

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, APRIL 27, 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 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.

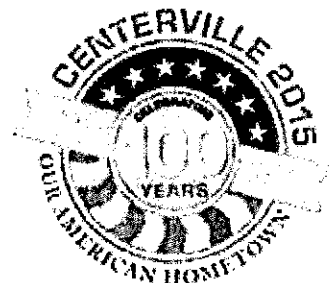
Centerville City, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, 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)

- 7:00 A. WELCOME AND ROLL CALL
 B. PLEDGE OF ALLEGIANCE
 C. PRAYER OR THOUGHT -- Commissioner Becki Wright
 D. MINUTES REVIEW AND ACCEPTANCE -- March 23, 2016 City Council/Planning
 Commission Joint Work Session and April 13, 2016 Planning Commission
 E. COMMISSION BUSINESS
- 7:10 1. PUBLIC HEARING | ROHLETTER SUNRISE LOT | 560 SOUTH 400 WEST
 Consider the following proposed applications:
 Request #1: Zone Map Amendment from A-L (Agricultural-Low) to R-L (Residential-Low),
 the east parcel only at 0.291 acres and
 Request #2: (Pending Actual Rezone Approval) Small Subdivision Waiver/Lot split, 2-Lots
 James Rohletter, Property Owner & Applicant
- 7:30 2. PUBLIC HEARING | THE COVE @ DEUEL CREEK EST | 362 SOUTH 400 EAST
 Consider the proposed Small Subdivision Waiver/Lot Split on property located at 362 South
 400 East, for the purpose of creating 3 residential building lots; which consists of 2 flag lots
 and 1 street frontage lot
 Jacob Williams, Applicant
- 7:50 3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
 • PC Meeting on May 11, 2016
 Work Session on SMSC Public Space Plan with UDOT and WFRC at 5:30 PM with dinner
 starting at 5:15 PM, 347 North 400 East Small Subdivision
 Waiver/Lot Split
- 7:55 F. ADJOURNMENT

Posted April 22, 2016 by Community Development



PRELIMINARY DRAFT (3)

Minutes of the Centerville City Council and Planning Commission joint **work session** held Wednesday, March 23, 2016 at 5:30 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

COUNCIL MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Tamilyn Fillmore William Ince Stephanie Ivie George McEwan Robyn Mecham

PLANNING COMMISSION PRESENT

Chair	David P. Hirschi
Commissioners	Kevin Daly Cheylynn Hayman Gina Hirst Logan Johnson Scott Kjar Becki Wright

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Jacob Smith, Assistant to the City Manager
Katie Rust, Recording Secretary

STAFF ABSENT

Blaine Lutz, Finance Director/Assistant City Manager

GOAL SETTING WORK SESSION

Mayor Cutler commented that the following goals appear to be common between the Council and Planning Commission goal lists: review of the Subdivision Ordinance and open space/sensitive lands; preserve foothills for recreation; West Centerville planning; and the South Main Street Corridor (SMSC). Chair Hirschi remarked that both bodies have spent a great deal of time looking at the SMSC Plan and considering what needs to be done. He stated the Planning Commission considers it a high priority primarily because it will take time to get through all of the information and discussion necessary to present a recommendation to the Council. Regarding sensitive lands, he said the Planning Commission is expecting a report from staff at their meeting later in the evening. He added that City trails/pathways and foothill recreation improvements go hand in hand. The Planning Commission met with the Trails Committee at their last meeting for a presentation. Mayor Cutler added that Davis County is considering using Prop 1 funds to improve the Bonneville Shoreline Trail, and is interested in input from Centerville. The group discussed possible ways to coordinate with the County. Cory Snyder, Community Development Director, said he feels the City should take a comprehensive look at future needs and opportunities for connectivity to trails both on the east and west sides of the city, as well as urban pathways providing circulation within the community.

Regarding County plans for the Bonneville Shoreline Trail, Mr. Snyder pointed out that a significant amount of land in the Centerville foothills is private property. Commissioner Daly commented that some of the most developable land in the foothills is on the south end, and is

PRELIMINARY DRAFT (3)

Centerville City Council/Planning Commission Joint Work Session
Minutes of Meeting of March 23, 2016

Page 2

1 owned by the City. He said it is his impression citizens do not want the foothill property
2 developed. The City could put concrete plans in place to promote recreation and prevent
3 development. Councilwoman Fillmore said she would love for both the Council and the
4 Planning Commission to have a stronger understanding of the long-term cost of infrastructure.

5
6 Chair Hirschi said he believes the west side is going to become much more vibrant with
7 the pedestrian bridge over the freeway, the Maverik going in on the corner of 1250 West and
8 Parrish Lane with a Legacy Trail connection, and the new housing development. He stated the
9 City needs to be ahead of the curve with planning. Chair Hirschi added that some of the
10 industrial companies on the west side are scaling back operations. Councilwoman Fillmore said
11 she feels one of the weaknesses of the previous discussions was the focus on transportation.
12 She suggested new discussions begin without the same emphasis on transportation. Chair
13 Hirschi said he feels there are a lot of commercial opportunities for the area that make sense.
14 Councilwoman Fillmore suggested involving West Bountiful in a more in-depth way.

15
16 Mayor Cutler said in the past there has been general consensus regarding encouraging
17 business on the west side north of Parrish Lane. The Mayor expressed the opinion, and Mr.
18 Snyder agreed, that extending 1250 West to connect with Farmington will be key to developing
19 the area. The City will want to consider the possibility of an Economic Development Area to
20 help with infrastructure. The Council and Planning Commission seemed to be in agreement that
21 they are not in favor of residential development at the north end of the west side. City Manager
22 Thacker suggested removing the suggestion from the General Plan.

23
24 Regarding the west side south of Parrish Lane, Councilwoman Fillmore said her greatest
25 concern is that a heavy industrial use will expand in a way that conflicts with what is desired.
26 She said she would like to reduce the risk by putting something in place to prevent undesirable
27 expansion. Mr. Snyder responded the General Plan could be amended to remove heavy
28 industrial use. Councilwoman Fillmore stated that should be an expedited action. In addition,
29 she said she feels a cohesive, solid ordinance would put the city in a stronger position for this
30 area rather than waiting for a PDO from a developer. Mayor Cutler said it is his impression the
31 Shorelands Commerce Park will be mainly flex-space or light industrial. Chair Hirschi
32 commented he feels the focus south of Parrish Lane should be a continuation of what is
33 happening now - a mixture of office space, residential, entertainment, and business space, with
34 the possibility of some mixed-use or residential transitioning to the West Bountiful border.
35 Councilwoman Mecham said she would like to see heavy industrial limited. Commissioner
36 Wright pointed out that office space should be encouraged as an important aspect of a
37 community. Councilman McEwan suggested the Planning Commission look at centers of
38 gravity for particular types of industry to be realistic with planning. Mayor Cutler commented
39 that centers of gravity will expand as the Wasatch Front continues to grow. Chair Hirschi
40 pointed out the west side is a positive, desirable location transportation-wise, with two freeway
41 accesses.

