



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JANUARY 22, 2025 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 - Conditional Use Permit - Salto Moto - 1231 North 1300 West, Suite A - Vehicle and Equipment Rental or Sale - Nathan Cook - Administrative Decision
The applicant, Nathan Cook, has applied for a Conditional Use Permit seeking approval for a Vehicle and Equipment Rental or Sale business use in the Shorelands Commerce Park Zone, for his business Salto Moto.
2. Public Hearing - Zoning Map Amendments - Garlock Property - 535 South 400 West - Agricultural-Low (A-L) to Residential-Low (R-L) - Betty Jo Garlock - Legislative Decision
The applicant, Betty Jo Garlock, is requesting a zoning map amendment from Agricultural-Low (A-L) zoning to Residential-Low (R-L) zoning for the subject property.

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
December 11, 2024 Planning Commission 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**

**PLANNING
COMMISSION**

Staff Report
1/22/2025

Item No. 1.

Title: Public Hearing - Conditional Use Permit - Salto Moto - 1231 North 1300 West, Suite A - Vehicle and Equipment Rental or Sale - Nathan Cook - Administrative Decision

Initiated By: Nathan Cook, Applicant

Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

The applicant, Nathan Cook, has applied for a Conditional Use Permit seeking approval for a Vehicle and Equipment Rental or Sale business use in the Shorelands Commerce Park Zone, for his business Salto Moto.

RECOMMENDATION:

Consider Approving the Request for a Conditional Use Permit to Salto Moto (Nathan Cook) for a Vehicle and Equipment Rental or Sale Business Use in the SCP Zone.

BACKGROUND:

The applicant, Nathan Cook, has submitted a request for a Conditional Use Permit (CUP) to establish a business within the Shorelands Commerce Park. The proposed business falls under the category of Vehicle and Equipment Rental or Sale and will primarily focus on the sale of motorbikes and related merchandise, with plans to potentially include a mechanical component in the future. Currently, the Shorelands Commerce Park does not permit vehicular repair activities. Should the applicant wish to pursue this type of use, a Zoning Text Amendment would be required.

Mr. Cook has provided information on his proposed business, included in the meeting packet exhibits.

A public hearing was advertised for this proposed conditional use permit for this vehicle and equipment rental or sale request. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet.

ATTACHMENTS:

1. Staff Findings - Salto Moto - 01-08-25 (CUP request clean)
2. Public Hearing Noticing - Salto Moto
3. Onsite Public Notice- CUP Salto Moto- Jan 22
4. Exhibit A- Civic Review - Permit & Licensing Software
5. Exhibit B - Proposed Use of Property
6. Exhibit C - C100 Cover
7. Exhibit C- C300 Site Plan
8. Exhibit D- Affidavit filled out
9. Exhibit E- CZC 12.21.100(e) Conditional Use Permit Approval Standards

10. Exhibit F- CZC 12.47 SHORELINES COMMERCE PARK AND MIXED NODE ZONE
11. Exhibit G - Staff Application Completeness Review
12. Letter of Completeness CUP - Salto Moto

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

STAFF REPORT
AGENDA: ITEM 1

APPLICANT:	NATHAN COOK 517 HOLLYBROOK WAY FARMINGTON UT 84025
APPLICANT EMAIL:	nate@cookbuilder.com
PROPERTY LOCATION:	1231 NORTH 1300 WEST, SUITE A CENTERVILLE UTAH, 84014
OCCUPATION LICENSE:	CONDITIONAL USE PERMIT; GENERAL BUSINESS PERMIT
ZONING:	SHORELANDS COMMERCE PARK (0.79 ACRES)
RECOMMENDATION:	CONSIDER APPROVAL OF CONDITIONAL USE PERMIT REQUEST

BACKGROUND

The applicant, Nathan Cook, has submitted a request for a Conditional Use Permit (CUP) to establish a business within the Shorelands Commerce Park. The proposed business falls under the category of Vehicle and Equipment Rental or Sale and will primarily focus on the sale of motorbikes and related merchandise, with plans to potentially include a mechanical component in the future. Currently, the Shorelands Commerce Park does not permit vehicular repair activities. Should the applicant wish to pursue this type of use, a Zoning Text Amendment would be required.

The property in question is located within both the Shorelands Commerce Park and a designated Community Development Area (Barnard Creek CDA). CDAs are established to foster economic growth by offering developers flexibility in exchange for projects that contribute to the community by creating jobs, providing affordable housing, increasing city revenue per capita, and encouraging innovative development in areas affected by blight or targeted for growth per the City's long-range development planning.

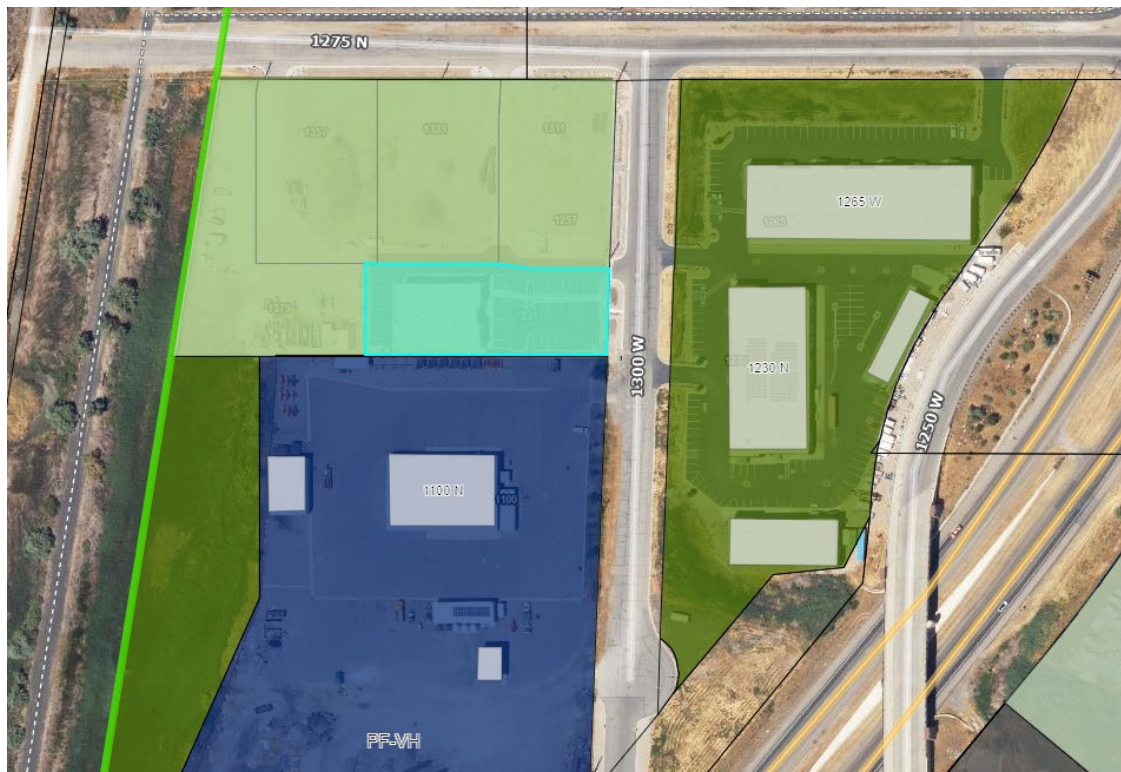
While the proposed business will not initially generate a high number of new jobs, it will repurpose vacant space within an existing building, contribute taxable revenue to the city, and potentially lead to the creation of well-paying jobs as the business expands.

It is important to note that while the City's General Plan is currently being revised, preliminary zoning proposals and future land use objectives for this area align with the characteristics of the proposed business.

The proposed use is consistent with both the existing and projected future land uses within the Shorelands Commerce Park.

Mr. Cook has provided information on his proposed business, included in the meeting packet exhibits.

A public hearing was advertised for this proposed conditional use permit for this vehicle and equipment rental or sale request. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet.





CODE REQUIREMENTS REVIEW & ANALYSIS

For a Conditional Use Application to be approved, there are a list of requirements that need to be met per CZC 12.21.100 (e)(3):

- 1. Will the proposed use be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;*

No, the applicant explains that the proposed business use is to operate as a motor vehicle store and showroom with accessory sales. The indoor showroom will allow vehicles to be displayed in a controlled and limited manner. The applicant also noted that trial rides will be available for customers visiting the showroom. Staff have expressed concerns about the location, timing, and necessary screening measures for the trial use area.

To address location concerns, the applicant has identified the trial use location. In Centerville, there is no tolerance for off road vehicles to be driven on city streets. The applicant indicated that the vehicles being sold will be off road vehicles and assured staff that trial rides will be confined to the adjacent property west of the building, identified as parcel 06-416-0005. Access to this property will be from the west side of parcel 06-416-0001, where the showroom will be located. Parcel 06-416-0005 is secluded from neighboring businesses.

To the south, the Utah Department of Transportation's building is situated approximately 135 feet from the property line where trial rides will occur. Directly north of the property is undeveloped land owned by the applicant, with future development plans for three parcels, though no specific use has been communicated. East of parcel 06-416-0005 is the showroom building, and across 1300 West,

there are various multi-tenant businesses, including Salmon HVAC, Project Move, Verlux, Complete Naturals Products, Black Diamond Decorations, Apex Screen Print, Generation Solar, and Logo Concepts. No comments have been received from adjacent property owners regarding this conditional use permit.

West of the property lies land owned by Davis County where the Legacy Parkway Trail is located. The soil in this area generates significant dust, which could pose a health hazard to trail users, neighboring businesses, and future developments. Dust mitigation measures were required during adjacent property developments and will need to be implemented for this trial use area. Due to the irregular use, screening measures will be the most suitable option. To address the screening measures, the city will follow the Shorelands Commerce Park District Design Standards:

CZC 12.68.050 (f)(1) Shorelines Commerce Park District Design Standards, Fences and Walls: Berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.

CZC 12.68.050 (f)(3) Shorelines Commerce Park District Design Standards, Fences and Walls: Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings or the shoreland environment. Vinyl, chain link, and barbed wire fencing is not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs.

The city recognizes that screening parameters can be costly, staff recommends granting the applicant a Conditional Use Permit (CUP) for vehicle and equipment sales business operations but deferring approval for the trial/test use area until screening measures are established and verified through a site visit by the zoning administrator. This approach addresses community health concerns while allowing the business to proceed and generate funds to implement the required screening. In addition to the health of the community, screening measures support proper planning practices. The undeveloped property is going to be developed one day, which will cause businesses to be closer to the trial area. The close proximity of businesses to trial areas have been done before and have been successful due to proper screening and adherence to allocated time for trial use.

To address concerns about the timing of trial rides, the city police indicated directions for planning staff review at their discretion. Police Chief Akerson noted the City Noise Control Ordinance:

CMC 7.09.010 (c) Prohibited Noise: It is unlawful for any person to willfully or with reckless disregard create the following noise disturbances within the City. Automobiles. To operate or permit the operation of a motor vehicle which causes excessive noise levels as a result of a defective or modified exhaust system, or as a result of any unnecessary rapid acceleration, deceleration, engine revving or tire squealing.

CMC 7.09.030 Factors: The factors to be considered in determining whether a violation of the provisions of this Chapter exists include, but shall not be limited to, the following:

1. The level of the noise;
2. The nature of the noise; i.e. usual or unusual;
3. The origin of the noise; i.e. natural or unnatural;
4. The level and intensity of any background noise;
5. The proximity of the noise to residential areas;
6. The nature and zoning of the surrounding area;

7. The density of inhabitants in the surrounding area;
8. The time of day of the noise; and
9. The recurrence or consistency of the noise.

CMC 7.09.040 Exceptions: The provisions of this Chapter shall not apply to emergency situations, the lawful exercise of free speech except as regulated herein by reasonable time, place and manner restrictions, and conduct permitted by license or permit of the City or otherwise authorized by law. In addition, this Chapter shall not apply to agricultural equipment or operation, unless such equipment or operation is determined by the City to constitute a nuisance from the negligent or improper operation of any such equipment or operation.

Staff believes that, so long as the trial use of the site is performed between the hours of business operation and outside of the hours of 9:00 PM to 6:00 AM (per CMC 7.09.020), the noise will not be an issue to the residents and local business owners due to the seclusion of the property and the limited amount of use that is to be expected. If there is a complaint filed about noise, city staff will refer to CZC 7.09.030 and the Planning Commission findings for thorough review. A similar business on Parrish Lane has not had noise issues reported and this location trial area is located closer to businesses as well as residential areas. Staff recommend that trial use of the site be limited during business hours of operation and not occur during the hours of 9:00 PM to 6:00 AM. This will allow the business to have adequate opportunities for their customers to try the products and provide for the community members to have limited to no noise disturbance.

With these parameters established, staff believe that the health, safety, and welfare of the community will not be impacted by the conditional use permit granted to Salto Moto to operate at the proposed location.

2. *Is the proposed use of the particular location necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community;*

Yes, the proposed use of the location as an off-road motorcycle showroom has the potential to be desirable for the community, provided specific conditions are met. From an economic perspective, the business can contribute to the neighborhood and community. The showroom would attract customers who are enthusiasts of off-road vehicles, thereby filling a niche market and potentially drawing visitors from beyond the immediate area. This can result in increased foot traffic and economic activity for nearby businesses, particularly those in the same commercial district, such as retail shops and service providers. The sale of accessories and clothing items further diversifies the revenue streams of the business, enhancing its financial stability and contribution to local tax revenues. The opportunity for customers to test trial vehicles on-site offers a unique, hands-on experience that may make the business a regional destination. This experiential aspect is desirable as it differentiates the business from online retailers and larger competitors, thereby supporting the local economy and creating a sense of place within the neighborhood.

The desirability of this use hinges on mitigating potential concerns related to noise, dust, and health impacts. For example, the implementation of dust control measures and compliance with noise ordinances ensures that the well-being of neighboring businesses and residents is not compromised. This balance between economic benefits and addressing community concerns is critical to achieving harmony in land use. The business could indirectly contribute to the well-being of the community by fostering recreational and outdoor activities. Off-road vehicles encourage exploration and physical

activity, which align with Centerville's values centered around nature and recreation. These benefits, coupled with the economic boost from sales and increased activity in the area, make the proposed use desirable, provided the applicant adheres to all operational and environmental conditions.

3. Does the proposed use comply with regulations and conditions specified in this Title for such use?

Yes, the proposed business use complies with applicable regulations. According to CZC definitions, the proposed business falls under the category of Vehicle Rental or Sale, New, Limited. Per CZC 12.47, Shorelands Commerce Park Permitted Uses, this type of business is allowed as a conditional use. The code further requires the Planning Commission to review specific factors when evaluating Conditional Use Permit (CUP) applications:

CZC 12.21.100(e)(5): The following factors must be considered when determining whether to approve, approve with conditions, or deny a CUP application:

1. The suitability of the specific property for the proposed use;
2. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
3. Whether the proposed use may be injurious to potential or existing development in the vicinity;
4. The economic impact of the proposed use on the surrounding area;
5. The aesthetic impact of the proposed use on the surrounding area;
6. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the site and surrounding area;
7. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
8. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants, and odors;
9. The safeguards proposed or provided to minimize other adverse effects on persons or property in the area; and
10. The impact of the proposed use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the vicinity.

Staff have reviewed all these factors and addressed them in this report. Simple measures, including screening and dust mitigation, will need to be implemented to meet the required standards.

