



CENTERVILLE PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE & PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON MAY 13, 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 Planning Commission of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

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

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

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

Time:

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Chair, David P. Hirschi

D. MINUTES REVIEW and ACCEPTANCE

Planning Commission Meeting April 22, 2015

E. COMMISSION BUSINESS

7:10 1. Hafoka Property, 564 West Porter Lane (400 South)

POSTPONED PER APPLICANT REQUEST

Consider the following proposed item for the purpose of developing a multi-family project:

1. Zone Map Amendment for property located at 564 West Porter Lane from Residential-Medium (R-M) to Residential-High (R-H)

7:35 2. Mickelson Meadows Subdivision, 696 East Center Street

Consider a final subdivision plan for the Mickelson Meadows Subdivision, located on property at 696 East Center Street

7:45 3. Miles Manor Subdivision, 580 East 100 South

Consider a final subdivision plan for the Miles Manor Subdivision, located on property at 580 East 100 South

7:55 4. Public Hearing - Walton Village Development, 395 South Main Street

POSTPONED PER APPLICANT REQUEST

Consider a proposed conceptual site plan for the Walton Village Development, on property located at approximately 395 South Main Street. The project design and layout involves 15 live/work units, 35 multi-family units, using the residential permitted allowance of 3 units per building

8:55

5. Public Hearing - Code Text Amendment, Chapter 12-54-Signs

Consider proposed Zoning Code Text Amendments for Chapter 12-54-Signs; which includes various changes to Section 12-54-080-Signs Permitted in All Zones

9:15

6. Community Development Director's Report 051315

The next regularly scheduled Planning Commission Meeting May 27, 2015. No items scheduled. Commissioners may choose to hold a training meeting or cancel the regular meeting

F. ADJOURNMENT

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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 – Chair, David P. Hirschi**
 - D. **MINUTES REVIEW AND ACCEPTANCE – April 22, 2015**
 - E. **COMMISSION BUSINESS**

- 7:10 1. **HAFOKA PROPERTY | 564 WEST PORTER LANE (400 S)**
 [Continuation from the April 22, 2015 Planning Commission Meeting]
 Consider the following proposed item for the purpose of developing a multi-family project:
 - 1. Zone Map Amendment for property located at 564 West Porter Lane from Residential-Medium (R-M) to Residential-High (R-H)
 Taylor Spendlove, Brighton Centerville LLC, Applicant

- 7:35 2. **MICKELSON MEADOWS SUBDIVISION | 696 EAST CENTER STREET**
 Consider a final subdivision plan for the Mickelson Meadows Subdivision, located on property at 696 East Center Street. Patrick Scott, Brighton Homes Utah LLC, Applicant

- 7:45 3. **MILES MANOR SUBDIVISION | 580 EAST 100 SOUTH**
 Consider a final subdivision plan for the Miles Manor Subdivision, located on property at 580 East 100 South. Patrick Scott, Brighton Homes Utah LLC, Applicant

- 7:55 4. **PUBLIC HEARING | WALTON VILLAGE DEV | 395 SOUTH MAIN STREET**
 Consider a proposed conceptual site plan for the Walton Village Development, on property located at approximately 395 South Main Street. The project design and layout involves 15 live/work units, 35 multi-family units, using the residential permitted allowance of 3 units per building. Taylor Spendlove, Brighton Centerville LLC, Applicant

- 8:55 5. **PUBLIC HEARING | CODE TEXT AMENDMENT, 12-54-SIGNS, SECTION 12-54-080-SIGNS PERMITTED IN ALL ZONES**
Consider proposed zoning code text amendments for Chapter 12-54-Signs; which includes various changes to Section 12-54-080-Signs Permitted in All Zones. Centerville City, Applicant
- 9:15 6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
a. Upcoming Meetings
• PC Meeting May 27, 2015: *No items scheduled. Commissioners may choose to hold a training meeting or cancel the regular meeting*
- 9:20 F. **ADJOURNMENT**

Posted May 8, 2015 by Community Development

**MAKING Life
BETTER**
Centerville City

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, April 22, 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 Hirschi, Chair

Gina Hirst, arrived at 7:24 p.m.

William Ince

Logan Johnson

Scott Kjar

Kevin Merrill

Debra Randall

STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

VISITORS

Interested Citizens (see sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Kjar

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission work session March 25, 2015 were reviewed and amended. Chair Hirschi made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Merrill and passed by unanimous vote (6-0).

PUBLIC HEARING | CENTERVILLE GATEWAY SUBDIVISION | 782 W 400 N
Consider a proposed small subdivision waiver/lot split for the Centerville Gateway
Subdivision, located on property at 782 West Parrish Lane (Island Parcel). Russell
Mackey, Mackey Investments Centerville LLC, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant desires to subdivide the proposed property (Island Parcel) into two (2) Lots. The proposed subdivision would create Lot

1 1, the existing Iggy's Sports Grill, and Lot 2, an additional commercial lot ready for sale. In
2 2013, the applicant received approval by the Planning Commission for a small subdivision, yet
3 never finished the recording process; therefore, the applicant is coming to the Commission once
4 again. The proposed subdivision is consistent with the General Plan as it promotes additional
5 commercial development within the gateway area. The proposed subdivision will not require any
6 additional public right-of-way dedications as it is already surrounded by adequate, existing
7 public streets and accesses. The proposed subdivision appears to meet Zoning Ordinance
8 requirements with regard to lot size, frontage, and setbacks. In addition, all the necessary utility
9 easements and improvements already exist on the site.

10
11 Chair Hirschi asked about cross access and parking agreements. Mr. Toponce explained
12 the two lots will share parking and will also share the two (2) existing accesses on the east and
13 on the west. The Island Parcel also has a parking agreement with the MTC property across the
14 street to the east. In addition, any new commercial development on Lot 2 will require additional
15 shared parking stalls as part of that development.

16
17 Russell Mackey, applicant, said Lot 2 will accommodate approximately twenty-five (25)
18 additional parking stalls. He said they plan to develop a professional office on Lot 2.

19
20 Chair Hirschi opened the public hearing. Seeing no one wishing to comment, Chair
21 Hirschi closed the public hearing.

22
23 Commissioner Randall made a **motion** for the Planning Commission to approve the small
24 subdivision waiver/lot split for the Centerville Gateway Subdivision, 782 West Parrish Lane,
25 Parcel 02-024-0064, with the following conditions:

26
27 **Conditions:**

- 28 1. The small subdivision waiver/lot split shall be for the property located at 782 West
29 Parrish Lane, Parcel Number 02-024-0064.
- 30 2. This approval does not represent a site plan approval for development on Lot 2.
- 31 3. The required cross-access agreements for parking and circulation shall be submitted
32 and deemed acceptable by the City Attorney prior to the recordation of the
33 subdivision.
- 34 4. The applicant shall pay all applicable impact fees and post the related bonds for
35 public improvements prior to recordation of the subdivision.
- 36 5. The applicant shall provide the correct address for the new lot, as approved by the
37 Zoning Administrator in accordance with City Ordinances.
- 38 6. The following items, as recommended by the City Attorney, shall be effective or
39 addressed as part of this small subdivision waiver approval:

- a. This review and approval does not represent any site plan approval for future development on either lot. Any future site plans submitted shall meet all applicable City Ordinances and applicable governing documents for the property.
- b. Applicant shall show all easements of record on the plat or submit a vacation of easement prior to recording the plat and subject to review by the City Engineer. Any additional easements, such as cross-access or parking easements shall be provided to City Engineer and City Attorney for review and acceptance prior to recording the small subdivision waiver plat.
- c. Any delinquent taxes shall be paid prior to recording the small subdivision waiver plat. Evidence of payment shall be provided by the applicant to the City.
- d. Prior to recording the small subdivision waiver plat, applicant shall submit an updated title report for the entire island parcel for review and approval of encumbrances and ownership by the City Attorney and City Engineer.
- e. Prior to recording the small subdivision waiver plat, all easements on the plat shall be submitted to and accepted by the City Council.
- f. Prior to any new use or user of Lot 2, a Fourth Amendment to the ADL Agreement shall be executed by the parties and recorded against the property.
- g. Prior to transfer of any lot within the subdivision, the new owner and user must sign an Assignment and Assumption Agreement agreeing to be bound by the Parrish Lane Gateway Neighborhood Development Plan, as amended, and the Agreement for Disposition of Land, as amended; including the RDA's reservation of right to approve successor users and/or tenants. Applicant shall condition the sale of any lot in the subdivision upon new owner entering into the Assignment and Assumption Agreement as part of closing documents and escrow instructions.
- h. The following plat notes shall be set forth on the final plat for the small subdivision waiver:
 1. Approval of the small subdivision waiver plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of ground water tables.
 2. All owners shall be required to provide utility easements for all as-built utilities after the utilities are installed if they do not lie within the boundaries of an existing PUE.
 3. All owners, users, lots and development within the subdivision shall be subject to all agreements, easements, and restrictions governing the property, including, but not limited to, the Parrish Lane Gateway Neighborhood Development Plan, as amended, and the Agreement for Disposition of Land, as amended.

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 commercial lots are consistent with the goals of the Centerville City General Plan concerning development within Neighborhood 2, Southwest Centerville [12-480-3].
- d. The proposed subdivision meets the required development standards for the C-VH Zone. [Chapter 12-34].
- e. With the above conditions being met, the general requirements for all subdivisions have been addressed and fulfilled [Chapter 15-5].

The motion was seconded by Commissioner Ince and passed by unanimous roll-call vote (7-0).

PUBLIC HEARING | HAFOKA PROPERTY | 564 WEST PORTER LANE (400 S)
Consider the following proposed items for the purpose of developing a multi-family project: 1. General Plan Amendment to allow for residential-high density in Neighborhood 2, Southwest Centerville (Porter Lane), Section 12-480-3(1)(a)(1); and 2. Zone Map Amendment for property located at 564 West Porter Lane from Residential-Medium (R-M) to Residential-High (R-H). Taylor Spendlove, Brighton Centerville LLC, Applicant.

Brandon Toponce, Assistant Planner, reported in August 2014, the applicant received approval for a Zone Map Amendment (rezone) from Residential-Low (R-L) to Residential-Medium (R-M). The plan was to rezone the 6.47 acres and develop an assisted living center. Those plans have since dissolved and the applicant now desires to rezone the property from R-M to Residential-High (R-H), in order to provide an opportunity for a viable development. The proposed R-H Zone would allow for a higher density of 8-units per acre permitted or 12-units with a conditional use permit. Currently, the General Plan discourages R-H for this property; therefore, the applicant is also requesting a General Plan text amendment. The applicant believes that both requests are appropriate since there is already Commercial-Very High (C-VH), Commercial-High (C-H), and Residential-Medium (R-M) to the north and south.

Mr. Toponce explained the proposed site is surrounded by a variety of different zones and uses. It appears the applicants request to amend the General Plan would be consistent with the objectives and overall goals. An R-H Zone would help buffer existing high intensive commercial to less intensive uses of Agricultural-Low (A-L), R-L and R-M. Shacla Park, a multi-family development is found to the south in the R-M Zone making the Hafoka property even more of a logical transition. Staff believes the proposed higher density would allow the

1 developer to maximize the use of land and help create a harmonious flow from commercial to
2 residential. In the past staff was concerned about isolating a small portion of property located
3 between the Hafoka property and the commercial zones to the west. Staff now believes this
4 property will further assist in the transition from commercial to residential. The property owner
5 will have the ability to choose between commercial or residential use if he ever chooses to
6 redevelop. Another concern may be traffic. However, most traffic generated by a residential
7 development is staggered throughout the day and is not as intense as a commercial use. Overall,
8 it does not appear that any serious adverse effects would occur with the proposed rezone, and
9 that it would be a fitting transition from commercial to residential.

10
11 Cory Snyder, Community Development Director, explained the General Plan language
12 regarding zones operates from east to west. Starting with lower density residential (east) and
13 moving to higher density commercial (west). This will continue to hold true with the proposed
14 R-H Zone on the Hafoka property. He explained the highest density possible in the R-H Zone is
15 12-units per acre with a conditional use permit. A conditional use permit requires additional
16 regulations for the development, including traffic, landscaping, buffers, etc. The Planning
17 Commission would have the ability to request more with a conditional use permit, thus having
18 the ability to mitigate many concerns.

19
20 Taylor Spendlove, applicant, presented two (2) scenarios for the Hafoka property. The
21 first was a development with 8-units per acre and the second a development with 12-units an
22 acre. He explained how the higher density option creates a greater open space for residents and
23 better circulation and functionality. He said their proposed plans would require a conditional use
24 permit which will provide the Planning Commission more discretion. He said the proposed plan
25 is to build a newer townhome design with rear-loaded garages and front doors opening to the
26 common space. He explained Brighton Homes has not decided whether to keep or demolish the
27 current Hafoka home.

28
29 Chair Hirschi opened the public hearing.

30
31 Heather Strausser, Shaela Park Resident, asked if Brighton Homes is required to bond for
32 the completion of the project. She would hate to see an unfinished project. She asked what the
33 height limitation and setbacks are for homes on this site. She asked what the plans are for the two
34 (2) additional homes owned by the Hafoka's that front on Porter Lane. She said she supports a
35 traffic study and encouraged the City to require such. She asked if a feasibility study is required.
36 She said Brighton Homes is looking to develop another high density project just east of this site
37 on Main Street. She wonders if this many units is really feasible and necessary. She said she is
38 not in favor at this time and would like to maintain this quiet small neighborhood. She is
39 concerned the traffic and noise associated with high density will be too intense for Porter Lane.

1
2 Robin Mecham said she is frustrated that staff continues to promote high density. She
3 said it has been made clear by residents across Centerville that high density is not wanted. She
4 claims the City Council and Mayor have even requested lower density developments. She said
5 the Hafoka property has already been granted R-M and that is enough. R-H is not needed. She
6 said Brighton Homes can build a viable project within the current R-M standards. She said this is
7 an older quiet neighborhood and high density will ruin the area. She too expressed concern with
8 the amount of traffic that will be generated from such a development.

9
10 Dale McIntyre said if Brighton Homes builds a high density development just east of this
11 property on Main Street then Centerville does not need another high density development on the
12 Hafoka property. He said R-H is too intense and traffic will be too great. He said high density
13 will negatively affect this neighborhood.

14
15 Stephanie Mecham said the current R-M Zone is plenty. She said the proposed 8-unit
16 development plan looks great and there is no need to go to 12-units an acre. She too is concerned
17 with traffic and with pedestrian safety. She said several Junior High kids walk Porter Lane and
18 400 West daily. She believes the traffic will be too dangerous. She believes Centerville already
19 has enough residents to support the city and its businesses.

20
21 Chair Hirschi closed the public hearing.

