

CENTERVILLE PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON FEBRUARY 10, 2016 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This Agenda is also posted on the City's website: and at <http://centerville.novusagenda.com/agendapublic>.

Tentative - The times shown below are tentative and are subject to change during the meeting.

Time:

5:30 A. WORK SESSION

Special Joint Work Session with City Council on Land Use Training from Brent Bateman, the Utah Property Rights Ombudsman

7:00 PM B. WELCOME AND ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PRAYER OR THOUGHT

Vice-Chair, Logan Johnson

E. MINUTES REVIEW and ACCEPTANCE

Planning Commission Meeting January 27, 2016

F. COMMISSION BUSINESS

7:10 1. Continuation of Discussion on 2016/2017 Planning Commission Goals

7:55 2. Community Development Director's Report 021016

The next regularly scheduled meeting is February 24, 2016. Item scheduled for review:

347 North 400 East Small Subdivision Waiver/Lot Split & CUP

G. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
2/10/2016**

Item No.

Short Title: Planning Commission Meeting January 27, 2016

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 01-27-2016 PC Preliminary Draft Minutes

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, January 27, 2016

7:00 p.m.

A quorum being present at Centerville 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

Becky Wright

Cheylynn Hayman, arrived 7:10 p.m.

David Hirschi, Chair

Gina Hirst

Kevin Daly

Logan Johnson

Scott Kjar

STAFF PRESENT

Corvin Snyder, Community Development Director

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

VISITORS

Interested Citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Hirschi

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held December 9, 2015 were reviewed and amended. Commissioner Hirst made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Hayman and passed by unanimous vote (7-0).

COMMISSION BUSINESS – Election of Chair and Vice-Chair for 2016

Commissioner Johnson nominated Commissioner Hirschi and Commissioner Hirst nominated Commissioner Kjar as the Chair of the Planning Commission for 2016. The Commission casted ballots. Lisa Romney counted votes. The new Commission Chair for 2016 is Commissioner Hirschi with a ballot count (6-1).

Commissioner Kjar nominated Commissioner Johnson, Commissioner Johnson nominated Commissioner Hayman, and Commissioner Hirschi nominated Commissioner Hirst

PRELIMINARY DRAFT

Planning Commission Meeting
January 27, 2016

Page 2

1 as the Vice-Chair of the Planning Commission for 2016. The Commission casted ballots. Lisa
2 Romney, City Attorney counted votes. Commissioners Johnson and Hayman tied (3-3). The
3 Commission cast a second ballot. The new Commission Vice-Chair for 2016 is Commissioner
4 Johnson with a ballot count (4-3).

DISCUSSION – 2016/2017 Planning Commission Goals

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8 Cory Snyder, Community Development Director, reminded the Commission that each
9 year the Planning Commission develops a prioritized list of planning goals or issues for City
10 Council consideration. This prioritized list is completed and forwarded to the City Council by
11 March of every year. Beginning in the month of March, the City Council identifies the priorities
12 for the upcoming year and often hosts a work session with the Planning Commission to discuss
13 planning goals. Staff anticipates this will happen again sometime in the same month this year.
14 Thus, the Commission will need to use the month of February to finalize a recommendation to
15 the City Council.

16
17 Mr. Snyder reviewed a list of current projects, the status of priorities from last year, and
18 shared a synopsis of each. The Commission reviewed the list and individual Commissioners
19 discussed their priorities and hot topics they feel are important to review this year. Several issues
20 discussed included clarifying open space calculations, density standardization, Pages Lane re-
21 development, West Centerville plans, Infill development, appropriate locations for multi-family
22 development, Foothill Plan/Geologic Hazard ordinance, and various edits to Zoning and
23 Subdivision Ordinances. The Commission agreed this discussion should be continued through
24 the regularly scheduled February 2016 Planning Commissions meetings. An official priority list
25 will be created and forwarded to the City Council following these discussions.