42
43 Councilman Ince asked if Centerville has a formal relationship with a group like the
44 Chamber of Commerce trying to bring companies to the city. Mr. Thacker responded the City
45 does not actively recruit businesses. The Mayor stated that Davis County has an Economic
46 Development Department that actively recruits. Mr. Snyder added there is also a private/public
47 partnership, the Davis County Business Alliance, which does a lot of promotion of the Davis
48 County area. He mentioned that established infrastructure and the extension of 1250 West
49 would put the city in a better position to compete in the site-ready market. Councilman Ince
50 pointed out that Centerville is the only city in South Davis County with UTOPIA, which could be
51 a selling point.

PRELIMINARY DRAFT (3)

Centerville City Council/Planning Commission Joint Work Session
Minutes of Meeting of March 23, 2016

Page 3

1 Chair Hirschi stated the Planning Commission would like to streamline administrative
2 decisions and procedures, delegating more decision-making to staff and allowing the Planning
3 Commission more time for proactive planning. Councilman Ince said his goal is to avoid getting
4 stuck again with what happened on the Hafoka property on Porter Lane. He pointed out that the
5 community is divided over what should happen on South Main Street. Councilwoman Mecham
6 agreed, and said she would like to know what uses would be allowed in specific zones so the
7 Council can anticipate and avoid surprises. Mr. Snyder cautioned the Council and Planning
8 Commission against getting caught up with design details, and suggested the issue is whether
9 or not they are comfortable with the multi-family development ordinance.

10
11 At 6:50 p.m. the Planning Commission moved upstairs for their regular meeting, and the
12 Council took a break, returning at 7:10 p.m. The Council discussed the goals rated highest
13 priority by the Council prior to the meeting.

14
15 Accessory building setbacks – Councilwoman Fillmore said she feels the Planning
16 Commission should review accessory building setbacks and recommend revisions to provide a
17 level of protection.

18
19 Flag-lot ordinance – Councilwoman Mecham asked why the City allows two adjoining
20 flag lots, considering the loss of privacy for the entire surrounding neighborhood. Mayor Cutler
21 pointed out that sometimes flag lots are appropriate. Councilwoman Fillmore stated she thinks
22 the City is at risk with the flag-lot ordinance as it is currently written, adding that setbacks and
23 height ratios should be carefully considered. A majority of the Council appeared to be in favor
24 of directing the Planning Commission to review the flag-lot ordinance.

25
26 Accessory Dwelling Units (ADUs) – Councilwoman Mecham said she does not think the
27 City will get a lot of applications for ADUs. Councilwoman Fillmore agreed, but stated she
28 would like citizens to have a legal route to do something she believes will happen anyway.

29
30 Land-use planning for west side – The Council discussed the desire to eliminate heavy-
31 industrial use from the west side. Mayor Cutler suggested property owners should be included
32 if another work session is held regarding the west side.

33
34 RAP Tax revenue usage – Mayor Cutler reported the City has opportunity to use a
35 graduate student to conduct a public outreach effort regarding Island View Park. A majority of
36 the Council seemed supportive. Councilwoman Ivie emphasized that neighbors should be
37 made aware that changes will take time and will not happen immediately. Mr. Thacker
38 suggested the Council's goal with RAP Tax revenue could be: "maintain what we've got, replace
39 what we've lost, and finish what we've started." Councilwoman Mecham asked if it would be
40 possible to solicit donations from park equipment companies. Councilwoman Fillmore
41 suggested the idea could be presented to the Parks Committee to gauge their interest.
42 Councilwoman Mecham suggested waiting until a plan for Island View Park is in place. It was
43 suggested the outreach for park improvement should include the entire city rather than just park
44 neighbors. Mayor Cutler reported the Recreation District is in need of more playing fields. He
45 suggested the Recreation District might be willing to donate funds to help complete new fields at
46 Community Park, or the City could possibly borrow funds from the Recreation District to
47 complete the fields sooner than currently expected. Mr. Thacker added that a loan could be
48 made from the Cemetery Perpetual Care Fund or the Theatre Reserve Fund for the same
49 purpose. Mayor Cutler said he feels the options would be worth exploring, but firm cost
50 estimates will be needed. The entire Council indicated they are in favor of moving forward with

PRELIMINARY DRAFT (3)

Centerville City Council/Planning Commission Joint Work Session
Minutes of Meeting of March 23, 2016

Page 4

the planning stage for both Island View Park and the completion of the Community Park expansion project.

UTOPIA – The Council requested a presentation from UTOPIA executives regarding how Centerville could improve marketing efforts.

South Main Street Corridor (SMSC) Plan – The Council discussed the desired scope of continued SMSC planning. Councilman McEwan expressed the opinion that property owners should have a lot of input. Mayor Cutler suggested the Planning Commission finish their current recommendations by May, to be presented at a joint work session.

Hillside plans and zoning – The Council discussed private property on the hillside, and appeared to be in agreement that the city is protected against hillside development at this point.

Cemetery expansion options – Councilwoman Fillmore repeated a comment made by former-Councilman Higginson that every city is dealing with diminishing cemetery space and every city is going to run out someday, even if more space is added. Mayor Cutler and Councilwoman Ivie indicated they are in favor of exploring the possibility of a mausoleum. Referring to the County-owned property on 100 South, Councilwoman Ivie said she believes the land is still necessary as a debris basin. Mr. Thacker responded that the County would be able to maintain the sediment basin with a few residential lots on a portion of the property. Councilman McEwan suggested a public/private partnership with Russon Brothers Mortuary to evaluate the possibility of a mausoleum. Staff was directed to get a cost estimate for a feasibility study for a cemetery on the hillside City-owned property.

Extension of 1250 West – Councilwoman Mecham said she will encourage the County Transportation Committee to discuss the extension of 1250 West.

The Council agreed on the following priorities for the Planning Commission:

Long-term big items

- 1- South Main Street Corridor (recommendation by May)
- 2- West side plan (begin by 3rd quarter)
- 3- Hillside recreation – working with County

Short-term (1-2 meetings to complete)

- 1- Remove Very-High Industrial zoning
- 2- Review flag-lot ordinance
- 3- Review accessory building setbacks (complete by end of 2nd quarter)
- 4- Update bike/trail master plan and adopt into General Plan

Fluoride – A majority of the Council indicated a desire to put the cost of fluoride as a line item on the city utility bill. Mr. Thacker suggested the utility bill change could be made in conjunction with the proposed water rate change. The original decision to fluoridate the water was a County-wide vote. Councilwoman Ivie said she would like to document the feedback received from residents. Some of the Council expressed a desire to write to the County requesting the issue be put back on the ballot.

- The Council agreed to let the Landmarks Commission make decisions regarding Historic District signage.

PRELIMINARY DRAFT (3)

Centerville City Council/Planning Commission Joint Work Session
Minutes of Meeting of March 23, 2016

Page 5

- The Council agreed on the need to install sound panels in the Council Chambers this year to improve the sound system.
- The city did not receive TAP funding from WFRG for sidewalk lighting on Parrish Lane.
- The Council discussed the Chick-fil-A and Dairy Queen drive-thru situations and agreed there is not much they can do at this point.
- Councilwoman Fillmore suggested the Council have a goal to end Council meetings by 10:00 p.m.

ADJOURNMENT

The work session was adjourned at 8:55 p.m.

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

1
2 **PLANNING COMMISSION MINUTES OF MEETING**

3 **Wednesday, April 13, 2016**

4 **7:00 p.m.**

5
6 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
7 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

8
9 **MEMBERS PRESENT**

10 Kevin Daly

11 Becki Wright

12 Cheylynn Hayman

13 David Hirschi, Chair

14 Gina Hirst

15 Logan Johnson

16
17 **MEMBERS ABSENT**

18 Scott Kjar

19
20 **STAFF PRESENT**

21 Corvin Snyder, Community Development Director

22 Lisa Romney, City Attorney

23 Bruce Cox, Parks and Recreation Director

24 Kathy Streadbeck, Recording Secretary

25
26 **PLEDGE OF ALLEGIANCE**

27
28 **OPENING COMMENT/LEGISLATIVE PRAYER** Kevin Daly

29
30 **MINUTES REVIEW AND APPROVAL**

31
32 The minutes of the Planning Commission meeting held March 23, 2016 were reviewed
33 and amended. Commissioner Hirst made a **motion** to approve the minutes as amended. The
34 motion was seconded by Commissioner Hayman and passed by unanimous vote (6-0).

35
36 **PUBLIC HEARING | CENTERVILLE DEUEL CREEK HISTORIC DISTRICT**
37 **[Postponed from March 23, 2016 meeting] - Consider the proposed Zone Map and Code**
38 **Text Amendment for the Centerville Deuel Creek Historic District (Chapter 12-49), which**
39 **includes boundary modifications (400 East from Parrish Lane to Porter Lane, east side**
40 **only) and addressing commercial building incentives. Centerville City, Applicant.**

41
42 Brandon Toponce, Assistant Planner, reviewed the number of homes within the Deuel
43 Creek Historic District explaining how many homes are contributing, non-contributing, and
44 currently on the National Historic Register. He also reviewed how many of these homes are on

1 Main Street. He reviewed the financial impact the incentives program would have on Centerville
2 City, which is insignificant. Mr. Toponce explained participation in the Deuel Creek Historic
3 District is completely voluntary. If a property owner chooses to participate then the historic
4 district standards would be followed, if not then the South Main Street Corridor Overlay (SMSC)
5 standards would be followed. Both options are equally important. At a previous meeting, the
6 Commission expressed concern with the "gaps" that could potentially be created along the Main
7 Street public space if some neighboring homes chose different options. Mr. Toponce said this is
8 true, but explained this will create variety and allow the passerby to recognize the historical
9 property as unique and important. As long as the property owner keeps their structure as
10 contributing, they would not be required to add the public space amenities of the SMSC. This
11 same concept holds true for non-contributing structures. If a non-contributing property desires to
12 maintain their site as it currently exists, they would also not be required to upgrade to the SMSC.
13 Upgrades to the new SMSC are only applicable when a property owner is redeveloping their site.
14 So, the gaps that are spoken of are inevitable all along Main Street and could remain that way
15 well into the future. However, Mr. Toponce said the City could choose to put in the public space
16 amenities at anytime at their own expense and desire.

17
18 Mr. Toponce reviewed the proposed changes to the Deuel Creek Historic District
19 ordinance. Lisa Romney, City Attorney, suggested some minor language changes for
20 consistency. The Commission suggested some minor language changes as well. Overall, staff
21 recommends approval of the proposed zone text amendments.

22
23 The Commission asked who is responsible for making the judgment call on what is
24 considered appropriate to maintain a contributing status. Mr. Toponce explained the Landmarks
25 Commission reviews each permit individually and determines its status according to the
26 Secretary of the Interior standards. If a permit does not meet those standards then the property
27 owner can choose to follow the SMSC standards or choose to alter their plans in order to remain
28 as a contributing property.

29
30 Several Commission members expressed their appreciation for the additional information
31 provided. Commission members expressed that this information was helpful in clarifying that the
32 gaps are likely to happen because of redevelopment and construction timing and not necessarily
33 because of the historic district option. In addition, there are other options for installing public
34 amenities within the public easement.

35
36 Chair Hirschi opened the public hearing. Seeing no one wishing to comment, he closed
37 the public hearing.

38
39 Commissioner Johnson made a **motion** for the Planning Commission to accept the Zone
40 Text Amendment for Section 12-49-100, and the creation of Section 12-49-110, as stated within

the Staff Report dated March 23, 2016 as amended this evening and to recommend approval to the City Council.

Reasons for the Action (findings):

1. The proposed amendments meet the requirements found in Section 12-21-080(4)(e).
2. The proposed Zoning Text Amendments meet the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Proposed amendments to Chapter 12-49, Centerville Deuel Creek Historic District, will be consistent with other objectives found in this Section.
4. The proposed amendments will not have a negative impact on the surrounding community.
5. Through research, site visits, three public work sessions and several meetings, the Landmarks Commission believes they have covered important aspects of location, guidelines and incentives.
6. The Landmarks Commission believes the proposed district and subsequent created documents will be beneficial to the neighborhood.
7. The proposed amendments meet the requested clarification by the City Council, which was stated at the January 2016 Council Meeting.

The motion was seconded by Commissioner Daly and passed by unanimous roll-call vote (6-0).

Commissioner Daly made a **motion** for the Planning Commission to accept the Zone Map Amendment to extend the Centerville Deuel Creek Historic District to the east side of 400 East, as shown in the Staff Report dated March 23, 2016, and to recommend approval to the City Council.

Reasons for the Action (findings):

1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
2. The proposed Zone Map Amendment meets the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Expanding the Centerville Deuel Creek Historic District to include the east side of 400 East will not have a negative impact on the surrounding community.
4. The Landmarks Commission believes the proposed amendment to the overlay zone and will be beneficial to the neighborhood by encouraging further preservation within Centerville.

The motion was seconded by Commissioner Hirst and passed by unanimous roll-call vote (6-0).

PUBLIC HEARING | CODE TEXT AMENDMENTS FOR THE SOUTH MAINSTREET CORRIDOR (SMSC) OVERLAY ORDINANCE (CHAPTER 12-48) [Postponed from March 23, 2016 meeting] - Consider the Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council

directives and changes to the South Main Street Corridor (SMSC) Public Space Plan, Centerville City, Applicant.