One notable aspect of this application is the applicant's potential interest in adding a mechanical repair shop as part of the business. This use is classified under Vehicle Repair, Limited, which is not permitted within the Shorelands Commerce Park zone. The applicant has been informed of this restriction and is aware of the steps required to establish such a use in this zone.

4. The proposed use will comply with applicable provisions of the General Plan.

The proposed site and surrounding area are situated within the Shorelands Commerce Park Area, which has outlined plans for future development to support growth in this region. The City Engineer and Public Works Department have identified infrastructure improvements that will address the present and future demands for transportation, traffic, water, sewer, and other utilities. Specifically, there are plans to expand and improve the roadway network, including constructing an additional East-West connector road linking N 1250 W to N 800 W in the coming years.

These planned improvements will enhance accessibility and connectivity for the area, ensuring adequate infrastructure to support the proposed business and surrounding developments. The upgrades will also help manage anticipated increases in traffic flow and utility demands, aligning with the city's long-term development goals and contributing to the functionality and sustainability of the neighborhood.

SUMMARY

Based on these findings, staff recommends approval of this application with the following conditions:

No mechanical repair shall occur on the property. An additional zoning text amendment application would be required and then be considered for approval before any mechanical repair may be permitted on the property.

Screening measures shall be designed and installed to meet the Shorelands Commerce Park design standards per CZC 12.68.050 (f);

No outdoor trial/test area shall be used prior to the installation of approved screening measures and approval of the screening improvements by the zoning administrator in compliance with the applicable zoning code standards and expectations;

The trial/test use area may be used only during business hours and may not be utilized during the hours of 9:00 PM to 6:00 AM;

No mandatory parking stalls shall be permitted to store, show, or park vehicles for sale;

Thirty-eight (38) parking stalls shall be available for the staff and general public to use;

Should any business operations and/or activities deviate from the conditions listed in this report, then the Conditional Use Permit shall be revoked per CZC 12.21.100(i);

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to approve this request, approve with modifications per the discussion, table the matter to a later date, or deny the proposed request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 – APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request from Nathan Cook for a Vehicle and Equipment Rental or Sale business use located in the Shorelands Commerce Park. The business, Salto Moto, located at 1231 North 1300 West, Suite A shall adhere to the following conditions of approval:

- 1. This Conditional Use Permit approval shall not be transferred to another similar user*

unless approved by the City.

- 2. The business operator shall schedule and pass a fire inspection conducted by the South Davis Metro Fire Department.*
- 3. No mechanical repair shall occur on property, until such time that a Zoning Text Amendment to the Shorelands Commerce Park Zone is applied for by the applicant (or other property interest) and thereafter potentially approved by the City to include mechanical repairs within this zoning designation.*
- 4. Screening measures shall be installed to meet the Shorelands Commerce Park design standards per City Zoning Code 12.68.050 (f).*
- 5. No outdoor trial/test use area shall be used prior to the installation of approved screening measures and approval of the screening improvements by the zoning administrator in compliance with the applicable zoning code standards and expectations.*
- 6. The trial/test use area may be used only during business operation hours and may not be utilized during the hours of 9:00 PM to 6:00 AM.*
- 7. No mandatory parking stalls shall be permitted to store, show, or park vehicles for sale.*
- 8. Thirty-eight (38) parking stalls shall be available for the staff and general public to use.*
- 9. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.*
- 10. Any deviation from these conditions will initiate the Conditional Use Permit revocation process per City Zoning Code 12.21.100(i).*

Suggested Reasons for Action (Findings) include:

A. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e)(3).

B. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e)(5).

C. The Planning Commission finds that the application will prepare and implement a plan to address screening measures to comply with the design standards of Shorelands Commerce Park District as listed under CZC 12.68.050 (f).

D. The Planning Commission finds that the application will comply with the approval standards and exceptions as listed under City Noise Control CMC 7.09.040.

E. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.”

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request from Nathan Cook for a Vehicle and Equipment Rental or Sale business use located in the Shorelands Commerce Park. The business, Salto Moto, located at 1231 North 1300 West, Suite A shall adhere to the following conditions of approval, with the language amendment to the request (as provided by the Planning Commission) as follows: _____”

Use conditions and suggested reasons for action (findings) outlined above.

#3 – TABLE

“I hereby make a motion for the Planning Commission to TABLE the Conditional Use Permit request from Nathan Cook for a Vehicle and Equipment Rental or Sale business use located in the Shorelands Commerce Park at 1231 North 1300 West, Suite A until such a time as

_____.”

4 – DENY

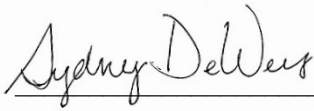
“I hereby make a motion for the Planning Commission to DENY the Conditional Use Permit from Nathan Cook for a Vehicle and Equipment Rental or Sale business use located in the Shorelands Commerce Park. The business, Salto Moto, located at 1231 North 1300 West, Suite A, with the following reasons for action (findings):_____”

(findings discussed and agreed upon by the Planning Commission)

CENTERVILLE CITY

NOTICE OF PUBLIC HEARING – CONDITIONAL USE PERMIT

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **January 22nd, 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 the proposed **Conditional Use Permit for the property located at 1231 North 1300 West, Suite A for a Vehicle and Equipment Rental or Sale business use.** If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.



Sydney DeWees, City Planner

01/09/2025

Date

Notice of Public Hearing

Meeting Date:	WEDNESDAY, JANUARY 22, 2025
Time:	7:00 PM (or as soon thereafter as the matter may be heard)
Place:	250 North Main St, Centerville Watch Online at Youtube.com/centervillecityutah View agenda at www.centervilleutah.gov

New

Active

Application Review Status

Pre-Review	Not Reviewed	
Final-Review	Not Reviewed	12/19/2024

Fees		Payments		
Standard or Temporary Fee	\$300.00	12/19/2024	Online	\$300.00
Subtotal	\$300.00	Total Paid		\$300.00
Amount Paid	\$300.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name
Nathan

Applicant/Agent Last Name
Cook

Company Name

Salto Moto

Contact Email

nate@cookbuilder.com

Phone

(385) 363-8675

Mailing Address (Street)

517 Hollybrook way

City

FARMINGTON

State

UT

Zip Code

84025

Are you the owner of the property in the request for a conditional use permit?

NO

Project Name

Salto Moto

Is this conditional use permit for a home occupation?

No

Parcel ID of Subject Property(s)

064160001

Acreage

.787

Select your zone below

Shorelands Commerce Park

Proposed use of property

IT IS SMALL MOTORCYCLE SALES SHOP, MOSTLY DIRT BIKES, HOPLY EVENTUALLY A BIKE MECHANIC. THERE ARE LOT OF ONLINE SALES AND A FEW DISPLAYS WITH SOME MERCHANDISE. i AM APPLYING FOR A CAR DEALER LICENSE WITH THE STATE, SO WE CAN BUY COMPANY VEHICLES AT AUCTION AND ALSO SELL THE OFFROAD VEHICLES

Project Address (Street)

1231 north 1300 west ste A

City

Centerville

State

UT

Zip

84014

Please describe how the conditional use permit request meets the approval standards of subsection 12.21.100(e)

WE WILL NOT NEED MORE PARKING BIKES WILL BE STORED IN OUR SHOP. OUR CURRENT CONSTRUCTION EMPLOYEES WILL RUN THE BUSINESS.

Upload a Site Plan

 C300 Site Plan_20201020_0001.pdf

 C100 Cover_20201020_0001 - Copy.pdf

What safeguards are being provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation?

THIS IS A ALMOST NEW BUILDING IT IS ALREADY GOOD

What safeguards are provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use?

THE SHOP WILL BE A TINY MECHANIC AREA, THE REST ARE MOSTLY NEW BIKES AND MAYBE SOME DAY ATVS. i WOULD SAY NOISE WOULD BE THE WORRY AS WE TEST DRIVE. OUR BUILDING IS PRECAST CONCRETE YOU CANNOT HEAR ANYTHING, WE CURRENTLY RIDE DIRT BIKES ON THE OTHER PROPERTYS IT IS A NON ISSUE/ IF NOISE EVER WAS AN ISSUE WE WOULD ADJUST. BUT WE CONTROLL ALL THE PROPERTY THAT MAY BE AFFECTED BY NOISE.

What safeguards are provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area?

WE A WORRIED MOSTLY ABOUT APPEARANCE THIS WILL BE A NICE SHOP BUT STILL MAIN FOCUS OF COOK BUILDERS

Owner First Name

jeff

Owner Last Name

cook

Owner Email

jeff@cookbuilder.com

Owner Address (Street)

582 north 340 east

Owner City

Centerville

Owner State

UT

Owner Zip Code

84014

Please upload a notarized signature of the primary property owner.

 Nate Affidavit filled out.pdf

Are there other property owners?

NO

I have read and agree to comply with the information above



Signature

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

Proposed Use Of Property

It is small motorcycle sales shop, mostly dirt bikes, hoply eventually a bike mechanic. There are lot of online sales and a few displays with some merchandise. I am applying for a car dealer license with the state, so we can buy company vehicles at auction and also sell the offroad vehicles

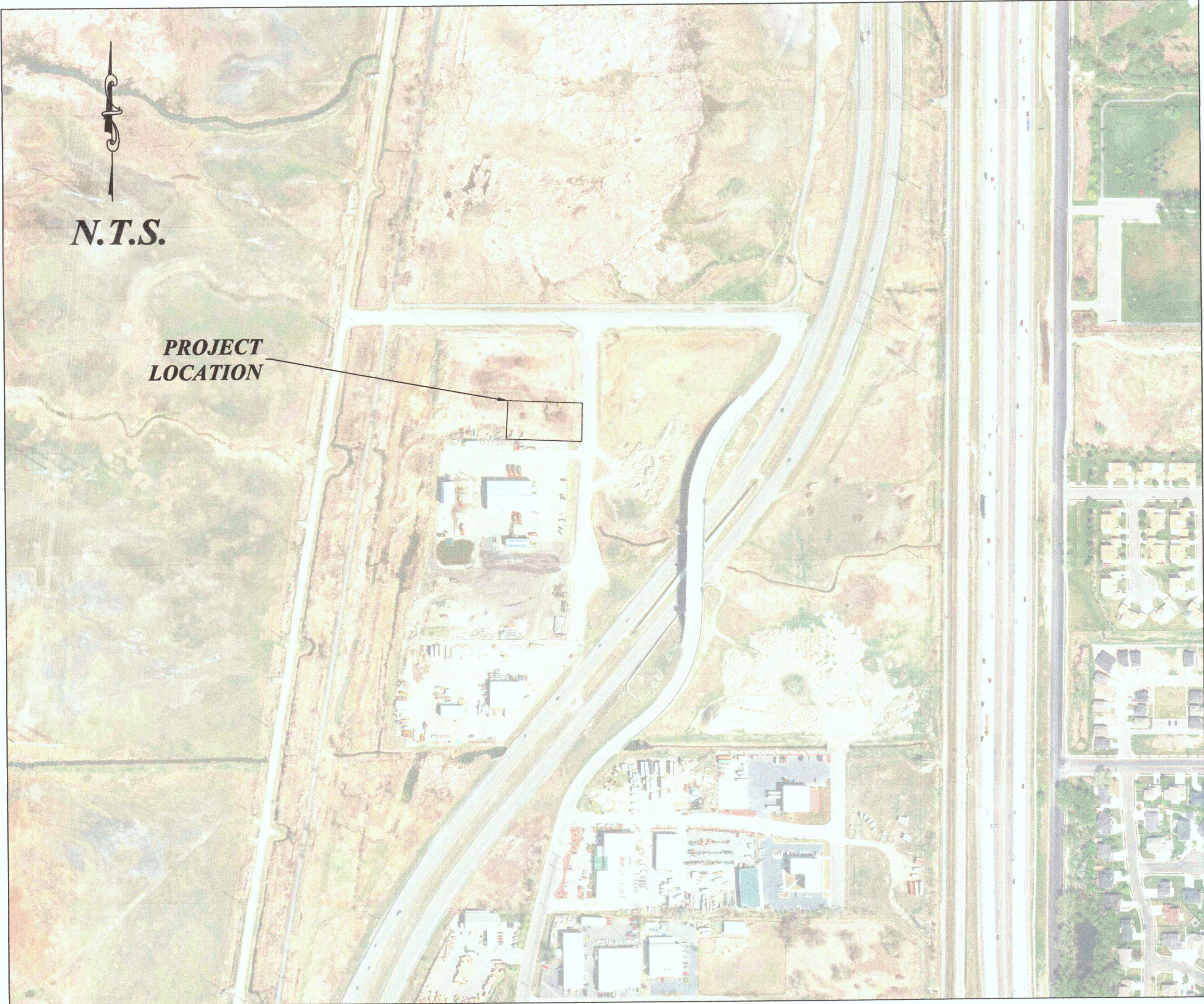


LEGACY LANDS LOT 1

1235 N 1300 W

LOCATED IN THE SE 1/4 OF SECTION 1, T.2N., R.1W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



DRAWING INDEX

C100	COVER
C101	NOTES & LEGEND
C300	SITE PLAN
C400	GRADING PLAN
C500	UTILITY PLAN
C700	PLAN & PROFILE
DT100	SITE DETAILS
EC100	EROSION CONTROL
	LANDSCAPE PLAN
	SPRINKLER SYSTEM

TOTAL SHEETS 10

GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED..