22
23 Mr. Snyder answered the public's questions. He said all projects are required to bond for
24 development according to the phasing plan and ordinance requirements. However, there is no
25 guarantee a development will be a successful project and/or fully occupied. He reviewed the
26 maximum building height (35 feet) and required setbacks (25 feet).

27
28 Mr. Snyder said the Planning Commission has an obligation to the future. Centerville has
29 General Plan policies set to help prepare for future growth. He said R-M is acceptable and a
30 project will likely still move forward, but an R-H Zone would allow for more options and a
31 greater quality of project. He explained the projected growth and housing needs for the Wasatch
32 Front and Davis County. There will be an influx of needs and additional housing will be required
33 at some point in the future to handle this growth. Centerville must consider cost effective multi-
34 family options. The Hafoka property may or may not be the appropriate location for higher
35 density, but the Planning Commission needs to be mindful.

36
37 Mr. Spendlove said Brighton Homes has spoken with Dave Bell, the property owner of
38 the A-L parcel between the Hafoka property and the commercial uses on the Frontage Road, and
39 he will likely rezone is property as well. Mr. Spendlove said Brighton Homes has offered to

1 purchase Mr. Bell's property, but he is not interested in selling. Mr. Spendlove said Mr. Hafoka
2 will be keeping his two (2) additional properties/homes which front onto Porter Lane. He
3 believes Mr. Hafoka is looking to renovate and/or rebuild these homes. Mr. Spendlove said
4 Brighton Homes does conduct a feasibility study with each development and townhomes are
5 needed. He said there are many townhome options that are more cost effective than renting
6 which is why they are in such high demand.

7
8 Commissioner Kjar said it appears Shaela Park is about 8-units per acre. He believes 8-
9 units an acre is appropriate for the Hafoka property as well. He said 8-units may be allowed with
10 a conditional use permit under the current R-M Zone and the conditional use will allow the
11 Commission greater discretion as discussed. He is not comfortable allowing a higher density for
12 this property at this time. He is concerned with the existing home on this site as it could
13 significantly change the development if demolished.

14
15 Commissioner Randall said it may be the Commissions job to plan for growth, but it is
16 also the Commissions job to manage growth. She believes the current R-M Zone is sufficient.
17 She too agrees that 8-units an acre is appropriate for this area.

18
19 Chair Hirschi suggested dealing with each application individually, i.e., General Plan
20 Amendment and Zone Map Amendment. Chair Hirschi made a **motion** for the Planning
21 Commission to recommend to the City Council the following amendment to the Centerville City
22 General Plan:

23
24 ***General Plan Amendment 12-480-3(1)(a)(1)***

25 The area from approximately 500 West to the commercial area on the Frontage Road and
26 north of Porter Lane, may be appropriately developed in low, medium or high density residential.
27 The area from approximately 500 West to the commercial area on the Frontage Road and south
28 of Porter Lane to the southern City boundary Line may be appropriately developed in low, or
29 medium density residential. If the development north of Porter Lane is medium or high
30 residential or south of Porter Lane is medium residential, the use of a Planned Unit Development
31 is desirable...

32
33 The motion was seconded by Commissioner Johnson.

34
35 Commissioner Merrill said he is concerned with traffic. He said 400 West and Porter
36 Lane are both busy and additional high density could negatively affect the area.

37
38 Commissioner Johnson said he is comfortable amending the General Plan to allow for
39 higher density in the future but he is not comfortable rezoning the Hafoka property to R-H at this

1 time. He believes allowing for higher density within the General Plan will provide for more
2 option and creativity in the future.

3
4 Chair Hirschi agreed this neighborhood has a quiet nature. He also agreed the
5 Commission needs to look for future growth solutions. He said amending the General Plan will
6 help plan for the future and then the City can deal with applications as they come.

7
8 Chair Hirschi called for a vote on the General Plan Amendment motion. The motion
9 **passed** with a roll-call vote (4-3). Commissioner Ince, Commissioner Randall, and
10 Commissioner Kjar opposed.

11
12 Commissioner Hirst also expressed concern with the possible traffic impacts. She
13 believes 8-units an acre is acceptable. She is not willing to allow R-H without more input from a
14 traffic engineer. Commissioner Johnson said he is concerned with buffers and with the
15 possibility of isolating Mr. Bell's A-L property.

16
17 Chair Hirschi agreed that the possible impacts may need more attention before an R-H
18 Zone is allowed. He said he likes the design of the higher-density development option but also
19 recognizes that there are some impacts that need to be addressed. He suggested tabling the
20 Zoning Map Amendment until more information regarding possible impacts can be addressed.

21
22 Chair Hirschi made a **motion** to table the Zoning Map Amendment (rezone 6.47 acres,
23 parcels 03-001-0125 & 03-001-0145 owned by Atieli & Monalisa Hafoka from R-M to R-H)
24 until traffic issues can be studied further. The motion was seconded by Commissioner Hirst and
25 passed by roll-call vote (4-3). Commissioner Kjar, Commissioner Randall, and Commissioner
26 Johnson opposed.

27
28 Commissioner Randall was excused.

29 **LEGACY TRAIL APARTMENTS DEVELOPMENT | PARRISH & 1250 WEST**
30 **Consider a proposed phasing plan and final site plan for Lot 4 of the Legacy Trail**
31 **Apartments Development, on property located at the corner of Parrish Lane and 1250**
32 **West. Fred Hale & Chad Salmon, H & S LLC, Applicants.**

33
34 Cory Snyder, Community Development Director, reported the applicants desire to receive
35 final site plan approval for the Legacy Trail Apartments Development project. The project
36 consists of four (4) lots. The applicant is seeking an allowance to develop each lot separately in
37 phases. This will require each lot to receive its own final site plan approval; meaning the
38 Planning Commission will be able to review each phase individually to ensure each lot can
39 function independently.

1
2 Mr. Snyder said staff has reviewed the conditions of the associated Planned Development
3 Overlay (PDO) Conceptual Site Plan approval. Several items still need attention; staff is willing
4 to work with the applicant to tweak the plan as needed prior to final construction approvals if the
5 Planning Commission feels it appropriate. If there is any item that staff and the applicant cannot
6 agree on then the applicant will be required to come before the Commission for a final decision
7 on that issue. At this time, the applicant is seeking final site plan approval for Lot 4, the
8 residential component of the project. Mr. Snyder reviewed Lot 4 including the sub-phasing plan,
9 architecture, color scheme, landscaping, and parking. Staff will ensure each sub-phase has
10 adequate utilities, fire protection, and access. The plans depict a "village style" architecture and
11 muted color scheme, which are consistent with the PDO and the Parrish Lane Design Guidelines.
12 The applicant still needs to address fencing design and materials as well as screening of
13 mechanical equipment. The plans show adequate parking including garages, tandem parking, and
14 extra visitor parking for 329 total parking spaces. He explained Lot 4 requires 162 trees and the
15 plans show only 90 trees. The applicant can apply for a 30% reduction, which would drop the
16 required trees to 113; either way the applicant will be required to increase the number of trees on
17 Lot 4. The applicant may seek approval from the State Department of Transportation to connect
18 to their secondary water system. The applicant has not yet submitted a lighting plan.

19
20 The Commission asked for clarification on the access points for the project. The
21 Commissioner also expressed concern with the number of issues still remaining. Commission
22 Ince asked how this project and Legacy Crossing, the project to the east, differ.

23
24 Mr. Snyder reviewed the access points. He said the Fire Marshal has approved the plans.
25 If during phasing more access is needed to sustain that phase, those points will be required. Staff
26 believes the proposed application is substantially complete and is comfortable moving forward
27 with the final approval for Lot 4. Mr. Snyder said this project has a lower density than the
28 Legacy Crossing project to the east. In addition, this project has individual garages and exterior
29 accesses. Legacy Crossing includes 4-story buildings with exterior parking and all interior
30 accesses.

31
32 Commissioner Kjar made a **motion** for the Planning Commission to approve the final site
33 plan for Legacy Trail Apartments project to be located at the southwest corner of 1250 West and
34 Parrish Lane, with the following conditions:

35
36 **Conditions:**

- 37 1. The development of the property shall be subject to the layout and design as
38 submitted and reviewed by the Commission on April 22, 2015, subject to any future
39 allowed amendments as defined in City Ordinances.

2. The project may consist of four (4) development phases; three (3) commercial and one (1) multi-family residential.
3. Phases 1-3 shall be subject to a separate final site plan approval for each respective phase.
4. A final site plan for Phase 4 is hereby approved and may be developed in two sub-phases with the clubhouse and south half being developed first and the north half being developed second, subject to the following:
 - i. Installation of the 1250 West common entry as part of the first sub-phase of Lot 4
 - ii. Fire Marshal approval for fire protection and access of any sub-phase.
 - iii. Establishing all-weather access lanes for the entire sub-phased area during construction activities.
 - iv. Completion of all improvements for utility service, access lanes and parking, and other improvements prior to any occupancy permits being issued for any dwelling and/or building within a sub-phase.
 - v. Full installation of Parrish Lane common entry with the second sub-phase of Phase.
5. The final site plan for Phase 4 submittal shall be revised to re-address the following:
 - i. Resubmitted plans shall address the visual design and treatment of the accessory buildings, such as the detached garages, carports, clubhouse, and dumpster facilities. The design and treatment shall be compatible with the design and treatment of the main buildings.
 - ii. Resubmitted plans shall address the design and materials of the expected fencing plan. Additionally, the fencing shall address the Design Guidelines requiring the use of periodic interval pillars for visual relief.
 - iii. Resubmitted plans shall address the screening of utility equipment and meters, as well as the use of satellite dishes. Any wall-based or ground equipment shall be screened from view of the public street, either through man-made elements or by plant materials as part of the landscape design.
 - iv. The resubmitted plans address the use of lighting for security and safety. Lighting fixtures are to compliment the architectural theme of the "village style" design and shall comply with the outdoor lighting standards of the Zoning Ordinance or other applicable City regulation.
 - v. The final site plan submittal shall address the compliance with applicable ADA Regulations for parking and access to the buildings within the development.
6. The Landscaping Plan shall be revised, as follows:
 - i. Revised to provide the required 162 landscaping trees. Nonetheless, the applicants may make application and seek a "wavier of strict compliance" to be reviewed and considered by the Planning Commission.
 - ii. Revised to provide 10 streetscape trees along Parrish Lane.

- 1 iii. Revised to provided one tree and two (2) shrubs for every 25 sq. ft. of required
2 internal parking landscaping (5% is required).
- 3 7. The Planning Commission hereby approves a tandem parking allowance for all
4 integrated garage based parking within the main buildings. However, the final site
5 plan shall be revised to ensure that the use of all garages meet the applicable 10' x 20'
6 parking dimensions of the Zoning Ordinance.
- 7 8. With the exception of the "waiver of strict compliance" for landscaping trees, the
8 revised final site plan may be reviewed and deemed acceptable by City staff.
9 However, any disagreement that may arise, it shall return to the Planning Commission
10 for resolution.
- 11 9. The final site plan approval shall be subject to the payment of applicable bonding,
12 fees, and other related development costs, as defined in the City's Ordinance and Fee
13 Schedule.

14
15 ***Reasons for the Action (Findings):***

- 16 a. The Planning Commission finds that, with the conditions imposed, the final site plan
17 substantially complies with the associated PDO Rezone/Conceptual Plan approval.
- 18 b. The Planning Commission finds the final site plan submittal, with the conditions
19 imposed, satisfies the applicable general Development Standards [Chapters 12-43,
20 12-51, 12-52] and the Parrish Lane Design Guidelines [Chapter 12-63] and as
21 addressed in the Planning Staff Report.

22
23 The motion was seconded by Commissioner Johnson and passed by unanimous roll-call
24 vote (6-0).

25
26 **PUBLIC HEARING | MAVERIK CONVENIENCE STORE | PARRISH & 1250 W**
27 **Consider a proposed conceptual site plan for a Maverik Convenience Store, on property**
28 **located at the corner of Parrish Lane and 1250 West, Lot 1 of the Legacy Trail Apartments**
29 **Development. Don Lilyquist, Maverik Inc., Applicant.**

30
31 Cory Snyder, Community Development Director, reported the applicants desire to
32 construct a convenience store with gas service (Maverik) on Lot 1 of the Legacy Trail Apartment
33 project. Overall, the proposed project complies with the conditions of the associated Planned
34 Development Overlay (PDO) Conceptual Site Plan approval and the Parrish Lane Design
35 Guidelines. Mr. Snyder reviewed the proposed plan for Lot 1 including setbacks, landscaping,
36 fencing, and architecture. The Parrish Lane Design Guidelines require a 30-foot setback along
37 Parrish Lane and a 15-foot setback along 1250 West. The proposed plans show a 25-foot setback
38 for both Parrish Lane and 1250 West. The applicant may seek an option to purchase additional
39 right-of-way from the State to increase the setback as needed. Otherwise, the plans will need to

1 be adjusted to accommodate the required setback. In addition, the applicant will be required to
2 include a site feature, within the setback, at the corner of Parrish Lane and 1250 West. Mr.
3 Snyder explained the proposed landscape materials will need to match surrounding lots and
4 include 10% on-site landscaping. He said the applicant will be required to address fencing
5 materials and will be required to submit a lighting plan. Mr. Snyder said the biggest issue is
6 architecture. The proposed Maverik uses a heavy timber frame, flat roof, and canopy which are
7 not consistent with the PDO required "village style." The applicant may choose to seek an
8 amendment or change the style.

9
10 Don Lilyquist, applicant, said most of the remaining issues can be easily addressed with
11 some simple re-designing. He said the fence will be CMU not chain link. He plans to seek an
12 amendment to the PDO to allow flat roofs for commercial buildings. Also, he will likely seek to
13 purchase any excess right-of-way from the State in order to meet the required setback. As
14 another option, he asked if there is a variance or waiver possibility to the setback requirement.
15 He also asked if landscaping can be clustered as Lot 1 lacks the required trees.

16
17 Mr. Snyder said there is a waiver process that can be explored with regard to the required
18 setback. He also said staff is willing to work with the applicant on tree spacing.

19
20 Commissioner Ince asked about the standards for the underground fuel tank with regard
21 to water table and earthquake safety. Mr. Lilyquist said Maverik uses a double walled fiberglass
22 tank that is set with concrete anchors to ensure the tank does not float. The tanks are also
23 monitored electronically at all times and have safety mechanisms in place to alert staff in the
24 case of cracks or leaks. He said he does not have any earthquake safety information at this time
25 but is happy to research and report back.

26
27 Chair Hirschi opened the public hearing. Seeing no one wishing to comment. Chair
28 Hirschi closed the public hearing.

29
30 Commissioner Hirst made a **motion** for the Planning Commission to accept the
31 conceptual site plan for the Maverik Convenience Store to be located at the southwest corner of
32 1250 West and Parrish Lane, with the following conditions:

33
34 **Conditions:**

- 35 1. The uses of the site consisting of a convenience store and fuel sales require a
36 conditional use permit approval in conjunction with any site plan review and
37 approval.