Cory Snyder, Community Development Director, reported the Planning Commission tabled action on this item and requested additional information, data, and clarification at their February 24, 2016 meeting. This information was provided to the Commission at their March 23, 2016 meeting, but again the item was tabled due to time constraints. Mr. Snyder reviewed the additional information provided. He reminded the Commission the specific directive from the City Council was to consider pushing the placement of the light poles and planter boxes back onto private property behind the sidewalk, and to consider alternate planting materials (i.e., lower growing height). Mr. Snyder distributed several emails that he has received from the public regarding this issue. These emails were submitted into the official record. Mr. Snyder also reference the "Staff Alternate Vision" included with the staff reports. He explained this is his idea formulated from previous discussions and simply includes options to consider. If there is a desire to shift away from the current public space plan then perhaps this alternative vision may serve as a tool.

Commissioner Wright said she did not see any information regarding bicycle usage on Main Street. She asked if UDOT keeps any type of cycling information. Mr. Snyder said UDOT does not track cycling data. He said they have contacted cycling clubs in the past, but they too keep no such data. He said it may be possible that UTA and or the Wasatch Regional Council has some type of cycling information. Mr. Snyder will contact both UTA and the Wasatch Regional Council.

Chair Hirschi opened the public hearing.

Lisa Astling said she understands that the planter boxes and trees may be considered a liability. She does not believe these would be any more of a liability than the movie in the park events. However, she does believe moving the planter boxes, trees, and light poles to the private space would be a liability for those using the sidewalk, especially bikers. She hopes a bike path is still planned for Main Street. She said it is important to keep a demarcation for bike lanes. She also suggested a decrease in the speed limit on Main Street. She said a decreased speed limit will decrease liability. She said if these improvements are intended to create a greater public presence on Main Street then a reduced speed limit may be a good option.

Jeff Cook said he owns property on Main Street and has not received any notice or other information on these proposed amendments. This is very frustrating. He said he was part of the original committee who created the SMSC standards. He said the original committee spent many hours and created what they believed was a sound document. Since that time it has been under constant change. He said it is hard to know what is or is not allowed anymore thus making it difficult for property owners to seriously consider redevelopment. He said it feels like the

1 original committees work has been discounted completely. He expressed concern with pushing
2 the elements back into the private space. He said any elements or plantings pushed into the
3 private space will not be cohesively maintained. He said when trees or other plantings die,
4 property owners may choose not to replace them. He said putting this installation and subsequent
5 maintenance onto individual property owners will diminish the uniformity of the Main Street
6 corridor. However, if the City will maintain these elements then he believes it could work. He
7 said if the public space elements must be pushed onto private property he suggests it be benches
8 and planter boxes as these are easier to maintain. He also suggested the public hearing remain
9 open so any additional comments can continue to take place as this process moves forward.

10
11 Chair Hirschi formally accepted all public comment emails into the public record. He
12 requested Commission members submit all public comment emails they have received
13 personally to the City Recorder to be included in the public record as well.

14
15 Chair Hirschi turned the discussion to the Commission for their comments. He said the
16 Commission has an opportunity to review the public space and plan accordingly. As planners, he
17 encouraged the Commission to look at what is feasible and not necessarily what is practical.

18
19 Commissioner Daly said Main Street is not the true main road in Centerville. The true
20 main road in Centerville is Parrish Lane. He said Main Street is a hodgepodge of homes,
21 businesses, parks, and a school. He said Centerville City's Main Street will never be like
22 Bountiful City's Main Street. He said Centerville's Main Street is simply a road that gets people
23 from point A to point B. He said Main Street is not going to be a main business center with
24 walkable shops. He said to create such an area requires density and it has been made clear that
25 residents do not desire density on Main Street which eliminates the incentive for redevelopment.
26 Since Main Street is transitional he is not in favor of reducing the speed limit. He said it also
27 seems ironic to reduce the speed limit when the City exercised their right to widen the
28 intersection at Parrish Lane and Main Street in order to increase traffic flow. He is in favor of
29 striping for bike lanes on Main Street. He also said he likes many of the ideas presented in the
30 Staff Alternate Vision document and thinks it may a good middle option between the SMSC
31 public space plan and the existing state of Main Street.

32
33 Commissioner Hayman said she was surprised that the City Council was concerned with
34 the placement of the planter boxes and light poles. She believes these are critical elements of the
35 public space plan and she did not see any solid data to suggest that the current placement of the
36 planter boxes and light poles are a significant liability. She strongly suggest these elements
37 remain in their current position. She believes the park strip is the best place to create a visual
38 boundary between the street and the sidewalk. She is not overly concerned with the elimination
39 of tall grasses and is willing to explore other plant material options.

1 Commissioner Wright said Main Street can be whatever they make it. She agreed Parrish
2 Lane is the main business hub of Centerville and agrees that Main Street is different from Parrish
3 Lane. She believes Main Street is walkable. She said there are always pedestrians on the
4 sidewalks of Main Street and this will always be the case as long as there is a school on Main
5 Street. In addition, she believes Founders Park, City Hall, and the Whitaker Museum also
6 contribute to the walkability of Main Street. She is an advocate for Main Street and believes the
7 Commission should create the vision that has been foreseen and keep the planter boxes and poles
8 as planned. She does not share the concern with liability, but rather views these elements as
9 a safety barrier from traffic for those pedestrians on the sidewalk. She believes the pedestrian
10 lighting is also important for safety. She too is amenable to alternate planting materials and
11 mentioned that she likes flowering trees. She agrees these elements are critical for framing the
12 street and believes this framing of the street is what will adjust traffic flow. She said the benches
13 could be pushed back from the curb, but strongly agrees the planter boxes and light poles should
14 remain. She said the Commission needs to be clear as to why these items are important and site
15 specific evidence to show these elements are acceptable. She also mentioned that she has heard
16 that trees reduce crime within a city and she is looking for this study and information to share
17 with the Commission and City Council.

18
19 Mr. Snyder reminded the Commission that Main Street is a UDOT owned road. He said
20 UDOT has specific standards for Main Street and the public clear zone. He agreed the
21 Commission should plan as they see fit, but cautioned the Commission that some of the
22 placement may not be allowed. He said UDOT does not negotiate these standards regardless of
23 past practices or existing conditions. He also cautioned the Commission to keep property owners
24 in mind with regard to the cost of improvements. He said the cost for many of these elements
25 could be burdensome to private property owners and could affect redevelopment.

26
27 The Commission discussed the option for break-away elements and wondered if they
28 may be acceptable to UDOT. They also wondered how bike lanes might affect UDOT's clear
29 zone. The Commission agreed having a representative from UDOT come and present their
30 standards to the Commission before any decisions are made would be useful. The Commission
31 also agreed a presentation from the Wasatch Regional Council on complete street designs too
32 would be helpful. The Commission would also like to meet with the City Council in a work
33 session following these presentations before any decisions are made.

34
35 Chair Hirschi said continuity is an issue. He agreed that if these elements are pushed back
36 into the private space then gaps and maintenance could become a greater issue. He believes if
37 this public space is improved it will in turn encourage redevelopment as it brings more people to
38 the area. He said every citizen in Centerville will benefit from these improvements. To that
39 regard, he mentioned a special improvement district could be an option to fund these public
40 space improvements.

