

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 6:00 P.M. ON WEDNESDAY, MARCH 11, 2015, 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 City Council 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 801-295-3477, 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: www.centervilleut.net and on NovusAgenda at the following link: <http://centerville.novusagenda.com/agendapublic>

Tentative Time: (The times shown below are tentative and are subject to change during the meeting)

6:00 PM WORK SESSION ON COMPLETE STREETS AND PLANNING PRIORITIES FOR 2015

- 7:00 A. WELCOME AND ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. PRAYER OR THOUGHT – Commissioner, William Ince**
- D. MINUTES REVIEW AND ACCEPTANCE – February 25, 2015**
- E. COMMISSION BUSINESS**

- 7:10 1. PUBLIC HEARING | COLONIAL BUILDING SUPPLY | 500 NORTH 400 WEST**
[Applicant has requested item to be postponed to the next Planning Commission Mtg]
Consider a proposed conditional use permit for Colonial Building Supply to store and sell liquid propane gas for property located at 500 North 400 West. Corey Christensen, Blue Star Gas, Applicant
- 7:25 2. PUBLIC HEARING | CODE TEXT AMENDMENT | CHAPTER 12-48-SOUTH MAIN STREET CORRIDOR**
Consider proposed zoning code text amendments for various sections of Chapter 12-48-South Main Street Corridor Zone; which include building heights and floor heights within the Traditional Main Street District, and allowance for stand-alone residential projects. Taylor Spendlove, Brighton Centerville LLC, Applicant
- 7:45 3. THE PASTURE BUSINESS PARK | 1275 NORTH 1300 WEST**
Consider a proposed final site plan amending the site plan approval for "The Pasture Business/Industrial Park;" which consists of changes to the phasing layout and driveway location on property located at approximately 1275 North 1300 West, in the SCP Zone. Troy Salmon, Salmon HVAC, Applicant

- 8:05 4. **PARK HILLS PHASE 3 SUBDIVISION | 2130 NORTH ROCK MANOR DRIVE**
Consider a proposed final subdivision plan for Park Hills Phase 3 Subdivision; which consists of 2 building lots, to be located at approximately 2130 North Rock Manor Drive. Daren & Kara Burnett, Rock Manor Trust, Applicants
- 8:25 5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
a. Upcoming Meetings
- *Work Session with City Council, March 17, 2015, 5:00 PM, Planning Priorities*
 - *PC Meeting March 25, 2015: Continuation of Accessory Dwelling Units (ADUs); which includes code text amendments and addition of a new section in the Code,*
- 8:30 F. **ADJOURNMENT**

Posted March 6, 2015 by Community Development



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Time:

6:00 **A. WORK SESSION**

Complete Streets and Planning Priorities for 2015

7:00 PM **B. WELCOME AND ROLL CALL**

C. PLEDGE OF ALLEGIANCE

D. PRAYER OR THOUGHT

Commissioner, William Ince

E. MINUTES REVIEW and ACCEPTANCE

Planning Commission Meeting February 25, 2015

F. COMMISSION BUSINESS

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Consider a proposed final site plan amending the site plan approval for "The Pasture Business/Industrial Park;" which consists of changes to the phasing layout and driveway location on property located at approximately 1275 North 1300 West, in the SCP Zone

8:05

4. Park Hills Phase 3 Subdivision, 2130 North Rock Manor Drive

Consider a proposed final subdivision plan for Park Hills Phase 3 Subdivision; which consists of 2 building lots for property located at approximately 2130 North Rock Manor Drive

8:25

5. Community Development Directors Report 031115

Upcoming Meetings for Commissioners:

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- PC Meeting, March 25, 2015, 7:00 PM, Continuation of Accessory Dwelling Units (ADUs); which includes code text amendments and the addition of a new chapter in the Code

G. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/11/2015**

Item No.

Short Title: Complete Streets and Planning Priorities for 2015

Initiated By: City Council

Scheduled Time: 6:00

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ Complete Streets Draft Policy
- ☐ What are Complete Streets?
- ☐ CC Staff Report 03-13-2013 Planning Commission Review of Work Program - Priorities
- ☐ Work Program 2012

Centerville City Council Discussion

Complete Streets Policy

(Draft Completed Nov. 25, 2014 by Complete Streets Working Group)

Intent

Streets are one of Centerville's largest shared assets. The majority of street funding in Centerville comes from general revenue to which all contribute, and from which all should benefit regardless of their age, ability or transportation choices. Streets also make up about 30 percent of Centerville's land area and the vast majority of our public spaces for the use of our residents and visitors. Centerville intends to leverage these assets to better achieve our Community Vision.

Community Vision

Centerville envisions a community with inviting streets that enhance the livability and prosperity of our neighborhoods and commercial districts. Streets that empower people of all ages and abilities to greater social and economic involvement; to healthier active living; to reduce household transportation costs and to doing something on a personal level to improve air quality. The Community Vision includes a street network that is accommodating to users of all ages and abilities, including pedestrians, people using mobility aids, bicyclists, transit users, motorists, and freight drivers.

Centerville expects that the consistent application of this Complete Streets Policy over time will result in a more economically viable, beautiful, safe, and accessible Centerville. For example:

- More economically viable through increased land values and budgetary savings in utility/street project coordination.
- More beautiful through more attention to street design and amenities.
- Safer, as streets are designed and maintained to encourage proper speeds; maintain proper corner site distances; protect all street users, especially at crossings and on routes to schools; and improve disaster response and resiliency in the face of wind storms that frequent the area.
- Finally, a more accessible Centerville as better pedestrian, bike, and ADA accessible connections are made to our schools, transit lines, commercial destinations, and to our numerous parks, trails, and wild lands.

Beyond these benefits, the largest and most immediate benefit may just be better coordination and communications in street investments and the ability to safely enjoy our communities while walking, jogging, or riding our bikes.

Policy Scope

The City of Centerville recognizes that all transportation projects- new, maintenance, or reconstruction- are potential opportunities to forward the Community's Vision. The City will, to the maximum practical extent, design, construct, maintain, and operate all streets to forward the Community's Vision. Streets for the purposes of this policy include the entire width of the public rights of way and extend from tree height to underground utilities. The Policy applies to streets regardless of funding source - private or public - and directs City Staff to work with the owners of street assets such as UDOT and utility companies to forward the Community's Vision. This Policy, however, does not mandate that accommodations be constructed for all users on every road. This Policy only requires methodical consideration of accommodation of the Community Vision.

Complete Streets Planning

The facilities and infrastructure that contribute to Complete Streets are generally long term investments. As such these elements will remain in place for many years, which affects quality of life both visually and functionally. Therefore, their design, construction, maintenance, and operations need to reflect the best currently available standards and guidelines. This policy directs decision-makers to consistently plan, design, and construct streets to accommodate Centerville's Vision and to modify the City's existing procedures and governing documents and potentially adopt new procedures and governing documents as appropriate to support such Vision. These efforts are to include, but not necessarily limited to, the following:

Street Typology Cataloguing – We believe that Street Typologies would be a useful tool in administering a Complete Streets policy in Centerville. Street Typologies expand the notion of street types beyond what they can do for the automobile to what they are to all users and for the surrounding neighborhoods. Once these typologies are developed, they will be applied to all new planning documents and design standards.

Centerville is unique in its geographic size and extent. As a consequence the various arterial and collector streets often perform multiple functions as they transect various neighborhoods and/or land use areas. Thus, a street typology needs to be developed to better understand the needs and purposes of each particular street segment. Such typology must focus on the needs of any particular street segment as well as corridor. Any subsequent construction or reconstruction not only needs to reflect the needs of the segment, but also the appropriate transitions from one segment type to another.

Master or Strategic Planning – All new or updates to master planning documents that affect or influence the efforts to develop Completes Streets must include an element in the process to consider how such concepts ought to be implemented. Such plans may include the City General and Neighborhood Area Plans, the Trail & Pathway Plan, Master Street Plan, maintenance plans, or Storm Water Master Plan.

Capital Improvement Programing - All capital improvement investment planning must also consider how the Community Vision can be included in the phasing and construction of such elements.

83 However, such programing needs to be prioritized and coordinated to ensure that investments for
84 complete streets are implemented in an efficient and effective manner. Piece meal implementation
85 without a comprehensive view can lead to waste and reduce any benefits from accomplishing a
86 Complete Streets program.

87 Street Design Standards, Maintenance, and Operations Implementation –City street design
88 standards and specifications will be updated to align with designated street typologies. Street
89 maintenance activities will also be aligned so as to be supportive of the policy.

90 **Complete Streets Funding**

91 This policy recognizes that any implementation of the Community Vision may have significant cost
92 implications. On one hand, the design, construction, and maintenance of street elements that would
93 not have otherwise been built would be an added cost. On the other hand, this Policy facilitates project
94 savings through joint development and economies of scale. The decisions of implementation need to be
95 prioritized and funds may or may not be available. Nonetheless, a concerted effort needs to be made
96 during various processes to determine if any opportunity exists to implement any concepts. These
97 processes may include the following:

98 City Zoning and Development Approval Process – Any plan, text or map amendment should consider
99 and implement where feasible the desired Community Vision. Furthermore, any development plan
100 required to design, construct, or install such elements (e.g. street trees, street lamps, pedestrian
101 paths, etc.) should reflect the design or typology in which it is located.

102 City General and Capital Improvement Funds – Each fiscal year, during the annual budget process,
103 the City Council should determine what funding will be directed towards implementation of the
104 Community Vision. The City Manager and Council should receive recommendations from City Staff
105 identifying what opportunities or types of Complete Street projects can be accomplished.
106 Additionally, any capital improvement plan needs to identify such opportunities. Funding then
107 should be appropriated in amounts that are deemed available.

108 City's RDA Programs – As RDA project areas are created, the planning and budgetary documents
109 must address the opportunities and needs for implementation of the Complete Streets concepts.
110 Additionally, when funds are requested within existing RDA project areas the development of
111 Complete Street elements should be considered in decision making processes.

112 Other County, State, and Federal Funds and Grants – Many funding opportunities are eligible for use
113 on Complete Streets betterments and some are targeted specifically at Complete Streets. Existing
114 projects can include Complete Streets betterments when planned ahead of time and supported by
115 City Policy and supporting documents. UDOT, UTA, and Wasatch Front Regional Council are funding
116 agencies with Complete Streets type policies and WFRC provides bonuses in scoring projects with
117 Complete Streets elements or policies. City staff should pursue these funds.

118 **Complete Streets – Creation of a Committee and Point Person**

119 A Complete Streets Committee is to be created consisting of the existing Development Review Team and
120 chaired by the City Manager or his designee. Other staff should be included on a case by case basis, as
121 deemed appropriate. This Committee will be responsible for recommending, reviewing and
122 coordinating the desires and concepts relating to Complete Streets. Additionally, a City point person will
123 be assigned by the City Manager to be the point of contact for UDOT, UTA, and other outside agencies.

124 Bi-annually, the Complete Streets Committee will report in writing and in a regular session of the City
125 Council on their activities. The report shall include street policies, procedures, and investments made in
126 respect to the streets and how Complete Streets elements were incorporated and why they were not
127 incorporated.

128 **Complete Streets Exemptions Evaluation Criteria**

129 Exemptions regarding the implementation or construction shall be reviewed by the Complete Streets
130 Committee and their recommendation may be accepted or rejected by any approving authority. Such
131 exemptions should be documented with supporting data that indicates the basis for the exemption.
132 Exemptions may include, but not be limited to the following:

- 133 • Overall cost being prohibitive
- 134 • Short, low-volume, low-speed streets unless part of safe routes to School, traffic calming, or
135 planned multi-modal network connectivity
- 136 • Existing developments where such concepts cannot be accommodated
- 137 • Streets with limited right-of-way or acquisition of is deemed prohibitive or unnecessary
- 138 • Any physical or public concern that outweighs the need to implement such concepts
- 139 • Historical context

What are Complete Streets?



Complete Streets are streets for everyone, no matter who they are or how they travel.

Why Complete Streets?

Streets are a valuable public asset to be shared by everyone regardless of their method of travel. About seventy-five percent (75%) of the costs of streets in Utah are paid for by everyone through general funds rather than gas taxes.



A goal of complete streets is that streets should be safe for all permitted users and convenient for likely users when possible.

Why complete streets?

Streets are a huge public asset in that they comprise about 30 percent of our urban spaces and the vast majority of our public spaces. Streets can bring us together but they can also become community barriers.



Streets can benefit communities

Improve safety

Better health

Stronger economies

Reduce costs

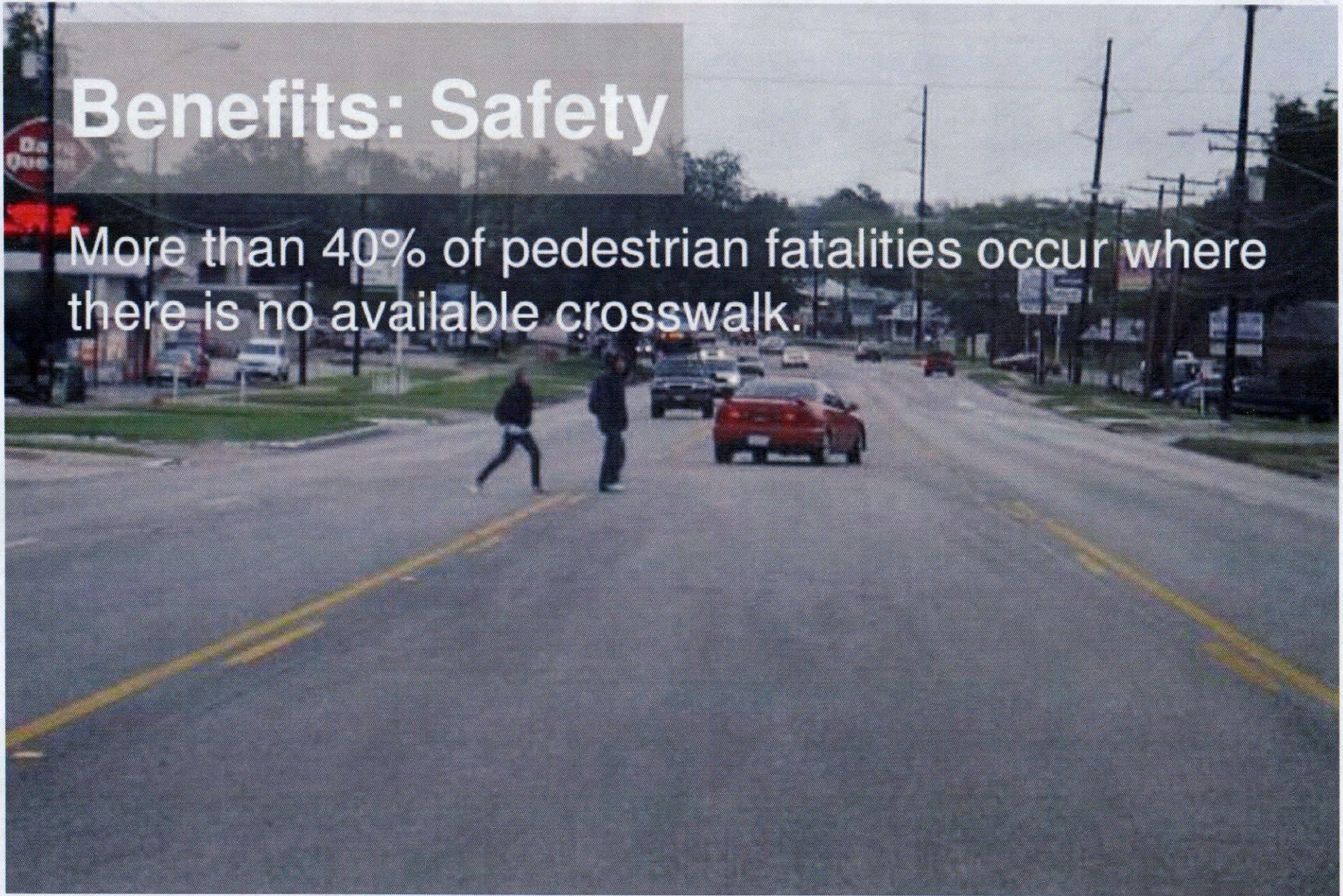
Provide choices

Smarter growth



Benefits: Safety

More than 40% of pedestrian fatalities occur where there is no available crosswalk.



Benefits: Safety

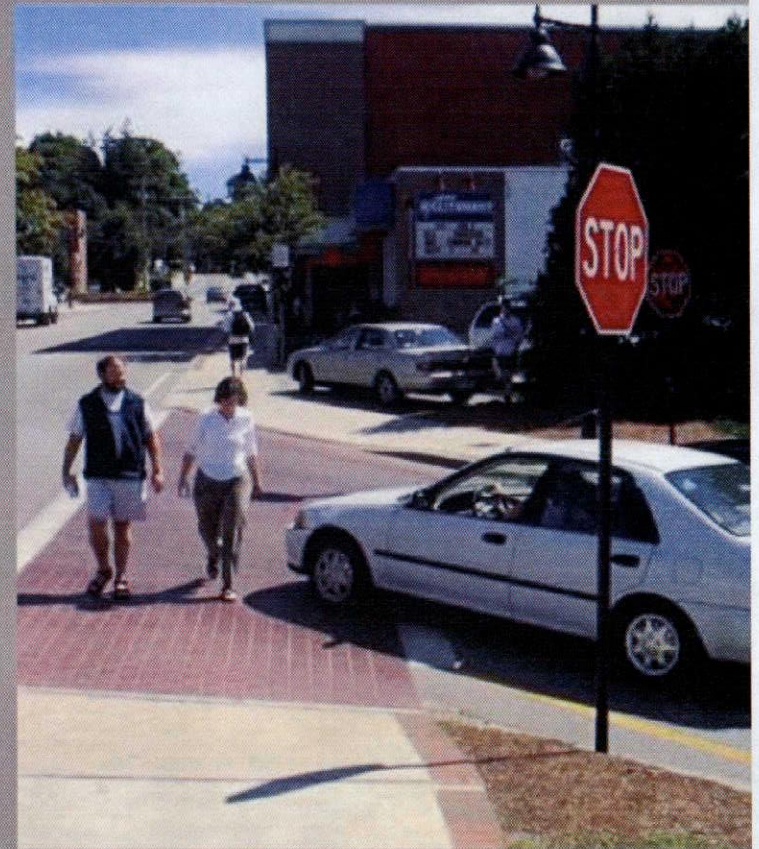
Pedestrian crashes

↓88% with sidewalks

↓69% with hybrid beacon

↓39% with medians

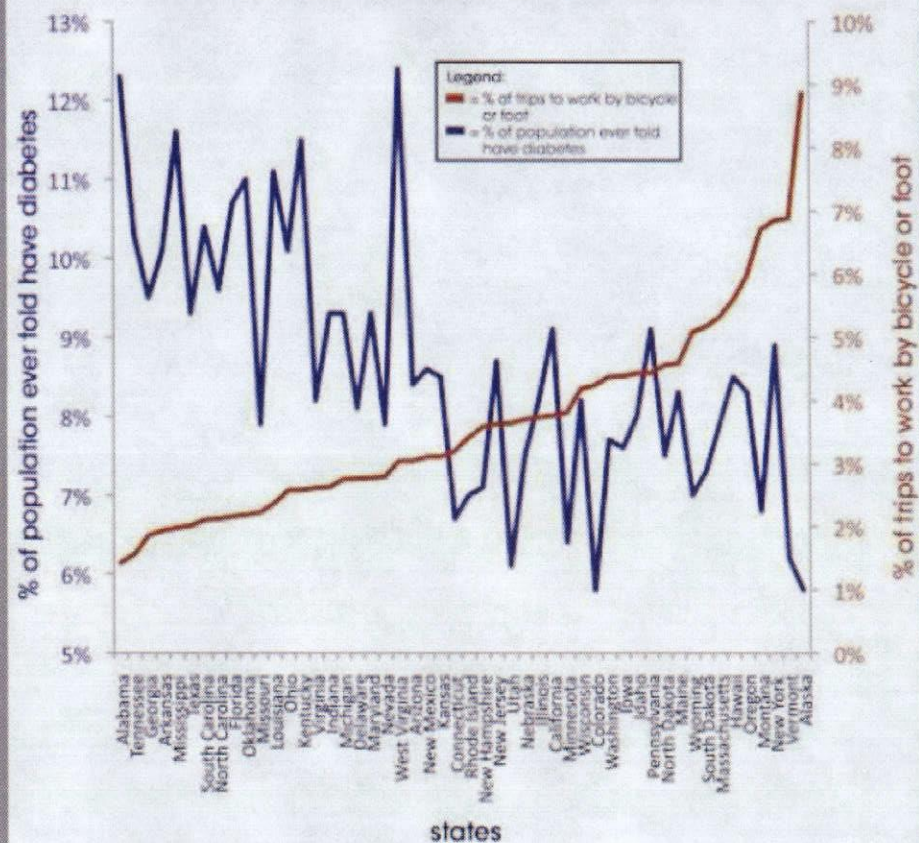
↓29% with road conversions



Benefits: Health

States with the lowest levels of biking and walking have, on average, the highest rates of obesity, diabetes, and high blood pressure.

Comparing Bicycling and Walking to Diabetes Rates in 50 States



Sources: BRFSS 2009, ACS 2009 Note: $r = -0.63$

Benefits: Provide Choices

Improvements in 4 communities over 4 years

= 22% ↑ in walking overall

= 49% ↑ in bicycling overall

= 23.1% ↑ in utilitarian trips made by foot

= 4.7% ↑ in utilitarian trips made by bicycle

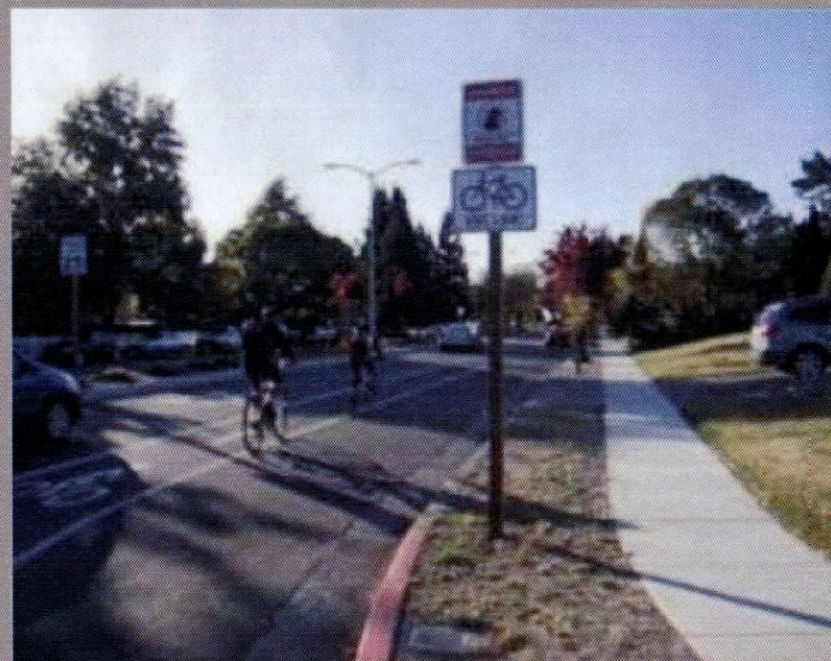
16 million miles traveled on foot or bicycle that would have otherwise been driven in **one year**.

Benefits: Provide Choices

Adding bike lanes in
Marin County, CA =

↑ 366% bicyclists
on weekdays

↑ 540% bicyclists
on weekends



Benefits: Economy

In most metro areas, every +1 point on the 100 point Walk Score scale = $\uparrow$ of \$500-\$3,000 in home value.

Walkable commercial neighborhoods in Washington, D.C. have 75% higher office rents than drivable, suburban neighborhoods.