POWER

TELEPHONE & TV

GAS

SEWER

WATER

IRRIGATION

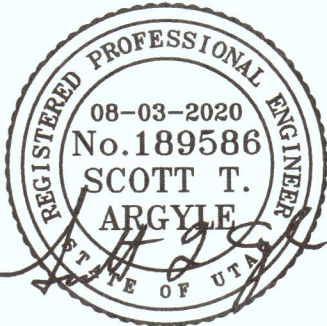
TWO WORKING DAYS
BEFORE YOU DIG CALL

1-800-662-4111

UTAH TOLL FREE, OR
801-208-2100

SALT LAKE

IT'S THE LAW TO CALL



COVER

REV.	BY	DATE
1	INIT	DATE

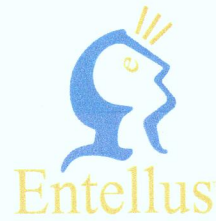
DRAWN:
CFRANZWA
8/3/20

APPROVED:
STA
8/3/20

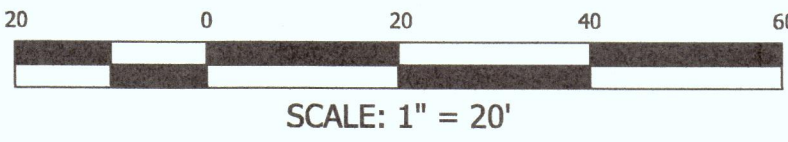
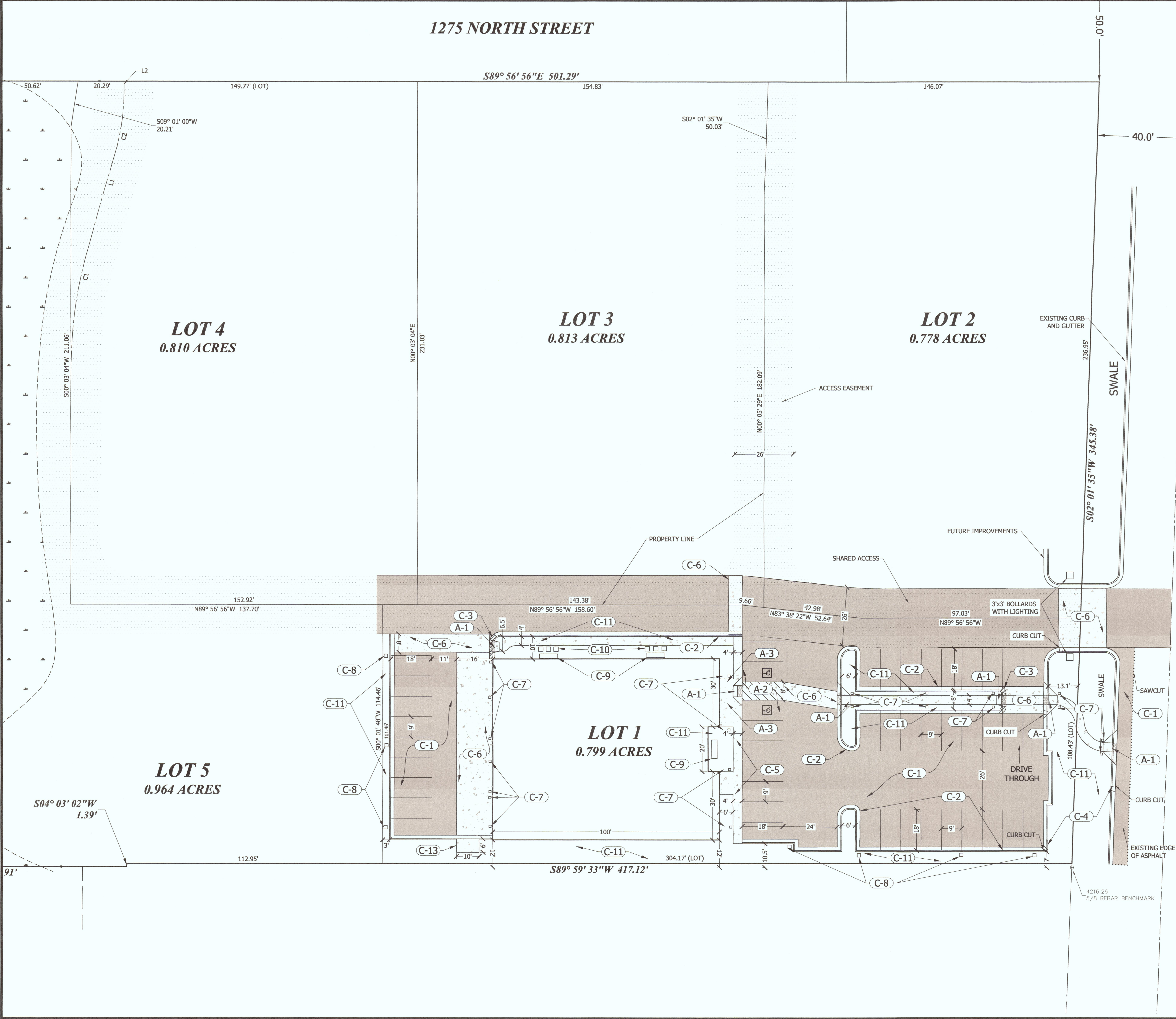
PROJECT:
1035010

DWG: SITE-1035010.dwg

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



BENCHMARK: 5/8" REBAR WITH ENTELLUS CAP
ELEVATION: 4216.26



AREA TABULATION

	sq.ft.	Acres	%
BUILDING	7,908	0.18	22.72%
IMPROVEMENTS	16,425	0.38	47.19%
OPEN SPACE	10,471	0.24	30.09%
TOTAL	34,804	0.80	100.00%

OPEN SPACE AREA

	sq.ft.	Acres	%
LANDSCAPE	7,342	0.17	70.12%
HARDSCAPE	3,129	0.07	29.88%
TOTAL OPEN SPACE	10,471	0.24	100.00%
INTERNAL OPEN SPACE	864	0.02	5.26%

PARKING TABULATION

	sq.ft.	Parking Stalls
OFFICE SPACE	6,800	34
WAREHOUSE	4,000	4
REQUIRED STALLS	10,800	38
STALLS PROVIDED		43
ADA ACCESS		2
TOTAL STALLS		45

SYMBOL LEGEND

- (C-1) ASPHALT & BASE PER DETAIL, SHEET DT100
 - (C-2) 24" CONCRETE ROLL CATCH CURB & GUTTER PER DETAIL, SHEET DT100
 - (C-3) 24" CONCRETE ROLL RELEASE CURB & GUTTER PER DETAIL, SHEET DT100
 - (C-4) 24" CONCRETE ROLL INDENTED CURB & GUTTER PER DETAIL, SHEET DT100
 - (C-5) CONCRETE SIDEWALK PER DETAIL, SHEET DT100
 - (C-6) IMPERVIOUS OPEN SPACE (DECORATIVE CONCRETE) PER DETAIL, SHEET DT100
 - (C-7) 12"x12" LIGHTED BOLLARD
 - (C-8) 18"x18" LIGHTED BOLLARD
 - (C-9) 2"x8" DECORATIVE CONCRETE BENCH
 - (C-10) 2"x2" DECORATIVE CONCRETE CUBES
 - (C-11) LANDSCAPE
 - (C-12) PEDESTRIAN WALKWAY
 - (C-13) 8'x6' DUMPSTER PAD LEVEL WITH DECORATIVE CONCRETE PER DETAIL, SHEET D100
 - (A-1) ADA ACCESSIBLE RAMP PER DETAIL, SHEET DT100
 - (A-2) ADA VAN ACCESSIBLE PARKING AND RAMPS DETAIL, SHEET DT100
 - (A-3) ADA ACCESSIBLE PARKING SIGN PER DETAIL, SHEET DT100
- ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60'x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

EntellusTM

08-03-2020
No.189586
SCOTT T. ARGYLE
REGISTERED PROFESSIONAL ENGINEER
UTAH

Client: COOK BUILDERS
Contact: JEFF COOK
Phone #: 801-295-3060
Address:
Email: jeffcookbuilders@gmail.com

LEGACY LANDS LOT 1

1235 N 1300 W
LOCATED IN THE SE 1/4 OF SECTION 1, T.2N., R.1W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	DATE	REVISION	DATE
REV 1			
REV 2			
REV 3			
REV 4			
REV 5			
REV 6			
REV 7			
REV 8			

DRAWN: 8/3/20
ENGINEER: STA 8/3/20
PROJECT #: 1035010
SITE-1035010.dwg

C300
SITE PLAN

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah }
COUNTY OF Davis }ss

I (We), Jeffery Cook, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

Jeffery Cook
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 19th day of December, 2024.



Miriam H Stevens
(Notary Public)

Residing in Layton, Utah

My Commission Expires 12-03-2028

AGENT AUTHORIZATION

I (we), Jeffery Cook, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Nathan Cook to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Jeffery Cook
(Property Owner)

(Property Owner)

Dated this 19th day of December, 2024, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Miriam H Stevens
(Notary Public)

Residing in Layton, Utah

My Commission Expires 12-03-2028



12.21.100 Conditional Use Permit

- (a) Purpose. This Section sets forth procedures for considering and approving conditional use permits.
- (b) Authority. The Planning Commission is authorized to issue conditional use permits as provided in this Section.
- (c) Initiation. A property owner may request a conditional use permit as provided in this Section. An agent of a property owner shall provide a notarized authorization.
- (d) Procedure. An application for a conditional use permit shall be considered and processed as provided in this Section.
 - 1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule. The application shall include at least the following information:
 - a. The name, address, email and telephone number of the applicant and the applicant's agent, if any;
 - b. The address and parcel identification of the subject property;
 - c. The zone, zone boundaries and present use of the subject property;
 - d. A description of the proposed conditional use;
 - e. A plot plan showing the following:
 - i. Applicant's name;
 - ii. Site address;
 - iii. Property boundaries and dimensions;
 - iv. Layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - v. Adjoining property lines and uses within 100 feet of the subject property.
 - f. Traffic impact analysis, if required by the City Engineer, Zoning Administrator, or the Planning Commission;
 - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of Subsection (e);
 - h. Such other and further information or documentation as the Zoning Administrator or Planning Commission may reasonably deem necessary for proper consideration and determination of whether the application meets the requirements of this Section and applicable provisions of the Zoning Code.
 - 2. After the application is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report analyzing the application.
 - 3. The Planning Commission shall schedule and hold a public hearing on the proposed conditional use permit application. Public notice of the public hearing and the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. After due consideration the Planning Commission shall approve, approve with conditions, or deny the application pursuant to the standards set forth in Subsection (e).
 - 4. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Any conditions of approval shall be limited to conditions needed to conform the conditional use permit to approval standards.
 - 5. After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
 - 6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

(e) Approval Standards. The following standards shall apply to the issuance of a conditional use permit.

1. A conditional use permit may be issued only when the proposed conditional use is allowed by the zone where the conditional use will be located, or by another provision of this Title.
2. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit.
3. No conditional use permit shall be authorized unless the evidence presented establishes:
 - a. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community;
 - c. The proposed use will comply with regulations and conditions specified in this Title for such use; and
 - d. The proposed use will comply with applicable provisions of the General Plan.
4. The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this Subsection can be met.
5. The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
 - a. The suitability of the specific property for the proposed use;
 - b. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
 - c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;
 - d. The economic impact of the proposed facility or use on the surrounding area;
 - e. The aesthetic impact of the proposed facility or use on the surrounding area;
 - f. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
 - g. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - h. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
 - i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
 - j. The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

(f) Appeal. Any person adversely affected by a final decision of the Planning Commission regarding the transfer, issuance, revocation or denial of a conditional use permit may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.

- (g) Effect of Approval. A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this Title or any other applicable provisions of the Centerville Municipal Code.
1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.
 2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.
- (h) Amendment. The procedure for amending a conditional use permit shall be the same as the original procedure set forth in this Section.
- (i) Revocation. A conditional use permit may be revoked as provided in CZC 12.23.070.
1. In addition to the grounds set forth in CZC 12.23.070, any of the following shall be grounds for revocation of a conditional use permit:
 - a. The use for which a permit was granted has ceased for one year or more;
 - b. The holder or user of a permit has failed to comply with the conditions of approval or any city, state, or federal law governing the conduct of the use;
 - c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan or map; or
 - d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.
 2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.
- (j) Expiration. A conditional use permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within 180 days after approval, is not substantially completed within two years, or is abandoned.

HISTORY

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

12.47 Shorelands Commerce Park And Mixed Node Zones

[12.47.010 Purpose](#)

[12.47.020 Scope](#)

[12.47.030 Definitions](#)

[12.47.040 Zone Location](#)

[12.47.050 Other Approval Requirements](#)

[12.47.060 Development Agreement](#)

[12.47.070 Development Project Evaluation](#)

[12.47.080 Zone Densities](#)

[12.47.090 SCP Zone, Permitted And Conditional Uses](#)

[12.47.100 SCP Zone Development Plan](#)

[12.47.110 SCP-Mixed Node Zone, Permitted And Conditional Uses](#)

[12.47.120 SCP-Mixed Node Development Plan](#)

[12.47.130 Development Standards](#)

[12.47.140 Regulations Of General Applicability](#)

[12.47.150 Development Implementation](#)

[12.47.300 Table Of Development Standards In SCP Zone And SCP-Mixed Node Zone](#)

12.47.010 Purpose

The purpose of the Shorelands Commerce Park (SCP) Zone and the Shorelands Commerce Park-Mixed Node (SCP-Mixed Node) Zone is to:

- (a) Provide for a master-planned, architecturally-designed development with customized requirements and standards to permit flexibility and initiative in property development;
- (b) Facilitate the integration of diverse but compatible uses, including, but not limited to, industrial, commercial, limited residential, mixed-node or use, and other community uses;
- (c) Better preserve and enhance the property and neighborhood through integrated planning and design that would not be possible under other existing zoning regulations of the City; and
- (d) Provide for the incorporation of a thematic shoreland design, to enhance site development design through natural and human-scaled elements, and provision of usable trails and open space amenities.

HISTORY

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

12.47.020 Scope

The provisions of this Chapter shall apply to any real property located in the SCP Zone or the SCP-Mixed Node Zone as shown on the Zoning Map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

HISTORY

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

12.47.030 Definitions

Certain words and phrases in this Chapter, including uses, are defined in CZC 12.12 (Definitions).

HISTORY

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

12.47.040 Zone Location

The SCP Zone and SCP-Mixed Node Zone are intended to be utilized for properties depicted in the Shorelands Commerce Park District or Shorelands Commerce Park - Mixed Node District of the West Centerville Neighborhood Plan and/or properties located on the western side of the Legacy Parkway and/or east of Sheep Road.

HISTORY

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

12.47.050 Other Approval Requirements

Except as otherwise provided in this Chapter, an application for development within the SCP Zone or SCP-Mixed Node Zone shall be submitted and processed pursuant to applicable requirements of this Title, the Centerville Municipal Code, and any rules, regulations, or standards adopted thereunder, including, but not limited to, conceptual, preliminary and final subdivision plats, site plans, conditional use permits, building permits, and any other needed permit or approval.

- (a) Rezoning Approval Process. Except as otherwise specifically provided herein, an application for rezoning of property to the SCP Zone shall comply with the requirements for Zoning Map amendments as provided in CZC 12.21.080.
 - (1) A minimum of 50 contiguous acres shall be required to initially establish a SCP Zone. Any and all other requests less than the required minimum acreage for the SCP Zone shall be contiguous with or to a previously established SCP Zone.
 - (2) A minimum of 50 contiguous acres shall be required to initially establish a SCP-Mixed Node Zone. Any and all requests less than the required minimum acreage for the SCP-Mixed Node Zone shall be contiguous with or to a previously established SCP-Mixed Node Zone.
- (b) Subdivision Approval Process. Except as otherwise specifically provided herein, an application for development within the SCP Zone or SCP-Mixed Node Zone shall comply with the procedures and requirements for subdivision plat approval as provided in CMC 15 (Subdivisions).
- (c) Site Plan Approval Process. Except as otherwise specifically provided herein, an application for construction and improvements within the SCP Zone or SCP-Mixed Node Zone requiring site plan approval under CZC 12.21.110 shall comply with the requirements therein.

HISTORY

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

12.47.060 Development Agreement

A rezoning of property to the SCP Zone may be conditioned, and for the SCP-Mixed Node Zone, shall be conditioned, upon the applicant entering into a development agreement with the City designating and describing contractual requirements for the development of the property.

HISTORY

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

12.47.070 Development Project Evaluation

- (a) Development Characteristics. Development within the SCP Zone or SCP-Mixed Node Zone shall exhibit design components and characteristics, such as those set forth below, which set the development apart from a standard subdivision and/or traditional site plan approval accomplished under this Title.
- (1) Building architecture;
 - (2) Use of shoreland style landscaping;
 - (3) Viewshed protection for the Legacy Parkway and the Legacy Preserve;
 - (4) Use of open space and critical lands; and
 - (5) Public and private amenities.
- (b) Evaluation Criteria. Each development proposal for development within the SCP Zone and SCP-Mixed Node Zone shall be evaluated based on its compatibility with:
- (1) The General Plan and West Centerville Neighborhood Plan;
 - (2) The purpose and development standards of the SCP Zone and SCP-Mixed Node Zone set forth in this Chapter;
 - (3) The purpose and standards of the Shorelands Commerce Park District Design Standards set forth in CZC 12.68;
 - (4) The purpose and design of the Legacy Parkway and Legacy Preserve; and
 - (5) Any other City-approved study applicable to the subject property.
- (c) Burden of Persuasion. An applicant shall have the burden of showing that the proposed uses, project design, and location of utilities and facilities meet the requirements of this Chapter.