Commissioner Hirst said walkers, runners and bikers are not going away. She said Main Street should be planned in a way to promote and encourage usability.

Chair Hirschi made a **motion** to continue this item, including the public hearing to a future Planning Commission meeting. The motion was seconded by Commissioner Wright and passed by unanimous roll-call vote (6-0).

OPEN SPACE/SENSITIVE LANDS PRESENTATION BY COMMUNITY DEVELOPMENT DIRECTOR [Postponed from March 23, 2016 meeting]

Cory Snyder, Community Development Director, used this time to educate the Commission on density calculations, parks and open space, and park impact fees. He explained how density was traditionally calculated (prior to 2003) and how it is currently calculated (gross density) and the pros and cons of both methods. He reviewed the difference between passive open space and active open space and the difference between impervious and pervious open space for each development zone. He also discussed tot lots and pocket parks explaining they typically become obsolete within a few years because they are isolated from the rest of the community. It may be better to require impact fees for open space rather than giving a break for pocket parks or tot lots. Mr. Snyder explained he presented this same material to the City Council, at their request, who expressed a desire to establish some open space regulations for sensitive lands, specifically the hillside area. The City Council has asked for the Commission's opinion on this matter. The Commission agreed it would be beneficial to look at open space options and subsequent density calculations for the hillside. Staff will draft an ordinance for review at a future meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next regularly scheduled Planning Commission meeting will be Wednesday, April 27, 2016 at 7:00 p.m.
2. Upcoming Agenda Items:
 - Rohletter, Small Subdivision Waiver & Rezone
 - The Cove Creek Estates, Small Subdivision Waiver

The meeting was adjourned at 9:40 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

**PROPERTY OWNER/
APPLICANT:** JAMES AND ELLEN ROHLETT
560 SOUTH 400 WEST
CENTERVILLE, UT 84014

EMAIL: jim@westernmetalproducts.com

PROPERTY: 560 SOUTH 400 WEST
PARCEL #03-001-0058

ACREAGE: 1.26 ACRES

ZONING: AGRICULTURAL-LOW (A-L)

APPLICATION: SMALL SUBDIVISION WAIVER/LOT SPLIT
REZONE EAST PARCEL TO RESIDENTIAL-LOW (R-L)

RECOMMENDATION: APPROVE THE SMALL SUBDIVISION/LOT SPLIT
WAIVER PENDING REZONE OF THE EAST PARCEL

RECOMMEND APPROVAL OF THE REZONE

BACKGROUND

The Rohletters desire to divide their property in order to create a new buildable lot east of their existing home. The lot split is located on the corner of 400 West and Rawlins Circle (600 South), and consists of an existing house setback 160 feet from the property line adjacent to 400 West. The existing home will remain, while the front portion of the lot adjacent to 400 West will be divided for a future home. The total lot is 1.26 acres, yet after the property is divided, the east parcel will .29 acres and the west will be .96 acres. The applicant is also requesting the "East Lot" be rezoned to Residential-Low (R-L), while the "West Lot" remains as Agricultural-Low (A-L) in order to continue utilizing the property for agricultural uses.

SMALL SUBDIVISION PROCESS

General Plan

The General Plan indicates the proposed subdivision is located within Neighborhood 2, Southwest Centerville and further divided into the Porter Lane Residential Area [Section 12-480-3(a)]. The goal for this area states that it should be developed in to low residential or if deemed appropriate, medium residential. The applicant is requesting two residential lots for single-family development, one remaining in the A-L Zone and one rezoned to R-L.

Small Subdivision Waiver, Section 15-2-106

A small subdivision is defined as a subdivision of not more than two (2) lots [Section 15-1-104(45)]. Since the property is being subdivided into two developable lots, it can qualify for the Small Subdivision Waiver, as long as it meets the criteria found in Section 15-2-107 of the Subdivision Ordinance.

The small subdivision does not require dedication of land for a street or other public purpose:

- **Staff Response:** The two lots are found on the dedicated streets of 400 West, which is considered a collector street and 600 South, which is considered a local/minor road. A 4-foot sidewalk is found on 400 West and an additional sidewalk will need to be constructed along 600 South as part of the subdivision improvements.

The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan:

- **Staff Response:** According to the Master Street Plan, Section 12-450-1, it does not appear 600 South or 400 West will require any street widening within the near future. Additionally, the Master Street Plan does not indicate any new roads being proposed to run through any portion of the future lots.

The lots are not part of a small subdivision approved less than three years earlier:

- **Staff Response:** The lot has not been part of a small subdivision less than three years ago.

Zoning Ordinance Requirements, Section 15-2-107(2)

Each lot must meet the zoning requirements for the Residential-Low (R-L) Zone in relation to layout and setback.

New Lot 400 West 600 South Applicable Development Standards, Residential-Low Zone, Table 12-32-1			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Frontage	40 Feet	90.01 Feet	Yes
Minimum Width	60 Feet	90.01 Feet	
Minimum Width Corner Lot	70 Feet	141.17 Feet	
Setback Standards			
Front	25 Feet	25 Feet	Yes
Rear	20 Feet	20 Feet	Yes
Side	8 feet	West: 8 Feet	Yes
Front Side Yard	20 Feet	East: 20 Feet	
Site Standards			
Buildable Area	2,000 Square Feet	5,955 Square Feet	Yes
Gross Density	4 Units Per Acre	1 Home	Yes

Existing Lot 560 South 400 West Applicable Development Standards, Agricultural-Low Zone, Table 12-31-1			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Area	½ Acre	.962 Acre	Yes
Minimum Frontage	80 Feet	162 Feet	
Minimum Width	80 Feet	162 Feet	
Setback Standards			
Front	30 Feet	35.8	Yes
Rear	30 Feet	185	Yes
Side	10 Feet	North: 24.5 Feet	Yes
		East: 63.7 Feet	
Site Standards			
Buildable Area	3,000 Square Feet	Existing House	
Gross Density	2 Units Per Acre	1 Home	Yes

Improvements and Utility Easements, Section 15-2-107(3)

The applicant has provided all necessary utility provider sheets stating adequate service for the new lot. The site plan also indicates the location of utility services for the lot, along with three Public Utility Easements on each lot. The applicant will still be responsible for paying any fees and bonds related to any public improvements, including a new sidewalk along the new lot and existing lot adjacent to 600 South.

General Requirements for all Subdivisions, Chapter 15-5

It appears that both lots meet the applicable requirements for a subdivision layout found in Chapter 15. Each lot faces a public street and both meet all the basic requirements found within the Zoning Ordinance for development. The applicant desires to maintain his lot as A-L, however, the front portion of the lot would not meet the required ½ acre minimum lot size and would need to be rezoned. Therefore, this approval for a small subdivision will be contingent on the rezone of the east parcel. If the City Council does not approve the rezone, the small subdivision approval will be invalid. If the City Council approves the rezone, the new subdivision will need to continue through the recording process.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the Small Subdivision Waiver/Lot Split for property at 560 South 400 West: I hereby make a motion for the Planning Commission to approve the Small Subdivision Waiver/Lot Split for the Rohletter Sunrise Lot Subdivision, located at 560 South 400 West, with the following conditions:

1. Approval of this Small Subdivision Waiver/Lot Split shall be contingent on approval of the rezone for the "East Lot" by the City Council. If the rezone is not approved by the City Council, the applicant will be required to come back before the Commission and indicate a plan that meets the requirements for the A-L Zone.