2. The architectural theme must be changed to meet the PDO Rezone/Conceptual Plan's "village style" expectations or secure an amendment to change the theme to allow for a "heavy timber" theme element for commercial development within the project.
3. A final site plan submittal must be submitted to address the Ordinances and Overlay Zone Requirements and also address the following:
 - i. The final main buildings architectural design elements need to be reflected in the fuel canopy design.
 - ii. The "housekeeping" area screened with materials that are compatible with the main building materials.
 - iii. The dumpster area and mechanical equipment needs to be screened from public view with materials compatible with the main building.
 - iv. Lighting fixtures are to compliment the architectural theme of the "village style" design, or as amended.
 - v. Address the required lighting along the public pathways.
 - vi. All pedestrian crossing of vehicular lanes need to meet the approved stamped design of the Parrish Lane Gateway Area.
 - vii. Address the compliance with applicable ADA Regulations concerning parking and building access.
 - viii. Prepare and submit a lighting plan. All lighting is to be directed downward and not to allow glare to exceed a 90-degree horizontal plane (see Parrish Lane Design Guidelines).
 - ix. Address the PDO Rezone/Conceptual Plan approval fencing plan expectations.
4. The Landscaping Plan must be revised, as follows:
 - i. Plan to be prepared by a licensed landscape architect.
 - ii. Meet the required 10% on-site landscaping.
 - iii. Meet the PDO Rezone/Conceptual Plan approval requiring the use of a Legacy Trail Development site feature at the corner of 1250 west and Parrish Lane.
 - iv. Use of materials may need to be adjusted to match the trailside design further west.
 - v. Provide the 30-foot landscaping depth along Parrish Lane.
 - vi. Provide the required 50% foundation plantings along the front of the main building.
 - vii. Provide the required 17-18 street trees.
 - viii. Provide one tree and two (2) shrubs for every 25 sq. ft. of required internal parking landscaping (5% is required).
 - ix. Address the quality, spacing, and minimum planting sizes.

Reasons for the Action (Findings):

- a. The Planning Commission finds that the conceptual site plan, with the directives listed; depict how the property could be developed in accordance with City Ordinances.
- b. The Planning Commission finds that, with the directives listed, the conceptual site plan could substantially comply with the associated PDO Rezone/Conceptual Plan approval.

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

PAUL HOLMES RESIDENTIAL BUILDING LOT | 150 EAST 200 SOUTH
Consider a proposed final site plan for an unplatted residential building lot on property located at 150 East 200 South, for the purpose of constructing a new dwelling. Paul Holmes, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant previously received (March 25, 2015) a conceptual acceptance from the Planning Commission to create a buildable lot for a single-family home. This proposed property is not part of a platted subdivision. The applicant would like to sell the property as a developable lot. In order to do this, he must first receive approval from the City for development. Mr. Snyder reviewed the conditions of the conceptual approval. A majority of the conditions have been met. The building height will be determined as part of the building permit application process. The applicant will still be required to record all necessary easements and pay any additional fees as required. The proposed final site plan is in harmony with the conceptual site plan and meets all applicable zoning ordinances.

Commissioner Kjar made a **motion** for the Planning Commission to approve the final site plan for the Paul Holmes Residential Lot, located at 150 East 200 South, with the following conditions:

Conditions:

1. All fees shall be paid; including all related development fees and impact fees according to the City's Fee Schedule.
2. Required public utility easements shall be recorded before issuance of building permit.
3. A building permit shall be submitted prior to any construction on the lot taking place.

Reasons for the Action (Findings):

1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
2. The applicant has submitted a full application [Section 12-21-110(e)(1)].

- 1 3. Proposed utility easements are required on all developed lots [Section 12-21-
2 110(e)(2)(iii)(d), 15-5-106(8)].
3

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

7 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
8

- 9 1. The next Planning Commission meeting will be Wednesday, May 13, 2015.
10 2. Upcoming Agenda Items
11 • Walton Village Development Conceptual Site Plan, 395 South Main Street
12 • Hafoka Zone Text Amendment, R-M to R-H
13
14

15 The meeting was adjourned at 10:00 p.m.
16
17

18 _____
19 David Hirschi, Chair
20
21

Date Approved

22 _____
23 Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: **BRIGHTON CENTERVILLE LLC
C/O TAYLOR SPENDLOVE
215 NORTH REDWOOD ROAD, SUITE 8
NORTH SALT LAKE, UTAH 84054
taylor@brightonhomes-utah.com**

PROPERTY OWNER: **ATIELI & MONALISA HAFOKA
564 WEST PORTER LANE
CENTERVILLE, UTAH 84014**

PROPERTY: **PARCELS 03-001-0125 & 03-001-0145**

PARCEL SIZE: **6.47 ACRES**

APPLICATION: **ZONING MAP AMENDMENT:
➤ REZONE FROM RESIDENTIAL-MEDIUM (R-M) TO
RESIDENTIAL-HIGH (R-H)**

RECOMMENDATION: **APPROVAL OF REZONE REQUEST**

BACKGROUND

At the previous April 22, 2015 Planning Commission Meeting, the Commission tabled action on Brighton Homes request to rezone the subject property from Residential-Medium (R-M) to Residential-High (R-H). The Commission asked that staff obtain information regarding the traffic capacity of the area. The Planning Staff sent a request to the City Engineer and Police Chief to render a response. Both the City Engineer and Police Chief provided their response (*see attachments*).

TRAFFIC CAPACITY RESPONSE SUMMARY

The City does not have the internal ability to perform a specific traffic study. Such a study would need to be performed either by the petitioner or have the City Council fund and bid out such a study. However, both the City Engineer and Police Chief indicated that there is likely capacity to accommodate future development. It is a matter of when an intersection signal light may be warranted, particularly at the intersection of 400 West and Porter Lane.

As the Commission may be aware, traffic studies are predominately done at the time of development. City Ordinance's allow for a traffic study at permitted development approvals or as part of any conditional use approval. As to R-M density, a conditional use approval is

required for any request with a density between 5-8 dwelling units per acre, whereas, for R-H density, the conditional use is between 8-12 units per acre.

PLANNING COMMISSION'S RECOMMENDATION MADE FOR A GENERAL PLAN AMENDMENT

Since the Planning Commission has already made a positive recommendation to amend the neighborhood plan (*see minutes of April 22, 2015*) to allow for the possibility of R-H development in the area defined, it seems inconsistent to *NOT* rezone the Hafoka Property to an R-H Zoning District. In looking at the area's extent that the General Plan change would allow if the Hafoka property is not allowed to change, then there is really no merit to change the General Plan as currently forwarded by the Commission to the City Council (*see illustrative map, GP = purple, Map = yellow*). Thus, if the Commission chooses not forward a positive recommendation for the rezone, then staff believes that the Commission ought to reopen the General Plan matter and rescind positive recommendation for the General Plan change.



PLANNING STAFF RECOMMENDATION

Suggested Motion for an amendment to the Centerville City General Plan and the Centerville City Zoning Map – I hereby make a motion for the Planning Commission to recommend to the City Council the following map amendment to the Centerville City Zoning Map:

Zoning Map Amendment

Rezone parcels 03-001-0125 & 03-001-0145 (6.47 ACRES) owned by Atieli & Monalisa Hafoka, from Residential-Medium (R-M) to Residential-High (R-H).

Suggested Reasons for the Action (Findings):

1. The proposed amendments meet the standards found in Section 12-21-080(e) of the Zoning Ordinance.
2. Creating a buffer between differing uses is a goal consistent with the General Plan [12-480-3(1)(a)(1)].
3. No adverse material effects or injury will occur to the immediate area with the approval of the Planning Commission's recommended General Plan Amendment and the request for a rezone.
4. Traffic capacity, as well as the capacity of other utility and service needs, can be further evaluated at the time of a request for development approval to determine the needs for any potential traffic or other related improvements.

Cory Snyder

From: kevin campbell <kevin.campbell@esieng.com>
Sent: Friday, May 01, 2015 4:22 PM
To: Cory Snyder; Randy Randall; Neal Worsley
Cc: Steve Thacker; Lisa Romney; Brandon Toponce
Subject: RE: Traffic Estimates or Capacity - Porter Lane (Hafoka Property)

Cory,

Do we have any traffic volume studies in this area that we could add the proposed new traffic counts to? I do not know of any.

Without a traffic study it is difficult to give an analytical response to the Commission. The street systems should have plenty of capacity (Porter Lane, 400 West, Frontage Rd), however the intersection of 400 West and Porter Lane should probably be studied. It would be nice to know what the current "level of service" is at this intersection during peak hours and what the "level of service" is anticipated to be after the 70 units are occupied.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752

From: Cory Snyder [<mailto:csnyder@centervilleut.com>]
Sent: Friday, April 24, 2015 11:43 AM
To: kevin campbell; Randy Randall; Neal Worsley
Cc: Steve Thacker; Lisa Romney; Brandon Toponce
Subject: Traffic Estimates or Capacity - Porter Lane (Hafoka Property)

To all:

The Planning Commission is evaluating whether to rezone the Hafoka property (about 600 west Porters Lane) from R-M to R-H. The potential total dwelling units would change from 47 units possible now with R-M to 70 dwelling with the R-H change. The Commission would be seeking your feedback as to whether the area's roads and intersections can manage the change from 47 to 70. So please weight in on this matter as you see fit. I am putting this information together for a staff report by Friday, May 8th. Please provide any comments you have by that date.

Thanks.

Corvin M. Snyder, AICP
Community Development Director
Centerville City, Utah 84014
(801)292-8232

Cory Snyder

From: Neal Worsley
Sent: Wednesday, May 06, 2015 10:48 AM
To: Cory Snyder
Subject: Traffic estimates or capacity Porter Lane (Hafoka property)

Cory,

With the limited amount of data concerning traffic volumes or counts on 400 South, it is very hard to give a complete and accurate report. It is my opinion that 400 South between the Frontage Road and 400 West is currently being underutilized, 400 South would be able to accept the traffic flow for both a 47 or 70 unit development.

There are some draw backs to the additional traffic, one being the need to study 400 South and 400 West for a possible traffic signal. The other concern would be the unfinished roadway on the south side of 400 South and this may be the time to place Parrish Creek in a pipe to widen the road and have curb and gutter on both sides.

Another issue that may arise due to the addition of multi-unit housing units will be the make-up of family size and children. As a safety concern, the police department would need to work with the schools and determine if another school crossing zone would be warranted.

Sorry for the lack of information I am able to give at this point without further traffic studies.

If you would like to speak further about this, get with me at your convenience.

Thanks

Chief Neal Worsley
Centerville Police Department
250 North Main Street
Centerville, UT 84014
801-292-8441



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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: DALE AND RHONDA ENGBERSON
696 EAST CENTER STREET
CENTERVILLE, UT 84014

APPLICANT: PATRICK SCOTT
BRIGHTON HOMES UTAH LLC
215 NORTH REDWOOD ROAD #8
NORTH SALT LAKE, UT 84054

EMAIL ADDRESS: PATRICK@BRIGHTONHOMES-UTAH.COM

PROPERTY: 696 EAST CENTER STREET
MICKELSON MEADOWS SUBDIVISION

ACREAGE: .94

TOTAL LOTS: 4

ZONING: R-L (RESIDENTIAL-LOW)

APPLICATION: FINAL SUBDIVISION

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

BACKGROUND

On November 12, 2014, the Planning Commission approved the preliminary subdivision for the Mickelson Meadows Subdivision. The proposed subdivision, located on property at 696 East Center Street, will consist of 4 lots, with one lot having an existing home that will remain. The total size of the property is .94 acres, with each lot being measured at differing square footage. Lot 1 is 9,236 square feet, Lot 2 is 11,653 square feet, Lot 3 is 11,303 square feet and Lot 4 is 8,967 square feet. The final paper plat has been submitted to the City and appears to have met all previous conditions for a final review by the Planning Commission.

PREVIOUS CONDITIONS OF APPROVAL

1. All professional service fees shall be paid.
 - **Staff Response:** The applicant has paid all necessary application fees, yet will still be responsible in paying any additional professional service fees.
2. A bond shall be posted for all public infrastructure and utility work to be conducted.
 - **Staff Response:** This bond will need to be posted prior to the plat being recorded and any work being conducted within the public right-of-way.
3. The final subdivision plan shall indicate proper drainage and water retention to be reviewed and approved by the City Engineer.
 - **Staff Response:** Proper drainage has been shown on the final plans along with a retention area for the applicable Lots 1, 2 and 4. The City Engineer reviewed the drawings and did not have any comments concerning the proposal.
4. The applicant shall submit the final subdivision application following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
 - **Staff Response:** The final site plan application was submitted on October 20, 2014, along with the preliminary application.
5. The closest fire hydrant shall be indicated on the final plans and shall be reviewed and approved by the South Davis Metro Fire Marshal and the Public Works Director.
 - **Staff Response:** The fire hydrant was shown on the plans as being across the street to the north of Lot 3 on the corner of Center Street and 700 East. This location will be adequate for proper fire protection for the subdivision.
6. A current title report will need to be submitted and reviewed by City staff.
 - **Staff Response:** The title report will still need to be submitted and reviewed by the City Attorney prior to the subdivision plat being recorded.

FINAL SUBDIVISION REVIEW CHAPTER 15-4

The final proposed plat has been created with all the necessary required information as found within Section 15-4-103 of the Subdivision Ordinance. All necessary signature blocks, and plat notes have been added to the paper plat for the preparation of recording. Prior to receiving final approval by the City Council, the City Attorney will review the final plat for accuracy. The plans have been reviewed by City staff concerning all applicable zoning regulations and were found to be acceptable.

General Review

According to the General Plan, this area is found within Neighborhood 1, Southeast 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 4 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. Proper utility easements have been provided, with a 10-foot easement for each lot along the front property line and a 7-foot easement found on two additional sides of each lot.

The proposed Mickelson Meadows Subdivision meets all applicable Zoning Ordinance Requirements for development in the R-L Zone. In addition, the general requirements for all subdivisions pertaining to layout, lot size, utility improvements and drainage have been depicted and are in harmony with the Subdivision Ordinance Requirements [Section 15-5-101 through 106].

CONCLUSION

The submitted final plat follows the approved preliminary plans and appears to be an acceptable development for this particular parcel of land. The applicant will now be required to go before the City Council for final approval. Once they have approved the final plat, and all the signature blocks have been signed, the applicant will need to record the subdivision at the Davis County Recorder's Office. Finally, an improvements bond will need to be posted for any work within the public right-of-way, prior to a building permit being issued on any of the three lots. If the plat is not recorded within six months from the date of the City Council approval, the final plat will expire.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the final subdivision plat for the Mickelson Meadows Subdivision located at 696 East Center Street: I hereby make a motion for the Planning Commission to accept the final subdivision plat and recommend approval to the City Council for the proposed Mickelson Meadows Subdivision, located at 696 East Center Street, subject to the following:

1. All professional service fees shall be paid.
2. A bond shall be posted for all public infrastructure and utility work to be conducted within the public right-of-way, prior to the plat being recorded.
3. A current title report will need to be submitted and reviewed by City staff prior to the plat being recorded.
4. The final subdivision plat shall be reviewed and approved by the City Council and recorded at the Davis County Recorder's Office.

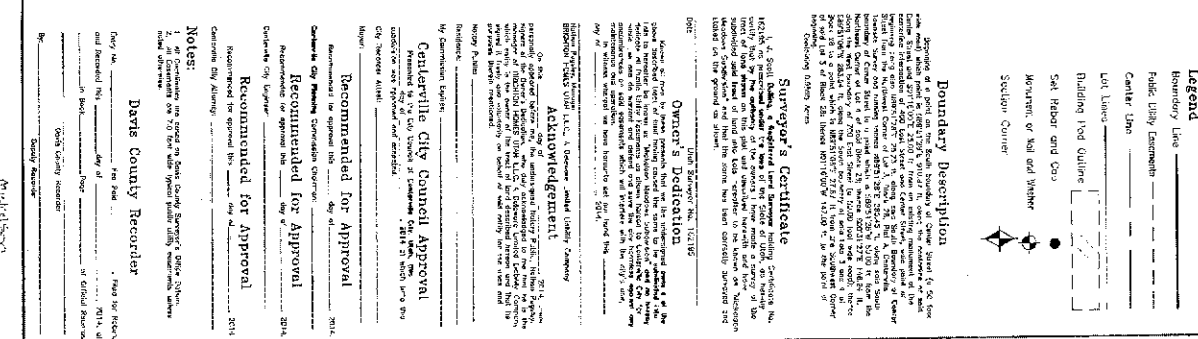
Suggested Reasons for the Action (Findings):

1. The final subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].

4. It appears all general requirements for a subdivision have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision review have been satisfied [Chapter 15-4].
6. The final plat conforms to the preliminary plat [15-4-106]



Being a Part of the Southwest Quarter of Section 8, T.2N., R.1E., S.1B. & M.
Also Being a Part of Lots 3 and 4 of Block 28, Plat A, Centerville Townsite Survey
Centerville City, Davis County, Utah



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

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNER: DALE AND RHONDA ENGBERSON
696 EAST CENTER STREET
CENTERVILLE, UT 84014

APPLICANT: PATRICK SCOTT
BRIGHTON HOMES UTAH LLC
215 NORTH REDWOOD ROAD #8
NORTH SALT LAKE, UT 84054

EMAIL ADDRESS: PATRICK@BRIGHTONHOMES-UTAH.COM

PROPERTY: 580 EAST 100 SOUTH
MILES MANOR SUBDIVISION

ACREAGE: .75

TOTAL LOTS: 3

ZONING: R-L (RESIDENTIAL-LOW)

APPLICATION: FINAL SUBDIVISION

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

BACKGROUND

On November 12, 2014, the Planning Commission approved the preliminary subdivision for the Miles Manor Subdivision located at 580 East 100 South. The current site is .75 of an acre, which would allow three homes to be constructed. The subdivision will offer three lot sizes, Lot 1 is 10,297 square feet, Lot 2 is 10,931 square feet and Lot 3 will be the largest at 11,976 square feet. An existing home on the property will be demolished to make room for each new dwelling. Brighton Homes has been selected by the property owner to be the developer of the project. After working on the preliminary criteria and conditions, the applicant is now ready for a final subdivision review and approval.

PREVIOUS CONDITIONS OF APPROVAL

1. All professional service fees shall be paid.
 - **Staff Response:** The applicant has paid all necessary application fees, yet will still be responsible for any professional service fees or required bonding.
2. Removal of the home shall take place or a bond shall be posted for the demolition of the existing building located on the property line of Lots 2 and 3.
 - **Staff Response:** This condition still remains in effect.
3. A bond shall be posted for all public infrastructure and utility work to be conducted.
 - **Staff Response:** Total amount of all bonding will be determined by the City Engineer and must be posted prior to the subdivision being recorded. No work within the right-of-way may occur until the bond is in place and the subdivision has been recorded.
4. The final subdivision plan shall indicate proper water retention to be reviewed and approved by the City Engineer.
 - **Staff Response:** In reviewing the drainage and grading plan, the applicants engineer has designated retention in the southwest corners of each lot. This area will allow the water to be stored and slowly percolate into the ground. This drainage plan will still need to be reviewed by the City Engineer prior to the plat being recorded.
5. The applicant shall submit a final subdivision plat following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
 - **Staff Response:** A final subdivision application was submitted with the preliminary application on October 20, 2014.
6. The applicant will obtain a Phase 1 environmental assessment.
 - **Staff Response:** This study was performed and completed in March, 2015. The assessment report suggests that lead was found on the property, yet not to the extent that was previously indicated. The alleged 55-gallon drum, which was a concern at the preliminary site plan review, was not found. The City Engineer is currently reviewing the environmental study to address an appropriate remediation plan. No building permit will be issued on any lot of the subdivision until this remediation has taken place in accordance and approval by the City Engineer.
7. Lot 1 shall indicate the new address of 572 East 100 South.
 - **Staff Response:** This has been completed and indicated on the final plans.
8. The applicant shall obtain a Davis County Development and Construction Permit, with a copy being submitted to City staff.
 - **Staff Response:** This condition will remain in effect.

9. A current title report shall be submitted as part of the final plat submittal to City staff.
- Staff response: This will still need to be submitted and reviewed by City staff prior to recordation of the subdivision occurring.

FINAL SUBDIVISION REVIEW CHAPTER 15-4

The final proposed plat has been created with all the necessary required information as found within Section 15-4-103 of the Subdivision Ordinance. All necessary signature blocks, and plat notes have been added to the paper plat for the preparation of recording. Prior to receiving final approval by the City Council, the City Attorney will review the final plat for accuracy. The plans have been reviewed by City staff concerning all applicable zoning regulations and were found to be acceptable.

General Review

According to the General Plan, this area is found within Neighborhood 1, Southeast 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 3 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. Proper utility easements have been provided, with a 10-foot easement for each lot along the front property line and a 7-foot easement found on two additional sides of each lot. In addition, adequate fire protection has been indicated and reviewed by the South Davis Metro Fire Marshal. Finally, the applicant will be completing a new 4-foot sidewalk along the south side of 100 South.

The proposed Miles Manor Subdivision meets all applicable Zoning Ordinance Requirements for development in the R-L Zone. In addition, the general requirements for all subdivisions pertaining to layout, lot size, utility improvements and drainage have been depicted and are in harmony with the Subdivision Ordinance Requirements [Section 15-5-101 through 106].

CONCLUSION

The submitted final plat follows the approved preliminary plans and appear to be an acceptable development for this particular parcel of land. The applicant will now be required to go before the City Council for final approval. Once they have approved the final plat, and all the signature blocks have been signed, the applicant will need to record the subdivision at the Davis County Recorder's Office. Finally, an improvements bond will need to be posted for any work within the public right-of-way, prior to a building permit being issued on any of the three lots. If the plat is not recorded within six months from the date of the City Council approval, the final plat will expire.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the final subdivision plat for the Miles Manor Subdivision located at 580 East 100 South: I hereby make a motion for the Planning Commission to accept the final

subdivision plat and recommend approval to the City Council, for the proposed Miles Manor Subdivision, located at 580 East 100 South, subject to the following:

1. All professional service fees shall be paid.
2. Removal of the home shall take place or a bond shall be posted prior to recording the plat, for the demolition of the existing building located on the property line of Lots 2 and 3.
3. A bond shall be posted for all public infrastructure and utility work to be conducted, prior to the issuance of a building permit.
4. Remediation concerning the environmental assessment shall be determined by the City Engineer and adhered to by the applicant prior to any building permit being issued for the subdivision.
5. The applicant shall obtain a Davis County Development and Construction Permit, with a copy being submitted to City staff.
6. A current title report shall be submitted as part of the final plat submittal to City staff.
7. The final subdivision plat shall be reviewed and approved by the City Council and recorded at the Davis County Recorder's Office.

Suggested Reasons for the Action (Findings):

1. The final subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
4. It appears all general requirements for a subdivision have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a final subdivision review have been satisfied [Chapter 15-4].
6. The final plat conforms to the preliminary plat [15-4-106]

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

**STAFF REPORT
AGENDA: ITEM 4**

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

PROPERTY: **VARIOUS – 300 SOUTH TO 400 SOUTH – EAST SIDE**

ACREAGE: **3.44 ACRES**

ZONING: **COMMERCIAL-MEDIUM/SOUTH MAIN STREET OVERLAY
ZONE (C-M/SMSC OVERLAY ZONE), EXCEPTION – THE PARK SPACE
(i.e. TOT LOT) AND ASSOCIATED PARKING ARE LOCATED IN THE R-L ZONE
ALONG 300 SOUTH.**

APPLICATION: **CONCEPTUAL SITE PLAN REVIEW**

RECOMMENDATION: **OPTIONS TO TABLE OR ACCEPT THE CONCEPTUAL
SITE PLAN**

BACKGROUND

Brighton Homes desires to redevelop several properties adjacent to Main Street, on the east side between 300 South and 400 South (Porter Lane). The development area is located in the "Traditional Main Street" District of the South Main Street Corridor Plan (SMSC). The project's depiction of the proposed design and layout consists of 15 live/work dwelling units fronting Main Street and 35 multi-family dwellings located behind the live/work units. In total, there are 50 dwellings within 17 buildings being proposed.

Buildings are generally town home-style buildings with up to three (3) dwellings per building. Building architecture consists of flat roof style buildings, brick, fiberboard, and accent stucco materials, with wood corbel details. Live/work units also have one-bedroom with a single-car garage. The multi-family units have three bedrooms with a two-car garage. All garages and parking spaces are accessed by a private drive-isle looping within the interior of the development, with accesses located on 300 South and Porter Lane, respectively.

SMSC OVERLAY ZONE DISTRICT EVALUATION CRITERIA

According to Section 12-48-070, "each development proposal within the SMSC Overlay District Zone shall be evaluated based on its compatibility with:

- 1) The City General Plan and the South Main Street Corridor Plan;
- 2) The purpose and development standards of the SMSC Overlay Development Standards set forth in [the Zoning Ordinance]; and
- 3) Any other City-approved study applicable to the property and specifically the October 19, 2007, South Main Street Plan."

Review of Applicable General Plan & South Main Street Corridor Plan Elements:

- ✓ ***Policy 12-480-2.2.b.1, Neighborhood 1, Southeast Centerville*** – "The Main Street Commercial Area shall be allowed to remain as a convenience and specialty shopping area. To encourage larger scale commercial development would be detrimental..."
- ✓ ***Policy 12-480-2.2.b.2, Neighborhood 1, Southeast Centerville*** – "The Main Street Commercial Area is old and somewhat deteriorating. Significant commercial viability is not likely to occur unless some type of restoration or revitalization is encouraged. Centerville City should seriously consider the preparation of a revitalization plan for this area." [RESPONSE EFFORTS = 2007 MAIN STREET STUDY, 2008 SMSC PLAN]
- ✓ ***Residential Policy being quoted on Social Media*** – Section 12-420-1 "...the citizens of Centerville desire to achieve a quality of life that is consistent with the development of low density residential."
 - ***Section 12-420-2.2, Residential Development Policies*** – "...Medium or high density that is allowed in appropriate locations within the City...."
 - ***Section 12-420-3.1, Housing*** – "The City shall not allow...economic discrimination in the provision and procurement of decent housing in this City."
- ✓ ***Strategy 6.A of the Moderate Income Housing Element*** – The City is to continue its "support of allowing mixed-use zoning and related development in strategic areas of the City."
- ✓ ***Objective 6.A.3 of the Moderate Income Housing Element*** – The City is to "remain committed to land use policies that support developing other future mixed-use or flexible use development areas."
- ✓ ***Goal 1.C, South Main Street Corridor Plan (a corridor-wide view)*** – "Encourage additional single-family and multi-family residential lands uses, by way of mixed-use development..."
- ✓ ***Goal 7, Traditional and City Center Main Street Districts, SMSC Plan (goal explanation)*** – "The goal is primarily to create a central commercial district along Main Street..."

STAFF COMMENT: From review of the General Plan policies, it is staff's position that the proposed development site is located in a commercial area (*see C-M Zoning District boundaries*). Thus, the site is not considered a "residential area." However, the SMSC Plan does allow for residential uses to be considered in this particular commercial area. Both the

Moderate Income Housing and SMSC Plans desire that such residential uses be encouraged through Mixed-Use Development. Nevertheless, the allowances of residential uses are secondary to the SMSC Plan's primary purpose of a viable "central commercial district along Main Street."

Allowable Uses of the Traditional Main Street District & Analysis

According to Section 12-48-080.c, dwellings up to three (3) units per building, as part of a mixed-use development, are a "permitted use" in the Traditional Main Street District. Mixed-Use is defined in the SMSC Plan and requires a combination of retail, commercial or service uses *WITH* residential and office uses "in the same building" or "same site" using vertical, horizontal attached, or horizontal detached layouts (*see 12-48-030, Definitions – Mixed-Use*).

STAFF COMMENT: From review of the submitted site plans and development design, the uses consist of multi-family and most likely office-type uses (i.e. small live/work space). In addition, it appears that the proposed development is using the allowable Live/Work Lot Type. However, staff believes that the conceptual site plan and associated Design Pattern Book does not fully address the "combination" requirement of "mixed-use" by providing the expected retail, commercial, or service uses, as addressed above. The live/work units need to be integrated with providing the expected retail, commercial, and service uses, particularly along the Main Street frontage, even when using the Live/Work Unit Lot Type.

Traditional Main Street District Standards Review

- ✓ **General Development Standards** – The project must comply with 19 general design expectations (*see Section 12-48-100*). These expectations are summarized, as follows:
 - Building Design & Materials – First floor or ground level materials are to be substantially constructed with rock, brick, or decorative block. Upper stories may incorporate other maintenance-free materials compatible with the base materials. Front façade = 25%, side façade = 15%, and 5% other façades must have upgraded architectural features. Buildings with side-facing windows must provide independent light and ventilation elements. Use of porches, balconies, and stoops may encroach into front yard areas, if they not exceed 42 inches in height.
 - Building Entrances & Glazing (windows) – Buildings along Main Street (*Traditional District*) must provide entrances in 50-foot intervals. Street level floor elevation entrance must be 12 inches or less from adjacent sidewalk grade. Tinted or reflective glass is prohibited between 2 inches and 9 feet above sidewalk grade.
 - Building Spacing, Required Build Range (RBR), and Building Frontage – Buildings are to meet the RBR and Building Frontage requirements of the lot type being implemented. Additionally, buildings may not have side yard areas greater than 15 feet without providing a gathering area or plaza spaces.
 - Front Yard Areas – Commercial type development is to be oriented to the pedestrian and provide features such as entrance walks, plazas, benches, bike racks, or flowerbeds.
 - Parking Areas – Parking areas are to be located to the side or rear portions of the buildings. Parking area may not exceed 20% of the side yard depth or 60-foot maximum, whichever is less.

STAFF COMMENT: From review of the submitted site plans and development design, generally staff believes that the plans most likely can meet these development standards. Weak points are orientation and features towards the pedestrian, plazas, and gathering spaces. This is mostly due to the singular live/work focus of the development project, rather than integrating and using the needed commercial retail/service oriented lot types. An entire live/work development makes the project too uniform and predictable in order to incorporate a variety of features and elements to the Main Street frontage. This project encompasses an entire 410-foot block. Staff believes this is the major weakness of the proposed layout and design.

- ✓ **Building Form and Site Envelope Standards (Lot Types Allowed)** – The Traditional Main Street District allows for multiple lot types. The current project depicts the singular use of one lot type consisting of the “Brownstone/Live Work Lot.” This Lot Type requires the following:

Building Envelope Specifications – Live/Work Lot		Compliance
Height	East Side, Max Height – 2 stories/25 feet (2010 Amendments)	Probable
1 st Floor	10' clear height	Probable
Upper Floors	8' height	Probable
Front of Lot	Required Build to Range (RBR) 5' to 10'	Probable
Sides of Lot	0' minimum	Probable
Rear of Lot	15' setback to building	Probable
Lot Width	32' to 50'	Undetermined
Building Frontage	Minimum 75% of Lot Width	Est. 73% Need Verification
Street Façade	Minimum of 66% in the RBR	Probable

Building Use & Element Specifications – Live/Work Lot		Compliance
Solid to Void Ratio	30% to 60% openings on front façade No blank side walls greater than 20'	Front – Probable Sides - Undetermined
Uses	Ground level small office/business with live/work unit	Probable (see staff comment regarding need for mixed use also)
Units	Minimum of two units constructed adjacent to one another	Depicted
Fencing, Street Fronts	Maximum height 36 inches	Not depicted on Plans

STAFF COMMENT: From review of the submitted site plans, staff is concerned about the use of one singular lot type and not providing for the missing combination that meets the mixed-use expectation. Typically, an entire block area would be broken up into the available lots types consisting of the Traditional Lot Type for commercial/service uses, the Live/Work Lot Type for residential/office, Civic/Cultural Lot Type for civic/cultural uses, and even the Traditional House Lot Type for the allowed single-family homes.

Thus, the entire block would be subdivided into a few lot types to match the various uses to establish the desired “mixed-use” development.

- ✓ ***Parking, Landscaping, and Buffering Requirements*** – Parking areas are to be located in the side (*limited 60’ width or 25% of street frontage, whichever is less*) or rear yards of the site. New drive accesses are prohibited on to Main Street and must be located a safe distance from the intersection when used along secondary streets. Off-street parking that is located adjacent to a single-family area must be screened by a 3-foot screen wall and landscaping. Parking numbers may be reduced if using a mixed-use development approach. A landscape buffer of 15 feet is required and may be reduced to 8 feet, if using a mixed-use development. Total on-site landscaping must comprise 9% of the site and must have at least 15 feet from back of curb to any parking area.

STAFF COMMENT: From review of the submitted site plans, it appears that the design and layout of the parking is generally reflecting the desires of the Ordinance. At least 70 parking stalls are to be provided, while the plans indicate a total of 125 stalls. One weakness is that nine (9) stalls are located off-site (adjacent lot along 300 South). This lot is located in the R-L Zone, which prohibits the use of parking lots for other development. As to the landscaping, the plans indicate about 29% site landscaping, which exceeds the requirement. The street front landscaping for parking areas also exceeds the 10-foot minimum requirement. Furthermore, the proposed tot-lot/play area associated with the R-L lot mentioned earlier, does not count as part of the on-site landscaping. Lastly, a park area is also not an allowed primary or accessory use in the R-L Zone.

2007 South Main Street Master Plan

- ✓ ***The Main Street District, Focus Item #2*** – “Develop and design Main Street to support local businesses and to be the local commercial heart of the community. Encourage local restaurants, boutique shops, professional offices, and other small businesses suited to this niche market.”
- ✓ ***The Main Street District, Focus Item #2*** – “Provide at least one entry door from Main Street to each commercial building.
- ✓ ***The Main Street District, Do’s*** – “Utilize building materials and elements that complement the historic buildings remaining on Main Street.”

STAFF COMMENT: From review of the Master Plan Study, it appears that the foremost expectation is fostering an environment that establishes Main Street as the “commercial heart” of the community. Again, staff believes that the weakest component of the submitted proposed plan is missing the “commercial heart” portion that meets the Ordinance premise of allowing residential as part of a mixed-use development.

OTHER RELATED DEVELOPMENT ISSUES EVALUATION

- ✓ ***Proposed Development Phasing*** – According to Section 12-21-110.f.2, the entire development site (unless subdivided into lots) must be developed at “one time.” However, the Planning Commission may approve a phasing plan, if the timing and sequencing of related improvements and services can be secured to create independently functioning phases. The submitted plans depict two (2) phases for developing the project. However,

the plans do not address the timing, sequencing, or completion expectations for these two phases. Additionally, the entire project could be subdivided into lots to allow for a staged progression of construction activities.

STAFF COMMENT: It has been represented to staff that the Phase 2 portion of the development could possibly not take place for at least a couple of years. This is a concern for not only timing and sequencing the development, but also a concern for creating a perpetual approval with no expectation for completion. If the project remained in partial completed status, it would lead to future problems with establishing a functional development site. Additionally, if for some reason, the second phase does not develop, it creates a problem with how to replace the undeveloped phase with something else that is also compatible, while making it functional with the first phase. Currently, staff could not support a phased approach for developing the site.

- ✓ ***Uses proposed in R-L Zone*** – The submitted plans depict a tot-lot/play area and parking area on an adjacent lot currently zoned R-L. According to Section 12-32-040, only the allowed primary and accessory uses listed in Chapter 12-36, Table of Uses, can be developed in an R-L Zone.

STAFF COMMENT: From reviewing the “Table of Uses,” a park (i.e. tot-lot/play area) and parking lots are “not permitted uses” within the R-L Zone. Thus, the plans will need to eliminate the parcel and the proposed uses from the development plans and adjust the layout of the development to meet any applicable development standards in that particular location of the site.

- ✓ ***Storm Water, Water, Utility, and other Service Needs*** – All utilities and services are available in the immediate area.

STAFF COMMENT: The City Engineer has indicated that the City’s specifications require an on-site detention facility or system for the proposed project. All other related utilities and services are available in the area, provided the related impact fees are paid and the construction plans for the project meet the standards and specifications.

- ✓ ***Access, Circulation, and Traffic*** – The development must be able to provide proper internal access and circulation, if City services cannot be accommodated from the public right-of-way. This is a particular concern for emergency service vehicles. Additionally, if the Planning Commission desires, a traffic impact analysis may be requested to understand how the development project may influence access and circulation in the immediate area.

STAFF COMMENT: Both the City Engineer and Fire District will need to review any final site plan submittal to ensure that there is sufficient width and turning radius for internal site vehicular lanes. The final plans will also need to address internal parking management to ensure that such emergency vehicle access is being provided. As to the issue of traffic, if the Commission requests an analysis, it can only be used to provide or

correct the design and layout of the development. The traffic analysis may *NOT* be used to reduce or restrict the permitted use allowances, as defined in the Zoning Ordinance.

- ✓ **Former Pineae Growers Outlet/Pitt Office Parking Issue** – The issue came up at previously held meetings regarding zoning text or map amendments proposed by Brighton Homes. However, since the issue was a site plan review concern, it was not addressed in the previous applications. As a result, the City Recorder was asked to research the archived minutes and files to identify when such matter was previously discussed.

STAFF COMMENT: From review of the City Recorder information, the issue of the Pitt Office overflow parking occurred in 1996 and then again in 1998. Each time the issue was brought forth and discussed by the City's Planning Commission, it was connected to the Pineae Greenhouse Temporary Conditional Use Permit for seasonal sales. Since the owner of the Pitt Office was also the owner of the property of the Pineae Greenhouse, the City's staff and Planning Commission asked for extra parking stalls to manage the complaints about the Pitt Office overflow parking complaints.

In a memorandum dated February 19, 1998, the Zoning Administrator, Paul Allred, performed an analysis and concluded that the office use had an operational excess demand for parking than what had been previously approved for the office site. The office site provided 38 parking stalls, whereas, the operational demand was 43 stalls, or five (5) additional stalls were needed to meet the operational demands at that time. Thus, the Planning Commission decided that since the owner of the office was also the owner of the greenhouse site, that the extra five (5) stalls need to be provided as part of the temporary seasonal sales site.

It is currently staff's position that the extra stalls were not an original Zoning Code requirement associated with the original approval of the Pitt Dental Office site; they were an operational assessment that was resolved with the approval of the seasonal sales use. Thus with the termination of the seasonal sales use, the extra five (5) parking stalls are also terminated. Staff recognizes that an operational overflow of parking may still be present. However, the City cannot legally authorize or require a separate development or off-site project to resolve the operational problems associated with another parcel or property. Any problems with the overflow parking are definitively a matter of enforcement of the office site or, if not applicable, a City could approve a restriction to prohibit parking on publicly owned streets in the local area to resolve the matter.

PLANNING COMMISSION'S ROLE AND DECISION MAKING PROCEDURES

According to Section 12-20-050, the powers and duty of the Planning Commission is to "administer applicable provisions of [the Zoning Ordinance]" and such powers and duties are to "be pursuant to the procedural and other provisions of [the Zoning Ordinance]." Therefore, the Commission must apply the provisions outlined in the Zoning Ordinance and as summarized in this staff report. Although, the Commission may receive comment and opinions that may have debatable merit or legitimacy, the decision of the Commission must be "substantially supported" by the applicable provisions of the evaluation criteria of the SMSC Overlay Zone District.

Additionally, in accordance with Section 12-48-070.c, the applicant has the “burden of showing that the proposed uses, project design, and location of utilities and facilities meet the requirements of the [SMSC Overlay District Overlay Zone].” The procedural process for this is two-fold, 1) Conceptual Site Plan Review, and 2) Final Site Plan Approval.

According to Section 12-21-110.d.5, a conceptual plan review is *NOT* intended to permit actual development, but merely to represent how the property could be developed. Therefore, the conceptual site plan review is a matter to provide the applicant and Commission time to discuss the proposed development, identify matters that need to be addressed or clarified, so that the effort to prepare any final plans can be more effectively accomplished. Additionally, a public hearing is conducted at conceptual site plan submittal to allow the public to comment on the adequacy of the plan in meeting or satisfying the expectations of the applicable regulations. Any opinions regarding the merits or worth of the City’s regulations or the request to accomplish a matter beyond or outside of the procedural powers and duties are not relevant to the Commission’s review of an application.

PLANNING STAFF RECOMMENDATION

CONCEPTUAL SITE PLAN – Staff Suggested Motion(s):

PROPOSED ACTION OPTION #1: I hereby make a motion for the Planning Commission to “**TABLE**” action regarding the conceptual site plan review and request that the applicant provide or address the following matters:

- a) The project plans and uses need to address the “combination” requirement of “mixed-use” by providing the expected retail, commercial, or service uses, as addressed in the City’s General Plan and the SMSC Overlay District. The Commission suggests that the live/work units be integrated with providing the expected retail, commercial, and service uses, particularly along the Main Street frontage, even when using the Live/Work Unit Lot Type.
- b) Address the weak points regarding the orientation and features towards the pedestrian, plazas, and gathering spaces. The Commission believes that this is mostly due to the singular live/work focus of the development project rather than integrating and using the needed commercial retail/service oriented lot types. The Commission believes that an entire live/work development along the 410-foot block area makes the project too uniform and predictable in order to incorporate a variety of features and elements to the Main Street frontage.
- c) The Commission is concerned about the use of one singular lot type and not providing for the missing combination that meets the mixed-use expectation. Typically, an entire block area would be broken up into the available lots types consisting of the Traditional Lot Type for commercial/service uses, the Live/Work Lot Type for residential/office, Civic/Cultural Lot Type for civic/cultural uses, and even the Traditional House Lot Type for the allowed single-family homes. Thus, the entire block would be subdivided into a few lot types to match the various uses to establish the desired “mixed-use” development.
- d) Although the Commission may approve a phasing plan, if the timing and sequencing of related improvements and services can be secured to create independently functioning phases, the submitted plans do not sufficiently address the timing, sequencing, or completion expectations for these two phases. Additionally, the phasing could also be

accomplished through subdividing the land into lots to establish a phasing-type approach for development purposes.

- e) From the Commission's review of the "Table of Uses," a park (i.e. tot-lot/play area) and parking lots are "not permitted uses" within the R-L Zone. Thus, the plans will need to eliminate the parcel and the proposed uses from the development plans and adjust the layout of the development to meet any applicable development standards in that particular location of the site.

PROPOSED ACTION OPTION #2: I hereby make a motion for the Planning Commission to "ACCEPT" the conceptual site plan for the Walton Village Development, with the following directives:

- a) The applicant shall submit a final site plan application in accordance with the requirements of the City's Zoning Ordinance.
- b) In addition to meeting the applicable development regulations of the SMSC Overlay District Zone, the final site plan shall address the following:
 - ✓ The plans and uses are to address the "combination" requirement of "mixed-use" by providing the expected retail, commercial, or service uses, as addressed in the City's General Plan and the SMSC Overlay District.
 - ✓ The live/work units are to be integrated with providing the expected retail, commercial, and service uses, particularly along the Main Street frontage, even when using the Live/Work Unit Lot Type.
 - ✓ The plans are to address the weak points regarding the orientation and features towards the pedestrian, plazas, and gathering spaces.
 - ✓ The plans are to address how the entire block will be subdivided into a few lot types to match the various uses to establish the desired "mixed-use" development.
 - ✓ The plans are to address the City's specifications requiring an on-site detention facility or system for the proposed project.
 - ✓ The plans will need to ensure that there is sufficient width and turning radius for internal site vehicular lanes, particularly for emergency vehicle service. In addition, the final plans will also need to address internal parking management to ensure that such emergency vehicle access is being provided.
- c) If the development is to be phased or subdivided into small lots for staged development, the phasing plan or future subdivision plans must address the timing and sequencing of related improvements and services can be secured to create independently functioning phases or lots. Additionally, the phasing plan or subdivision plan needs to address the expected start and completion times for each phase or subdivision timelines.
- d) The plans will need to eliminate the use of the R-L parcel and adjust the layout of the development to meet any applicable development standards in that particular location of the site.

SUGGESTED REASONS FOR THE ACTION #2:

- 1) The Planning Commission finds that that the powers and duty of the Planning Commission is to administer applicable provisions of the Zoning Ordinance and such powers and duties are to be pursuant to the procedural and other provisions of the Zoning Ordinance, as defined in Section 12-20-050.

- 2) The Planning Commission finds that the applicant has the "burden of showing that the proposed uses, project design, and location of utilities and facilities meet the requirements of the SMSC Overlay District Overlay Zone, as defined in Section 12-48-070.c.
- 3) The Planning Commission finds that, with the directives listed, the conceptual site plan could substantially comply (as also reviewed in the staff report) with the following:
 - a) The City's General Plan and the South Main Street Corridor Plan;
 - b) The purpose and development standards of the SMSC Overlay Development Standards set forth in the Zoning Ordinance; and
 - c) Any other City-approved study applicable to the property and specifically the October 19, 2007, South Main Street Plan."
- 4) The Planning Commission finds that a conceptual plan review is *NOT* intended to permit actual development, but merely to represent how the property could be developed, as defined in Section 12-21-110.d.5.
- 5) The Planning Commission finds that the conceptual site plan, with the directives listed, establish and/or depict how the property could be developed in accordance with City Ordinances.

Walton Village

Main Street SMSC Overlay District Zone

Pattern Book

Location: 300 South to 400 South, Main Street

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The proposed Walton Village consists of a mixed use concept found within the Traditional Main Street Corridor Zone. The zone allows for a mixed use concept of live work spaces, within the proposed development the live work spaces are found facing Main Street (Figure 1) consistent with the commercial requirements found within the plan. The units consist of 50% + space on the main floor dedicated to a live work environment that has direct access from the sidewalk along Main Street. The remainder of the main floor provides accesses to a living space on the second level with its entrance on the rear and a garage space for the tenant that would be living on the second floor (Figure 2). The remainder of the units within the project incorporate a more traditional town home product, however no garage doors will be facing any of the surrounding existing roads (Figure 1, Figure 3).

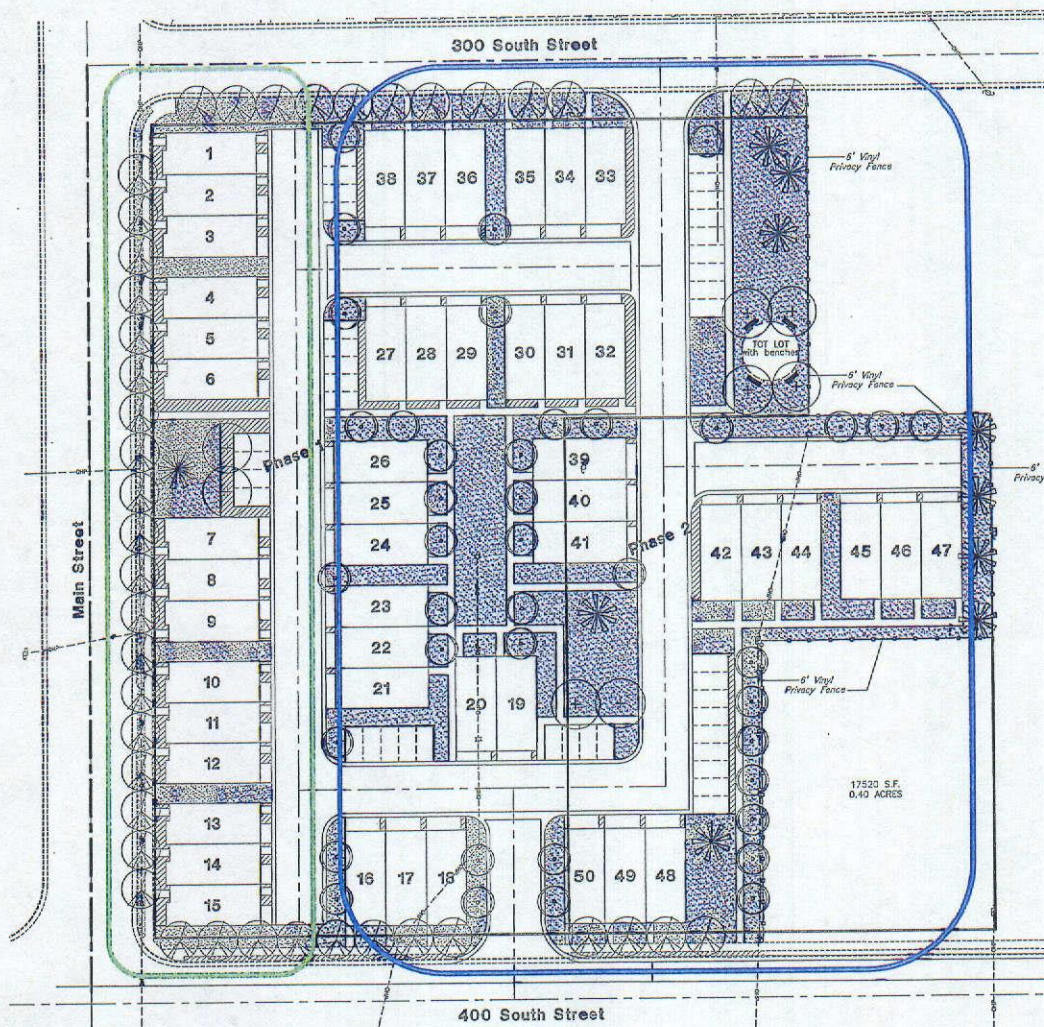


Figure 1 (Live-work units in green, traditional units in blue, concept only)

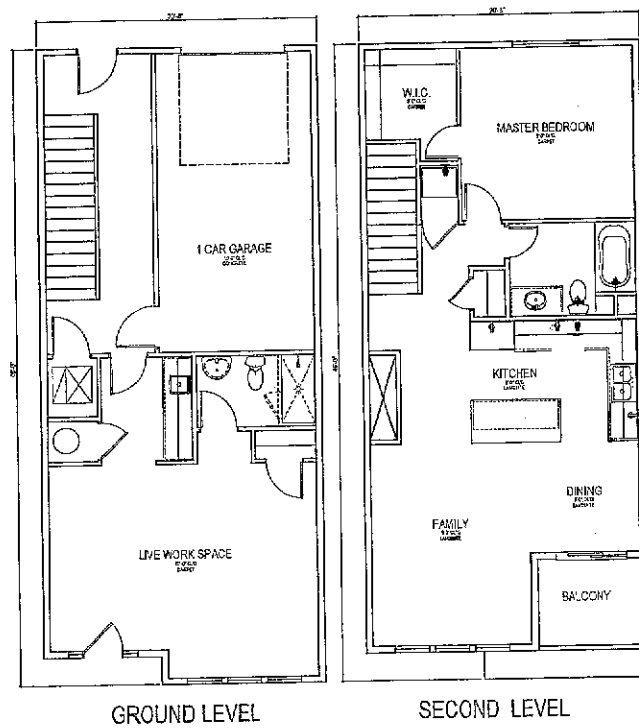


Figure 2 (Live-work units, concept only)

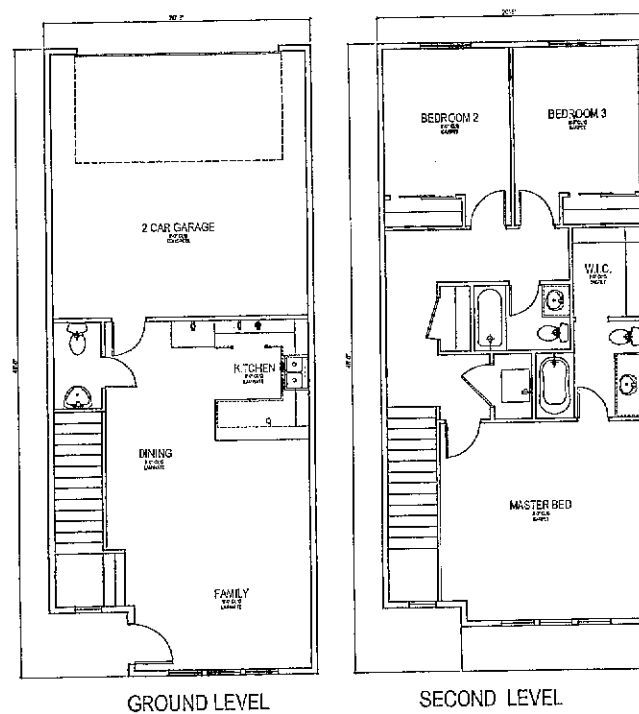


Figure 3 (Traditional Units, concept only)

The proposed design incorporates flat roof architecture to meet current city code on height. The proposed buildings are 25' in height and consist of 3 units per building. The architecture on Main Street incorporates an old town fill with the use of bricks and fiber cement board, on the ground level, balcony's, awnings, pergolas and the consistently changing plains with in the building's façade (Figure 4). With the live work space the buildings on Main Street are placed 5'-10' from the property line to create a more traditional main street feel (Figure 1), this same architecture is carried through to the traditional townhome units found within the remainder of the project (Figure 5)



TYPICAL MAIN STREET UNIT LAYOUT

MATERIALS

- BRICK
- FIBER CEMENT BOARD (HARDI)
- STUCCO
- WOOD CORBEL DETAILS

Figure 4 (concept only)



TYPICAL UNIT LAYOUT

MATERIALS

- BRICK
- FIBER CEMENT BOARD (HARDI)
- STUCCO
- WOOD CORBEL DETAILS

Figure 5 (concept only)

Parking can be found throughout the project. The majority of which is tucked into each unit (Figure 2 and 3). The total garage parking spaces found within the community is 85, an additional 40 stalls are found throughout the project. In accordance with the zoning, the parking is behind Main Street with no large single parking location (Figure 6).

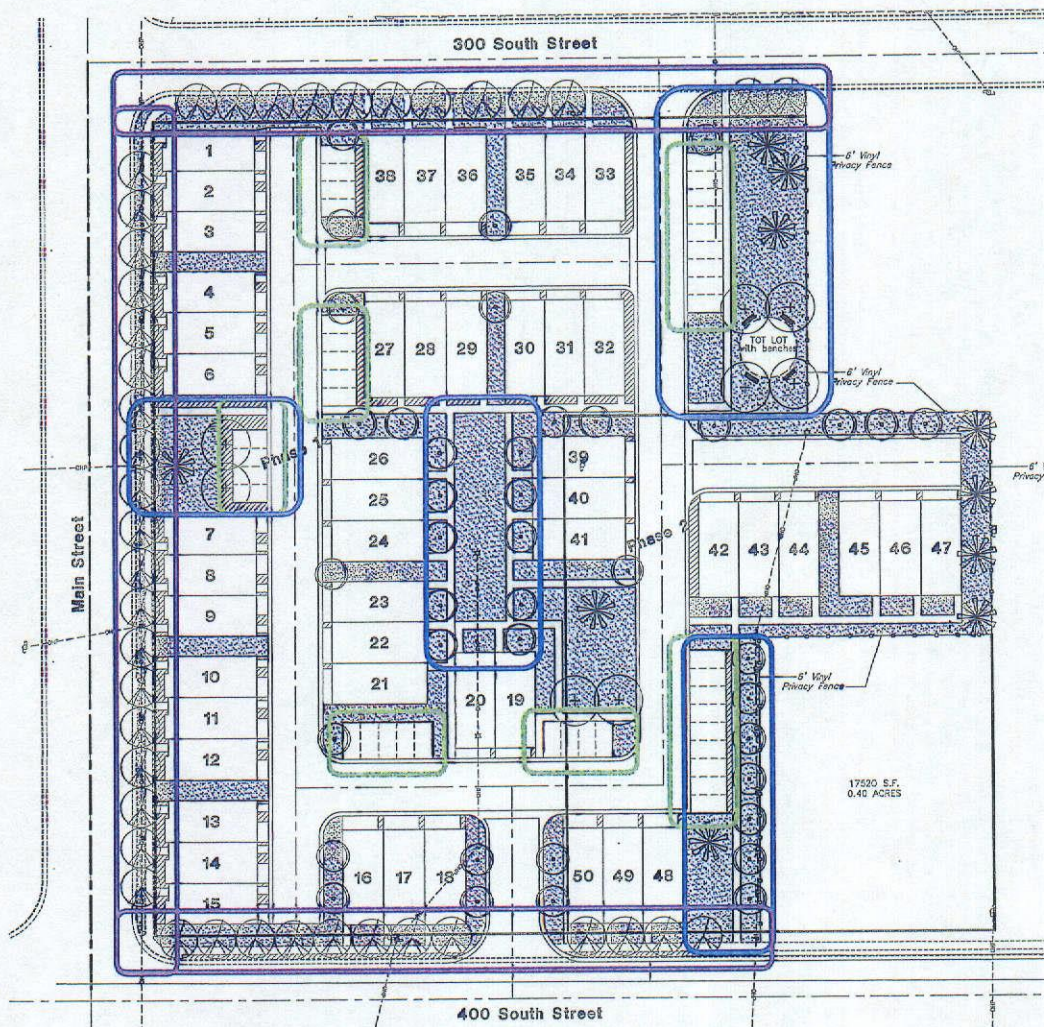
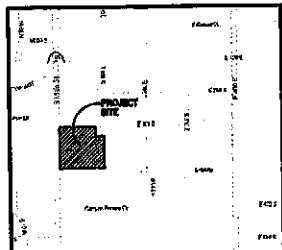


Figure 6 (green-parking, blue-open space areas, purple-street trees, concept only)

The project has several open space areas for people to sit, play and enjoy, all of which are connected by a series of sidewalks. A tot-lot and open shaded grass space on the north east corner will replace a dilapidated existing home, a shaded grass space will break up the building frontages along main street, and open space within the middle of the project for people to sit outside, pass a ball or have community gatherings. A small landscape buffer will be provided on the south west corner. The installation of street trees will help make the street scape adds a clean traditional scene to the community (Figure 6).

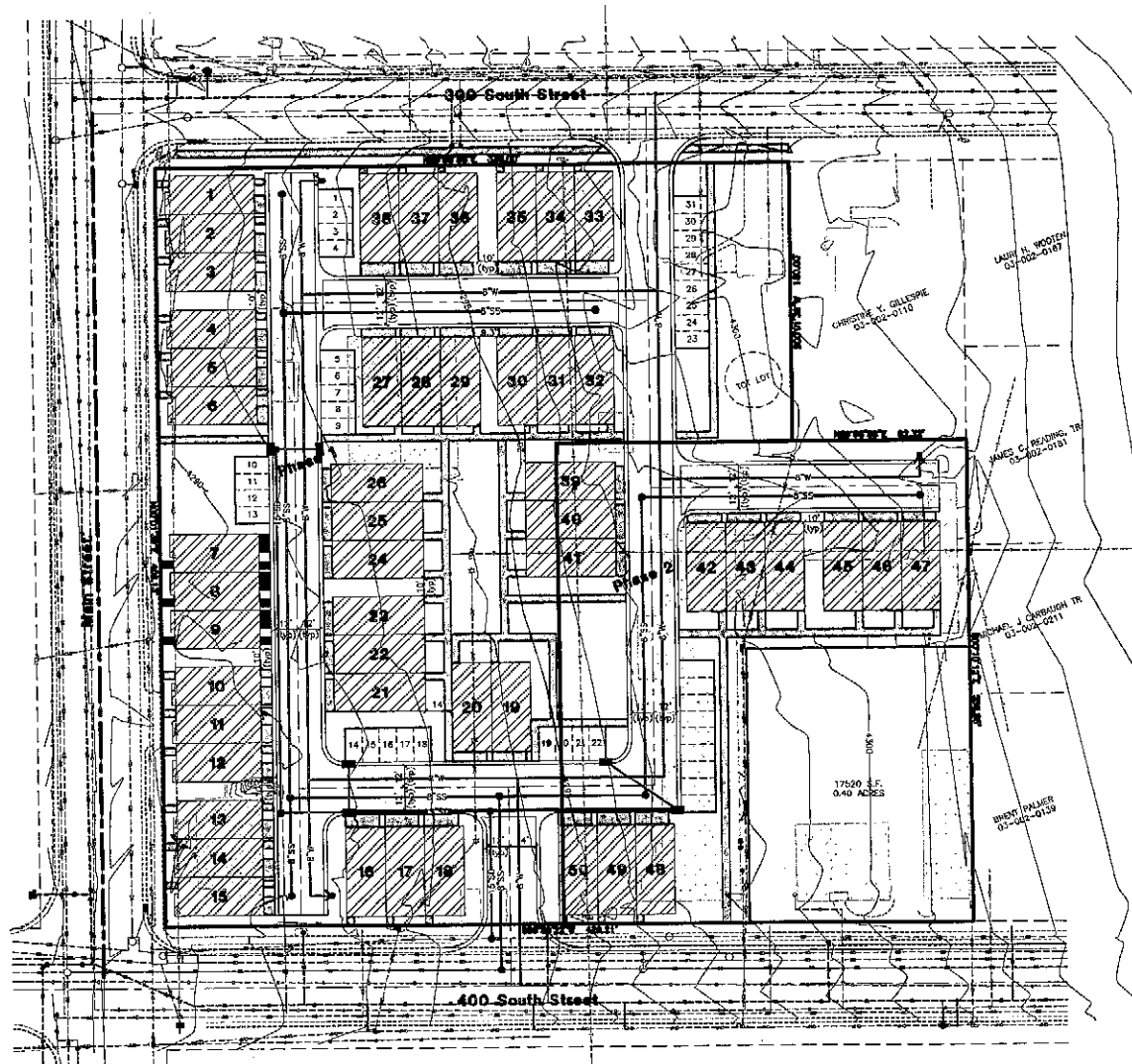


Vicinity Map



Legend

- SS — PROPOSED SANITARY SEWER LINE
- ES — EXISTING SANITARY SEWER LINE
- IR — PROPOSED IRRIGATION WATER LINE
- EW — EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- OW — PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX — EXISTING CULINARY WATER LINE
- SD — PROPOSED STORM DRAIN (SIZE VARIES)
- ED — EXISTING STORM DRAIN
- FL — EXISTING FENCE LINE
- PH — PROPOSED FIRE HYDRANT
- SM — PROPOSED SANITARY SEWER MANHOLE
- GV — PROPOSED GATE VALVE
- WV — PLUG W/ 2" BLOW-OFF
- SDM — PROPOSED STORM DRAIN MANHOLE
- SCCB — PROPOSED SINGLE CHUTE CATCH BASIN WITH RICKLE-SAFE GRATE
- RED — PROPOSED REDUCERS
- PB — PLUG & BLOCK
- AV — AIR-VAC ASSEMBLY
- EB — EXISTING BUILDING



400 South & Main Property

Centerville City, Davis County, Utah

DESIGN DATA

PHASE 1 & 2 AREA.....3.31 ACRES (34.27%)
 BUILDING AREA.....1.13 ACRES (36.27%)
 ROADWAY & PARKING.....1.21 ACRES (36.56%)
 COMMON/OPEN AREA.....0.97 ACRES (29.31%)

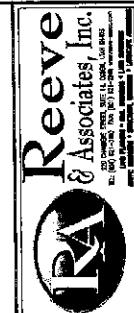
Developer:

Brighton Homes
 Taylor Spendlove
 215 N. Redwood Rd., Ste. 8
 North Salt Lake City, UT 84054
 (801) 397-9755

NOTES:
 1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

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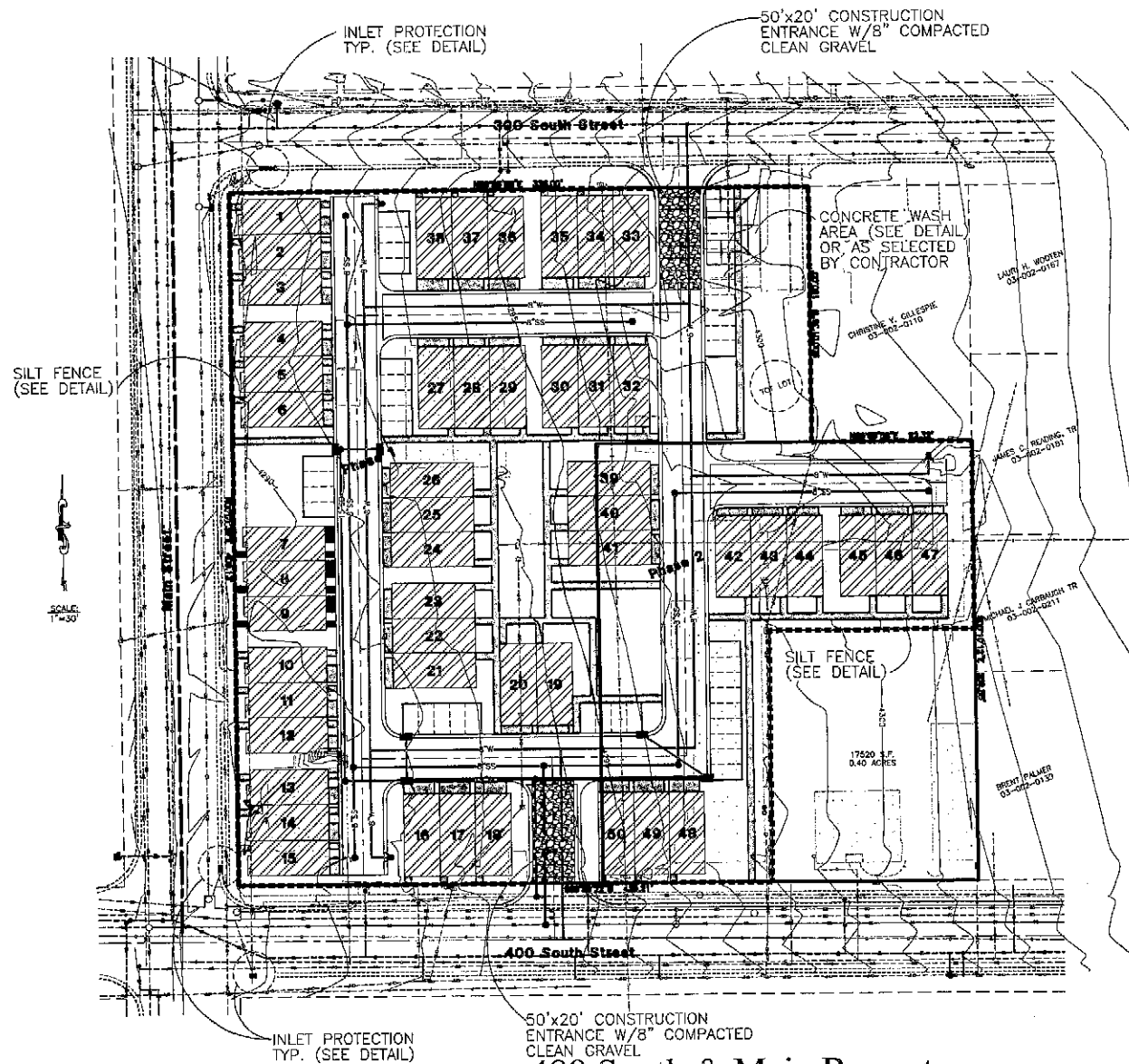
REVISION	DATE	DESCRIPTION

400 South & Main Project
 PART OF THE NE 1/4 OF SECTION 18, TOWNSHIP 36 N. & R. 10 E. SURVEY
 CENTERVILLE CITY, DAVIS COUNTY, UTAH

Preliminary Site Plan

Project Info:
 Engineer: N. Reeve
 Designer: J. Cove
 Begin Date: April 9, 2015
 Name: 400 SOUTH & MAIN
 PROPERTY
 Number: 8440-04

Sheet	4
1	Sheets



SILT FENCE (SEE DETAIL)

SCALE: 1"=30'

STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

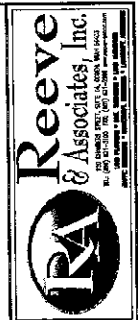
ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

Developer:
 Brighton Homes
 Taylor Spendlove
 215 N. Redwood Rd., Ste. 8
 North Salt Lake City, UT 84054
 (801) 397-9755

NOTES:
 1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

Centerville City, Davis County, Utah

RECEIVED APR 14 2015



REVISIONS	DATE	DESCRIPTION

400 South & Main Project
 PART OF THE NE 1/4 OF SECTION 18, T2N, R1E, S12 & M. U.S. SURVEY
 CENTERVILLE CITY, DAVIS COUNTY, UTAH

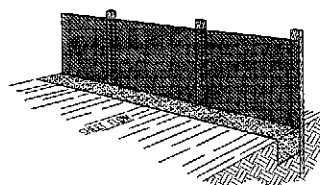
Storm Water Pollution Prevention Plan Exhibit

Project Info:
 Engineer: H. Reeve
 Designer: J. Cove
 Begin Date: April 9, 2015
 Name: 400 SOUTH & MAIN PROPERTY
 Number: 8440-04

Sheet	4
2	Sheets

Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
a. Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence.
b. Soil contaminated by soil amendments:
If any contamination are found or generated, contact environmental engineer and contacts listed.
c. Areas of construction site:
If any contamination are found or generated, contact environmental engineer and contacts listed.
d. Fueling areas:
To be performed in designated areas only and surrounded with silt fence.
e. Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
f. Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
g. Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
h. Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
i. Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
j. Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Sediment and silt are selected to be watered regularly to eliminate / control wind erosion.
- Construction Vehicle and Equipment:
a. Maintenance:
- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- Segregate and recycle wastes, such as grease, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulics, and transmission fluids.
b. Fueling:
- If fueling must occur on-site, use designated areas away from drainage.
- Locate on-site fuel storage tanks within a barred area designed to hold the tank volume.
- Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
- Use drip pans for any oil or fluid changes.
c. Washing:
- Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
- If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
- Use phosphate-free, biodegradable soaps.
- Do not permit steam cleaning on-site.
- Spill Prevention and Control:
a. Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
- Contain the spread of the spill.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, oil litter, and / or rags).
- If the spill occurs in an area, immediately contain the spill by constructing an earth dike. Dig up properly dispose of contaminated soil.
- If the spill occurs during rain, cover the impacted area to avoid runoff.
- Record all steps taken to report and contain spill.
b. Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction:
a. Maintain good housekeeping practices.
b. Enclose or cover building materials storage areas.
c. Properly store materials such as paints and solvents.
d. Store dry and wet materials under cover, away from drainage areas.
e. Avoid mixing excess amounts of fresh concrete or cement on-site.
f. Perform washout of concrete trucks off-site or in designated areas only.
g. Do not wash out concrete trucks into storm drains, open ditches, streams or streams.
h. Do not place material or debris into streams, ditches or catch basins that also or reduce the flow of runoff water.
i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes:
a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency ditches when rain or runoff is imminent.
c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
e. All soil and debris shall be removed from all devices within 24 hours after each rain or runoff event.
f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
g. All loose soil and debris, which may create a potential hazard to estate property, shall be removed from the site as directed by the Engineer of record or the governing agency.
h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
i. Dewatering basins may not be removed or made impervious without the approval of the engineer of record and the governing agency.
j. Erosion control devices will be modified as needed as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
a. Part III.D.4 of general permit UTR3000000 identifies the minimum inspection requirements.
b. Part III.D.4.C identifies the minimum inspection report requirements.
c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally recommended maximum slope lengths (slope spacing between fences) at various site grades for most soil fence applications.

TABLE 1 Recommended Maximum Slope Lengths for Silt Fence (Richardson & Madsen, 1981)	
Slope Steepness (%)	Max. Slope Length (ft)
< 2	30.0m (1000)
2-5%	22.9m (750)
5-10%	15.2m (500)
10-20%	7.6m (250)
> 20%	4.3m (150)

PREFABRICATED SILT FENCE ROLLS

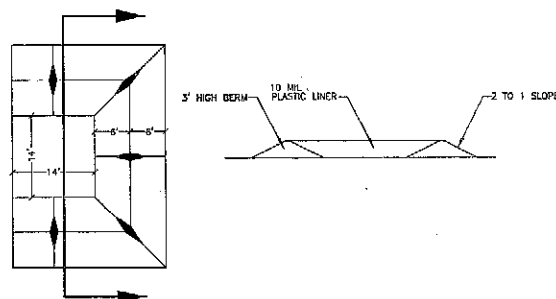
Maximum is minimum 15.2m x 15.2m (50'x50') trench at the desired location. Unroll the silt fence, positioning the post against the downstream wall of the trench. Adjacent rolls of silt fence should be joined by sealing the end and post of one fence into the other. Before sealing the end posts, rotate each post until the geotextile is wrapped completely around the post, then cut the end posts to create a tight seal as shown in Figure 1.
Three posts into the ground until the required fence height and/or anchorage depth is obtained.
Drive the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY

Maximum is minimum 15.2m x 15.2m (50'x50') trench at the desired location. Drive wooden posts, or steel posts with fusing projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10'). Post spacing

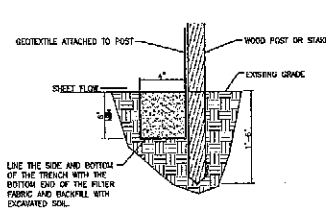
Silt Fence Detail

SCALE: NONE

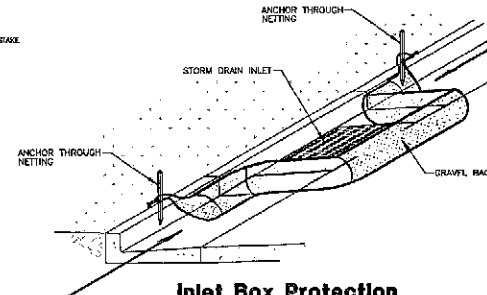


Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE



Section



Inlet Box Protection

should generally be less than three (3) times the height of the fence.
If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6"). Position the mesh to the upstream side of the posts using heavy duty wire staples, tie wires or hog rings. Extend the mesh into the bottom of the trench.
The geotextile shall then be stepped or wined to the posts. An extra 20-30cm (8-12") of geotextile shall extend into the trench.

INSPECTION

Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanup.

REMOVAL

Silt fence should not be removed until construction ceases and the up-slope area has been properly stabilized and/or revegetated.

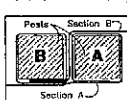
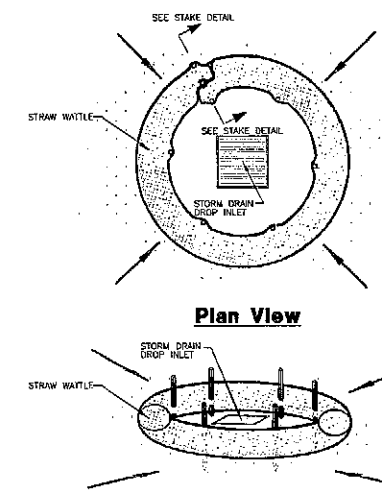
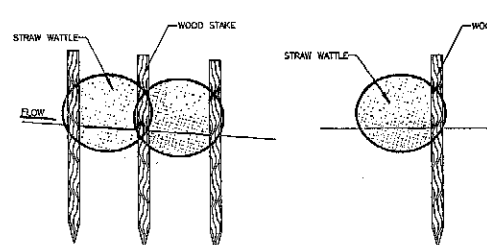


Figure 1:
Top View of
Roll-to-Roll Connection

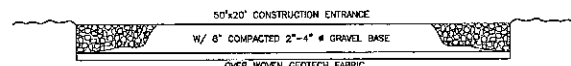


Plan View

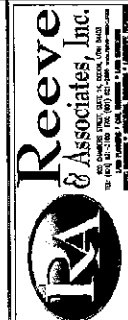
Drop Inlet Protection



Stake Detail

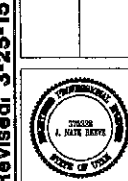


Cross Section 50' x 20' Construction Entrance



REVISION DISCUSSION
DATE 3-25-15 BY GSK/RS/DAW

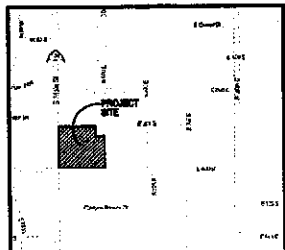
400 South & Main Property
CENTRALE CITY, DAVIS COUNTY, UTAH
Storm Water Pollution
Prevention Plan Details



Project Info.
Engineer: J. NATE REEVE, P.E.
Draftsman: C. CAVE
Begin Date: 06/01/10, 2015
Name: 400 SOUTH & MAIN
PROPERTY
Number: 8440-04

Sheet 4
3 Sheets

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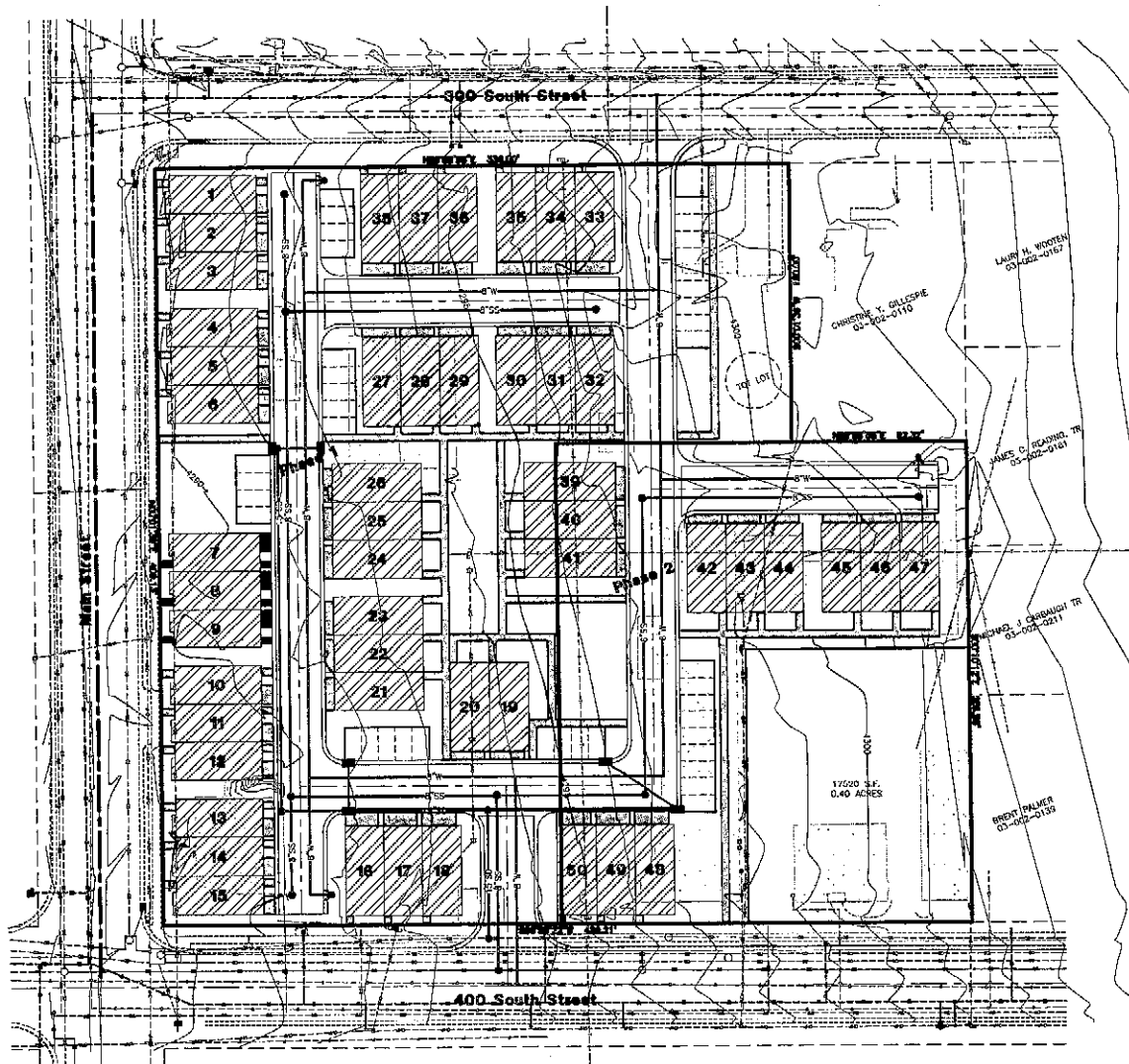


Vicinity Map



Legend

- SS - PROPOSED SANITARY SEWER LINE
- ES - EXISTING SANITARY SEWER LINE
- IR - PROPOSED IRRIGATION WATER LINE
- EW - EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- OW - PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EW - EXISTING CULINARY WATER LINE
- SD - PROPOSED STORM DRAIN (SIZE VARIES)
- ED - EXISTING STORM DRAIN
- X - EXISTING FENCE LINE
- - PROPOSED FIRE HYDRANT
- - PROPOSED SANITARY SEWER MANHOLE
- - PROPOSED GATE VALVE
- - PLUG W/ 2" BLOW-OFF
- - PROPOSED STORM DRAIN MANHOLE
- - PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- - PROPOSED REDUCERS
- - PLUG & BLOCK
- - AIR-VAC ASSEMBLY
- - EXISTING BUILDING



400 South & Main Property

Centerville City, Davis County, Utah

Developer:

Brighton Homes
Taylor Spendlove
215 N. Redwood Rd., Ste. 8
North Salt Lake City, UT 84054
(801) 397-9755

NOTES:
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 550 CUMBER STREET, SUITE 14, GARDEN CITY, MISSOURI 64303, AND SHALL NOT BE REPRODUCED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
1400 SOUTH & MAIN
PROPOSED



REVISIONS	DATE	DESCRIPTION

400 South & Main Project
PART OF THE RE 1/4 OF SECTION 18, T2N, R1E, S18 & 19, U.S. SURVEY
CENTERVILLE CITY, DAVIS COUNTY, UTAH

Preliminary Site Plan

Project Info:
Engineer: M. Reeve
Designer: G. Criss
Begin Date: April 9, 2015
Name: 400 SOUTH & MAIN
PROPERTY
Number: 8440-04

Sheet
1
Sheets
4

RECEIVED APR 14 2015

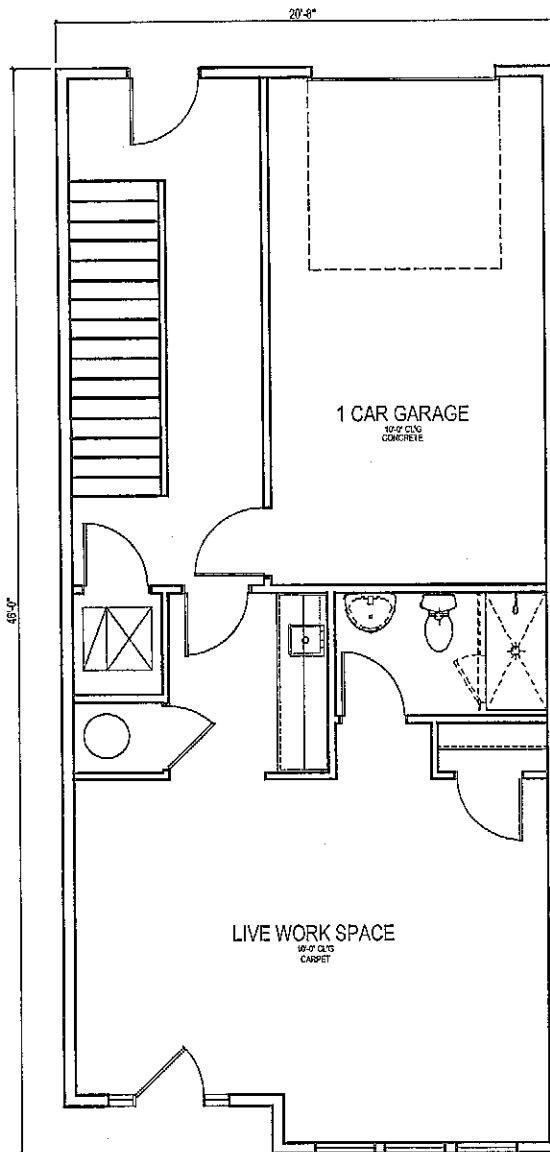


TYPICAL MAIN STREET UNIT LAYOUT

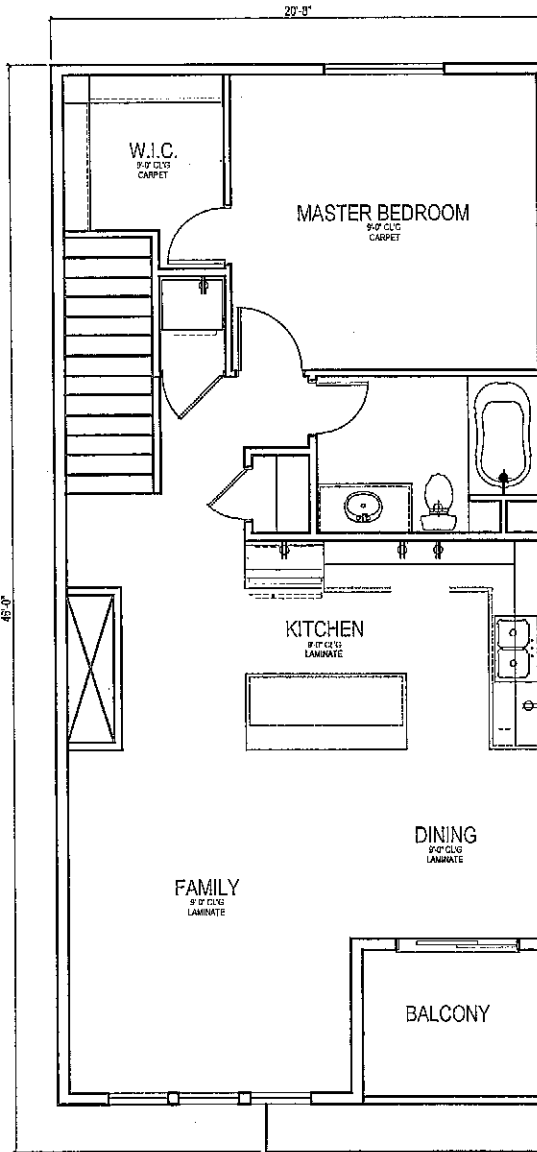
MATERIALS

- BRICK
- FIBER CEMENT BOARD (HARDI)
- STUCCO
- WOOD CORBEL DETAILS

RECEIVED APR 14 2015



GROUND LEVEL
TYPICAL MAIN STREET UNIT LAYOUT



SINGLE UNIT

MAIN LEVEL = 933 SQFT,
BREAK DOWN

- 478 SQFT COMMERCIAL
- 455 SQFT GARAGE/ ENTRY HALL

SECOND LEVEL = 857 SQFT

BREAK DOWN

- 857 SQFT LIVING SPACE

TOTAL UNIT SQUARE FOOTAGE = 1,790

TRI-PLEX

MAIN LEVEL = 2,799 SQFT,
BREAK DOWN

- 1,434 SQFT COMMERCIAL
- 1,365 SQFT GARAGE/ ENTRY HALL

SECOND LEVEL = 2,571 SQFT

BREAK DOWN

- 2,571 SQFT LIVING SPACE

TOTAL BUILDING SQUARE FOOTAGE
= 5,370 SQFT



CENTERVILLE CITY
COMMUNITY DEVELOPMENT

Community Development Director

E. Paul Allred
(801) 292-9834

MEMO

To: Scott Isaacson, Fred Campbell
From: Paul Allred *GPA*
Subject: Pitt parking lot problem
Date: February 19, 1998

I have done an analysis on the parking situation for Dr. Pitt and his building on Main Street. It appears there are 25 employees in the building at any one time during the day. There are also about 13 part-time employees on the site. Total = 38 employees.

The site has 38 stalls according to Randy Randall. