane Gateway Commercial District (CZC 12.54.120) and signs located in Commercial Zones (CZC 12.54.130)**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

City Links:

12.54.120 Signs In Parish Lane Gateway Commercial District

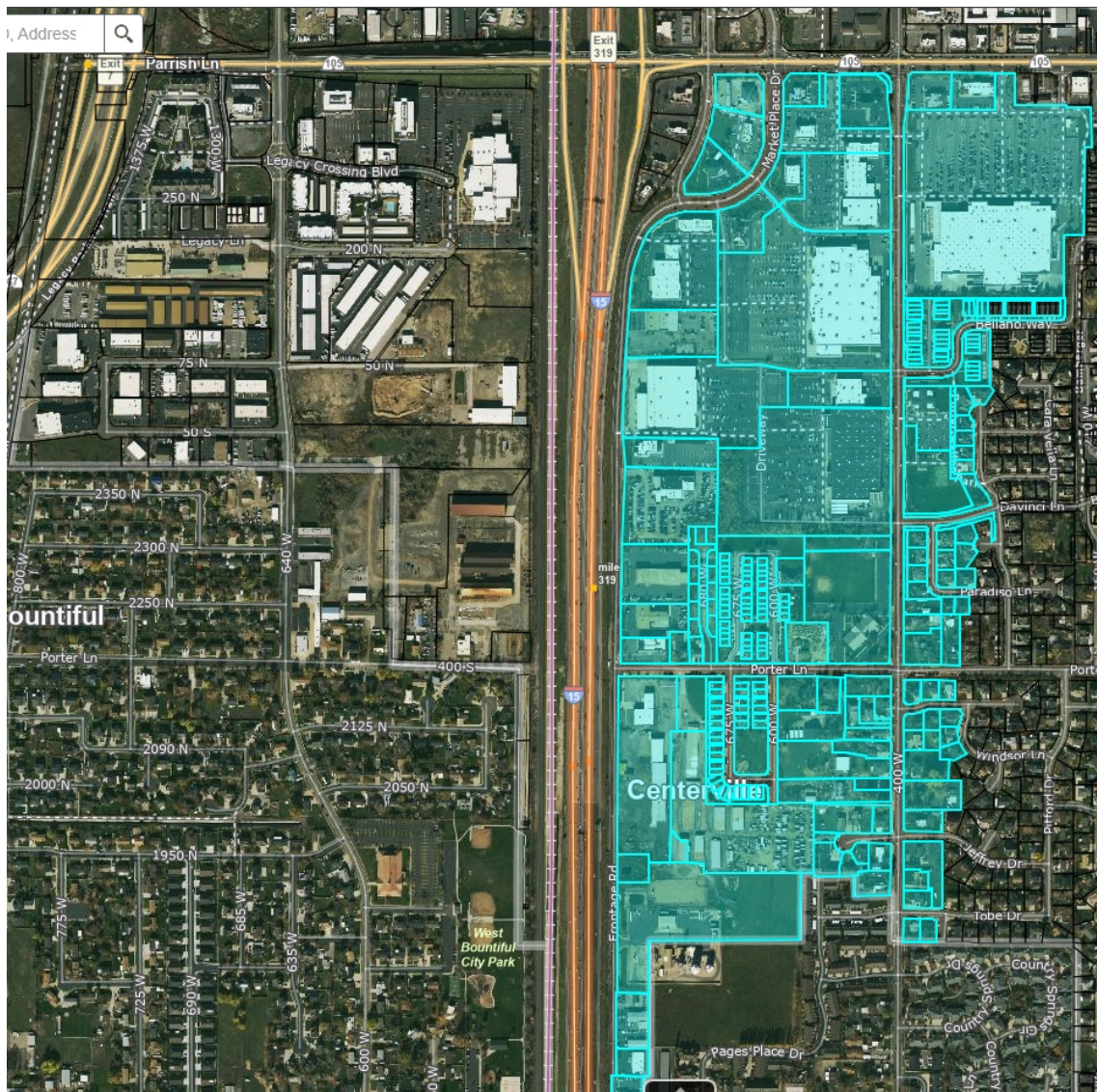
City Zoning Map

City Zoning Overview:

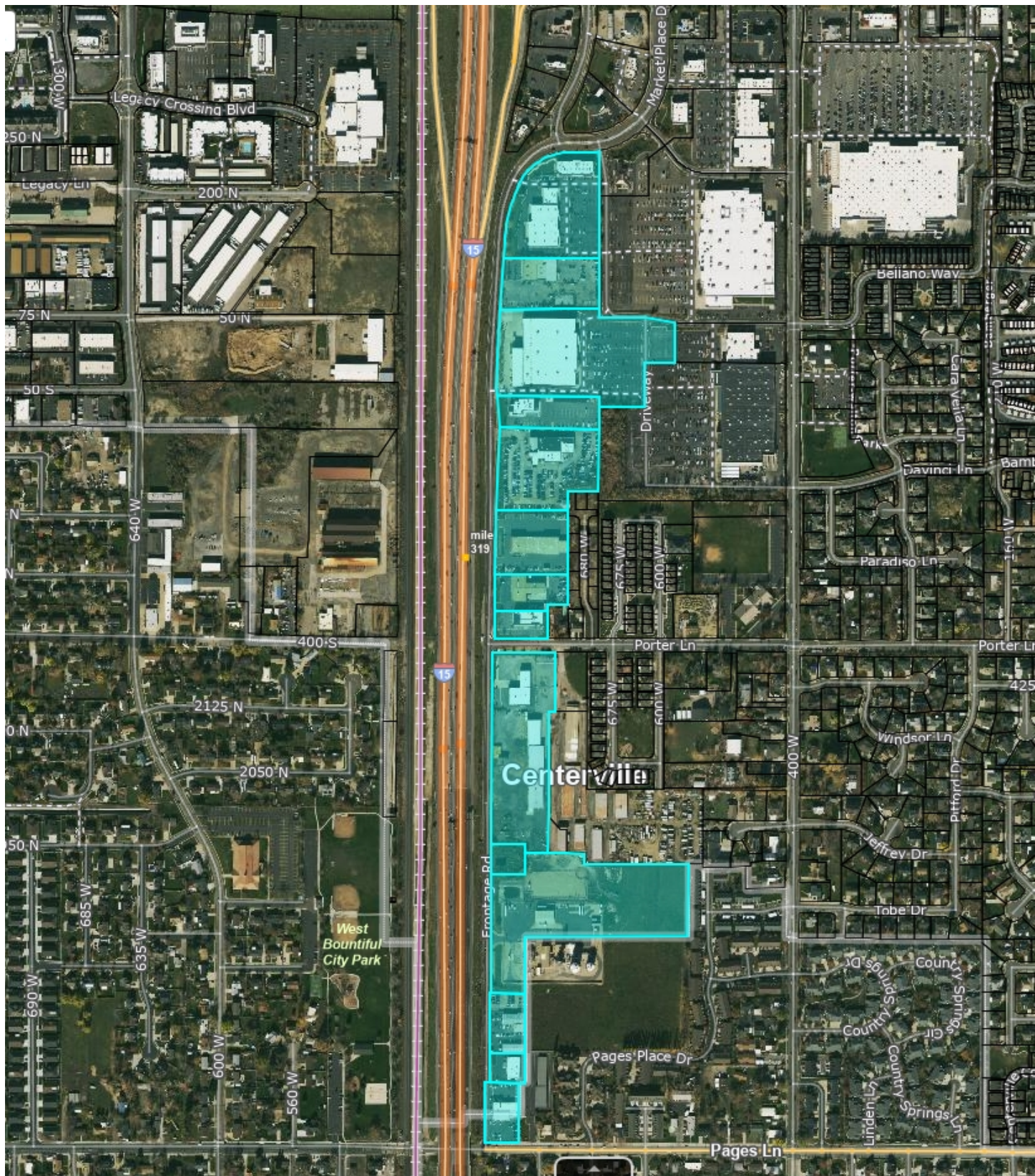
Municipal Code: 12.54.120 Signs In Parrish Lane Gateway Commercial District; Subsection (b)(6) B Frontage Road to 400 West

Location: Properties located between Frontage Road and 400 West (Porter Lane), including property abutting the east side of Frontage Road and the east side of 400 West (Porter Lane)

Requirements: Max Height- 25 ft, Max Area- 100 sq ft



Frontage Road Proposed Parcels



General Overview of Neighboring Municipalities:

	Applicable area	Signage “Face” Area	Height
Centerville	Properties located between Frontage Road and 400 West (Porter Lane), including property abutting the east side of Frontage Road and the east side of 400 West(Porter Lane)	Current: 100 sq ft Proposed: 150 sq ft	Current: 25 ft Proposed: 45 ft
West Bountiful	Properties located within one hundred fifty (150) feet of the Interstate (I-15) freeway right-of-way	250 sq ft	60 ft
Bountiful	Immediately adjacent to the I-15 corridor or Frontage Road	60 sq ft for the first 100 street frontage, increments of 1 sq ft for 1 ft street frontage to the maximum 120 Sq. Ft	40 ft
Kaysville	Based on zones, with tier system set up and table	• 300 sq. ft. maximum within 300 feet of I-15 • 200 sq. ft. maximum within 3,000 feet of I-15 • 120 sq. ft. maximum at other locations (along I-15)	• 45 ft. maximum within 300 feet of I-15 • 30 ft. maximum within 3,000 feet of I-15 • 8 feet maximum at other locations (along I-15)
Layton	Based on Zones and Freeway corridor map provided in city code.	• Developed 200 sq ft • Undeveloped 300 sq ft	• 45 ft max
Woods Cross	Based on sign type not distance or zone. Need to be a Freeway Oriented Sign	3 sq ft per 1 ft of property frontage, Maximum 500 sq ft.	• 25 ft above the Interstate 15 grade level at a point perpendicular to the sign • With conditional use: Not to exceed fifty feet 50 ft in total height.