2. The Small Subdivision Waiver/Lot Split shall be for the property located at 560 South 400 West.
3. A bond shall be posted by the applicant for all public improvements prior to the plat being recorded.
4. The applicant shall record the lot split at the Davis County Recorder's Office prior to obtaining a building permit.
5. A 4-foot sidewalk shall be constructed along Rawlins Circle (600 South), meeting the required Centerville City Engineering Standards.
6. All public utility easements shall be accepted by the Centerville City Council.
7. A building permit shall be issued prior to any construction on the property.

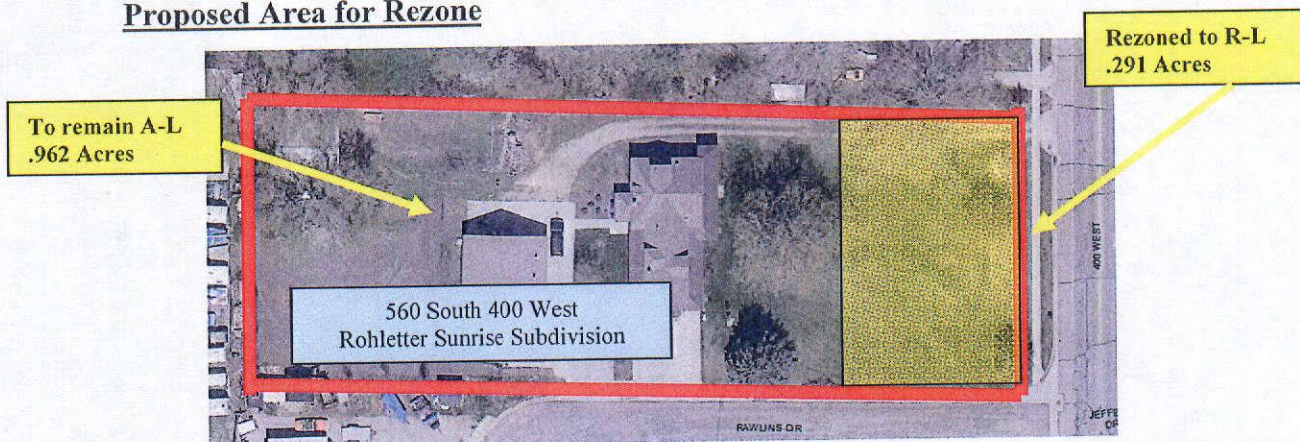
Suggested Reasons for the Action (Findings):

- a. The applicant has submitted a complete application for a Small Subdivision Waiver/Lot Split [Section 15-2-107].
- b. The subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in Section 15-2-107 of the Subdivision Ordinance.
- c. Two residential lots for single-family development is consistent with the goals of the Centerville City General Plan concerning development within Neighborhood 2, Southwest Centerville [Section 12-480-3(a)].
- d. The proposed subdivision meets the required development standards for the R-L Zone [Chapter 12-32] and the A-L Zone [Chapter 12-31].
- e. With the above conditions being met, the general requirements for all subdivisions have been addressed and fulfilled [Chapter 15-5].

PROPOSED ZONE MAP AMENDMENT

As previously discussed in the above staff report, the applicant desires to maintain their portion of the lot as Agricultural-Low, while allowing the front portion to be developed as Residential-Low. In reviewing the Subdivision Ordinance (Chapter 15), no regulation prohibits lots within a subdivision to be zoned differently. It does state that all subdivisions shall create lots that are developable and capable of being built upon. It also states that it must meet the Zoning Ordinance requirements in which the subdivision is located. In the case of this subdivision, each lot has been created as to have adequate size for development. In addition, each lot has met the Zoning Ordinance requirements for their respective zoning classifications.

Proposed Area for Rezone



REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, Section 12-21-080(e)

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

➤ **Staff Response:** The General Plan indicates the proposed lot is located within Neighborhood 2, Southwest Centerville that has a diversity of zoning from A-L to R-M. The General Plan further divides this specific location into the Porter Lane Residential Area [Section 12-480-3(a)]. The goal for this area states, the area should be developed in to low residential or if deemed appropriate, medium residential. The applicant is requesting the front portion of his subdivision be rezoned to R-L to allow the development of a single-family home.

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

➤ **Staff Response:** As mentioned in the above factor to be considered, this area has a variety of zoning ranging from agricultural properties to town homes. By keeping the "West Lot" agricultural-low and the "East Lot" being rezoned to residential-low, it would be consistent with what is already found in the area. Therefore, staff believes the proposed amendment will be in harmony with the overall character of the existing development in the vicinity.

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

➤ **Staff's Response:** Staff does not believe any negative impacts would be created as a result of rezoning the property. This amendment would allow the property owner to utilize the front portion of his lot for a single-family home, while utilizing the back portion as he desires.

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

➤ **Staff Response:** The proposed development already has an existing home with all the necessary utilities stubbed from 400 West and Rawlins Circle. The new lot will also need to have adequate services, and all other public improvements; such as a sidewalk along Rawlins Circle which meets all applicable City Standards.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Zone Map Amendment for the "East Lot" of the Rohletter Sunrise Subdivision, located at 560 South 400 West, from Agricultural-Low (A-L) to Residential-Low (R-L), and to recommend approval to the City Council, with the following condition:

1. Rezone to become effective upon recording and approval of the subdivision plat with all lots meeting the requirements of the underlying zoning.

Suggested Reasons for the Action (Findings):

- a. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
- b. The proposed Zone Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 2 [Section 12-480-3(a)].
- c. Adequate facilities are located within the subject property along 400 West and Rawlins Circle (600 South) [Section 12-21-080(e)(5)].

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNERS: KEVIN & KARRON OWEN
11418 WEST LONGHORN DRIVE
FARMINGTON, UT 84025

STEVEN C. ELLIS & VICKI E. PAYNE
320 SOUTH 400 EAST
CENTERVILLE, UT 84014

APPLICANT: JACOB WILLIAMS
1240 EAST 2100 SOUTH #600
SALT LAKE CITY, UT 84105
(matt@themuvegroup.com)

PROPERTY: 362 SOUTH 400 EAST
CENTERVILLE, UT 84014

ACREAGE: 0.85 ACRES

ZONING: RESIDENTIAL-LOW (R-L)

APPLICATION: SMALL SUBDIVISION WAIVER/FLAG LOT
SUBDIVISION

CODE REVIEW SUMMARY: SUBDIVISION REVIEW W/ FLAG LOT
STANDARDS

STAFF RECOMMENDATION: 1- APPROVE SMALL SUBDIVISION WAIVER
2 - TABLE FOR FURTHER SUBDIVISION
REVIEW - WITH SPECIFIC DIRECTIVES

BACKGROUND

The applicant, Mr. Jacob Williams, desires to develop a large vacant area consisting of three (3) existing parcels and create a flag lot subdivision. Additionally, the proposal is to execute some minor lot line adjustments to secure the necessary lot frontage for the subdivision and to resolve the overlapping buildings in the northwest corner of the proposed subdivision. Thus, the development would consist of two (2) flag-style lots with one (1) street frontage lot, equaling three (3) lots in total.

SUBDIVISION REVIEW ANALYSIS

General Plan – Section 12-480-1

The Centerville City General Plan indicates the proposed subdivision is located within Neighborhood 1, Southeast Centerville in an area labeled “Old Townsite.” The purpose and goals listed for the Old Townsite can be summarized as follows:

- ✓ Area was originally developed with small homes on large lots
- ✓ Over time these large lots were further subdivided
- ✓ Past growth pressures leaned towards building duplexes and small apartments similar to Salt Lake City
- ✓ Area citizens desired to maintain the area as single-family homes
- ✓ Old Town area is to be maintained in low density-single family home style development

Centerville Deuel Creek Historic District – Chapter 12-49

The proposed subdivision is also located within the “Centerville Deuel Creek Historic District.” The purpose of this historic district can be summarized as follows:

- ✓ Preserve the integrity and characteristics of the original townsite
- ✓ A single-family home is the primary expected use of the underlying R-L Zone
- ✓ New home construction is deemed as non-contributing property for historical purposes
- ✓ Non-contributing properties may receive development incentives consisting of a 25% building review fee reduction, if the new structure design incorporates at least four (4) patterns of historic style development
- ✓ The 12 qualifying historic design elements are reviewed and approved by the Zoning Administrator at the time of building permit submittal before a fee reduction is approved

Small Subdivision Waiver/ Flag Lot Review Section 15-5-102 (9) – (10)

Qualifying requirements for Small Subdivision Waivers are as follows:

- a. The property involved was and is not a part of a previous subdivision plat approval by the City.
 - **Staff Response:** The property is not part of any previous subdivision approvals.
- b. The property involved qualifies for a “Small Subdivision Waiver” in accordance with Section 15-2-107.
 - **Staff Response:** The proposed subdivision appears to meet the listed requirements for the waiver.
- c. The approving entity finds that there are no adjacent streets stubbed to and could not eventually be constructed to or through the area to provide proper street frontage to the property as part of a conventional subdivision.

- **Staff Response:** There are no adjacent streets stubbed adjacent to the property nor does it appear that there is a future possibility.
- d. The approving entity finds that integrating the property with adjacent property assemblages would not result in developing a lot layout that could be approved as part of a conventional subdivision.
- **Staff Response:** Typical of the Old Townsite area, the property is part of an undeveloped large lot area of the past. Staff believes that it is not feasible to develop a publicly dedicated road and to provide needed area for lots and homes.
- e. The approving entity finds that leaving the property in its current condition results in an underutilized area that creates an opportunity for the land to become a nuisance to the area in which it is located.
- **Staff Response:** It is the opinion of staff that in order for this lot to be developed, a flag lot is likely the only solution. No publicly dimensioned street could be stubbed in to the property to allow for proper street frontage or to create a conventional subdivision. Additionally, due to existing home development, the area will not likely be combined to create a conventional subdivision. The area use currently consists of unused land, a small orchard, and part of the Deuel Creek drainage channel. If the property is not developed as a flag lot (it's possible and eventually probable) that it will become an un-kept nuisance or abandoned large tract of land.

Development Standards for a Flag Lot (Section 15-5-102(10)(a),(b))

362 South 400 East (2-flag lots w/ 1-street lot)			
Development Standards	Required/Allowable	Actual	Comply
Gross Density Standards			
R-L Zone	3.4 units allowed (.85ac x 4 units)	3 proposed units (lots eligible for SF homes)	Yes
Lot and Parcel Standards			
Maximum Allowable Flag Lots	Two flag style lots (others must have required street frontage)	3 Lots Total (only two flag style)	Yes
Minimum Area	10, 800 Square Feet each lot	10,946 Square Feet 11,577 Square Feet 12,390 Square Feet	Yes* [#]
Minimum Frontage	25 Feet (stem)	25 Feet (stem)	Yes
Stem Pole Minimum Depth	80 Feet	121.5 Feet	Yes
Main Building, Maximum Depth	400 Feet	(Estimated) <250 Feet	Yes
Setbacks			
All Perimeter Boundary Lines	16 Feet	To be determined at building Permit	Likely

Site Standards			
Buildable Area	2,000 Square Feet	Unknown	To be determined
Buildable Area, minimum, range of length/width ratio	2:1 and 1:2	Unknown	To be determined
<i>* A flag lot stem must be attached with at least one of the flag lots. Thus, the street front lot listed square feet will by default change.</i> <i># The two flags combined must have combined area of 21,780 square feet</i>			

Flag Lot Development Section 5-2-102(10)(a)-(d)

(a) Flag Lot Configuration:

- **Staff Response:** This has been reviewed as part of the development standards in the provided table.

(b) Flag Lot Yard Area Requirements:

- **Staff Response:** This has been reviewed as part of the development standards in the provided table.



(c) Stem Pole Use and Maintenance:

- i. Driveway Access, Minimum Width: Stem/pole driveway must be in cement or asphalt pavement and be a width of 10 feet, intersect a public street and meet the City Standards for a drive approach. If a fire lane is required, it must have necessary pavement and shoulders with an unobstructed minimum width of 20 feet, as required by the fire code.
 - **Staff Response:** The stem width proposed is 25 feet. The South Davis Metro Fire District will need to approve access and hydrant requirements.
- ii. Stem/Pole, Multiple Use (sharing): This criterion discusses multiple flag lots on one stem, which is limited to two flag style lots.
 - **Staff Response:** The conceptual plan depicts the use of two (2) flag style lots. The issue of maintenance obligations will need to be addressed with the subdivision plans and recording documents.
- iii. Stem/Pole Addressing Area: An area fronting the public street is required to have a permanent address sign or marker. The sign may not be higher than 3 feet and no larger than 12 square feet. It must be visible, yet still meet the standards found in Section 12-55-230, Visual Obstruction Standards.
 - **Staff Response:** This will still be required at building permit with final verification at the time the home(s) receives a final inspection after construction.

(d) Utilities and Related Services:

- i. Utilities and Other Services: All utilities, related services and easements must be provided in accordance to City Ordinances and any requirements recommended by the City Engineer.
 - **Staff Response:** The City Engineer has provided the following comments:
 - Grading and drainage plan
 - Lowest proposed floor elevations in relation to high water mark of stream channel
 - Cross-section of stream channel and analysis of 100-year flow event in channel
 - Fire hydrant and water improvement, sewer improvements, secondary water improvements (complete utility plans)
 - Drive access plan and section (thickness of hard surface, base course)
 - Permission from Davis County to discharge into stream channel
 - 10' front yard easements and 7' side and/or backyard easements
 - Lot line adjustments
- ii. Fire Access Protection: Fire hydrants, emergency access and turnarounds shall be provided in accordance with the applicable fire code regulations, and other applicable regulations and Ordinances adopted by the City, State, and any requirements recommended by the City Engineer, upon consultation with the Fire Marshal and the Police Chief.
 - **Staff Response:** As stated earlier, the South Davis Metro Fire District will need to review and provide comment regarding their regulations.
- iii. Storm Water Drainage and Control: Flag lots must comply with Section 15-5-105 concerning storm water, or provide an alternative method of a storm drainage management system acceptable to the City Engineer.
 - **Staff Response:** The applicant will need to continue to work with the City Engineer in regards to all drainage management on the property (see comments mentioned earlier).

Other Development Considerations

The applicant has indicated that the proposed subdivision will require a few lot line adjustments prior to recording the subdivision plat in order to meet Ordinance requirements and/or resolve encroachments of buildings over current property boundaries. These changes include:

- ✓ A lot line adjustment to obtain the necessary 85 feet of street frontage (i.e. 25' for the stem and 60 feet for the street front lot).
- ✓ A lot line adjustment to resolve the encroachments located in the northeast corner of the properties.

PLANNING STAFF RECOMMENDATION

Motion #1 - Suggested Motion for the small subdivision waiver for properties located at 362 South 400 East. I hereby make a motion for the Planning Commission to approve the request of a small subdivision waiver/flag lot for the project located at 362 South 400 East, with the following findings:

- a. The Planning Commission finds that the property involved was and is not a part of a previous subdivision plat approval by the City.
- b. The Planning Commission finds that the property involved qualifies for a "Small Subdivision Waiver" in accordance with Section 15-2-107.
- c. The Planning Commission finds that there are no adjacent streets stubbed to and could not eventually be constructed to or through the area to provide proper street frontage to the property as part of a conventional subdivision.
- d. The Planning Commission finds that integrating the property with adjacent property assemblages would not result in developing a lot layout that could be approved as part of a conventional subdivision.

Motion #2 - Suggested Motion for the Subdivision Review/Flag Lot for the properties located at 362 South 400 East. I hereby make a motion for the Planning Commission to table action for the approval of the subdivision, as submitted, for the project located at 362 South 400 East, with the following directives to be completed or submitted for further consideration by the Planning Commission:

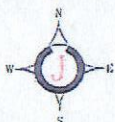
1. A final plat (paper version) subdivision plat shall be prepared in accordance with City Subdivision Plat Layout Standards. This paper plat version shall be deemed prepared and acceptable by the City Attorney and City Engineer prior to submittal for approval by the Commission.
2. The final paper version of the plat shall be corrected to meet the flag stem and maintenance requirements for flag lots, and be deemed acceptable by the City Attorney and City Engineer.
3. The final paper plat version shall provide the required build area meeting the 2,000 minimum standards for each lot.
4. The final paper plat version shall be reviewed by the South Davis Metro Fire District and be deemed acceptable to the Fire Marshal, as to the subdivision's compliance with applicable fire codes and/or to the fire related requirements of the Flag Lot Ordinance.
5. The final subdivision construction plans shall be prepared and submitted to the City Engineer. The construction plans shall address the comments of the City Engineer, as addressed in the related staff report and any other applicable regulations as identified or deemed necessary by the City Engineer.
6. The applicant shall prepare or provide a plan to address the lot line adjustments prior to the recording of any final subdivision plat.

THE COVE AT DEUEL CREEK ESTATES

APART OF THE N.E. 1/4 SEC. 18 AND THE N.W. 1/4 SEC. 17,
T. 2 N. R. 1 E. S. 18 B. 3 M.
LOCATED WITHIN, DAVIS COUNTY, UTAH.

300 SOUTH

300 EAST



LEGEND

- ORIGINAL OWNER
- REDEVELOPMENT
- FOUND PROPERTY MARKER
- DET BEAM AND CAP
- REDEVELOPMENT PROPERTY LINE
- SURVEY CONTROL POINT
- EXISTING FIRE HYDRANT

SURVEYOR'S CERTIFICATE

I, Timothy R. Johanson do hereby certify that I am a Licensed Surveyor, and that I have surveyed the above described land in accordance with the laws of the State of Utah, and that I have found the same to be in accordance with the records of the County Clerk of Davis County, Utah, and that I have found the same to be in accordance with the records of the County Clerk of Davis County, Utah, and that I have found the same to be in accordance with the records of the County Clerk of Davis County, Utah.

BOUNDARY DESCRIPTION

OWNER'S DECLARATION

I, the undersigned, do hereby declare that the above described land is my own, and that I have no interest in any other land in Davis County, Utah, and that I have no interest in any other land in Davis County, Utah.

THE COVE AT DEUEL CREEK ESTATES

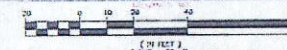
do hereby certify for the purpose of the public at large and for the use of the public at large, that the above described land is my own, and that I have no interest in any other land in Davis County, Utah, and that I have no interest in any other land in Davis County, Utah.

ACKNOWLEDGMENT

STATE OF UTAH
County of DAVIS
On this _____ day of _____ A.D. 20____, personally appeared before me _____, who being by me duly sworn did say that he is the owner of the above described land, and that he has no interest in any other land in Davis County, Utah, and that he has no interest in any other land in Davis County, Utah.

THE COVE AT DEUEL CREEK ESTATES

APART OF THE N.E. 1/4 SEC. 18 AND THE N.W. 1/4 SEC. 17,
T. 2 N. R. 1 E. S. 18 B. 3 M.
LOCATED WITHIN, DAVIS COUNTY, UTAH.



JOHANSON LAND CONSULTANTS
SURVEYING • PLANNING • LAND DEVELOPMENT
770 EAST MAIN STREET
SUITE 121
LEHI CITY, UTAH 84043
PHONE (801) 707-9463
johansonland@gmail.com

DAVIS COUNTY ENGINEER

RECOMMENDED FOR APPROVAL
ON THIS _____ DAY OF _____, 20____

Director, Engineering Department

CITY ATTORNEY

RECOMMENDED FOR APPROVAL
ON THIS _____ DAY OF _____, 20____

City Attorney

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL
ON THIS _____ DAY OF _____, 20____

Chairman, Planning Commission

CITY COUNCIL'S APPROVAL

Presented to the City Council of Centerville, Utah

This _____ day of _____, 20____, at which time
this subdivision was approved and accepted.

City Recorder Attest:

Mayor:

DAVIS COUNTY RECORDER

Book _____ Page _____
Filed for record and recorded (Date)
Day of _____, 20____, at _____
County Recorder

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

RECEIVED APR 06 2016