Benefits: Job Creation

For each \$1 million invested:

- Bicycle projects = 11.4 jobs created
- Pedestrian projects = 9.6 jobs created
- Auto-only project = 7.8 jobs created

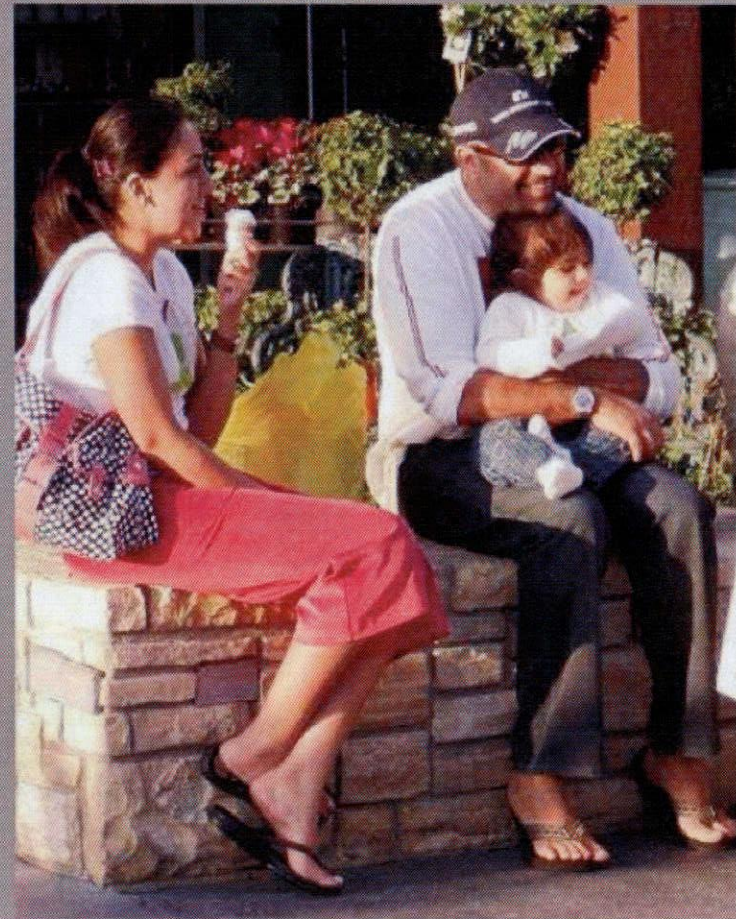
Livable Communities

Walkable communities =
happier communities

Residents of walkable
communities:

- are more likely to be socially engaged and trusting
- report being in good health and happy more often

Shannon H. Rogers, et al. Examining Walkability and Social Capital as Indicators of Quality of Life at the Municipal and Neighborhood Scales. (2010)



Benefits: Reduce Costs

“The advantage of inserting a dialogue about all users at the earliest stages of project development is that it provides the designers and engineers the best opportunity to create solutions at the best price.”

- James Simpson, Commissioner, NJDOT

Benefits: Reduce Costs

500 miles of Washington state highway system are 'main streets.'

Over ten years, 47% of projects on these streets had scope, schedule, or budget changes resulting in delay.



Benefits: Reduce Costs

Pilot project consulted community during planning, resulted in Complete Streets approach.

Complete Streets planning could have saved an average of \$9 million per Main Street project — about 30%— in reduced scope, schedule, and budget changes over the last 10 years.



Benefits: Reduce Costs

Lee County, Florida

- Re-examined 5 road-widening projects
- Found widenings unnecessary
- = \$58.5 million savings



Benefits: Reduce Costs

Richfield, Minnesota road needed replacement after necessary sewer work

Priced at \$6 million to replace road as is

MN/DOT re-evaluated transportation needs and found no need for wide roadway

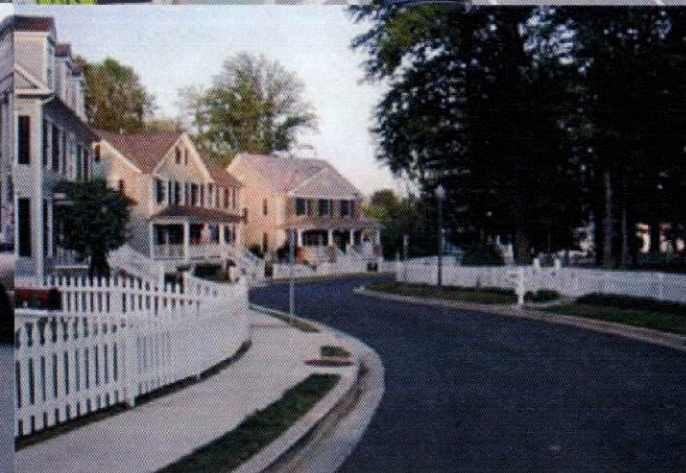
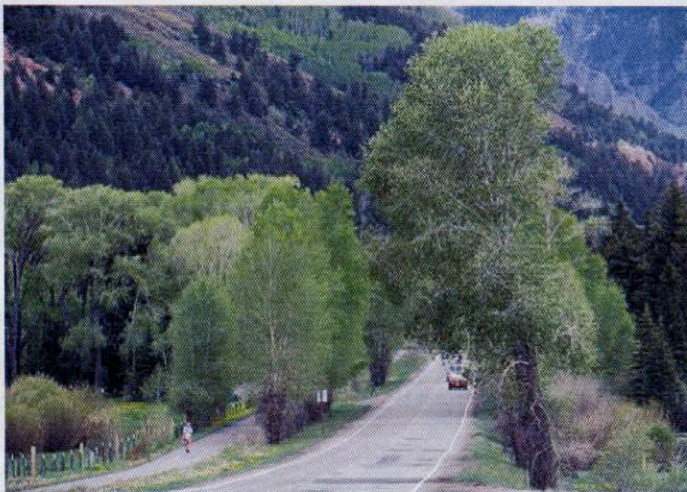
Reallocated road space for all users, saved \$2 million

“Feels like home”



Streets planned, designed, constructed, operated, and maintained to provide safety for all permitted users and convenience for all likely uses

Because each street is tailored to its circumstances, **Complete Streets** take a great many forms





However, Complete Street Policies are not a mandate to construct accommodations for all users but only to methodically consider accommodations for all users

Typologies:

Highway



Commercial Arterial



Destination Street



Residential Street



Community Street



Slow-Flow Street



New Brunswick, ME

ROW Elements guided by Typology:

- Right-of-way (ROW) width
- Pavement width
- Drainage type
- Curb radius
- Walkway type
- Landscape type
- Vehicle lane width
- Parking lane width
- Target design speed
- Bikeway width
- Bikeway type
- Bicycle parking
- Transitway type



KEY

				
Highway	Drive	Residential Avenue	Destination Street	Slow-Flow Street
				
				
Commercial Arterial	Commercial Avenue	Community Street	Residential Street	Shared Use Path
				

Main St. Example:

Priority:

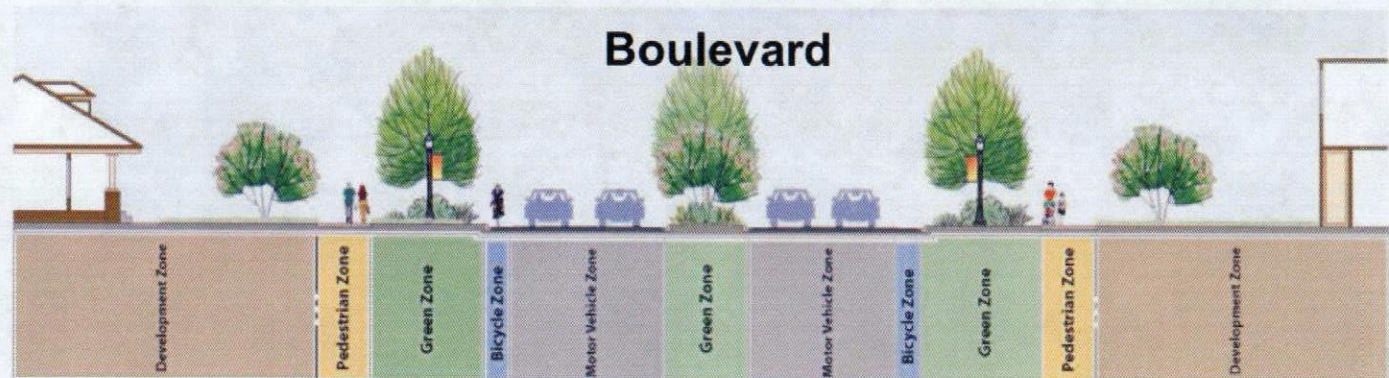
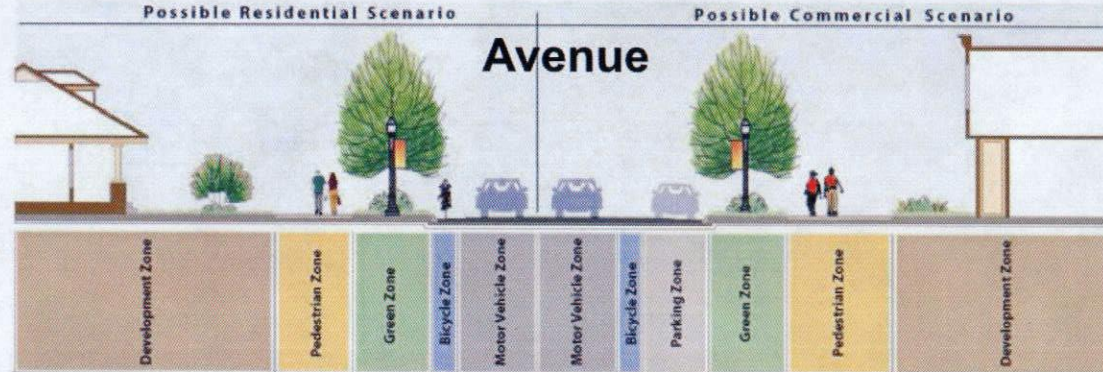
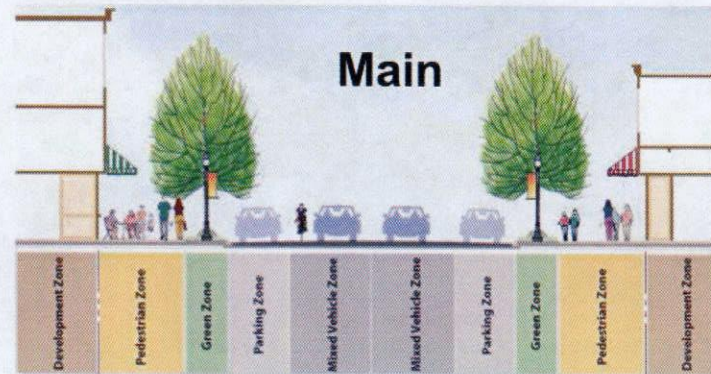
- Posted Speed (25)
- Lanes (2 total)
- Sidewalks (10' – 6')
- Blocks (400' max)
- Lighting (Ped)

Other:

- Utilities (underground & back of property)

Inappropriate:

- Bus stop zones
- Bike lanes
- Driveways
- Ped Refuges



		HELPFUL to implementing the goal	HARMFUL to implementing the goal
INTERNAL ORIGIN (attributes of the City)		S - Utility Master Plan being meshed with better plans - City leadership is open to community improvement - Tools for collaboration (need to have in place) - Utilize a PR event like the pedestrian bridge opening next year to highlight CS and benefits	W - Misunderstandings - UDOT & UTA policies - Utility companies
EXTERNAL ORIGIN (attributes of the community)		O - Education- pointed on topics of trade-offs - Improve connection between policies - Ability to save funds, specific pots of money - Coordination without communities - Engage community - Find the right tools - Work closely with UDOT and UTA	C - City Finances - Need to educate citizens and policy makers - Balance between maintaining what we have and adding new improvements - Disconnect in Vision – need to have clear understanding internally and externally regarding the vision of CS in the city.

Benefits: Older Adults

- By 2025, nearly 1 in 5 Americans will be 65 or older
- About ½ of all non-drivers over the age of 65 would like to get out more often
- Complete Streets = better design for older folks driving and walking.
- Complete Streets = staying active and involved in communities.



Benefits: Children

- 17% of kids and teens are obese.
- Limited physical activity contributes to the obesity epidemic.
- Dedicated, safe space for bicycling and walking help kids be active and gain independence.



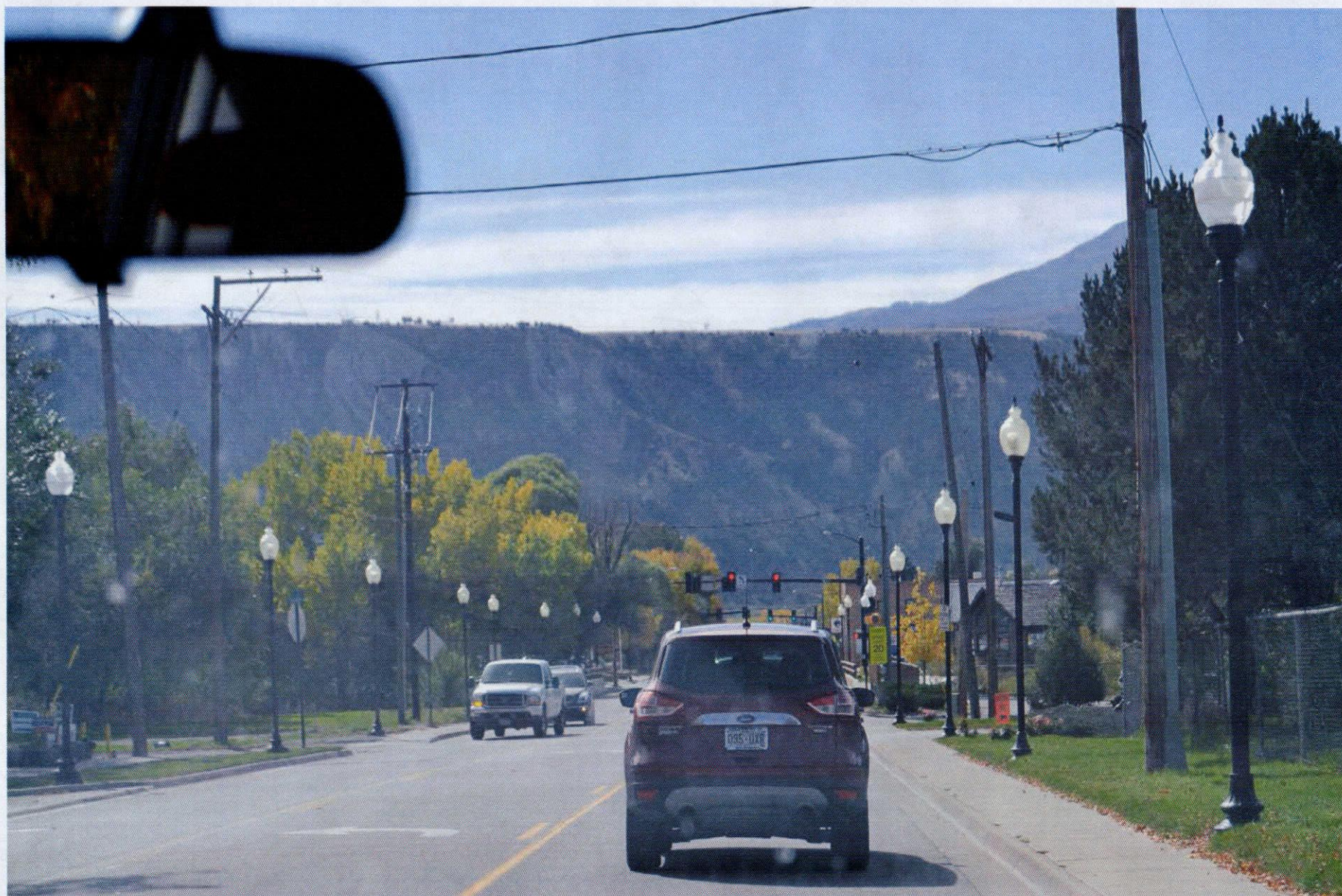


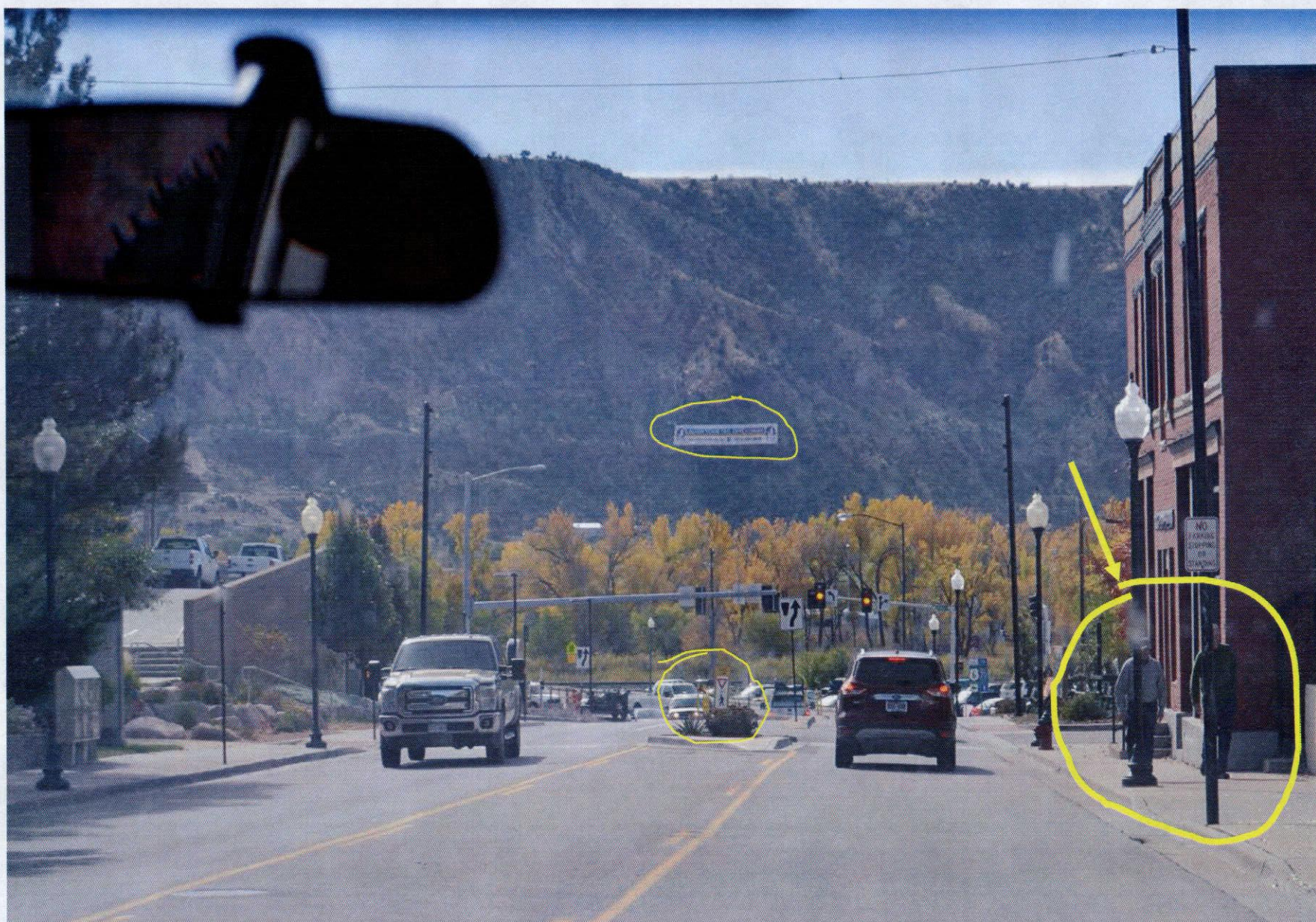






























10 Critical Elements of a Complete Streets Policy

1. **Set a vision** – Inspires a community to commit to and follow through on its policy
2. **Specifies all users** – A true complete street policy must apply to everyone using the right of way regardless of age, ability or mode
3. **Create a complete system** – A policy paired with a robust intermodal network results in a complete transportation system
4. **All projects** – Applies to new construction, reconstruction, rehabilitation, repair and maintenance
5. **Exceptions** – Policy spells out under what circumstances user types will not be accommodated
6. **All agencies and all roads** – requires collaboration among many different departments and agencies
7. **Design criteria** – Communities adopting a policy should review their design policies to ensure the ability to accommodate users of all modes
8. **Context sensitive** - An effective Complete Streets policy must be sensitive to the community context
9. **Performance measures** - Complete streets moves beyond the traditional, auto-centric measure of congestion. Complete Streets planning requires taking a broader look at how the system is serving all users. Communities with Complete Streets policies can measure success through a number of ways
10. **Implementation** - The first step in implementation is an assessment of the existing street design process, procedures, and standards. Some policies establish a task force or commission to work toward policy implementation

Implementation - The first step in implementation is an assessment of the existing street design process, procedures, and standards. Some policies establish a task force or commission to work toward policy implementation



**CITY COUNCIL TRANSMITTAL REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: MARCH 14, 2013
TO: STEVE THACKER, CITY MANAGER
FROM: CORY SNYDER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNING COMMISSION REVIEW OF WORK PROGRAM
COMMISSION'S RECOMMENDED PRIORITIES

BACKGROUND

On March 13, 2013 as follow up to a previous work session with the City Council, the Planning Commission reviewed the work program and goals for the Planning Staff. Along with some general re-labeling of the listed priorities, the Commission chose to recommend what they thought were the four (4) top most projects that should be considered by the City Council.

Additionally the Commission revamped the "*Infill Development*" label and parsed it into the following individual items:

Infill Development:

- a. Old Town Historic Area
- b. Accessory Dwelling Units
- c. Small Lot Floating Zone
- d. Use of Group Dwellings
- e. Use of Alternative Housing Types
- f. Inclusionary Zoning Programs

PLANNING COMMISSION'S RECOMMENDED PRIORITIES

The Planning Commission recommends that the City Council consider the following as top priorities for the 2013/14 work program:

1. *General Plan Update:* West Side Neighborhood, revise due to developing Legacy Crossing with regard to residential.
2. *Zoning Ordinance:* Old Town Site & Historic Preservation
3. *Infill Development:* Accessory Dwelling Units
4. *Misc. Project:* Redevelopment of Pages Lane Area

* *Note: The previous priority for City Trails & Pathways has been downgraded by the Planning Commission.*

The Planning Commission also recommends relabeling other priorities for the listed work program, as follows:

- a. *General Plan Update:* Comprehensive City Trails & Pathways Element (Priority "B")
- b. *Infill Development:* Use of Alternative Housing Types (Priority "B")

- c. General Plan Update: Main Street - Public Space Strategic Plan (Priority "B/C")
- d. Zoning Ordinance: Use of Electronic Signs (Priority "B/C")
- e. All Other Items: Label as Priority "C"

Planning Commission Vote (6-0):

Commissioner	Yes	No	Not Present
Merrill (Chair)	X		
Holman	X		
Markham			X
Kjar	X		
Fillmore	X		
Holbrook	X		
Randall	X		