HISTORY

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

12.47.080 Zone Densities

- (a) SCP Zone Density. Development within an SCP Zone shall comply with development standards set forth in CZC 12.47.300.
- (b) SCP-Mixed Node Zone Density. Development within an SCP-Mixed Node Zone shall substantially comply with the master conceptual site plan approved by the City in conjunction with a development agreement as approved by the City.
- (1) Industrial, office and support commercial type uses shall consist of at least 40% of the developed acreage or land of any SCP-Mixed Node Zone and shall comply with the development standards set forth in CZC 12.47.300.
 - (2) Residential uses shall only be established in conjunction with other industrial, office and supportive commercial type uses within the SCP-Mixed Node Zone and shall comply with the development standards set forth in CZC 12.47.300.
 - (3) A variety of residential types shall be integrated into the design and layout of the SCP-Mixed Node Zone. A maximum of 30% of the allowed residential density can be detached single-family dwellings. No more than 35% of the allowed residential density shall be stacked type multiple-family residential units. Town homes, live/work units and other such residential types are appropriate for the remaining allowed density type.

(4) The maximum overall density for development of property designated as an SCP-Mixed Node Zone shall not exceed a gross density of 12 units per acre, when calculating the entire master planned area or a net density of 15 units per acre, when calculating the developable acreage designated solely for residential uses.

(c) No Density Guarantee. The density limitations and provisions set forth in this Section are not intended to guarantee density for any project area or development within the SCP Zone or the SCP-Mixed Node Zone. Actual density shall depend on compliance with applicable standards, and circumstances and topography of the particular property or project.

HISTORY

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

12.47.090 SCP Zone, Permitted And Conditional Uses

(a) The following uses, as defined in CZC 12.12 (Definitions), shall be permitted uses in the SCP Zone:

- Accessory Use;
- Construction Sales and Service;
- Cultural Service;
- Government Service;
- Laundry Service;
- Manufacturing, General;
- Manufacturing, Limited;
- Media Services;
- Medical Service;
- Office, General;
- Park;
- Personal Instruction Service;
- Post Office;
- Printing, General;
- Protective Service;
- Research Service;
- Restaurant, Eatery;
- School, Vocational;
- Utility, Minor; and
- Wholesale and Warehousing, Limited.

(b) The following uses, as defined in CZC 12.12 (Definitions), shall be conditional uses in the SCP Zone, as follows:

- Operations Center;
- Military Facility;
- Parking Garage;
- Public Utility Substation;
- Stables, Private (as an accessory use only);
- Stables, Public;
- Transportation Service;
- Wholesale and Warehousing, General; and
- Vehicle and Equipment Rental or Sale.

HISTORY

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

Amended by Ord. [2019-23](#) on 12/3/2019

Amended by Ord. [2023-11](#) on 4/4/2023

12.47.100 SCP Zone Development Plan

- (a) Development Design Pattern Book Required. In addition to applicable requirements of this Title and other provisions of the Centerville Municipal Code, all applications for the development of property to the SCP Zone shall include a development design pattern book.
- (b) Development Design Pattern Book Approval. The development design pattern book shall be reviewed and approved by the City in conjunction with an application for conceptual site plan and/or conceptual subdivision acceptance within the SCP Zone.
- (c) Development Design Pattern Book Submittal Requirements. In addition to the conceptual site plan submittal requirements of this Title, the development design pattern book shall provide and address the following:
 - (1) Written descriptions and graphic illustrations explaining how the development compliments the physical form of the property and how all six shoreland design principles found in CZC 12.68.040 are to be integrated into the design of the development.
 - (2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes.
 - (3) Written descriptions and graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, and related entryway features and/or amenities; and
 - (4) Written descriptions and graphic illustrations outlining existing or proposed on-site and off-site utilities services, storm drainage facilities, and subdrain systems including a storm drainage plan designating how storm water drainage for an event with a 10 year return interval will be handled;
- (d) Effect of Development Plan Approvals. Upon acceptance of a conceptual plan and the associated development design pattern book by the City, further development applications such as subdivision plat and site plan approval for development within the SCP Zone shall comply substantially with conceptual plan and the development design pattern book.

12.47.110 SCP-Mixed Node Zone, Permitted And Conditional Uses

(a) The following uses, as defined in CZC 12.12 (Definitions), shall be permitted uses in the SCP-Mixed Node Zone:

- Accessory Use;
- Bank or Financial Institution;
- Business Equipment Rental Services and Supplies;
- Club or Service Organization;
- Cultural Service;
- Dwelling, Multiple-Family
- Dwelling, Patio Home
- Dwelling, Townhouse
- Government Service;
- Laundry or Dry Cleaning, Limited
- Manufacturing, Limited;
- Media Services;
- Medical Service;
- Office, General;
- Park;
- Personal Care Service
- Personal Instruction Service
- Post Office;
- Printing, General;
- Protective Service;
- Research Service;
- Restaurant, Eatery
- School Vocational;
- Utility, Minor;
- Veterinary Services
- Wholesale and Warehousing, Limited.

(b) The following uses, as defined in CZC 12.12 (Definitions), shall be conditional uses in the SCP-Mixed Node Zone, as follows:

- Assisted Living Facility
- Child Care Center
- Church or Place of Worship
- College or University;
- Convenience Store
- Dwelling, Garden Apartments
- Farmers Market
- Hospital;
- Parking Garage
- Public Utility Substation; and
- Senior Housing.

12.47.120 SCP-Mixed Node Development Plan

A Master Conceptual Site Plan consisting of a schematic, scaled drawing of the property to be developed shall be required for all development with the SCP-Mixed Node Zone. The Master Conceptual Site Plan shall depict proposed land use pattern of the subject property and include such related items as the location of property lines, lots, yards, basic utility lines, site topography, waterways, drainage, streets, landscaping, parking areas, building location, building architecture and materials, pedestrian pathways, lighting, signs, fences, and other related features.

- (a) Master Plan Required. In addition to applicable requirements of this Title and other provisions of the Centerville Municipal Code, all applications for the rezoning of property to the SCP-Mixed Node Zone shall include a Master Conceptual Site Plan.
- (b) Master Plan Approval. The Master Conceptual Site Plan shall be reviewed and approved by the City in conjunction with an application for rezoning to the SCP-Mixed Node Zone.
- (c) Master Plan Submittal Requirements. The Master Conceptual Site Plan shall be drawn to a scale at not smaller than 100 feet to the inch and shall conform to the requirements for a concept plan application as provided in CZC 12.21.110.
- (d) Development Design Pattern Book. In addition to the Master Conceptual Site Plan submittal requirements of this Chapter, the conceptual site plan shall include a Development Design Pattern Book that provides and addresses the following:
 - (1) Written descriptions and graphic illustrations explaining how the development compliments the physical form of the property and how all six shoreland design principles found in CZC 12.68.040 are to be integrated into the design of the development.
 - (2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes.
 - (3) Written descriptions and graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, and related entryway features and/or amenities; and
 - (4) Written descriptions and graphic illustrations outlining existing or proposed on-site and off-site utilities services, storm drainage facilities, and subdrain systems including a storm drainage plan designating how storm water drainage for an event with a 10 year return interval will be handled;
- (e) Effect of Plan Approvals. Upon acceptance of a Master Conceptual Site Plan and Development Design Pattern Book by the City, such plan shall be deemed to satisfy concept plan approval as required under CZC 12.21.110 and CMC 15 (Subdivisions). Further development applications such as subdivision plat and site plan approval for development within the SCP-Mixed Node Zone shall comply substantially with the approved Master Conceptual Site Plan and the associated Development Design Pattern Book.

HISTORY

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

12.47.130 Development Standards

Development within the SCP Zone and SCP-Mixed Node Zone shall comply with the development standards set forth in CZC 12.47.300, and other applicable requirements of this Title and the Centerville Municipal Code.

HISTORY

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

12.47.140 Regulations Of General Applicability

The use and development of real property in the SCP and SCP-Mixed Node Zones shall conform to regulations of general applicability as set forth in the following Chapters of this Title.

- (a) CZC 12.50 (Existing Conditions Inventory)
- (b) CZC 12.51 (Landscaping and Screening)
- (c) CZC 12.52 (Off-Street Parking and Loading)
- (d) CZC 12.53 (Sensitive Lands)
- (e) CZC 12.54 (Signs)
- (f) CZC 12.55 (Supplementary Development Standards)
- (g) CZC 12.56 (Temporary Uses)
- (h) CZC 12.68 (Shorelands Commerce Park District Design Standards)

HISTORY

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

12.47.150 Development Implementation

- (a) Intent. The SCP Zone and SCP-Mixed Node Zone designations are intended to be utilized for the development of the subject property in accordance with the terms and conditions of the respective zone and/or the approved development plan for the property.
- (b) Conceptual Site Plan and/or Preliminary Subdivision Plat. Rezoning of any property to the SCP Zone or SCP-Mixed Node Zone shall be subject to and conditioned upon submission of a conceptual site plan and/or preliminary subdivision plat within one year from the effective date of rezoning.
- (c) Final Site Plan or Final Subdivision Plat. Rezoning of any property to the SCP Zone or SCP-Mixed Node Zone is further subject to submission and approval of a final site plan and/or submission, approval, and recording of a final subdivision plat within one year from the effective date of approval of the preliminary subdivision plat and/or conceptual site plan approval, as applicable.
- (d) Substantial Construction. Substantial construction shall be commenced within one year from the date of final site plan approval or final plat recording.

HISTORY

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

12.47.300 Table Of Development Standards In SCP Zone And SCP-Mixed Node Zone

Development Standards for SCP Zone and SCP-Mixed Node Zone are set forth in the following Table.

Development Standard	Zones	
	SCP	SCP-Mixed Node

Building Standards		
Distance between buildings	6 feet	6 feet
Maximum height, main building	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet
Lot and Parcel Standards		
Minimum area	None	Residential: 5 acres Other: none
Minimum frontage	50 feet	50 feet
Minimum width	50 feet	50 feet
Setback Standards - Front Yard		
Any building	10 to 20 feet	Residential: 20 feet Other: 10 to 20 feet
Setback Standards - Rear Yard		
Main building	When abutting residential development: 30 feet Other: 0 feet	When abutting residential development: 30 feet Residential: 15 feet Other: 0 feet
Accessory building	When abutting residential development: 20 feet Other: 0 feet	When abutting residential development: 20 feet Residential: 5 feet Other: 0 feet
Setback Standards - Interior Side Yard		
Main building	When abutting residential development: 30 feet Other: 0 feet	When abutting residential development: 30 feet Residential: 8 feet, minimum total width of both side yards: 18 feet Other: 0 feet
Accessory building of 100 square feet or less	When abutting residential development: 10 feet Other: 0 feet	When abutting residential development: 10 feet Residential: 3 feet Other: 0 feet
Accessory building greater than 100 square feet	When abutting residential development: 20 feet Other: 0 feet	When abutting residential development: 20 feet Residential: Not permitted Other: 0 feet
Setback Standards - Street Side Yard		
Any building	20 feet	20 feet
Site Standards		
Animal units permitted	None	None

Buffer landscaping requirements	See CZC 12.51.070(b)	See CZC 12.51.070(b)
Buildable area, minimum	None	SF residential: 2,000 square feet Other residential: 3,000 square feet Other: None
Buildable area, minimum, range of length/width ratio	None	Residential: Between 2:1 and 1:2 Other: none
Gross Density, Maximum	See CZC 12.47.080	See CZC 12.47.080
Hard surfacing, maximum total of lot or parcel	70%	Residential Only: 60% Mixed Uses with Residential: 70% Other: 70%
Hard surfacing, maximum total of front, rear, and side yards	50%	50%
Outside storage	See CZC 12.68.060(a)	Residential: Not permitted Other: See CZC 12.68.060(a)

HISTORY

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

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

STAFF MEMORANDUM

To: Nathan Cook, Applicant
From: Sydney DeWees, City Planner
Subject: Salto Moto – Conditional Use Permit – Completeness Review

Background:

Application Received: 12/19/2024

Application Review (1): 12/20/2024

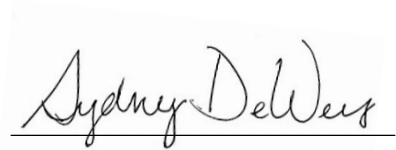
CONDITIONAL USE PERMIT APPLICATION REQUIRMENTS (CZC 12.21.100 (d)(1))

<u>Item</u>	<u>Status</u>	<u>Comments</u>
The name, address, email and telephone number of the applicant and the applicant's agent, if any;	✓	Nathan Cook nate@cookbuilder.com 385-363-8675 517 Hollybrook Way Farmington UT 84025
The address and parcel identification of the subject property;	✓	1231 north 1300 west Suit A Centerville Utah, 84014 Parcel # 06-416-0001
The zone, zone boundaries and present use of the subject property;	✓	(Shorelands Commerce Park)
A description of the proposed conditional use;	✓	Exhibit B
A plot plan showing the following: Exhibit C		
Applicant's name;	✓	Jeff Cook (Owner) 582 north 340 east Centerville UT 84014
Site address;	✓	1231 north 1300 west suit A
Property boundaries and dimensions;	✓	.799 acre

Layout of existing and proposed buildings, parking, landscaping, and utilities; and		– Current use upstairs: Cook Builders Office – Building 7,908 sq ft – Landscape 7,342 sq ft – Office space 6,800 sq ft – Warehouse 4,00 sq ft – Required parking stalls: 38 – Current parking stalls: 43
Adjoining property lines and uses within 100 feet of the subject property.		<u>North:</u> Zoning- Shorelands Commerce Park; Undeveloped property <u>East:</u> Zoning- Shorelands Commerce Park; CDA-Barnard Creek; Complete Natural Products, Logo Concepts, Black Diamond Decorators, Apex Screen Print, Salmon Mechanical <u>South:</u> Zoning- PF-VH; CDA-Barnard Creek; Utah Department of Transportation <u>West:</u> Zoning- Shorelands Commerce Park; CDA-Barnard Creek; Undeveloped property
Traffic impact analysis, if required by the City Engineer, Zoning Administrator, or the Planning Commission;		To be determined by Planning Commission. Staff will not suggest TIA
A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of 12.21.100 Subsection (e)		
Such other and further information or documentation as the Zoning Administrator or Planning Commission may reasonably deem necessary for proper consideration and determination of whether the application meets the requirements of this Section and applicable provisions of the Zoning Code.		

The Conditional Use Permit is determined to be complete in accordance with CZC 12.21.040(e). The Planning Commission shall schedule and hold a public hearing on the proposed conditional use permit application. Public notice of the public hearing and the public meeting shall be

provided in accordance with the provisions of CZC 12.21.050. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Any conditions of approval shall be limited to conditions needed to conform the conditional use permit to approval standards.

A handwritten signature in cursive script, reading "Sydnye DeWees", is written over a horizontal line.

Sydnye DeWees, City Planner

CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West • Centerville, Utah 84014 • (801) 292-8232 • Fax: (801) 292-8251

Friday, January 17, 2025

Nathan Cook
517 Hollybrook way
Farmington, UT 84025
Nate@cookbuilder.com

Re: Conditional Use Permit, Salto Moto

Dear Mr. Cook,

We received your application for a Conditional Use Permit on December 19, 2024. With the assistance of various city departments, the Community Development Department has completed a review to determine if your application is complete, meaning you have submitted everything listed on the CUP Checklist Completeness Review Report that was provided to you on December 20th, 2024.

We have determined that your application is **COMPLETE**. For more information on why your application has been deemed complete, please refer to the attached CUP Completeness Review Report dated 12-20-2024.

Staff will begin scheduling for this application to be reported to the Planning Commission.

If you have any questions or need to correspond with the City about this application, please direct any communication to the Community Development Department.

Respectfully,



Sydney DeWees
City Planner

**PLANNING
COMMISSION**

Staff Report
1/22/2025

Item No. 2.

Title: Public Hearing - Zoning Map Amendments - Garlock Property - 535 South 400 West - Agricultural-Low (A-L) to Residential-Low (R-L) - Betty Jo Garlock - Legislative Decision

Initiated By: Betty Jo Garlock, Applicant

Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

The applicant, Betty Jo Garlock, is requesting a zoning map amendment from Agricultural-Low (A-L) zoning to Residential-Low (R-L) zoning for the subject property.

RECOMMENDATION:

Consider Recommending City Council Approval of the Zoning Map Amendment Request from Agricultural-Low (A-L) zoning to Residential-Low (R-L) zoning for the subject property.

BACKGROUND:

The applicant, Betty Jo Garlock, is requesting a zone map amendment associated with the subject property. The property is currently zoned Agriculture-Low (A-L). The applicant is requesting to rezone the property to Residential-Low (R-L). There currently is a single-family home and accessory building (barn) located on the property.

A public hearing was advertised for this proposed zoning map amendment request. A public hearing notice was posted in accordance with State and City Code requirements. Prior to the completion of the packet, there were email and phone inquiries regarding this zoning map amendment request. If additional feedback is submitted post-staff report, items will be submitted with the packet or shared with the Commission at the meeting.

ATTACHMENTS:

1. 1-22-2025 Staff Findings Report - Garlock Zoning Map Amend - Betty Jo Garlock, Applicant
2. Exhibit A- Application
3. Garlock Prop Owner Affidavit - 20241205
4. Exhibit B - Centerville Zoning Map Amendment Petition Narrative
5. Exhibit C - General Plan Neighborhood Planning
6. Exhibit D - Formula for Percent Change
7. Exhibit E - UDOT Function Class
8. Exhibit F - Onsite Public Notice Garlock Rezone 1-22-25
9. Exhibit G - Public Hearings Notice PC 1-22-25
10. AFFECTED ENTITIES LABELS

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

STAFF REPORT
AGENDA: ITEM 2

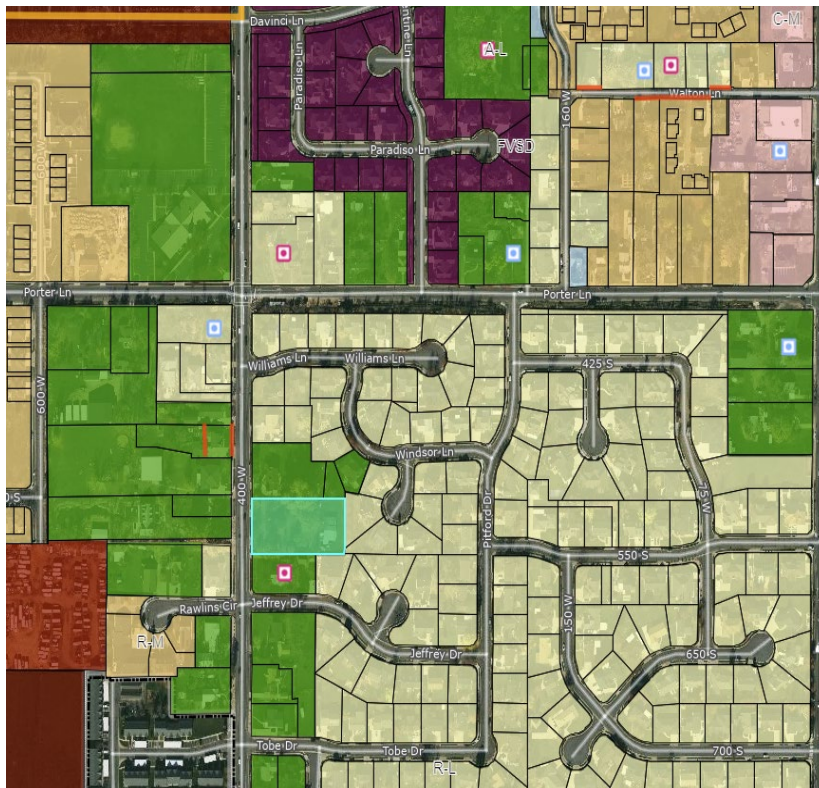
GARLOCK REZONE

PROPERTY OWNER FOR PARCEL:	BETTY JO GARLOCK
APPLICANT:	BETTY JO GARLOCK 308 WINDSOR LN CENTERVILLE, UT 84014 BETTYJOD88@GMAIL.COM
PROPERTY LOCATION:	535 SOUTH 400 WEST CENTERVILLE, UT 84014
PARCEL NUMBER:	03-001-0076
PARCEL SIZE:	1.0 ACRES TOTAL
CURRENT ZONE:	AGRICULTURE – LOW (A-L)
PROPOSED ZONE:	RESIDENTIAL-LOW (R-L)
RECOMMENDATIONS:	CONSIDER RECOMMENDING APPROVAL OF ZONING TEXT AMENDMENT REQUEST TO THE CITY COUNCIL

BACKGROUND

The applicant, Betty Jo Garlock, is requesting a zone map amendment associated with the subject property. The property is currently zoned Agriculture-Low (A-L). The applicant is requesting to rezone the property to Residential-Low (R-L). There currently is a single-family home and accessory building (barn) located on the property.

- Agriculture-Low
- Commercial-High
- Commercial-Medium
- Commercial-Very High
- Florentine Villa Special District
- Industrial-High
- Industrial-Very High
- Public Facility -Medium
- Public Facility -Very High
- Public Facility-High
- Public Facility-Low
- Residential-High
- Residential-Low
- Residential-Medium
- Shorelands Commerce Park



A public hearing was advertised for this proposed zoning map amendment request. A public hearing notice was posted in accordance with State and City Code requirements, see exhibits F and G. Prior to the completion of the packet, there were email and phone inquiries regarding this zoning map amendment request. If additional feedback is submitted post-staff report, items will be submitted with the packet or shared with the Commission at the meeting.

CODE REQUIREMENTS REVIEW & ANALYSIS

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

Yes. The parcel in question is located within Neighborhood 2, as described in the City General Plan section 12-480-3. The Residential Policies for this neighborhood state: "Residential development along Porter Lane from Main Street west to approximately 500 West between Porter Lane and the southern City boundary line should be low-density single-family residential" As shown above, this property falls in this identified area. The rezone to Residential Low (R-L) I would fall in the parameters for the planned density of this neighborhood.

Goal 1: Establish appropriate land-use patterns and land-use transitions

The proposed amendment to rezone the property from Agriculture Low (A-L) to Residential Low (R-L) aligns with the surrounding development's character. The vicinity is primarily zoned for Agriculture Low and Residential Low, which promote lower density uses. Zoning this property as a Residential Low (R-L) use would blend with the surrounding properties and follow the established land-use pattern.

Goal 2: Preserve existing areas of semi-rural residential for current property owners.

The goal for the southern portion of Neighborhood 2 is to provide residents with a sense of rural community amidst the evolving development. According to the American Planning Association, rural density is defined as 2 units per acre, while semi-rural density is defined as 4 units per acre. Although these classifications are not explicitly addressed in the municipal code, the current zoning designations—Agriculture Low and Residential Low—align with these definitions as outlined in CZC 12.32.300. The proposed rezone would keep the density of housing to reflect the neighborhood housing range. The efforts to preserve the area's existing character would be taken into consideration and followed due to the density limiting the units per acer.

Goal 3: Preserve viability of area for potential future development.

Previous planning efforts have consistently prioritized this goal. The area's current land use and surroundings support larger lots that can be subdivided for single-family homes. The current general plan does designate this location for low-density development. Therefore, the existing goal should remain the guiding principle.

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

Yes. The parcel in question currently has a density of 2 units per acre. Rezoning this property to Residential Low (R-L) would bring it into alignment with the zoning designations of adjacent properties to the east as well as across 400 West to the southwest. A 250-foot buffer ensures that all surrounding properties maintain a density of 4 units per acre or less, adhering to the established development pattern. Within 300 feet of the property, 27 other parcels are zoned as R-L. This proposed rezoning reflects a deliberate approach to managing gradual density transitions, preserving the established character of the neighborhood, and ensuring that existing utilities/infrastructure can adequately support the anticipated growth.

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

This rezone would have a slight impact on adjacent properties. The applicant provided sketches from a developer on how they would use the natural landscape to act as a buffer between zones, see Exhibit B. It indicates that there will be trees planted along the property lines to act as a buffer for the slight differences in density for housing. This is a preferred buffering practice in the city, the density transition is aligned with the proper use for landscape buffering. The method of gradually increasing density is meant to preserve the nature of the neighborhood and allow for proper street design to meet the use and safety needed for the neighborhood. The development of low-density housing in a low-density area of town would align with road usage, the city would be aware of the slight increase of traffic due to the increase housing, but staff does not estimate a need to increase street width, alter the General Plans Street designations, or alter the pedestrian infrastructure due to this proposed rezone. If council members see this area as having too low of a housing density, the general plan update is in process, and they have an opportunity to address this density matter.

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

The rezoning of the property would not immediately require additional services. Any future development on the property would necessitate a separate application, during which the applicant would need to submit plans detailing utility connections for each individual unit. This process would include obtaining "will serve" letters from CenturyLink, Centerville Deuel Creek Irrigation Company, Dominion Energy, Rocky Mountain Power, South Davis Sewer District, UTOPIA Fiber, Weber Basin Water District, South Davis Fire, and any other services deemed necessary by the Public Works Director. The proposed density of the rezone would increase runoff due to the expanded impervious surface area, requiring the establishment of a stormwater management agreement. Regarding traffic impacts, the additional vehicles on 400 West would not significantly strain the road's capacity. As shown in exhibit E, the Utah Department of Transportation (UDOT), 400 West handles an average of 9,500 trips per day and is classified as a major collector road. This road, in theory, would meet the designation to

serve as a buffer between highly trafficked areas and lower-density residential neighborhoods.

After careful review and analysis, as represented previously, staff is in support of the proposed rezoning for the density increase to Residential Low (R-L). Such a change would be consistent with the existing land-use patterns and the surrounding community's character. The current General Plan does support rezoning to the maximum density of Residential Low (R-L), as it offers a more balanced transition and aligns better with the land-to-dwelling unit ratio as seen in exhibit D. A rezoning to Residential Low represents a 100% increase from the current Agriculture Low (A-L) zoning, which is a significant but reasonable adjustment. Staff believes this balanced approach may provide future opportunities for residential unit development while preserving the area's integrity and minimizing impacts on infrastructure and services. Properties abutting the east are zoned Residential Low (R-L) as well as 27 other properties in a 300 ft radius. Rezoning the property to Residential Low (R-L) would allow the property owner to double the number of housing units that would be permitted, based on the current density. This change also aligns with the goals and policies of the General Plan and would contribute to increased housing availability in Centerville.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to recommend to the City Council approval of this request, approval with modifications per the discussion, table the matter to a later date, or recommend denial of the proposed Zoning Map Amendment request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

1 - APPROVE

"I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel 03-001-0076, from Agriculture Low (A-L) to Residential Low (R-L) zoning, based on the following findings:

- 1. The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].*
- 2. The proposed Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).*
- 3. Therefore, the Planning Commission recommends that the City Council grant approval of this Zoning Map Amendment request.*
- 4. (additional findings discussed and agreed upon by the Planning Commission)"*

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel 03-001-0076, from Agriculture Low (A-L) to Residential Low (R-L) zoning, with the language amendment to the request (as provided by the Planning Commission) as follows, based on the following findings:_____”

#3 – DENY

“I hereby make a motion for the Planning Commission to recommend City Council DENIAL of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel 03-001-0076, from Agriculture Low (A-L) to Residential Low (R-L) zoning, based on the following findings:

- 1. The proposed Zoning Map Amendment does not meet the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].*
- 2. The proposed Zoning Map Amendment does not meet the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).*
- 3. Therefore, the Planning Commission recommends that the City Council deny approval of this Zoning Map Amendment request.”*
- 4. (additional findings discussed and agreed upon by the Planning Commission)”*

#4 - TABLE

“I hereby make a motion for the Planning Commission to TABLE the request of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel 03-001-0076, until such a time as _____.”

New

Application Review Status

Pre-Review	Reviewing	
<i>This matter is anticipated to be scheduled before the Planning Commission, with a public hearing for the request, on Jan. 22, 2025.</i>		12/31/2024
Final-Review	Not Reviewed	

Fees		Payments		
Application Fee	\$400.00	12/31/2024	Online	\$650.00
Professional Services Deposit	\$250.00	Total Paid		\$650.00
Subtotal	\$650.00			
Amount Paid	\$650.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Address of Subject Property
535 S 400 W

Existing Zoning District
AL

Proposed Zoning District
RL

Parcel ID of Subject Property
03-001-0076

Zoning Map Amendment Petition Narrative

 1 Centerville Zoning Map Amendment Petition Narrative (1).pdf

Zoning Map Amendment Petition Submittal Information

 1 Centerville Zoning Map Amendment Petition Narrative (1).pdf

Applicant's First Name

Betty

Applicant's Last Name

Garlock

Applicant's Email

realtorbettyjo@gmail.com

Phone

(801) 540-2376

Address

308 Windsor Ln

City

Centerville

State

UT

Zip Code

84014

Project Title

Garlock Rezone application (R-L)

Project Parcel Number

03-001-0076

Signature

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

Samuel Newell - 12/31/2024 6:11 pm

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF DAVIS

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}

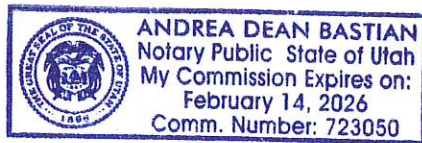
I (We), Betty Jo Garlock / Realtor Betty Jo, a professional corp, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

Betty Jo Garlock
(Property Owner)

[Signature]
(Property Owner)

Subscribed and sworn to me this 5 day of December, 2024.

[Signature]
(Notary Public)



Residing in Davis County Utah

My Commission Expires 02/14/26

AGENT AUTHORIZATION

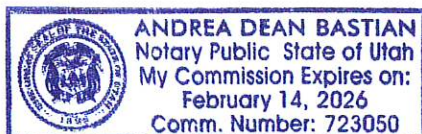
I (we), Realtor Betty Jo, a professional corporation, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Betty Jo Garlock to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Betty Jo Garlock
(Property Owner)

(Property Owner)

Dated this 5 day of December, 2024, personally appeared before me Betty Jo Garlock, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

[Signature]
(Notary Public)



Residing in Davis County, Utah

My Commission Expires 02/14/26

Centerville Zoning Map Amendment Petition Narrative
Betty Jo Garlock 801-540-2376 bettyjod88@gmail.com

We are proposing to change Lot # 03-001-0076 to Low Density Residential from Agricultural Low. The zoning change will positively affect neighbors through a classy single family home development that will increase the beauty and curb appeal of the neighborhood. Currently, the property is in disrepair, is an eye sore and negatively affects the neighbors enjoyment of their homes because of the unsightly appearance, curb appeal and property values are affected as well. The home and lot have been used for the last 20+ years for dead vehicle storage, with boats, four wheelers, cars and many other junk items. The proposed zoning change will allow a few nice but affordable homes to be built. Attractive landscaping will be used, mature trees will remain on the lot to achieve a low impact development and also to improve the neighbors' views and increase their property values. Architecture that follows the flow and design of Centerville will be used, but with a modern touch. Many neighbors have complained for years about the weeds, unsightly junk, and also rats and excessive animals and pests that this property has attracted.

We are proposing a zone change to build for sale homes, not rentals promoting only owner occupying residents that could potentially also qualify for the Davis county grant, which is only for first time home buyers. Many of the neighbors in this area, including the one to the north, have an ADU rental that is above their garage. There are several basement apartments and adu apartments that are rented out. 400 W has many other multi unit developments, but there are not enough in the area and many who would love to live in Centerville simply cannot afford to do so. We've lived in the neighborhood since 2011 and know that many of the neighbors have younger family members or children that would love to buy a home in this amazing community but cannot afford to do so as prices have skyrocketed. These homes will be a beautiful addition to the Williamsburg Estates neighborhood bringing more families to Centerville who want to raise their families here like many of us have. Our kids have walked to school for years and we have loved living in this community. We now have the opportunity to greatly improve a property that needs it, improve our neighborhood, remove unsightly eye sores, and provide more affordable homes for families to purchase for future generations of Centerville.

See the zoning map below with the lot highlighted. The surrounding lots are protected mostly by trees. To further protect our neighbors from unsightly construction and then to provide more privacy once construction is finished we will be planting trees along all borders of the property to achieve minimal impact and better privacy for all.

See the photos below for the current condition of the property we look to improve, as well as the mature trees that we will retain and plant more of to improve privacy.



East side of property showing mature trees that will be left there and provide privacy, this will be continued throughout each border of the property.



Lot # 03-001-0076

Address: 535 S 400 W

Lot Size: 1 Acre

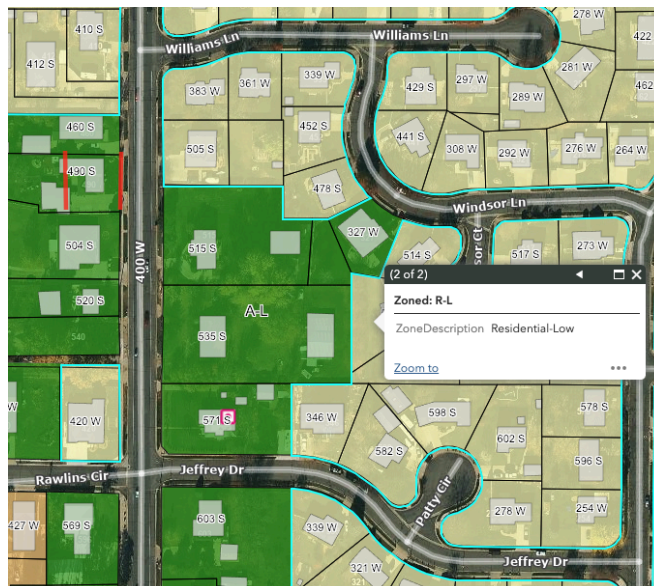
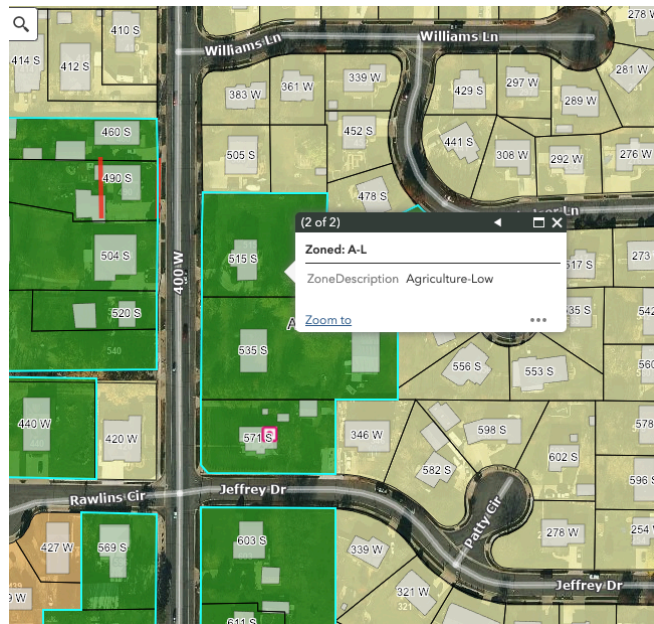
Legal Description:

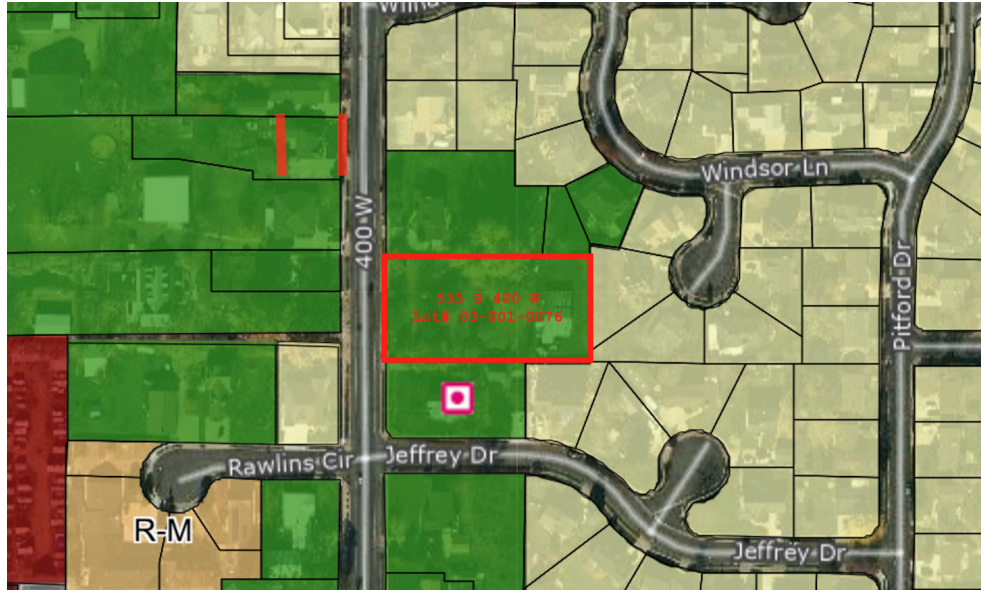
SEC:18 BEG AT SW COR GRANTORS' LAND & ON E LINE OF 400 WEST STR AT A PT 19.894 CHAINS S & 13.242 CHAINS W FR NW COR OF NE 1/4 OF SEC

Current Zoning - AL

Desired Zoning - RL - 4 Homes/Acre

Important Note: No neighbors or their driveways will be affected by these new homes, we have direct frontage onto 400 W.





Example Layout of Proposed homes For Sale - Not Rent

An architect will show a better example of ample green space/yards on the back sides of the homes and 2 car garages for each home with a driveway to provide ample parking for each. Each home will have a nice sized back yard.



PART 12-480

NEIGHBORHOOD PLANNING POLICIES**SECTION 12-480-1. GENERAL.**

For planning purposes, Centerville City has been divided into several individual neighborhoods (see map on page 54). These neighborhoods are distinguished by certain common characteristics, and have been reviewed to determine the best land use and community features to be preserved and enhanced. The following are the land use and development policies for Centerville's neighborhoods.

SECTION 12-480-2. NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE.¹

Neighborhood 1 is that portion of Centerville City that is located east of Main Street and south of Parrish Lane (400 North). The neighborhood is characterized by the original Centerville townsite, with its older homes and gridiron street pattern; by the newer homes built in subsequent years east and south of the original townsite; by the "traditional" downtown along Main Street; and by the shopping center at Pages Lane, which has experienced a decline in commercial synergy for the past few years. Much of the land in this neighborhood is built upon, and most of the remaining vacant land is in relatively smaller tracts or parcels with limited ability to be subdivided in the future.

Due to the region's continued population growth, multi-family development has become a trending form of newer residential housing development in the South Davis area. Historically, due to its spatial relationship to surrounding commercial corridors, the south area of Centerville has experienced a significant development of medium to high-density residential housing. Existing and future housing growth pressures will likely continue to target the Southeast Neighborhood through redevelopment of underutilized commercial areas or infill of underutilized parcels. The community's desire for traditional single-family neighborhood stability competes with the development of these market patterns related to multi-family development.

Therefore, it is the desire of the Southeast Neighborhood community to minimize housing density conflicts and maintain low density residential allowances. The market trend of higher density housing development ought to focus on other less concentrated or congested locations in other parts of the City and/or other appropriate areas in Davis County that have improved ability and capacity to accommodate higher density residential development without creating undue burden and concentration to a particular neighborhood.

1. Residential Policies

Southeast Centerville is characterized by the older homes found in the original Centerville townsite and its gridiron street pattern and small blocks, and by the newer homes built in subsequent years around the original townsite. Most of the remaining vacant land in this neighborhood is in relatively smaller tracts or parcels with limited opportunity for large new housing developments.

a. Old Townsite

The Old Townsite may be generally considered the area bounded by 100 North, 400 South, Main Street, and 400 East, excluding the area located within the South Main Street Corridor, as described in Section 12-480-7. The Old Townsite was originally developed with small stone homes on the large interior

¹ Amended by Ord. No. 2017-05, March 7, 2017

a. City Hall & Founders Park Small Master Plan^{3, 4}

In 1994, Centerville City developed and occupied a new City Hall complex just south of Founders Park on Main Street. This accomplished a goal of the General Plan that had suggested that the City offices should be relocated to Main Street. Since 1994, there has been significant growth and development on Main Street. The new City Hall complex, in conjunction with the new Post Office on the other side of Main Street, has acted to intensify public activity in this part of the community. In response to this increase in activity, in 2000 the City undertook preliminary studies to create a long-range land use plan for the City Hall and Founders Park property. These preliminary studies resulted in the recommendation that the City hire a consultant, James Glascock, to develop an overall plan for the area. After a series of successful workshops and public hearings at both the Planning Commission and City Council, a Master Plan for City Hall/Founders Park was prepared.

It is the City's intent that the City Hall/Founders Park Master Plan should be referred to as an advisory and guidance document for future planning and development of the City Hall and Founders Park property. Future land use and development of the City Hall/Founders Park area should generally follow the policies and guidelines of the City Hall/Founders Park Master Plan as developed by James Glascock and reviewed and approved by the City Council in 2001, or as amended. While the City Hall/Founders Park Master Plan, which envisions the future inclusion of land not owned by the City, does not have a specific time frame for the eventual completion of the entire plan, the City should make adequate precautions to make sure that needed land is acquired to assure the proper completion of the City Hall/Founders Park Master Plan.

SECTION 12-480-3. NEIGHBORHOOD 2, SOUTHWEST CENTERVILLE.⁵

Neighborhood 2 is that portion of Centerville City located south of Parrish Lane (400 North) from I-15 on the west to Main Street on the east. This neighborhood has probably the greatest diversity of land uses of all of Centerville's neighborhoods, ranging from rural residential to retail commercial and light industrial uses. Several large tracts of vacant land remain in this neighborhood.

1. Residential Policies

A wide range of housing styles exist in southwest Centerville. Rural residential homes on large lots are scattered throughout the area but are primarily in the vicinity of Porter Lane (400 South) and 400 West south of Porter Lane while more contemporary single-family subdivisions are found in the area south of Porter Lane and west of Main Street to 400 West. Condominiums, planned unit developments (PUD), a few duplexes and apartments such as Cedar Springs, Shaela Park, Country Cottages, Parrish Lane Townhomes and the Cook and Park Place Apartments are also located in this neighborhood.

a. Porter Lane

As one of the original roads in the area, Porter Lane has had farms, homes and residences on large lots for many years. Residents living along this street have

³ Amended by Ord. No. 2001-19, July 17, 2001

⁴ Amended by Ord. No. 2004-10, June 1, 2004

⁵ Amended by Ord. No. 2001-12, June 5, 2001

expressed a desire to maintain this residential style.

1. Residential development along Porter Lane from Main Street west to approximately 500 West between Porter Lane and the southern City boundary line should be low-density single family residential. The area from approximately 500 West to the commercial area on the Frontage Road between Porter Lane and the southern City boundary line may be appropriately developed in low or medium density residential. If developed as medium density residential, the use of Planned Unit Developments is desirable and preferred to adequately buffer such developments from both commercial and single-family developments in the area. Ample access from both 400 West and Porter Lane, preferably in the form of public streets, to the interior of this area should be required for residential developments. Care must be taken to 7 buffer homes in this area from other uses that may locate in the area. In addition, a low or medium density Planned Unit Development may be appropriate between the Marketplace project and the north side of Porter Lane from 400 West to the existing retail commercial zoning along Frontage Road. Zoning boundaries should, where practical and logical, follow existing lot lines to avoid potential land use classification conflicts.

b. Pitford Acres

The Pitford Acres Subdivision, located at approximately 600 South 400 West, has set much of the tone for development in this area. New single family subdivisions, such as the Williamsburg Estates subdivisions just to the north are being developed near Pitford Acres. Many older single-family homes are also located along Main Street and along 400 West south of Porter Lane.

1. The area south of Porter Lane from Main Street west to approximately 500 West should develop primarily in low density single-family homes, to achieve compatibility with existing development in the area.
2. As in many areas of Centerville, groundwater has proven to be a problem in this area as well. Future residential development in this area must include careful planning for the handling or avoiding of the groundwater problem.

c. Walton Lane Neighborhood

The Walton Lane Neighborhood, located between 150 South and 400 South from Main Street to approximately 200 West, is one that has developed with a variety of uses over the years, primarily single-family home and duplexes. Part of the reason for this development pattern has been the frequent uncontrolled subdivision of large interior lots and the lack of adequate road development.

- 1.⁶ The Walton Lane Neighborhood, being relatively isolated, should be primarily low-density residential development.
2. Existing substandard city streets should be brought as close into compliance with existing city street standards as possible. Requiring additional access rights-of-way and improvements shall be required as development occurs. Given the road widths of Walton Lane (280 South) and 160 West, a traffic study should be required before approval of any development in the area.

d. Main Street Transitional Fringe

The area from Parrish Lane to 200 South from Main Street to 200 West has been developed with high-density condominiums and apartments in recent years, although a few single-family homes remain on Main Street. Efforts should be undertaken to preserve historic residential structures on Main, including allowance of limited commercial use through conditional use permit as provided for in zoning ordinance or for the reasonable conversion of the sites to light commercial use. Few vacant properties remain in this area and they may be appropriately developed with medium to high-density uses that are compatible with surrounding developments. Special caution must be taken to provide for proper storm drainage in this area.

e. Parrish to Porter Village Center: Traditional Neighborhood Development (TND)⁷

This area consists of approximately 50 acres of mostly vacant land located between Parrish Lane on the north and Porter Lane (excluding homes that front on Porter Lane) on the south and located between approximately 200 West on the east to 400 West on the west. The northern approximately 30 acres of this area is currently zoned commercial and the southern approximately 20 acres of the area is currently zoned agricultural. Neither of these two zoning districts will allow the vision of the Village Center to be developed. Therefore, new zones may need to be adopted by the City.

Since the fall of 1999, significant discussion has occurred about the future development and use of this area. In 1999, the City received financial grants from the State of Utah and Envision Utah to prepare a master plan for approximately 50 acres in this area. This plan, which was prepared by Peter Calthorpe, was presented to the City. The City formed a special subcommittee of the Planning Commission to further study the recommendations contained in Calthorpe's proposed plan. The subcommittee specifically rejected Calthorpe's regulatory map and site plan, but accepted many of the concepts of mixed-use and design standards. The subcommittee encouraged the City to move forward

⁶ Amended by Ord. No. 2001-23, Oct. 16, 2001

⁷ Amended by Ord. No. 2003-18, June 3, 2003

with plans for a mixed-use, traditional neighborhood development (TND) or “village” for this area.

In 2001, a group of City officials, residents and property owners traveled to Northern California to inspect a variety of TND or urban village projects and were highly impressed that this type of land use pattern is desirable and should be sought after for this area.

Future development in the TND should generally follow the policies and guidelines of the Centerville Village Center Strategic Master Plan, adopted in June 2001 and prepared with public input. It should be noted that the Centerville Village Center Strategic Master Plan is an advisory document that complements other planning efforts and is not a literal representation of how this area will develop, but of how it could develop. Future development within the TND may be guided by the following:

1. The Conceptual Land Use map contained in the 2001 Centerville Village Center Strategic Development Master Plan should generally guide new development. Alternative Conceptual Land Use maps as adopted by the City may also be referred to for guiding new development in the Village Center area.⁸
2. Specific descriptions of proposed land uses should be consistent with the 2001 Centerville Village Center Strategic Development Master Plan.
3. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the northern section of this area should be developed as a “Retail host mixed-use district” primarily with a commercial influence. Commercial and residential development is allowed consistent with the Urban Design Standards.
4. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the central section of the area located between the Retail Town Square and the Civic Town Park should be developed as a “Residential host mixed-use district” primarily with a residential influence. This area should consist primarily of medium/high density residential uses with the opportunity for limited neighborhood retail uses.
5. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the southern section of the area located from the Civic Town Park to Porter Lane should be developed as a residential influence area. Residential density should range from low density on the south end to medium density on the north end in a transitional format. Civic uses, such as a library, park, recreation center, churches or senior citizen center should be located on or adjacent to the Civic Town Park.
6. The City should implement a planning review process for all development phases to assure compatibility with the planning goals and policies.
7. Likely, the Village Center will be developed over a long time frame. Therefore, development master plans should be required of each

⁸ Amended by Ord. No. 2003-29, August 19, 2003

property owner and the specific development plans should be consistent with those development master plans. Development master plans should further define land uses, infrastructure and provide detailed financial and suitability analyses relating to the development of the Village Center and report on the suitability of the City's infrastructure to support the proposed land uses.

2. Commercial Policies

Several distinct commercial areas exist in southwest Centerville. These are Main Street, Parrish Lane, and south Frontage Road areas. In addition, large tracts of vacant land exist in this neighborhood that offer excellent opportunities for development of large scale commercial projects with good vehicle access.

a. Main Street Commercial Area

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a focal point. The present structure of commercial development in this area, with its numerous individual properties, small frontages, short setbacks, and older buildings tend to make larger scale unified commercial development unlikely.

1. The Main Street commercial area should be allowed to remain as a convenience and specialty shopping area. To encourage any larger scale commercial development would be detrimental to the surrounding residential areas and to the future functionability of Main Street as an arterial road.
2. The Main Street commercial area is old and somewhat deteriorating. While a few new buildings have been erected here in recent years, significant commercial viability is not likely to occur without some type of restoration or revitalization effort. Centerville City should seriously consider the preparation of a revitalization plan for this area.
3. Future commercial development in this area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.
4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block west of Main Street.

b. Parrish Lane Commercial Area

Since the opening of the I-15 Interchange, Parrish Lane (400 North) has become a major gateway to Centerville City. Pressures for commercial development on Parrish Lane from Main Street west to I-15 have been strong, and significant development has occurred. This area is fast becoming the dominant commercial center of Centerville.

1. Parrish Lane has a wide right-of-way, and, as the major connecting road to I-15 Interchange, will serve as a significant arterial street. Commercial development along Parrish lane should be allowed only in such a way as to minimize traffic interference.

2. Elements of strip commercial development should be avoided in this area such as frequent curb cuts, lack of landscaping, large unattractive signs, buildings located close to the street, and generally unappealing streetscapes. A landscaped, bermed buffer strip fronting the street similar to that shown in Figure 1 (see page 6B) should be required. All signs should be tightly controlled and arranged to avoid clutter. While freestanding signs may be allowed in this area, monument signs are encouraged. 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. Monument signs should be encouraged in bermed landscaped areas. Development of a few commercial centers are preferable to subdividing the Parrish Lane frontage into numerous commercial pads, each with its own signs and curb cuts.⁹
3. The I-15 Interchange on Parrish Lane is a prime location for future freeway-oriented commercial development. However, the configuration of the interchange and the intersection with the Frontage Road makes this location a potential major traffic problem. Commercial development at this interchange should only be allowed if tightly controlled to minimize the impact on traffic flows on Parrish Lane and the Frontage Road.
4. As major gateway to the city, the appearance of the Parrish Lane commercial area should be an important consideration. City officials and commercial developers should create a "gateway" impression with a Centerville identity near the I-15 Interchange. Such features as landscaping, framing views of the city and the Wasatch Mountains, and city identification monuments should be considered in development of properties on Parrish Lane immediately east of the Frontage Road.
5. The large vacant area south of Parrish Lane and west of 200 West has been considered in the past for some type of regional commercial development. However, the development of the Centerville Marketplace project to the west of this site as well as the construction of the Centerville Corporate Park subdivision on the old City ball park/City Hall site have to a great extent fulfilled the City's needs in this regard. Therefore, the City prefers to consider development of a Village Center consistent with the recommendations of the 2001 Centerville Village Center Strategic Development Master Plan. The Plan envisions a village with mixed-use specialty or niche commercial uses compatible with residential development. Additional market opportunity should be available through this mixed-use planning approach, however, commercial opportunities are still available for the properties designated mixed-use consistent with the Urban Design Standards of the Plan.

c. South Frontage Road Commercial Area

A number of commercial and light industrial uses have located over the years in the area between Pages Lane and Porter Lane from the Frontage Road to approximately 500 West.

1. Future commercial development in this area shall be limited to retail commercial type uses that will present a more attractive gateway image of the City. Future commercial zoning in the area shall be limited to a

⁹Amended Oct. 6, 1998, Ord. 98-39

depth of approximately 500 feet east of the Frontage Road between Porter Lane and the southern City boundary line.

2. Existing light industrial and future retail commercial development in this area shall be appropriately buffered from existing and potential residential areas. Access to industrial and commercial facilities in this area should be allowed only from the Frontage Road, and, under very limited circumstances, from Porter Lane, to avoid impacting the residential areas on 400 West and Porter Lane with commercial traffic.
3. The Frontage Road serves as a vital north-south collector road in this area. Development should only be allowed in such a manner that will minimize impacts upon the Frontage Road, primarily by keeping the number of curb cuts as few as possible.
4. Future development in this area should be carefully considered for its appearance from I-15, as this is an important entrance to Centerville City.

3. Community Facilities

a. Parks ¹⁰

A park will be an important community facility in this neighborhood. Currently, no City neighborhood park exists in this area. Centerville City should pursue the acquisition and development of property for a new City neighborhood park in this area to serve the needs of present and future residents. The City should provide ample parks and green space for use by the entire community. The neighborhood park must be accessible to southwest quadrant residents consistent with the Centerville City Parks Master Plan. This neighborhood park may be independent of the Centerville Village Center and may be located outside of the Centerville Village Center.

SECTION 12-480-4. NEIGHBORHOOD 3, NORTHEAST CENTERVILLE.

Neighborhood 3 is that portion of Centerville located north of Parrish Lane (400 North) and east of Main Street. The neighborhood is composed primarily of many single family residential subdivisions.

1. Residential Policies

Northeast Centerville has probably the most homogeneous land uses of all of Centerville's neighborhoods, with primarily low density single-family residential development.

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

¹⁰ Amended by Ord. No. 2001-23, Oct. 16, 2001

Density Percent Change

Formula for Percent Change:

$$\text{Percent Change} = \left(\frac{\text{New Density} - \text{Current Density}}{\text{Current Density}} \right) \times 100$$

1. Residential Low (4 units/acre):

$$\left(\frac{4 - 2}{2} \right) \times 100 = 100\% \text{ increase}$$

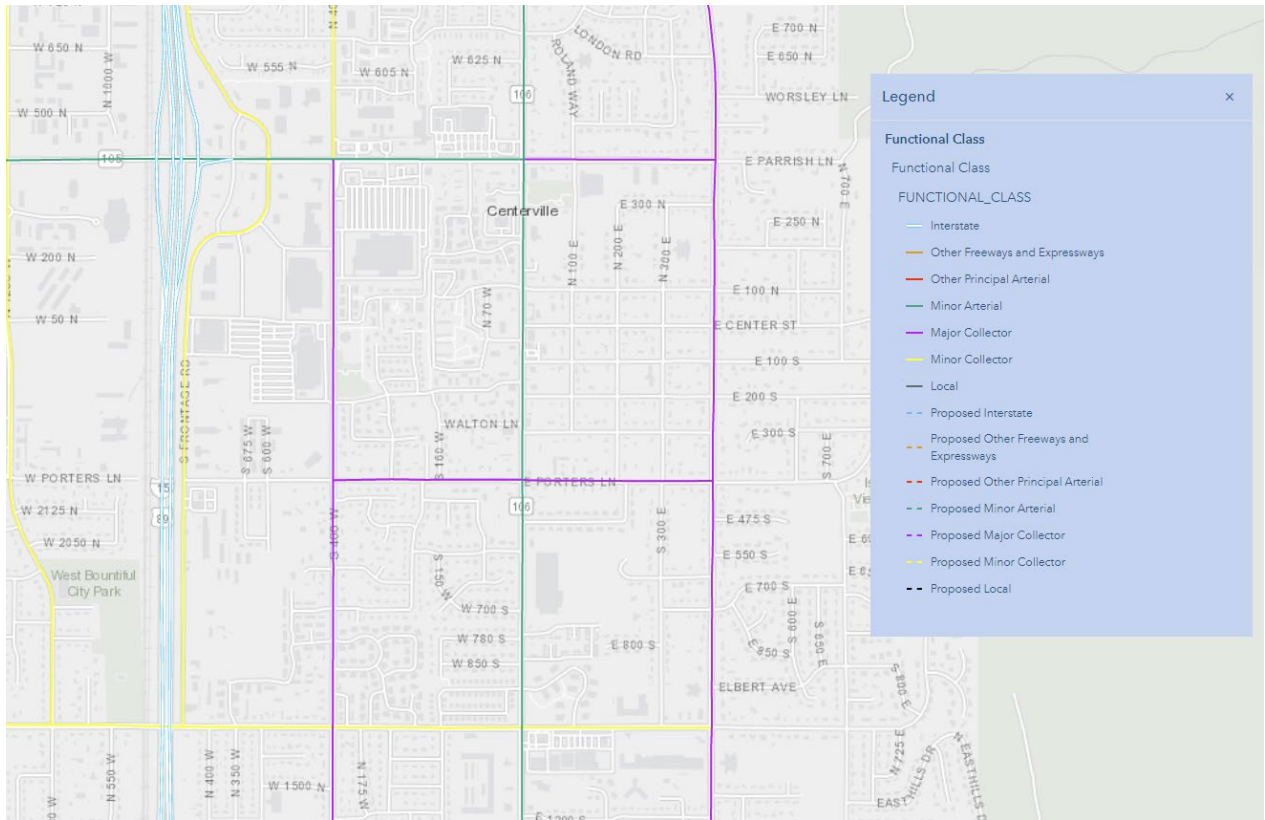
2. Residential Medium (6 units/acre):

$$\left(\frac{6 - 2}{2} \right) \times 100 = 200\% \text{ increase}$$

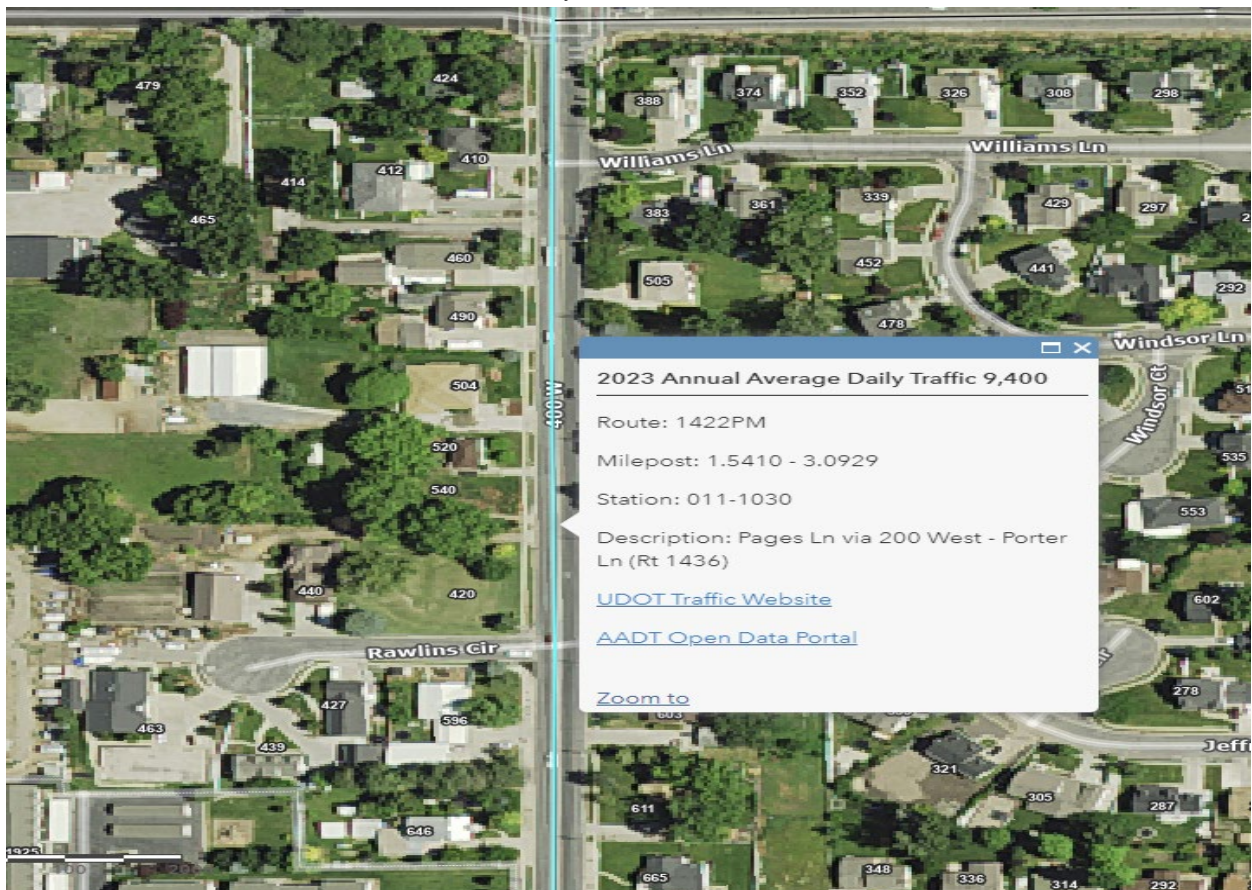
3. Residential High (8 units/acre):

$$\left(\frac{8 - 2}{2} \right) \times 100 = 300\% \text{ increase}$$

UDOT Function Class



Daily Traffic 2023



Notice of Public Hearing

Meeting Date:	WEDNESDAY, JANUARY 22, 2025
Time:	7:00 PM (or as soon thereafter as the matter may be heard)
Place:	250 North Main St, Centerville Watch Online at Youtube.com/centervillecityutah View agenda at centervilleutah.gov

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January 10th, 2025

Please see the following public hearing notices for January 22nd, 2025

CENTERVILLE CITY

ZONING MAP AMENDMENT - NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **January 22nd, 2025 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Centerville Zoning Map amendment on the property located at 535 S 400 W from Agriculture Low (A-L) to Residential Low (R-L)**. If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

AGRC
C/O MATT PETERS
1 STATE OFFICE BUILDING RM 5130
SALT LAKE CITY UT 84114

GOV BD. SOUTH DAVIS REC CENTER
550 NORTH 200 WEST
BOUNTIFUL UT 84010

BOUNTIFUL CITY
795 SOUTH MAIN STREET
BOUNTIFUL UT 84010-6326

GOV. OFFICE MNGMT & BUDGET
UTAH STATE CAPITOL STE 150
PO BOX 142210
SALT LAKE CITY UT 84114-2210

Email Notices to Century Link
representative: joseph.hayes@lumen.com

CENTERVILLE DEUEL CREEK
PO BOX 429
CENTERVILLE UT 84014

IAN BARKER
RMP ESTIMATOR (So Davis)
1569 WEST NORTH TEMPLE
SALT LAKE CITY UT 84116

Email Notices to South Davis Sewer District
Representative: Lanese Hendrickson
lhendrickson@sdsd.us

CENTURYLINK ENGINEER
431 26TH STREET FLR 2
OGDEN UT 84401-2418

SOUTH DAVIS METRO FIRE AGENCY
P O BOX 1547
BOUNTIFUL UT 84011

Email: Public Works, Water, Streets,
Drainage, and City Engineer.

COMCAST COMMUNICATIONS
751 ANTELOPE DRIVE
LAYTON UT 84041

SOUTH DAVIS SEWER DISTRICT
PO BOX 140111
SALT LAKE CITY UT 84114-0111

DAVIS COUNTY
PO BOX 618
FARMINGTON UT 84025

UTAH DEPT OF TRANSPORTATION
PO BOX 141240
SALT LAKE CITY UT 84114-1240

DAVIS COUNTY HEALTH DEPT
PO BOX 618
FARMINGTON UT 84025

UTOPIA FIBER
5858 SOUTH 900 EAST
MURRAY UT 84121

PLANNING DEPARTMENT
DAVIS SCHOOL DISTRICT
PO BOX 588
FARMINGTON UT 84025-0588

WASATCH FRONT REG. COUNCIL
41 NORTH RIO GRANDE STREET
SALT LAKE CITY UT 84101

DOMINION ENERGY
PO BOX 45360
SALT LAKE CITY UT 84145-0360

WEBER BASIN WATER DISTRICT
2837 EAST HIGHWAY 193
LAYTON UT 84040

FARMINGTON CITY
COMMUNITY DEVELOPMENT
160 S MAIN ST
FARMINGTON UT 84025

WEST BOUNTIFUL CITY
550 NORTH 800 WEST
WEST BOUNTIFUL UT 84087



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
1/22/2025

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
1/22/2025

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

December 11, 2024 Planning Commission Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 12-11-24 PC DRAFT

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, December 11, 2024
7:00 p.m.

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

MEMBERS PRESENT

LaRae Patterson, Vice Chair
Amanda Jorgensen
Matthew Larsen
Layne Jenkins

MEMBERS ABSENT

Shawn Hoth
Mason Kjar, Chair
Tyler Moss

STAFF PRESENT

Mike Eggett, Community Development Director
Sydney DeWees, Planner
Lisa Romney, City Attorney
Mike Carlson, Public Works Director
Bryce King, Administrative Services Director

VISITORS

Joanna Wheelton, Cottonwood Canyons Foundation
Betty Jo Garlock
Interested citizens

LEGISLATIVE THOUGHT/PRAYER Commissioner Larsen

PLEDGE OF ALLEGIANCE

FINAL SITE PLAN – OAKRIDGE WATER TANK – 1470 OAKRIDGE DRIVE – PUBLIC FACILITIES DEVELOPMENT – CENTERVILLE CITY PUBLIC WORKS – ADMINISTRATIVE DECISION

City Planner Sydney DeWees presented the final site plan for the Oakridge Water Tank project. She noted that the plan had not undergone any alterations since the conceptual site plan was approved on November 13, 2024. Ms. DeWees stated that the project was consistent with the goals, objectives, and policies of the general plan. She mentioned that the project would not change the low-density character of the area and would have minimal to no adverse effects on adjacent properties. All utility providers had verified they could serve the property.

Public Works Director Mike Carlson spoke in favor of the project, highlighting its benefits for the city's water system, including an extra half million gallons of storage for firefighting. He mentioned plans to re-landscape the area with native plants, collaborating with the Cottonwood Canyons Foundation.

Joanna Wheelton, Executive Director of the Cottonwood Canyons Foundation, explained that the native plants selected would not require external watering after the first year of establishment.

Commissioner Larsen **moved** to approve the Final Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, based on the following reasons for action (findings). Commissioner Jorgensen seconded the motion which passed by a unanimous vote (4-0).

Reasons for Action (Findings):

1. The Final Site Plan meets the goals and objectives of the General Plan.
2. The Final Site Plan meets the use, standards, and applicability in the CZC 12.33 Public Facility Zones and CZC 12.21.110(d).
3. Therefore, the Planning Commission hereby grants approval of the Final Site Plan request as submitted.

PUBLIC HEARING – ZONING MAP AMENDMENT – GARLOCK PROPERTY – 535 SOUTH 400 WEST – AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-HIGH (R-H) – BETTY JO GARLOCK – LEGISLATIVE DECISION

Ms. DeWees presented the zoning map amendment request for 535 South 400 West, proposing to change the zoning from Agricultural Low (A-L) to Residential High (R-H). She explained that the current A-L zoning allows a maximum density of 2 units per acre, while R-H zoning would allow up to 8 units per acre, with the possibility of up to 12 units per acre with a conditional use permit.

Ms. DeWees stated that staff was not in support of the proposed rezone, citing inconsistency with the existing land use patterns and surrounding community character. She noted that 72 people had voiced their opinion that this rezone would adversely affect them.

The applicant, Betty Jo Garlock, spoke in favor of the rezone. She argued that the property should be considered part of 400 West, a high-traffic mixed-use road, rather than part of Neighborhood 2. Ms. Garlock emphasized the need for affordable housing in the community and suggested that townhomes could provide this opportunity.

Vice Chair Patterson opened a public hearing for this item.

Dan Bills, Centerville resident, opposed the proposed rezoning due to its inconsistency with surrounding properties, which are primarily zoned as agricultural-low or residential-low density. He highlighted concerns about the high-density zoning's impact on the area and shared supporting maps via email to illustrate his position.

James Rohletter, Centerville resident, raised concerns about high-density zoning parameters, including setbacks and building heights, and suggested exploring options like tiny homes to address affordable housing. He also noted the potential loss of the existing property if redeveloped for higher-density use.

Julie Cahoon, Centerville resident, expressed concerns about the proposed high-density rezoning, citing potential issues with traffic, parking, emergency access, and green space. She questioned whether the city's infrastructure could support the development and emphasized the importance of ensuring zoning aligns with the area and considers the well-being of future residents.

Teresa Dupaix, Centerville resident, opposed high-density development, emphasizing the importance of preserving the city's historical character and ensuring new housing aligns with existing neighborhoods. She expressed concerns about large buildings disrupting privacy and mismatching the area's aesthetic.

1
2 Dave Livingston, Centerville resident, opposed the proposed high-density rezoning,
3 emphasizing its potential to destroy the agricultural character and charm of the area. He
4 highlighted the unique value of the property, with its wildlife and rural feel, and expressed doubts
5 about the suitability of high-density housing in the neighborhood.

6
7 Sheraya Fulton, Centerville resident, urged denial of the Garlic rezoning proposal, arguing
8 it contradicts Centerville's general plan and fails to honor the city's historical charm, community
9 character, and residents' wishes. She highlighted traffic, pedestrian safety, and privacy concerns,
10 noted unanimous opposition from neighboring property owners, and called for affordable housing
11 to be planned in more suitable locations while preserving the area's low-density and agricultural
12 roots.

13
14 Debbie Ostrander, Centerville resident, also opposed the high-density rezoning, warning
15 that rezoning one property could lead to further high-density developments nearby. She shared
16 concerns about privacy and property value loss, citing a similar case in Salt Lake City where high-
17 density construction disrupted neighbors' enjoyment of their backyards.

18
19 Jolene Jackson, Centerville resident, expressed concerns about the potential rezoning to
20 high-density residential, questioning whether such a change would limit the city's ability to reject
21 future development plans that comply with the new zoning. She emphasized the value of the
22 agricultural nature of the property and urged careful consideration of its future use.

23
24 Jessica Moore, Centerville resident, expressed gratitude for medium and high-density
25 housing, noting it made living in the city affordable for her. While she supported rezoning the
26 property from agricultural to residential, she opposed high-density zoning, advocating instead for
27 a medium-density designation to better align with the surrounding community.

28
29 Andrea Richmond, Centerville resident, opposed high-density rezoning, emphasizing the
30 area's established residential, agricultural, and historical character.

31
32 Daniel Pittman, Centerville resident, opposed high-density rezoning due to the area's
33 already heavy traffic. He emphasized the need to improve the road infrastructure before
34 considering higher-density housing, noting the current one-lane road cannot handle additional
35 traffic.

36
37 Rita Johnson, Centerville resident, emphasized the cohesive nature of her neighborhood,
38 where she safely walks, runs, and bikes. She noted that higher-density areas like duplexes near
39 Viewmont still align with the character of the surrounding residential low-density area.

40
41 Dean Williams, Centerville resident, raised concerns about the proposed rezoning and
42 shared his experience with the risks of fires in high-density areas, noting that it often leads to
43 multiple units being affected before fire services can contain the blaze.

44
45 Natalie Wood, Centerville resident, clarified that the rezoning would not affect busing, as
46 district boundaries are already established, though it may add more students.

47
48 Brian Richmond, Centerville resident, opposed the rezoning, expressing concerns about
49 investors and builders prioritizing profit over neighborhood quality and citing issues with poor
50 construction in other developments.

51
52 Robin Livingston, Centerville resident, raised concerns about the cost and safety of
53 removing three large trees on her property, which could affect her home and nearby townhomes,
54 as well as impact local wildlife.

1
2 Sam Newell, Lehi resident, and developer of the proposed property, explained his
3 intentions to improve the property in question. He described the current state of the property as
4 rundown, with issues like broken-down vehicles and infestations. Mr. Newell emphasized that the
5 goal is to build tasteful, affordable housing that will enhance the neighborhood and property
6 values. He assured that there would be no shoddy work or tall buildings, and that the trees would
7 not be cut down. He encouraged the city council to visit the property to understand the
8 improvements he plans to make.

9
10 Ted Olson, Centerville resident, supports improving the property but is concerned about
11 high-density development. He noted that the area has only one access point, which would worsen
12 traffic on 4th West, which is already congested. He believes low-density residential housing would
13 be a better compromise for the neighborhood.

14
15 Libby Dobb, Centerville resident, stated that high-density development isn't needed to
16 improve a property. She warned against promises about tree preservation and quality, noting the
17 rezoning is only about density. She also pointed out that high-density housing would increase
18 traffic with more daily trips per unit.

19
20 Heather Strawser, Centerville resident, opposed the high-density zoning change, citing
21 concerns about spot zoning and the lack of adequate buffering and infrastructure. She argued
22 that 12 units on one acre would negatively impact the quality of life for residents, stressing that
23 zoning should align with the city's general plan. Heather urged the planning commission to reject
24 the zoning change.

25
26 Geri Johnson, Centerville resident, expressed her love for the community and its small-
27 town feel. Geri expressed her feelings that the proposed rezone wasn't the right fit for the area
28 and urged the commission to reconsider, emphasizing the value of preserving the community's
29 character.

30
31 Arthur Colton, Centerville resident, expressed concern about a recurring pattern where
32 properties, when difficult to maintain, are purchased by investors who seek to rezone them for
33 high-density residential use. He suggested that this trend should be stopped.

34
35 Sherri Beus, Centerville resident, voiced concerns about the property's poor maintenance
36 after the previous renter left. She noted issues like unkempt weeds and trailers on the land. Sherri
37 expressed opposition to the idea of high-density buildings being built next to her home.

38
39 Dan Beus, Centerville resident, urged the commission to follow staff recommendations
40 and preserve the neighborhood's character, noting the seven adjacent properties and suggesting
41 the property's historical aspects be preserved.

42
43 Vice Chair Patterson closed the public hearing.

44
45 The commission discussed the request and noted that the proposed change from
46 Agricultural-Low to Residential-High was a significant jump and would constitute spot zoning. The
47 commission also considered the staff's recommendation against the rezone.

48
49 Commissioner Jenkins **moved** for the Planning Commission to recommend City Council
50 denial of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel
51 03-001-0076, from Agriculture Low (A-L) to Residential High (R-H) zoning, based on the following
52 findings. Commissioner Larsen seconded the motion which passed by a unanimous vote (4-0).

53
54 Reasons for Action (Findings):

- 1
- 2 1. The proposed Zoning Map Amendment does not meet the goals and objectives of the
- 3 General Plan concerning Neighborhood 4 [CMC 12-480-5].
- 4 2. The proposed Zoning Map Amendment does not meet the use, standards, and
- 5 applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code
- 6 12.21.080(e).
- 7 3. Therefore, the Planning Commission recommends that the City Council deny approval of
- 8 this Zoning Map Amendment request.
- 9

10 **CONSIDERATION OF THE 2025 ANNUAL PLANNING COMMISSION MEETING**

11 **SCHEDULE**

12

13 The Commission reviewed the Annual Meeting Schedule for 2025 and noted that it

14 followed the typical pattern of holding one meeting in November and December due to holidays.

15

16 Commissioner Jorgenson **moved** to approve the 2025 Annual Meeting Schedule. Vice

17 Chair Patterson seconded the motion which passed by a unanimous vote (4-0).

18

19 **PRESENTATION OF NEW CENTERVILLE CITY BRANDING**

20

21 Administrative Services Director Bryce King presented Centerville City's new branding,

22 including the logo and updated tagline, "Meet Us In The Middle". A new city seal, logo variations,

23 color schemes, fonts, and merchandise/vehicle branding examples were shown. The commission

24 approved the branding and discussed using social media and the city website to share updates

25 on the ongoing general plan.

26

27 **PLANNING COMMISSION HOLIDAY BUSINESS**

28

29 This item was removed from the agenda.

30

31 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

32

33 Community Development Director Mike Eggett reported that a General Plan open house

34 is scheduled for January 30th, 2025, from 6:00 to 8:00 PM. He also discussed the upcoming state

35 legislative session and potential topics affecting city planning, such as housing regulations,

36 parking standards, and ADUs (Accessory Dwelling Units), urging the commission to stay informed

37 about these issues.

38

39 **MINUTES REVIEW AND APPROVAL**

40

41 Minutes of the November 13, 2024 Planning Commission Meeting were reviewed.

42 Commissioner Patterson **moved** to approve the minutes as written. Commissioner Larsen

43 seconded the motion, which passed by unanimous vote (4-0).

44

45 **ADJOURNMENT**

46

47 At 9:56 p.m., Commissioner Larsen **moved** to adjourn the meeting. Commissioner

48 Jorgenson seconded the motion which passed by unanimous vote (4-0).

49

50

51

52

53 _____
Jennifer Robison, City Recorder

Date Approved