TRAINING – Open and Public Meetings Training

26
27
28
29 Lisa Romney, City Attorney, used this time to train the Commission on the Open and
30 Public Meetings Act. She discussed that all Planning Commission meetings are open to the
31 public unless otherwise closed for reasons allowed by law and explained what that means. She
32 reviewed public noticing, written minutes and recordings, electronic meetings, and lawful
33 reasons and procedures for closed meetings. She reviewed appropriate practices before, during,
34 and following public meetings.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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38 1. Special Joint Work Session on February 10, 2016 with the City Council at 5:30 p.m.
39 for Land Use Training from Brent Bateman, the Utah Property Rights Ombudsman

PRELIMINARY DRAFT

Planning Commission Meeting
January 27, 2016

Page 3

- 1 2. The next regularly scheduled Planning Commission meeting will be Wednesday,
2 February 10, 2016 at 7:00p.m.
3 3. Upcoming Agenda Items:
4 • 347 North 400 East, Small Subdivision Waiver/Lot Split
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7 The meeting was adjourned at 8:54 p.m.
8
9

10 _____
11 David Hirschi, Chair
12
13

Date Approved

14 _____
15 Kathleen Streadbeck, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
2/10/2016**

Item No. 1

Short Title: Continuation of Discussion on 2016/2017 Planning Commission Goals

Initiated By: David P. Hirschi, Chair

Scheduled Time: 7:10

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 01-27-16 Staff Memo 2016/2017 Planning Goals
- ▢ Infill Brief

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

PLANNING STAFF MEMORANDUM

DATE: JANUNARY 27, 2016
TO: CENTERVILLE CITY PLANNING COMMISSION
FROM: CORY SNYDER, COMMUNITY DEVELOPMENT DIRECTOR
MEMO: 2016/17 COMMUNITY DEVELOPMENT WORK PROGRAM/GOALS DISCUSSION

BACKGROUND

As previously done each year, the Planning Commission develops a prioritized list of planning goals or issues for City Council consideration. This prioritized list is completed and forwarded to the City Council by March of every year. Beginning in the month of March, the City Council identifies the priorities for the upcoming year and often hosts a work session with the Planning Commission to discuss planning goals. Staff anticipates this will happen again sometime in the same month. Thus, the Commission will need to use the month of February to finalize a recommendation to the City Council.

From staff's perspective, the following below is a list of the current projects and the status of the priorities from last year. This list also includes other projects that have been identified by the Commission in the past, the categories previously parsed out relating to infill development, and various issues with no clear consensus. Also, I have attached with the agenda an "Infill Brief" that was developed a few years ago. Hopefully, the document provided will help some of the new Commissioners better understand the previously discussed matters relating to infill development.

Previous 2015/16 Priorities:

- a. *West Centerville Neighborhood Plan Update* – Due to the development activity and uses in and around the Megaplex Theater, the Council directed staff and the Planning Commission to prepare an update to the neighborhood plan and include consideration of a potential Frontrunner Station in the area to guide all future land use for the area.

Staff Comments: At the end of 2014, a revised West Centerville Plan was created and presented to the City. However, the proposed plan was ultimately rejected due in large part the tumult received from the citizens and Council Members of West Bountiful City. The City Council left open in their discussion the possibility of scaling down the original concept or moving in an entirely different direction. Shortly thereafter, and due to the concerns raised about a potential development on Main Street, planning efforts were redirected towards reconsidering the elements of the South Main Street Corridor Plan and the West Side Plan update was placed on the back burner.

- b. **Old Town Site & Historic Preservation** – The goal is to have the Landmarks Commission research and recommend an Ordinance to encourage preservation of historic buildings in the old town district area.

Staff Comments: The end result of this process in 2015 was the creation of the Centerville Deuel Creek Historic District. This historic district is a local recognized neighborhood area. In addition, a Zoning Overlay Ordinance was adopted that hopefully incentivizes the preservation of historic buildings, contributing buildings, and encourages new development to construct design elements that reflect the character of the Deuel Creek neighborhood.

- c. **Infill /Accessory Dwelling Units** – Council had directed Planning Commission to lead out on developing an Ordinance (*process began in 2014*).

Staff Comments: The City Council has received the Planning Commission's recommendation and held a public hearing on the matter and tabled action for the 2016 City Council. Due to having newly elected Council Members, the Council will be taking action at a later date to allow the new Council Members time to better understand the elements of the proposed Ordinance.

- d. **Re-development of Pages Lane (old Dick's Market Area)** – The zoning for the area should be assessed to identify opportunities to facilitate more immediate reuse.

Staff Comments: No actions have been undertaken to date. However, during the process to revise the South Main Street Corridor Plan, the City Council essentially eliminated the "mixed-use" allowances of the Pages Lane Area. The end result is the area has reverted solely to uses of the original underlying zone of C-H (Commercial-High).

- e. **Re-write of the City's Subdivision Ordinance (a staff recommendation)** – Recently, the state has made several significant amendments to such statutes and other changes are needed to bring the regulations up-to-date (e.g. public notice and hearings), as previously done with portions of the Zoning Ordinance.

Staff Comments: This goal is currently in progress and is a joint effort of the planning staff and City Attorney.

Other Identified Priorities:

1. **Comprehensive City Trails & Pathways Element** – Ensure that such facilities are developed and implemented in a City-wide coordinated manner.
2. **General Plan Update / Foothills Plan** – Geologic/Natural Hazards Element Update to comply with state statutes and implement a portion of the Foothills Management Plan.
3. **Zoning Ordinance Update** – Adopt a Geologic Hazards Map & Update Sensitive Lands Ordinance relating to the General Plan element.

4. Miscellaneous Projects – Revise the Parrish Gateway Design Area (fix some elements) & include re-addressing the use of decorative street lamp lighting.
5. Miscellaneous Projects – Infill development issues previously broken up into specified components (*see attached "Infill" Brief*):
 - a. Infill – **Old Town Historic Area** - Complete
 - b. Infill – **Accessory Dwelling Units** – In progress
 - c. Infill – **Small Lot Floating Zone** – Allow side lot line flexibility for developed lots with excess street frontage to allow development of additional home.
 - d. Infill – **Use of Group Dwellings (more than one dwelling per lot)** – Allow multiple homes on larger constrained parcels
 - e. Infill – **Use of Alternative Housing Types** – Develop multi-family development standards that require various types of housing to encourage affordable housing or provide a study and assessment of how the development project would provide opportunities to meet the needed housing needs of the community
 - f. Infill – **Inclusionary Zoning Programs** - Develop a program to require affordable housing either as part of a specific development approval allowance (e.g. PDO, PUD's, multi-family CUP densities, etc.) or an in-lieu contribution for such project type.

No Clear Consensus Priorities:

6. Zoning Ordinance Update – Revisiting "temporary use" allowances & standards (e.g. snow shacks, hot dog stands, etc.)
7. Zoning Ordinance Update – Revisit the allowed use of "electronic copy" for business signs

As you may have deduced, the above items could not possibly be completed within one year, however, it would help prioritize the focus and efforts for the planning staff in the next few years and facilitate the upcoming Work Session with the City Council.



HOUSING OPTIONS GUIDE

♦ HOUSING AND ZONING ♦

Mismatch Between Housing Needs and Zoning in Utah

While early zoning codes primarily dealt with the separation of industrial and residential uses, it was not long before different classes of residential types began to be separated from one another to address the concerns of density and traffic within a local jurisdiction. Thus today, individual localities usually focus more on the local development land use patterns rather than on the regional impact these patterns produce.

Because higher density development is generally seen as a negative, the preferred local choice is to allow and approve low-density development. As a result, those who cannot afford housing in a particular area are forced to seek for other low-density housing that is more affordable in a surrounding area often resulting in longer distances to their places of employment. These patterns greatly influence the traffic and congestion problems at a regional level.

Traditional neighborhoods usually contained a variety of housing types that included large single family lots, cottage homes, boarding houses, duplexes and small apartments. However, driven by the negative perceptions of some of these traditional housing types, over the years Utah communities have and are developing neighborhoods and communities that do not respond to the housing choices that could be made by the growing population of the State.

Estimated Growth for the Greater Wasatch Area

Envision Utah and QGET's research has estimated the housing stock for 2020, at current zoning patterns, will result in the following housing supply:

- 77% Single Family units
- 14% Apartment units
- 9% Townhomes/Duplexes

If a truly open market supply were made available, the housing supply would yield:

- 60% Single family units
- 26% Apartment units
- 14% Townhomes/Duplexes

2007 Estimated Housing Supply for Centerville City:

- 78% Single family units
- 06% Apartments
- 16% Townhomes/Duplexes

The Challenge Ahead

Over the next 20 years, the supply of housing types and overall housing preferences likely will continue to diverge as the demand for a range of housing choices increases and as zoning continues to constrain housing options to large-lot single family homes.

The challenge for Utah cities and counties is to ensure that their zoning regulations, taken as a whole, do not limit the availability of housing that is or will be needed, and even desired, by our residents.



HOUSING OPTIONS GUIDE

♦ ALTERNATIVE HOUSING TYPES ♦

Mixed Housing Above Retail

A major advantage of this type of housing is the human activity present during the night and on weekends, resulting in healthier commercial areas.

Courtyard Apartments

Before apartments projects became conglomerations of identical units, apartment houses were located near shopping districts. The best designs included courtyards near the entry, providing needed charm and open space, occupying about 1/4 of the lot area.



Colonial Court Apartments, Ogden, UT

“Big House” Apartments

With historical roots of providing room for aging or extended family members, many older large homes of the past have been successfully converted into apartments. Today, the “Big House” design was developed to accommodate multiple units that appear to be simply a large home that allow apartment style units, four to eight units, to be integrated into the neighborhood.

Live Work Units

Before the concept of zoning existed, people often conducted work from their homes, sometimes complete with separate entrances and with discreet signs. This traditional housing type is being “rediscovered” and carries the label “live/work units.”

Garden Courts

This housing type evolved in European cities of the 17th century and is the most successful housing type for high density. It has a garden focal point surrounded by urban housing. The garden however is the shared yard “green” space of the units. Modern zoning generally prohibits this type due to typical lot area and widths requirements that are maintained privately.



Florentine Towns, Centerville,, UT

Alley Fed Townhomes & Cottages

Early subdivisions often contained alleys, the preferred service areas for trash removal and service delivery. During the 20th century, alleys fell out of favor. There has been a recent trend to eliminate the garage focused home design in favor of the “front porch.” Alleys are one of the tools to return access and service uses to the rear yard area.



HOUSING OPTIONS GUIDE

♦ MODERATE INCOME HOUSING ♦

Moderate Income Housing (aka Affordable Housing)

Moderate Income Housing demand is defined as households which have incomes less than or equal to 80% of the median income of a given area. For Utah, the estimated moderate income level for 2005 was \$42,800. This equates to an approximate maximum total mortgage payment of \$1,070 monthly or \$12,840 annually.

Centerville City adopted a Moderate Income Housing Element in February of 2002. This plan addressed the issues required by the state law (10-9-307) and recommended strategies specific to Centerville City. Additionally, the City is required to submit a biennial report to the State addressing the efforts to encourage the development of moderate income housing.

Summary of Regulatory Changes Made by The City

- In December of 2003, the City overhauled and updated the City's Zoning Ordinance. One of the regulatory changes eliminated the typical minimum lot size requirement and adopted flexible regulations that are associated with maximum densities allotted to different zoning districts. Thus, the regulations now allow a variety of lot sizes that can be integrated into a single development project. This allows opportunities to develop a range of pricing levels within a particular development.
- The City's General Plan was modified again in June of 2004 that encouraged

higher densities in locations where needed consumer services and existing and proposed public transportation options were available (see Section 12-480, page 16). This would assist in providing varied housing options that would allow persons of moderate income to purchase or rent a home and be provided various transportation options for commuting to work or making consumer purchases.

- In June 2007, the City changed the minimum five-acre requirement for platting or subdividing multi-family development, which now allows any multi-family development to record a plat for home or unit ownership purposes. This action would allow another alternative for home ownership verses simply renting.

Regulatory Change Drawbacks

- There is an increasing realization that regulatory changes do not necessarily translate into the development of moderate income housing.
- To be more effective, cities are also adopting "inclusionary zoning" policies that require the development of moderate income housing. This principle will be further discussed in detail in this guide.



HOUSING OPTIONS GUIDE

♦ INCLUSIONARY ZONING ♦

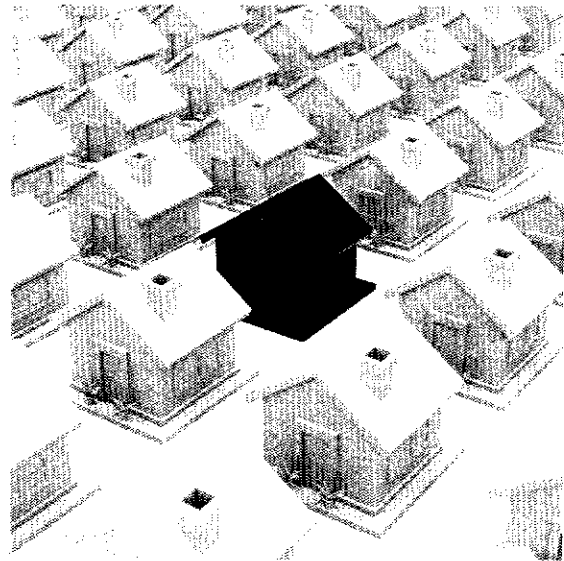
Inclusionary Zoning

Inclusionary zoning refers to regulations or ordinances that require a given share of new construction to be affordable to people with low to moderate incomes. The term is derived from land use or zoning practices which have an effect of excluding affordable housing from a municipality through general plan and zoning regulatory policies.

The practice of inclusionary zoning helps to provide a wider range of housing types or options than the market can provide on its own. Most inclusionary zoning is enacted on a local government level, but increasingly regional, state, and federal programs are being enacted to resolve affordable housing stock needs or shortages.

Typical Inclusionary Zoning Policies

- On-Site permanently affordable units that are required to be constructed within the project.
- Off-Site permanently affordable units that the developer may be allowed to provide offsite
- In-Lieu Contribution for developers to satisfy permanently affordable unit obligations by making contributions to an approved affordable housing fund
- Land Dedication for developers to satisfy permanently affordable unit obligations by dedication of land in-lieu of providing affordable housing



- Waiver of inclusionary zoning obligation for certain size-restricted developments, as deemed appropriate by the regulating authority.

Inclusionary Zoning Drawbacks

- Management intensive for local administrations to ensure compliance and continuance of approved permanent affordable units.
- Often criticized for shifting the burden of affordable housing provision to other groups (type of development tax).
- Accused of distilling the upwardly mobile poor from the remainder of persons living in lower income neighborhoods leading to further deterioration of central city neighborhoods.
- Accused of causing undue growth in locations that would not otherwise experience



IN-FILL TYPES GUIDE

♦ FLAG LOT DEVELOPMENT ♦

Flag Lots

The Subdivision Ordinance defines a flag lot as *"a lot that has been approved by the City with access provided to the bulk of the lot by means of a narrow corridor."*

However, the Zoning Ordinance regulates the lot area, width, and depth and currently requires a minimum lot width of 60 feet, which prohibits the use of a narrow corridor and essentially eliminates use of a typical flag lot design.

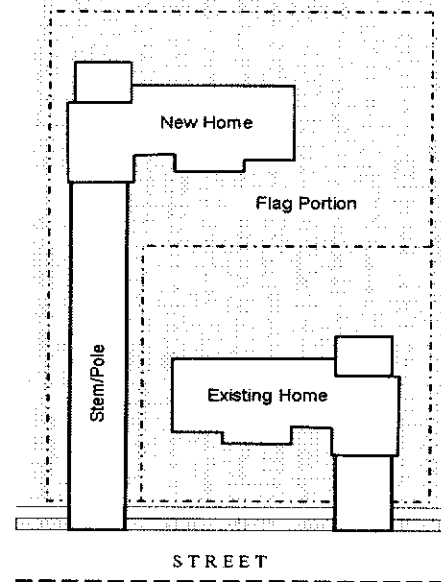
Purpose of Flag Lots

The intent or use of flag lot regulations is to create lots that reflect the overall image or character of a neighborhood (typically single-family areas) when the following conditions exist:

- The location of an existing house precludes a division of land due to minimum lot widths or setbacks, etc.
- An under-utilized or odd lot exists with no other means of public street frontage or access.
- Complies with the allowed densities of the applicable zoning district.
- All utilities and fire protection services can be adequately provided to the additional lot.

Typical Flag Lot Regulations

- Minimum stem or pole widths
- Building orientation standards
- Substitute setback standards
- Additional buffer & landscaping standards



- Fire protection, suppression, and access standards
- All other typical residential lot uses and activities such as, building heights, accessory uses, parking needs, pervious and impervious, etc.

Flag Lot Drawbacks

- Rear yard to Front yard conflicts.
- Stem or pole access maintenance.
- Visual connection to street for garbage, deliveries, police and emergency type services.
- The concentration of flag lots where property assemblages could result in traditional divisions of land.
- Compatibility of new homes among existing homes.
- Public intolerance for use of perceived open spaces.



IN-FILL TYPES GUIDE

♦ SMALL LOT—FLOATING ZONE ♦

Small Lot—Floating Overlay Zone

The purpose of a small lot-floating overlay zone is to allow for the building of houses (in-fill) on existing underutilized or underused properties.

A secondary purpose is to allow for an increased number of single-family units to be developed that are more affordable to a larger number of people and encourage the more efficient use of services that are already in place (streets, water, sewer, etc.).

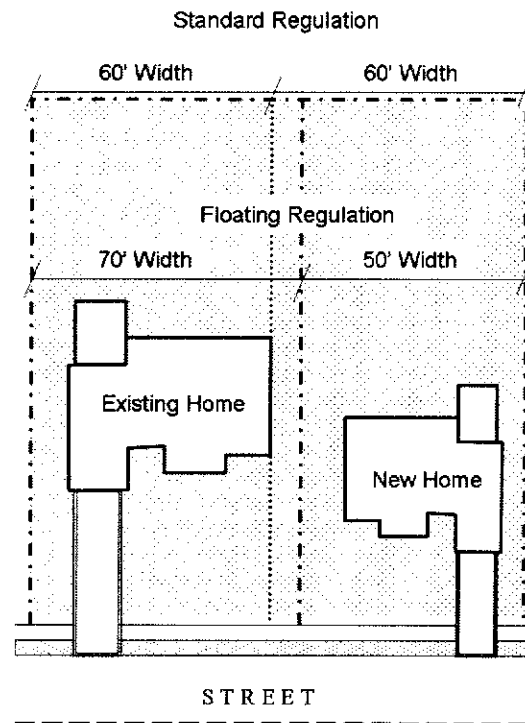
Conditions for Use of the Small Lot—Floating Overlay Zone

The intent or use of small lot—floating overlay zone is to create additional lots, without drastically impacting character of a neighborhood (typically single-family areas), when the following conditions exist:

- The location of an existing house precludes a division of land due to minimum lot widths or setbacks, etc.
- An under-utilized or odd lot exists with no other means of public street frontage or access.
- Allowance is believed compatible with the allowed densities of the applicable zoning district.
- All utilities and fire protection services can be adequately provided to the addi-

Typical Small Lot—Floating Zone Regulations

- Procedural and permitted parameters
- Reduced minimum lot size, widths and depths



- Minimum driveway distance separations
- Minimum front yard area requirements
- When deemed necessary, design, orientation, and house size limitations.

Small Lot—Floating Zone Drawbacks

- Establishing acceptable criteria for allowing smaller lots
- Establishing acceptable density or lot sizes.
- Compatibility of new homes among existing homes.
- Public intolerance for use of perceived open spaces.



IN-FILL TYPES GUIDE

♦ DEMOLISH & REBUILD ♦

Demolish & Rebuild

All neighborhoods experience cycles or transitions that often change their originally built character. The cycle begins with new construction for a growing population. As the area approaches a mid-age status, household numbers begin to decrease, yet the neighborhood usually remains stable. As the neighborhood begins to gentrify, the housing stock becomes attractive to those within moderate incomes levels with a limited financial ability to maintain the property or it becomes economically feasible to extensively remodel or even demolish and rebuild a second generation home by those who have financial means to do so.

Aside from historic preservation efforts, neighborhood gentrification leads to a change in the original character of the housing stock, which often leads to concerns or perceptions of the quality and stability of the local area.

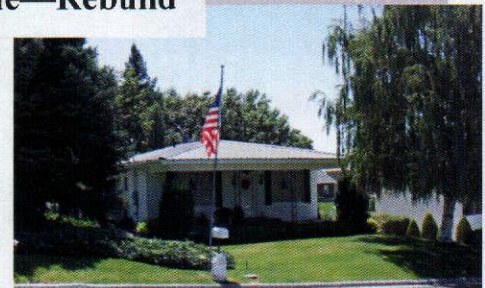
Conditions for Demolition & Rebuild

The general use of demolition and rebuild usually occurs when the following conditions exist:

- The neighborhood remains desirable but there is a less desirable design in older available housing stock.
- The new housing stock is expensive and/or new lot costs are high.
- The cost of purchasing an existing home to demolish and rebuild is equal or lower than building a new home elsewhere.
- The existing lot can accommodate a larger home and with adequate utility services.



New Home—Rebuild



Existing Home—Next Door

Typical Demolish & Rebuild Regulations

- Historic Preservation regulations, if applicable.
- Compatible relationship regulations (e.g. height, setbacks, area coverage, etc.)
- Compatible design regulations (e.g. elevation styles, materials, accessory elements such as porch and garages, etc.)

Demolition & Rebuild Drawbacks

- New build design relationships with older housing styles
- Increase of property values impacting those with limited incomes
- Loss of historic housing stock or the local historic identity or development pattern



IN-FILL TYPES GUIDE

♦ ACCESSORY DWELLING UNIT ♦

Accessory Dwelling Unit (ADU)

An Accessory Dwelling Unit (ADU) is an additional, self-contained housing unit that is secondary to the main residence. ADU's are sometimes referred to as "mother-in-law" apartments or "granny flats," since their origins were to provide space for extended family members.

ADU's can take many forms such as attachments or additions to the main home, use of basement areas, or a second-story over an detached garage.

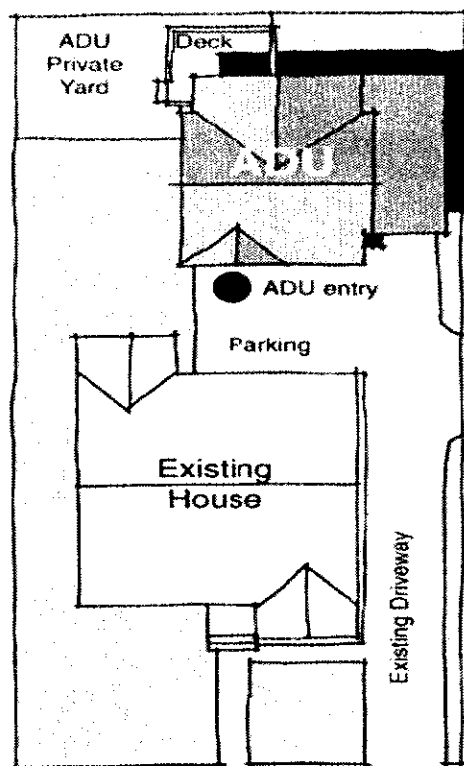
Purpose of ADU's

The intent or use of ADU's is often to provide places for the elderly to be taken care of by family members, places for newly married or return of adult children, or even perhaps to supplement a mortgage payment. ADU's are typically used in single-family areas when the following conditions exist:

- Excess space within the primary dwelling or above a garage exists that can be conveniently converted into living quarters.
- An under-utilized or odd lot exists and further division of land is not feasible or is prohibited
- The housing stock is located near a college or educational institution.
- A shortage and/or demand for affordable housing exists in a particular area.

Typical ADU Regulations

- Ownership and occupancy restrictions
- Maximum dwelling sizes
- Setback modifications



- Maximum lot area coverage
- Parking space and location requirements
- Building orientation standards
- Building exterior standards

ADU Drawbacks

- Establishing acceptable densities
- ADU building compatibility and aesthetics
- Excessive parking of vehicles
- Introduction of excessive rental properties within a stable neighborhood.
- ADU construction costs & fees for owners
- Zoning Enforcement problems



Potential Infill or Land Capacity Estimate

♦ POTENTIAL INFILL ANALYSIS ♦

Future Growth Density or Baseline

According to the various Neighborhood Plans, the single family dwelling is the primary means to accommodate any future growth. Provided that this policy remains intact for the future, it was assumed that most infill development would likely occur within either the Agricultural-Low (A-L) or the Residential-Low (R-L) designations. Also it was assumed that the areas zoned A-L could be eventually rezoned to R-L.

Note; the allowed density for the A-L zone is two (2) dwelling units per acre and the R-L Zone is four (4) dwellings units per acre.

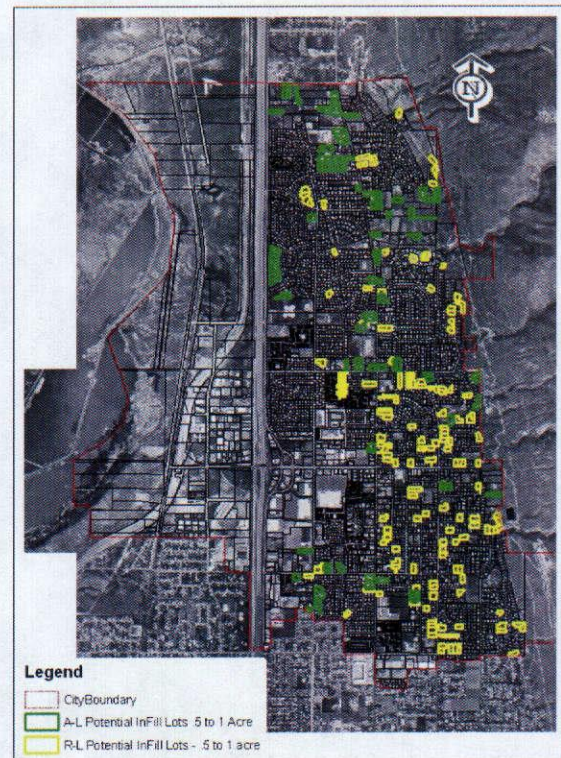
Baseline Data Query Assumptions

Using the City's GIS parcel data, the assessment was built using two queries, one for the A-L Zone and the other for the R-L Zone. Both queries were performed with a minimum of 1/2 acre and maxed at one (1) acre in each zoning district.

Baseline Data Query Results

The query results indicated that that the first scenario contained 104 parcels or 78 acres (shown in green) and the second scenario contained 158 parcels or 102 acres (shown in yellow).

Then broadly assuming that each property was developed with one (1) existing dwelling, the potential future density or land capacity was estimated. The resulting potential opportunities for infill and future growth are shown in the adjacent table.



Query 1 (A-L) <u>.5 to 1 Acre</u>	Query 2 (R-L) <u>.5 to 1 Acre</u>
104 Parcels (78 acres)	158 Parcels (102 acres)
78 units (A-L) 234 units (R-L Rezone)	306 units

Total Potential Infill Units (Query 1 & 2)
384 to 540 Infill Dwellings

Note: The full size map is being provided and follows this section.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
2/10/2016**

Item No. 2.

Short Title: Community Development Director's Report 021016

Initiated By: Corvin M. Snyder

Scheduled Time: 7:55

SUBJECT

The next regularly scheduled meeting is February 24, 2016. Item scheduled for review:
347 North 400 East Small Subdivision Waiver/Lot Split & CUP

RECOMMENDATION

BACKGROUND