MEETINGS OF THE PLANNING COMMISSION

March 13, 2013 – PC reviewed and recommended "work program" priorities

Community Development Department Work Program - 2012

<i>Title</i>	<i>Topic/Policy</i>	<i>Priority</i>	<i>Status</i>	<i>Staff Comment</i>
General Plan – Major Revisions (A=High/B=Moderate Value)				
Not Assigned	Comprehensive City Trails & Pathways Element	A	Council Priority – 3/6/12 (complex)	Coordinate w/ Trails Committee
12-420-1 Residential Policy	Modify Policy Language – “diversity of life-styles”	A	TBD (simple)	Policy may conflict with State Statutes
12-490 Moderate Income Housing	Update the Plan Element	A	Council Priority – 3/6/12 (complex)	A needed update to address State Statutes
12-410 Introduction	Check City Growth Expectations	B	TBD (simple)	Anticipates need for future City services
12-420-2(5) Residential Policy & 12-430-3(2) Commercial/Industrial	Eliminate Prohibition of Residential Uses west of I-15	B	Completed (simple)	Correct conflicts with West Neighborhood Plan (2007)
General Plan – New Policy Development (A=High/B=Moderate Value)				
12-450-4 Public Trans. & 12-490-5 Res. uses near mass transit	Address the term use of “light rail”	B	Completed (intermediate)	One left to do, West Centerville Reference & Map
12-480-7 South Main Corridor Plan	Public Space Strategic Plan (i.e. street design)	B	TBD (complex)	A strategic plan sub-section for the corridor
12-440 Natural Hazards	Overhaul the Plan Element	B	TBD (complex)	Address natural hazard mitigation expectations
12-450-3 Bicycle/ Pathways & 12-460-4	Overhaul these Plan Policies	B	TBD (complex)	Establish a vision & comprehensive plan

**Community Development Department
Work Program - 2012**

Trails				
12-480-2(1.a) Old Town Site	Overhaul the Plan Policies	A	Council Priority – 3/6/12) (complex)	Landmarks Commission underway with historic district review
General Plan – Minor Revisions (C=Some/D=Little Value)				
12-480-4(1.b) Commercial	Revise or Address Property at NE Corner of Parrish/Main St.	C	Not Scheduled (simple)	Would resolve past problems various uses at the intersection area
12-480-6	West Side Neighborhood Revision	A	Council Priority – 3/6/12 (intermediate)	Plan was not adopted by City Council
12-435 Land Use Hierarchy	Update to a City Wide Standard	C	Not Scheduled (intermediate)	Was this intended to be city wide or just for the NW Neighborhood?
12-460-2 Community Parks	Consideration of a possible “Canyon Park” in Foothills	C	Not Scheduled (intermediate)	Suggested objective in the Foothills Plan (2011)
12-470-1 Drainage	Overhaul the Plan Policies	C	Not Scheduled (Intermediate)	Effective existing management ordinances are in place
12-480-2 & 12-480-3 Main Street Area	Revise Plan Policies	C	Not Scheduled (Intermediate)	Revise to reflect Main St. Corridor Plan (2008)
12-480.5 (G.1.P.2) Land Use Patterns & Transitions	Create a “Future Land Use” Map.	C	Not Scheduled (Intermediate)	Need to create a distinction between a Gen. Plan Map & Zoning Districts Map
12-420-4(3) Residential	Eliminate Policy	D	Completed	Reason for policy

Community Development Department Work Program - 2012

Health Care Facilities			(simple)	unknown
12-450-5 Legacy Alignment	Eliminate Policy	D	Completed (simple)	LP is now built & in operation
12-460-6 Recreation/ Sports Ctr.	Eliminate Policy	D	Completed (simple)	Bountiful Rec. Center meets this objective.
12-480-3 Parrish to Porter Village Ctr. &	Eliminate or Modify Policy	D	Not Scheduled (simple)	Check feasibility of these objectives, may now be outdated
12-460-7 Golf Course	Alter/Modify Policy	D	Not Scheduled (Intermediate)	Check feasibility of this objective.
12-480-5 Goal 2 Semi-Rural Areas	Create an "overlay" to establish a "semi-rural boundary"	D	Not Scheduled (Intermediate)	Do agricultural land and uses need future preservation?
12-480-5 "R-1-10" lot sizes	Eliminate/Modify Policy within areas listed	D	Not Scheduled (Intermediate)	Resolve old lot sizes with new gross densities
12-480-5 Goal 3 & Goal 5	Eliminate/Modify use of accessory dwellings & PUD's	D	Not Scheduled (Intermediate)	Check feasibility of these objectives
12-480-5 Patterns & Transitions	Alter/Modify request for design standards	D	Not Scheduled (complex)	Are Transition Design Standards needed?
Zoning Ordinance Revisions				
12-54-090 Temporary Signs	Temporary Sign Regulation Review	C	Completed	Council desires Review Committee
12-67 Wireless Telecom.	Revise Cell Towers locations & options	D	Revise permitted locations to eliminate use in prominent areas of the City (i.e. Main St. & Parrish) & consider revised tower standards	Previous request of a past Council Member
12-56 Temporary Uses	Reconsider Temporary Use Allowances	D	Revise standards and provisions for such uses, particularly along the Parrish and Main Corridors	Requested by the PC (i.e. snow shacks)

Community Development Department Work Program - 2012

Zoning Ordinance – New Policy Development				
Zoning Ordinance Amendment	Create Geologic Haz. Map & Ordinance	B	To begin as directed (complex)	10/2011 - City Council was briefed of this need during Foothill Plan.
Zoning Ordinance Amendment	Create a Wildland Fire Mitigation Ordinance	D	To begin as directed (complex)	10/2011 - City Council was briefed of this need during Foothill Plan.
Zoning Ordinance - Historic Preservation				
Historic Preservation & Zoning Ordinance Amendments	Alter/Modify 12-20-70 Review Bodies & 12-61 Historic Bldgs. & Sites	A	Completed	Staff has prepared draft changes to this sections
Miscellaneous Projects				
In-Fill Development Issues	In-fill Study Committee	A/C	Latest Work Session Held Jan. 20, 2009 – Staff to send out previous infill packet brochure again to PC & CC Members	Flag Lot adopted by Council March 2011/ Seek further direction
Council Directive	Parrish Gateway Design Area Boundaries & Street Lighting Standards	C	Staff is to review and utilize the existing work already performed by Tanner & Associates	Begin as Directed
Economic & Capital Facilities Planning	West Side EDA Study – Shorelands Park	a) D	Council delayed process & staff is working with land owners to complete a conceptual site plan to better assess infrastructure costs Council desires to study redevelopment issues when feasible	Plan goal is to receive approval of an EDA in the future, when applicable Begin as deemed appropriate
	West Side Redevelopment – Industrial Business Park	b) D		

CENTERVILLE

**Staff Backup Report
3/11/2015**

Item No.

Short Title: Planning Commission Meeting February 25, 2015

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- D 02-25-2015 PC Preliminary Draft Minutes

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, February 25, 2015

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

David P. Hirschi, Chair

Gina Hirst

William Ince (arrived at 7:07 p.m.)

Logan Johnson

Scott Kjar (arrived at 7:04 p.m.)

Kevin Merrill

Debra Randall

STAFF PRESENT

Corvin Snyder, Community Development Director

Lisa Romney, City Attorney

Katie Rust, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

OPENING COMMENT/PRAYER

Commissioner Randall

PLEDGE OF ALLEGIANCE

MINUTES REVIEW AND APPROVAL

The minutes of the February 11, 2015 Planning Commission meeting were reviewed. Chair Hirschi and Commissioners Merrill and Kjar requested amendments. Commissioner Kjar made a **motion** to adopt the minutes as amended. Chair Hirschi seconded the motion, which passed by unanimous vote (7-0).

PUBLIC HEARINGS | ZONING CODE TEXT AMENDMENT, CHAPTER 12-60 – ACCESSORY DWELLING UNITS (ADUs)

During 2014 the Planning Commission held some public discussion meetings to assess the possibility of allowing accessory dwelling units as part of the housing options within the city. Generally, these meetings indicated that allowing such a housing type might be appropriate, provided sufficient use regulations could be developed. However, there were some concerns regarding allowing detached ADUs, or units constructed separately from the primary dwelling. The Commission also questioned whether some aesthetic design standards were actually needful. Staff was asked to prepare a draft Ordinance to review and discuss.

At 7:14 p.m. Chair Hirschi made a **motion** to reopen the public hearing to receive a letter from Linda Harrison into the public record for consideration, and for further public comment. Commissioner Johnson seconded the motion, which passed by unanimous vote (7-0).

Dale Engberson – Mr. Engberson owns a home and property in Centerville that he thinks would work well with the addition of an ADU. He said he thinks the draft Ordinance is well

1 written. Mr. Engberson referred to the size limit of 200 square feet per resident and the
2 maximum limit of 800 square feet per ADU, which equals a proposed maximum ADU occupancy
3 of four residents. The State has an occupancy limit of 200 square feet per person, but Mr.
4 Snyder stated that he is not aware of occupancy levels being enforced in the State of Utah
5 during his career. Mr. Engberson said he assumes inspections would be required to make sure
6 everything is up to code. He added that he thinks it would be a good idea for the City to
7 maintain a list of ADU occupants for emergency situations. He also suggested that the City
8 provide an instructive packet for ADU property owners that could include ways to screen
9 potential occupants. Mr. Engberson mentioned the limitations imposed by required setbacks.
10 He suggested that it would be fair to charge a percentage of some of the impact fees rather than
11 the full amount.
12

13 At 7:24 p.m. Chair Hirschi closed the public hearing. Chair Hirschi said he knows there
14 are some citizens who could benefit from the Ordinance, but he is not sensing a huge amount of
15 support or need right now. Mr. Snyder reported that three or four citizens call him regularly in
16 support, and he regularly hears from one citizen against. Mr. Snyder said he personally
17 believes that an ADU ordinance would be low-key in Centerville to begin with, but the General
18 Plan states that the option should be considered. Commissioner Randall said she believes
19 there are quite a few ADUs already in operation.
20

21 Mr. Snyder mentioned several concerns brought to him by Commissioner Merrill,
22 including placement of ADUs, and the question of whether or not the City should address
23 existing ADUs. Chair Hirschi referred to the issue of "free access" on page two, item (e) of the
24 draft Ordinance. Mr. Snyder responded that access is a distinguishing factor between a duplex
25 and an ADU. An ADU is intended to be subsequent to the main residence, with a proposed size
26 allowance of 25% of the main residence, which would avoid a duplex situation. The
27 Commission discussed the proposed requirement of owner occupancy of at least six months of
28 the year. Mr. Snyder explained that a provision is included for "sabbatical leave" if the City is
29 given notice.
30

31 As written, the draft Ordinance restricts detached ADUs to the backyard of a residential
32 property. Through the conditional use permit process the Commission will have an opportunity
33 to check the location of any detached ADU and analyze potential impact on neighboring
34 properties. Mr. Snyder responded to a question from Chair Hirschi that he is not aware of any
35 study related to ADU impact fees. Chair Hirschi brought up a potential scenario involving
36 homeowners who pay impact fees when they purchase a home, raise a family, and years later
37 decide to rent out a portion of their home, with the rental situation causing less impact on the
38 community than the family did when the home was purchased and the family was young. He
39 asked if the homeowners would be required to pay impact fees again if they decide to rent out a
40 portion of the home. Commissioner Randall stated that charging impact fees twice in that
41 situation would not seem right. Chair Hirschi suggested that one solution might be to assess a
42 different impact fee for a detached dwelling than for a converted portion of an existing home.
43 Impact fees are determined, in part, by the number of fixtures in a dwelling. The Planning
44 Commission indicated that some type of tiering might be preferable for ADU impact fees,
45 depending on potential added impact. Chair Hirschi asked staff for further education regarding
46 how flexible the City can be with impact fees. Lisa Romney, City Attorney, responded that
47 impact fees are intended to pay a fair share for services in a community, not to increase level of
48 service. She commented that the City does not charge impact fees based on family size or
49 number of residents, and stated that the final decision should be defensible with analysis. Chair
50 Hirschi agreed that the City needs to be clear and consistent. Ms. Romney added that the City

PRELIMINARY DRAFT

Planning Commission Meeting
February 25, 2015

Page 3

1 includes an exception in all of its impact fee ordinances that allows residents to provide proof of
2 lesser impact and apply for a reduction.
3

4 Chair Hirschi commented that some of the City's residential roads are narrow, and
5 additional need for parking might exacerbate an already difficult parking situation, especially in
6 winter months. Mr. Snyder stated that the draft Ordinance allows a maximum of 800 square
7 feet, with four occupants and one required parking spot. City Code requires two parking spaces
8 for a primary residence, and the Commission could recommend requiring two parking spaces
9 for ADUs as well.
10

11 Commissioner Ince asked how strictly the City enforces exact setbacks and design
12 requirements. Mr. Snyder responded that enforcement of design requirements is disciplined.
13 Enforcement of behavior is on a complaint basis. Chair Hirschi added that through the
14 conditional use process the Commission will have the ability to look closely at individual
15 situations. He stated that the provision regarding location of entrances was confusing. Mr.
16 Snyder responded that character of the neighborhood and privacy are factors considered in
17 determining location of entrances. Mr. Snyder confirmed that the draft Ordinance requires at
18 least six feet between a main residence and a detached ADU for emergency personnel access.
19

20 Commissioner Johnson referred to the letter sent by Linda Harrison that cites Orem as a
21 negative example of ADU occurrence, and asked Mr. Snyder if he knows the difference in the
22 number of single family units in Orem compared to Centerville. Mr. Snyder responded that he
23 imagines Orem has significantly more single family homes than Centerville. Commissioner
24 Johnson said he felt the letter centered around the topic of expectations, and asked how the
25 Planning Commission should balance people's expectations with the needs of the City. Mr.
26 Snyder stated that Centerville was originally organized with the idea of varying single-family lot
27 sizes. In 2003 the City instituted completely different parameters based on gross density.
28 Cities change through time and zoning, creating differences in expectations. Chair Hirschi
29 added that the demographics in Centerville have changed significantly. Commissioner Merrill
30 commented that the city has changed since he bought his home 40 years ago, but he still loves
31 Centerville. He feels the city still has a small-town feel, but provides what people need and
32 want within the city. Commissioner Merrill stated he has embraced the change that has taken
33 place, and he thinks the younger generation in the community will want to stay. Commissioner
34 Johnson stated that he would personally tend to disregard expectations that things remain the
35 same, and asked how much the expectations should affect decisions made by the Commission.
36

37 Commissioner Randall commented that if all the properties on her block built detached
38 ADUs in the backyard, there would be a big impact on the neighborhood. She said she is fine
39 with existing structures being converted to ADUs, but the detached concept makes her nervous.
40 She would not want the neighborhood to become a different place. Chair Hirschi added that
41 there are parts of the city where separate structures would be possible, but many
42 neighborhoods in the city where it would not be possible. Commissioner Randall agreed that it
43 would increase what some citizens are able to do with their property. Commissioner Hirst
44 stated she agrees with some of the concerns voiced in Ms. Harrison's letter, but at the same
45 time, Centerville is not Orem City. Commissioner Hirst said she cannot imagine that many
46 homeowners will be interested in adding ADUs, and she does not think the City will see an
47 entire block of properties add detached structures. Commissioner Merrill seconded what
48 Commissioner Hirst said, and added that he does not anticipate a clamor to add ADUs.
49

PRELIMINARY DRAFT

Planning Commission Meeting
February 25, 2015

Page 4

Commissioner Ince asked about enforcement against existing ADUs. Mr. Snyder repeated that the City enforces on a complaint basis. If a report were to come in on a pending ordinance, he would not take action until a decision is made. The proposed draft Ordinance may not make all existing ADU situations legal. Some would benefit from the draft Ordinance, some would not. Commissioner Ince said he has an issue with things seeming to be arbitrary in government, and stated that the 25% and 800 square foot limitations seem to him to be arbitrary. He suggested there should be some latitude or tolerance for different circumstances. Mr. Snyder stated that the 25% and 800 square foot limit is consistent with other communities with ADU ordinances. ADUs are a limited use opportunity. Mr. Snyder clarified that an owner could live in either the primary residence or the ADU to satisfy the occupancy requirement. Chair Hirschi suggested clarifying the definition of "the dwelling" on page 6 Section (a)(2) of the draft Ordinance.

Commissioner Randall made a **motion** to table the issue, which was seconded by Commissioner Merrill. Mr. Snyder asked the Commission for direction regarding design standards. Chair Hirschi stated that he personally thinks design standards make a lot of sense because appearance reflects the character of a neighborhood. Commissioners Merrill, Kjar, and Randall indicated support for leaving design standards in the Ordinance. Chair Hirschi voiced support for requiring that exterior finishes must be compatible with the primary residence, and that entrances remain non-intrusive. Chair Hirschi suggested changing the word "must" to "should" with regards to matching windows on the main home. Commissioner Ince suggested requiring that exteriors be "complimentary" to the main home. Mr. Snyder agreed to continue working on the design standards portion of the Ordinance.

The motion to table passed by unanimous vote (7-0). Commissioner Ince asked what constitutes the definition of a family in a residential situation. Mr. Snyder responded that State law states that family/guardianship situations constitute family, as well as four unrelated individuals sharing a dwelling. The City Codes include related individuals, plus two additional individuals in the definition of a family.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission will meet next on March 11, 2015, beginning with a work session before the regular Planning Commission meeting. The Planning Commission will also participate in a planning priorities work session with the City Council on March 17, 2015

ADJOURNMENT

At 8:59 p.m. Chair Hirschi made a **motion** to adjourn. Commissioner Johnson seconded the motion, which passed by unanimous vote (7-0).

David P. Hirschi, Chair

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/11/2015**

Item No. 1.

Short Title: Public Hearing - Colonial Building Supply, 500 North 400 West

Initiated By: Corey Christensen, Blue Star Gas, Applicant

Scheduled Time: 7:10

SUBJECT

[Applicant has requested item be postponed until next Planning Commission Meeting]
Consider a proposed conditional use permit for Colonial Building Supply to store and sell liquid propane gas for property located at 500 North 400 West

RECOMMENDATION

No Staff Report provided

BACKGROUND

No Staff Report provided

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/11/2015**

Item No. 2.

Short Title: Public Hearing - Code Text Amendments, Chapter 12-48-South Main Street Corridor

Initiated By: Taylor Spendlove, Brighton Centerville LLC, Applicant

Scheduled Time: 7:25

SUBJECT

Consider proposed zoning code text amendments for various sections of Chapter 12-48-South Main Street Corridor Zone; which include building heights and floor heights within the Traditional Main Street District, and allowance for stand-alone residential projects

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ 03-11-2015 PC Staff Report Code Text Amendments, 12-48-South Main Street Corridor
- ☐ Brighton Homes Letter dated February 13, 2015
- ☐ Zoning Ord., Table 12-31-1, Development Standards in Residential Zones

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT: **BRIGHTON CENTERVILLE LLC
C/O TAYLOR SPENDLOVE
215 NORTH REDWOOD RD. SUITE #8
NORTH SALT LAKE, UTAH 84054
[REDACTED]**

APPLICATION: **ZONING CODE TEXT AMENDMENTS**

APPLICANT REQUEST: **AMEND CENTERVILLE CITY ZONING ORDINANCES
FOR VARIOUS PROVISIONS OF THE SOUTH MAIN
STREET CORRIDOR DISTRICT (SMSC)**

RECOMMENDATION: **STAFF RECOMMENDS BOTH DENIAL AND APPROVAL
TO VARIOUS REGULATIONS**

BACKGROUND

As a result, of the previous meeting held on January 28, 2015 regarding several zoning map and text amendments, Brighton Homes withdrew their initial request on February 13, 2015. Brighton Homes has submitted a new application containing only text amendments related to the "Traditional Main Street" segment of the South Main Street Corridor Zone (*see attached letter*). The text amendments consist of the following:

- A new maximum building height limit of 28 feet to accommodate a pitched roof-style building, or alternatively alter how the building height is measured, or just set the limit to two-stories.
- Remove the commercial requirement to allow for residential uses (allow just a stand-alone residential development in the Traditional Main Street segment.
- Alter the main level clear space height from 10 feet to 9 feet.

ZONE TEXT AMENDMENT REVIEW PROCESS

Factors to be Considered

The deciding entity must consider three (3) factors when making a recommendation and a final decision for a zone text amendment. These required factors are found in Section 12-21-080(e) of Centerville City's Zoning Ordinance. Staff's review and conclusions for these factors are provided below:

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

✓ *South Main Street Corridor Plan:*

- **City Objective 1.C** – “Encourage additional [land uses]...by way of mixed use.”
- **City Objective 1.D** – “Encourage greater intensity...such as retail with housing above, and greater floor-area-ratios, such as a two-story building rather than a one-story building...”
- **City Objective 1.E** – “Incorporate Main Street into the neighborhood planning process for both east and west side...to allow for consistency and coordination”
- **City Objective 4.D** – “Encourage a variety of complementary architectural styles, types, and massing of structures to establish connectivity...”
- **City Objective 4.F** – “Require appropriate building heights within each District”
- **City Goal 7- Traditional & City Center Main Street** – “Create a commercial district with a central core intersection that is designed to serve as the heart of the City...”

Staff's Conclusion - Building Heights – The General Plan for this area does not directly address the issue of 28-foot building heights. However, the policy language does desire the bulking and massing of buildings, at least 2-story development. Thus, staff is supportive of the height request to better facilitate the expected two-story development pattern.

Staff's Conclusion - Removal of Commercial Requirement to Allow Residential Uses – The General Plan does address the desire to create a commercial district and even more particular a central core. This central core is located at Center and Main Street. The question is, “how much commercial is desirable or needful to establishing the expected commercial district?” One way to perceive it is “keeping the existing historical pattern.” This pattern extends from 100 North to Porter Lane. Keeping this existing pattern over the long term may or may not create the needed commercial synergy to create a vibrant local commercial center. Another way to perceive it is “synergizing the core” commercial by creating sufficient demand for services. Additional residential creates additional demands for commercial services. Staff believes that there are advantages/disadvantages with each option.

Staff's Conclusion- Main Level Clear Space Height – The General Plan language promotes a mixture of uses and desires variety to create the expected visual appeal of the street. The main floor clear space is a “form base” ideal. The purpose of main floor clear space is to create the traditional storefront appeal that is associated with small town buildings. The keeping of the clear space

expectation would be at odds with the building form of residential-style development, if residential only developments were allowed.

2. Is the proposed amendment **harmonious with the overall character of existing development in the vicinity of the subject property?** and,
3. What is the extent to which the proposed amendment may adversely affect adjacent property?

Staff's Conclusion - Building Heights – Staff believes that the request for 28 feet does not create a conflict on the east side of the street. The existing R-L Zone District located behind the area already allows for the development of homes with a maximum height of 35 feet (*see Table 12-32-1*).

Staff's Conclusion - Removal of Commercial Requirement to Allow Residential Uses – Staff believes that the change can be viewed with two general perceptions. One is that the existing commercial pattern has a historical termination boundary, which is Porter Lane (400 South). Any conflicts or other compatibilities are long established. Another way is to recognize the south corridor, which consists mostly of single-family residential uses and has a northern termination at Porter Lane. A transition of multi-family style residential would create a buffer between commercial development further north (core area) and the residential corridor to the south. Would this change, mitigate or alleviate any existing historical conflicts at the Porter Lane termination point?

Staff's Conclusion - Main Level Clear Space Height – Staff believes this is a building form issue and would be compatible only if stand-alone residential development is allowed.

PLANNING STAFF RECOMMENDATION

Staff Suggested Action #1 – I hereby make a motion for the Planning Commission to **recommend APPROVAL** of the following proposed text amendments for the Traditional Main Street Segment:

1. Modify the text to allow a new maximum building height limit of 28 feet.
2. Modify the text to allow stand-alone residential use.
3. Modify the text to allow main level clear space height from 10 feet to 9 feet, if a stand-alone residential development occurs.

Suggested reasons for the action:

- a. The Planning Commission finds that the General Plan language promotes a mixture of uses and desires variety to create the expected visual appeal of the street.
- b. The Planning Commission finds that there is General Plan policy language that desires the bulking and massing of buildings to facilitate desirable development.
- c. The Planning Commission finds that the height request better facilitates a two-story building development pattern.

- d. The Planning Commission further finds that since the City Center District is the focal or heart of the commercial corridor thus, a transition of multi-family style residential would create a buffer between commercial development further north (core area) and the residential corridor to the south.
- e. The Planning Commission perceives that the changes “synergize the core” commercial by creating sufficient demand for services.
- f. The Planning Commission believes that keeping the clear space expectation would be at odds with the building form of residential-style development, if residential only developments were allowed.

Staff Suggested Action #2 – I hereby make a motion for the Planning Commission to **recommend DENIAL** of the proposed text amendments for the following reasons:

Suggested reasons for the action:

- a. The Planning Commission finds that the General Plan language promotes a mixture of uses and desires variety to create the expected visual appeal of the street.
- b. The Planning Commission finds that there is General Plan policy language that desires the bulking and massing of buildings to facilitate desirable development.
- c. The Planning Commission finds that it desirable to maintain “the existing historical pattern,” which is primarily that of commercial uses.
- d. The Planning Commission finds that this commercial historical pattern extends from 100 North to Porter Lane (400 South).
- e. The Planning Commission finds that keeping this existing pattern over the long term is needed to create the expected vibrant local commercial area.
- f. The Planning Commission finds that the existing commercial pattern has a historical termination boundary, which is Porter Lane. Any conflicts or other compatibilities are long established.
- g. The Planning Commission finds that the purpose of main floor clear space is to create the traditional storefront appeal that is associated with small town buildings.



BRIGHTON HOMES

February 13, 2015

Centerville City Planning Commission
Attn: Cory Snyder
250 N. Main Street
Centerville UT 84014

RE: Brighton Homes Revised Proposal for Walton Village - Located in the Traditional Main Street Zone of the South Main Street Corridor Zone

After further review of our project and listening to the many concerns of residents within the City, Brighton would like to make the following revised proposals:

- 1- We will retract our request for re-zone from the R-L zone to the C-M/ SMSC on both of the properties found within its application.
- 2- The height limit within the Traditional Main Street Plan on the east side of the street be kept to a maximum of two-story structures within this zone, but changed to a maximum height of 28 feet within the zone. The current height requirement does not allow for a two story home to have 9 feet ceilings on the main floor and an upgraded 6:12 roof pitch, which are standard residential construction styles/dimensions for newly constructed homes with an aesthetically pleasing design.

Alternatively, you could do **one of the following:**

- a. Keep the 25' roof height, but measure it to the "midpoint" of the roof,
 - b. Simply make remove the 25' measurement and simply require the buildings to be a maximum of two stories, which is the best option and will allow for the best possible architecture with upgraded roofs that will be the best architecturally.
- 3- The required commercial components of the Traditional Main Street Plan be REMOVED. This is found under Title 12, Chapter 48, Page 11 under Building Use and Element Specifications. It is proposed that the entire main level be used as residential space in the Traditional Main Street Plan.
 - 4- The main level clear space requirement of the Traditional Main Street Plan be a minimum of 9 feet, with the clear space for the second level to be a minimum 8 feet. Currently the zone requires 10 feet on the main level.

Sincerely,

Nate Pugsley
Taylor Spendlove

Title 12 B Zoning
Article 3 B Base Zones
Chapter 12-32 B Residential Zones

Table 12-32-1
Development Standards in Residential Zones

Development Standard	Zones		
	R-L	R-M	R-H
Building Standards			
Distance between buildings	6 feet	6 feet	6 feet
Maximum height, main building ¹	35 feet	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet	20 feet
Lot and Parcel Standards			
Minimum area	None	10,000 sq ft	1 acre
Minimum frontage	40 feet	60 feet	60 feet
Minimum width, interior lot	60 feet	60 feet	100 feet
Minimum width, corner lot	70 feet	70 feet	110 feet
Setback Standards - Front Yard			
Any building ²	25 feet	25 feet	25 feet
Setback Standards - Rear Yard			
Main building ³	20 feet	20 feet	20 feet
Accessory building ⁴	3 feet	3 feet	3 feet
Setback Standards - Interior Side Yard			
Main building ⁵	8 feet Minimum total width of both sides yards: 18 feet	8 feet Minimum total width of both sides yards: 18 feet	12 feet

¹ Except as otherwise permitted by Section 12-32-080(b) of this Chapter and Section 12-55-120(a) of this Title.

² Except as modified by the provisions of Subsection 12-55-130(h) (Setback Measurement) of this Title.

³ Flexibility for setbacks may be provided for multi family dwelling unit in R-M and R-H Zones in accordance with and subject to the provisions of Section 12-55-130(L).

⁴ Setback is measured from any interior and/or rear lot line.

⁵ Same as footnote #3.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/11/2015**

Item No. 3.

Short Title: The Pasture Business Park, 1275 North 1300 West

Initiated By: Troy Salmon, Salmon HVAC, Applicant

Scheduled Time: 7:45

SUBJECT

Consider a proposed final site plan amending the site plan approval for "The Pasture Business/Industrial Park;" which consists of changes to the phasing layout and driveway location on property located at approximately 1275 North 1300 West, in the SCP Zone

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- D 03-11-2015 PC Staff Report The Pastures Final Amended Site Plan
- D 03-11-2015 The Pastures Site Plan

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT/OWNER: TROY SALMON
SALMON HVAC
605 NORTH 1250 WEST #13
CENTERVILLE, UT 84014

PROJECT: THE PASTURE BUSINESS PARK

PROPERTY: APPROX. 1275 NORTH 1300 WEST

ACREAGE: 4.86 ACRES

ZONING: SHORELANDS COMMERCE PARK (SCP) DISTRICT

APPLICATION: AMENDED FINAL SITE PLAN

RECOMMENDATION: APPROVE THE AMENDED FINAL SITE PLAN

BACKGROUND

On February 11, 2015, the Planning Commission accepted the conceptual amended site plan for The Pastures, located at 1275 North 1250 West. As a reminder, the applicant has chosen to alter the overall plan by combining the buildings in to one. The plan also shows a small outbuilding being constructed on the far south end of the property adjacent to Barnard Creek and one on the east property line behind the second building.

PREVIOUS CONDITIONS OF APPROVAL - FEBRUARY 11, 2015

1. An amended final site plan application shall be submitted, meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
 - **Staff Response:** A final site plan was submitted on February 18, 2015, and found to be complete by City staff.
2. New elevation drawings depicting the architectural detail of the main structure shall be submitted. This design shall match in color, material and architectural details of the already existing building; with the enhanced features being located on the west and south facing walls.

- **Staff Response:** The applicant has submitted elevation drawings of the new building which will be identical in material color and design to the newly constructed building. The south elevation that faces Legacy Highway will have enhanced architectural features.
- 3. Elevations for the newly proposed outbuildings shall be submitted with the final site plan application. These buildings shall be designed to enhance the property and to blend in with the already existing building and the proposed second main building. All design features shall follow the guidelines found in Section 12-68-070 of the Zoning Ordinance.
 - **Staff Response:** The warehouse will be designed in a very simplistic manner and be covered with the same CMU material as the main building. The barn will be constructed out of treated timber and have the appearance of an actual barn design. Both structures appear to meet the required design standards for construction.
- 4. Proposed “uses” of accessory buildings shall be submitted with the final site plan application.
 - **Staff Response:** The applicant has stated the industrial warehouse will be used for storage and warehousing and the barn will be used for agriculture. However, Mr. Salmon has stated that he would like to utilize the structure for parties and gatherings as well.
- 5. A new landscaping plan shall be submitted depicting all trees, plants and other vegetation to be planted on the new Phase II.
 - **Staff Response:** A new landscaping plan has been submitted which depicts the new landscaped areas. The proposed landscaping plan meets the required standards and is found to be acceptable.
- 6. The applicant shall receive approval from the County regarding the proposed outbuilding (barn) adjacent to Barnard Creek.
 - **Staff Response:** Kevin Campbell, City Engineer, spoke to the County on behalf of the applicant and the construction of a barn adjacent to the creek. He stated that Davis County did not have a problem with the construction, as long as Centerville reviews their drainage plan. In addition, they have requested the City ensure that all drainage is treated before being discharged into Barnard Creek.

Final Review

The applicant has provided design detail indicating the new buildings will follow the same architectural theme of the overall development. The landscaping will also have the same overall theme that will be planted throughout the development. The lighting of the building will also be identical to what is existing and consist of a subtle downward design. However, as part of the building permit, the following information will still be required as per the conditions of the April 25, 2012 Planning Commission approval:

- Each phase of The Pasture’s development shall comply with the following items as part of any building permit issuance:
 - A lighting plan shall be submitted with each phase addressing the required

intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and shall address the expected illumination levels within, at and beyond the property lines, and deemed acceptable by the Zoning Administrator

- The screening of utility and mechanical equipment for each phase shall be submitted and deemed acceptable by the Zoning Administrator
- An irrigation plan for each phase shall be submitted depicting how the different types of plantings will be irrigated and maintained and deemed acceptable by the Zoning Administrator

Finally, Mr. Salmon will still be responsible in fulfilling all previous conditions of approval that pertain to the overall development as per the April 25, 2012 Planning Commission Minutes.

PLANNING STAFF RECOMMENDATION

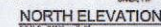
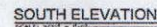
Staff recommends the Planning Commission approve the amended final site plan for the proposed amendments concerning The Pasture Business/Industrial Park Development located at approximately 1275 North 1300 West, with the following conditions:

1. The applicant shall post a bond in relation to any public improvements and landscaping as deemed by the City Engineer. This shall be posted prior to the applicant receiving a building permit.
2. A new utility and drainage plan shall be provided to City staff for review prior to the issuance of a building permit.
3. All onsite drainage shall be treated prior to entering Barnard Creek.
4. A building permit shall be submitted, reviewed and approved prior to any construction taking place on site.
5. With the building permit application, the applicant shall submit the following information as required by the Planning Commission Approval on April 25, 2012:
 - a. A lighting plan shall be submitted with each phase addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and shall address the expected illumination levels within, at and beyond the property lines, and deemed acceptable by the Zoning Administrator.
 - b. The screening of utility and mechanical equipment for each phase shall be submitted and deemed acceptable by the Zoning Administrator.
 - c. An irrigation plan for each phase shall be submitted depicting how the different types of plantings will be irrigated and maintained and deemed acceptable by the Zoning Administrator.
6. All previous conditions of approval that pertain to the overall development as per the April 25, 2012 Planning Commission Minutes and have not been amended by this report, shall be adhered to by the applicant.

Suggested Reasons for Action (findings):

- a. The amended final site plan has been submitted and follows the criteria found in Section 12-21-110(e) of the Zoning Ordinance.
- b. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].

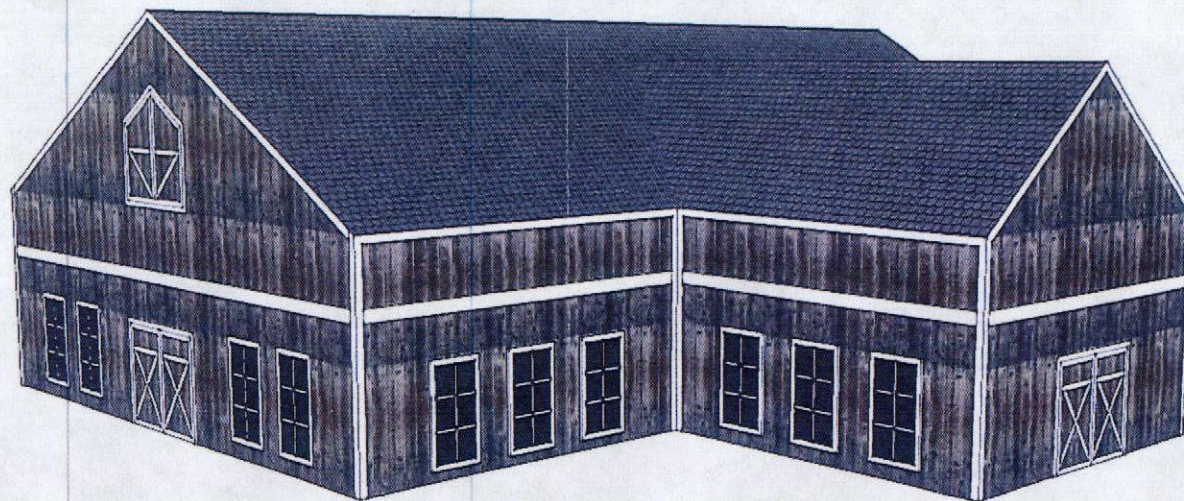
- c. The applicant has met all the previous conditions of approval from the February 11, 2015 conceptual amended site plan review.
- d. With the above conditions addressed, the proposal will meet the requirements found in the Zoning Ordinance, in regard to development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].



GOLDEN PALLETTE ENCLASURE.
THE GOLDEN BRAT REFERS TO THE
SHOULDERED CORRUGED PAPER.
GOLDEN PALLETTE CHAPTER
13-40-210 REFERS TO THE GOLDEN
SHOULDERED PAPER IN THIS CHAPTER.
SOME OF THE GOLDEN BRAT DO NOT
HANG UP TO THEM ANNOYING
HIGH VALVE. THEREFORE, THE
GOLDEN HOPKINS TO SHAL.
THE GOLDEN HOPKINS PAPER IN
CHAPTER 13-40-210 REFERS
RESEMBLING THE HIGH VALVE.

PROPOSED NEW WEST BUILDING ELEVATIONS

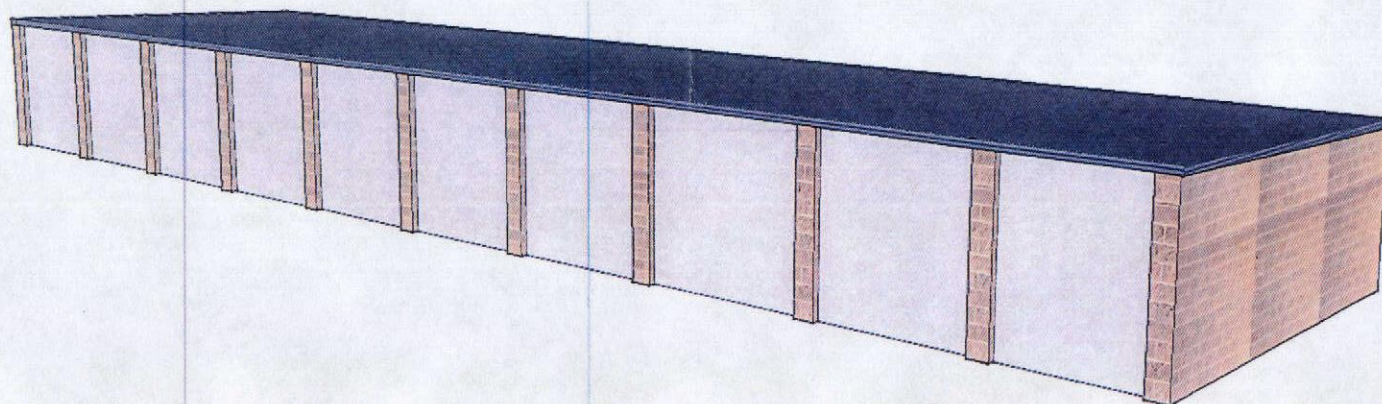
RECEIVED FEB 18 2015



BARN ELEVATION PASTURE PROJECT

PROPOSED USE:
AGRICULTURE

RECEIVED FEB 18 2015



WAREHOUSE ELEVATION PASTURE PROJECT

PROPOSED USE:
WAREHOUSE FOR TENANTS OF MAIN
BUILDINGS

RECEIVED FEB 18 2015

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/11/2015**

Item No. 4.

Short Title: Park Hills Phase 3 Subdivision, 2130 North Rock Manor Drive

Initiated By: Daren & Kara Burnett, Rock Manor Trust, Applicants

Scheduled Time: 8:05

SUBJECT

Consider a proposed final subdivision plan for Park Hills Phase 3 Subdivision; which consists of 2 building lots for property located at approximately 2130 North Rock Manor Drive

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ 03-11-2015 PC Staff Report Park Hills Ph 3 Final Subdivision
- ☐ Park Hills Subdivision Phase 3 Final Plat

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

**STAFF REPORT
AGENDA: ITEM 4**

PROPERTY OWNER: TRUSTEES OF ROCK MANOR TRUST
170 WEST 400 SOUTH
BOUNTIFUL, UT 84010

APPLICANT: KARA FADEL BURNETT, TRUSTEE
253 SOUTH 850 EAST
CENTERVILLE, UT 84010

PROPERTY: 2130 NORTH ROCK MANOR DRIVE
PARK HILLS SUBDIVISION PHASE 3

ACREAGE: 3.99

TOTAL LOTS: 3

ZONING: R-L (RESIDENTIAL-LOW)

APPLICATION: FINAL SUBDIVISION

RECOMMENDATION: ACCEPT AND RECOMMEND APPROVAL OF THE
FINAL SUBDIVISION TO THE CITY COUNCIL

BACKGROUND

Mr. and Mrs. Burnett have submitted an application for a final subdivision review of their development located at 2130 North Rock Manor Drive. The applicant received approval for the preliminary subdivision on January 28, 2015, and they are now ready for review by the Planning Commission of their final subdivision. As a reminder, the project consists of two developable lots within the Park Hills Phase 3 Subdivision and a larger remnant parcel that will not be divided at this time. Although the street has been developed along Rock Manor Drive, it has not been dedicated and is only found within an easement. Now that two lots are being developed, the street in front of the newly formed properties must be dedicated.

Lot 1 is 12,031 square feet, Lot 2 is 15,429 square feet, and the remaining piece of land is 3.18 acres.

PREVIOUS CONDITIONS OF APPROVAL

1. Lot 2 depicted on the preliminary site plan shall be relabeled as to state: remnant parcel for future development.
 - **Staff Response:** The applicant has relabeled Lot 2 as being a remnant parcel for future development
2. Lot 3 depicted on the preliminary site plan shall be relabeled as Lot 2.
 - **Staff Response:** Lot 3 has been relabeled to indicate it as Lot 2
3. A bond shall be posted for all public infrastructure and utility work to be conducted.
 - **Staff Response:** This condition remains in effect and must be completed prior to the issuance of a building permit. In addition, the applicant will need to enter into an improvement agreement for all public infrastructure.
4. An agreement shall be signed with the applicant that they shall be responsible to place the sidewalk on Lot 1 as part of the construction of a new single-family dwelling on the same lot.
 - **Staff Response:** After meeting with the applicant, staff was not comfortable with the extension agreement. It was stated that extension agreements often cause problems for the property owner and for the City when it is time to construct the sidewalk. In addition, having a sidewalk installed is part of having a completed buildable lot. Therefore, this condition will be removed and the applicant as the developer, will post the bond for the sidewalk on Lot 1 and have 18 months to complete the sidewalk project.
5. Lot 1 shall depict a drainage plan and the buildable area as part of the final submittal and shall be reviewed by City staff.
 - **Staff Response:** The City Engineer has reviewed the drainage plan and found it to be adequate.
6. Public utility easements on both Lot 1 and 2 shall be found on three sides with the front being 10 feet and two other sides at 7 feet.
 - **Staff Response:** This has been shown on Lot 1 and Lot 2 with a 10-foot easement along the front and two other sides being 7 feet. The remnant parcel is not required to have easements until the piece is divided in the future.
7. A detention basin shall be created in the back of Lot 2 to allow water to slowly percolate into the ground and not flow on to adjacent property. This drainage swell shall be review and approved by the City Engineer as part of the final subdivision process.
 - **Staff Response:** This has been indicated on the final plans and was found to be acceptable by City Engineer.

8. The fire hydrant located on the northwest corner of Lot 1 shall be indicated.
 - **Staff Response:** This has now been indicated with adequate fire protection being found for both lots.
9. Legal descriptions shall be submitted for the street dedication and shall be reviewed as part of the final subdivision process by City staff.
 - **Staff Response:** All easements and lots will be dedicated by plat at the Davis County Recorder's Office.
10. A current title report shall be submitted and reviewed by staff as part of the final subdivision process.
 - **Staff Response:** A title report is still required and must be submitted and reviewed by the City Attorney prior to the plat being recorded at the Davis County Recorder's Office.
11. The applicant shall submit the final subdivision application following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
 - **Staff Response:** An application was submitted on February 12, 2015.

FINAL SUBDIVISION REVIEW CHAPTER 15-3

General Review

According to the General Plan, this area is found within Neighborhood 3, Northeast Centerville. It further states the goal for this area is to remain low-density single-family development, which the proposed subdivision will accomplish.

The proposed lots are found within the Residential-Low (R-L) Zone, which will allow for the proposed development. Each lot depicted has adequate street frontage, buildable area and setbacks as required in Chapter 12-32 of the Zoning Ordinance. Adequate fire protection is found for the subdivision with a fire hydrant placed north of Lot 1 and south of Lot 2. The general requirements for all subdivisions pertaining to layout, lot size, and utility improvements have been depicted and are in harmony with the Subdivision Ordinance Requirements [Section 15-5-101 through 106].

Final Subdivision Documents

The final plat appears to conform with the preliminary plat with the directed changes by staff. If the Planning Commission finds the plat to be acceptable, the applicant will need to forward this on to the City Council for final approval and acceptance of the easements. A current title report will need to be submitted and reviewed by the City Attorney and all final legal descriptions and engineering must be reviewed by the City Engineer. Once the final review has been completed and the City Council has approved the project, the plat must be recorded at the Davis County Recorder's Office. The developer will also need to post the required bond for construction of related subdivision improvements prior to a building permit being issued.

CONCLUSION

The submitted final plat follows the approved preliminary plans and has been found to meet all applicable standards for a final review. The applicant is still responsible to pay all related storm drain and other impact fees as applicable.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the final subdivision plat for Park Hills Phase 3 Subdivision located at 2130 North Rock Manor Drive: I hereby make a motion for the Planning Commission to accept the final subdivision plan, and make a recommendation to the City Council for approval of the proposed Park Hills Phase 3 Subdivision, located at 2130 North Rock Manor Drive, subject to the following:

1. Park Hills Phase 3 shall consist of Lots 1 and 2 as depicted on the final plat and shall not allow any development to occur on the remnant parcel at this time. The remnant parcel shall be subject to all current applicable subdivision approvals when the future development shall occur.
2. A bond shall be posted for all public infrastructure and utility work to be conducted and the applicants shall be required to enter into an improvement agreement for all public infrastructure.
3. Storm drain impact fees and other impact or development fees have not been paid for Parcel A. Such impact fees and development fees for Parcel A shall be paid at the time such parcel is subdivided or built upon and shall be paid in accordance with the fee schedule in place at the time such fees are due.
4. A current title report shall be submitted to City staff for review.
5. The submitted final plat shall be approved by the City Council.
6. A final subdivision paper plat shall be submitted prior to the mylar and reviewed by the City Engineer and City Attorney, and shall receive the proper signatures before recordation.
7. The final plat shall be recorded at the Davis County Recorder's Office.
8. No construction on Lots 1 and 2 shall take place before recordation of the plat.
9. The applicant shall submit a building permit for Lots 1 and 2 prior to construction taking place.

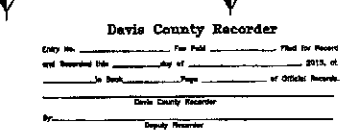
Suggested Reasons for the Action (Findings):

1. The remnant parcel may not be developed without the proper City approvals [Section 15-2-101]
2. Security of public improvements is required for all subdivisions [Section 15-4-109].
3. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
4. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
5. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
6. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision application have been satisfied [Chapter 15-4].

Being a Part of the South Half of Section 31, T.3N., R.1E., S.L.B. & M.
Centerville City, Davis County, Utah East 1/4

East Quarter Corner
Section 31, T.3N.,
R.1E., S.L.B.&M.
No Monument Found
N 142.527.43
E 118.285.77

N89°38'50"E (1/4 Section Line) 2,668.46



Curve Information

Chain	Radius	Length	Angle	Offset	Stationing
CA	544.56	117.13	918.43	17.13	315+15.5
CB	195.20	48.50	310.40	28.47	315+64.0
CC	450.00	17.94	844.05	17.98	315+81.9

Southeast Corner
Section 31, T.3N.,
R.1E., S.1B. & M.
Existing Brass Monument
N 139.877.16
E 118.313.24

February, 2015
Scale: 1" = 30'