- West Bountiful sign code: [West Bountiful : Municipal Code \(municipalcodeonline.com\)](http://municipalcodeonline.com).

Per 17. 48. 060 (N) they do not permit any more billboards, Per 17.48.080 (C) 5, "For properties located within one hundred fifty (150) feet of the Interstate (I-15) freeway right-of-way, one freeway-oriented sign may be permitted. The principal

purpose of such signs must be to address freeway traffic. A freeway-oriented sign shall have a maximum sign area of two hundred fifty (250) square feet and a maximum height of sixty (60) feet. The edge of such signs must be set back at least two feet from property lines"

- Bountiful sign code: [CHAPTER 19 \(bountifulutah.gov\) Bountiful, Utah - MapGeo](#)
Bountiful actually only has a small portion of highway frontage. Most is West Bountiful or Woods Cross. But the zone they have abutting I-15 is Heavy Commercial. Their sign code relevant to this states: A lot or parcel with at least one hundred (100) linear feet of frontage shall be allowed one (1) freestanding sign of up to Sixty (60) square feet for the first one hundred (100) feet of lineal street frontage plus one (1) square foot for each lineal foot of frontage over one hundred (100), to a maximum of one hundred twenty (120) square feet total. Freestanding Freeway-Oriented Signs. A freestanding sign located immediately adjacent to the I-15 corridor or Frontage Road shall meet all the criteria of this section except that it shall not exceed forty (40) feet in height nor have a pole and/or pole cover that exceed four (4) feet in width.
- Kaysville sign code: [Kaysville : City Code \(municipalcodeonline.com\)](#)
Per [17-33-9 Signs Permitted By Zone](#) "Size: 1.5 sq. ft. per foot of frontage, up to 300 sq. ft. maximum within 300 feet of I-15; 1.5 sq. ft. foot of frontage, up to 200 sq. ft. maximum within 3,000 feet of I-15, or within 1,320 feet of another Principal Arterial Street; 1.5 sq. ft. per foot of frontage, up to 120 sq. ft. maximum at other locations. Height: 45 ft. maximum within 300 feet of I-15; 30 ft. maximum within 3,000 feet of I-15 or within 1,320 feet of another Principal Arterial Street, including the east side of West Davis Corridor (SR 177) 8 feet maximum at other locations. The base and structure of all on-premise ground signs beyond 300 ft. of I-15 shall be the same method of construction, style and design of the materials used in the construction of the building(s). The sign element shall be an integral part of the architecture and design of the site. The colors shall be subdued and unobtrusive. Signs with exposed metal supports or metal masking shall not be permitted."
- Layton Sign Code: [civiclinQ Code Hosting](#)
20.04.120 Detached Signs Information that pertains to this – Max 300 sq ft total sign area non-developed lot, 200 sq feet for developed lot. If parcel does not have public street frontage, Planning Commission may approve it on another lot. Freeway sign corridor map is given in the code, see link: [clients/100102/public/books/EVtvTBvsTHhEjsUpAsXV/file-uploads/Freeway Sign Corridor \(Appendix A\).pdf \(firebasestorage.googleapis.com\)](#) This shows all commercial properties along I-15 being permitted to have a height of 45 ft of front property line. This is a interesting distinction.

- Woods cross sign code: [Title 18: Signs \(woodscross.com\)](http://woodscross.com)
Information that pertains to this - Per 12.27.116 (m) Pole Sign: "Pole signs require a sign permit from the City. (2) Pole signs are only allowed in the AP, C-3, C-2, C2-A, S-1, I-1, I-1A and I-2 zones. (3) Pole signs shall: (i) Not exceed a maximum height of twenty-five feet (25') from the base of the sign located on the natural grade of the site. Freeway-oriented signs, if approved as a conditional use may be erected to a height of twenty-five feet (25') above the Interstate 15 grade level at a point perpendicular to the sign; however, in no case may a freeway-oriented sign exceed fifty feet (50') in total height. Pole signs that are oriented toward Legacy Parkway shall not be entitled to increased height or size allowances similar to those allowed for Freeway oriented signs" Be limited to not more than one (1) free standing or ground sign for each street frontage that is accessed by vehicular traffic; the size of each sign shall not exceed three (3) square feet for each lineal foot of frontage of the street adjacent to the sign. No sign shall exceed three hundred (300) square feet. Freeway oriented signs, however, may be erected without limitation by reason of the lineal feet of frontage of the lot upon which situated to a size not to exceed five hundred (500) square feet in area.

UDOT:

[Utah Outdoor Advertising Act](#)

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
9/11/2024

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
9/11/2024

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS: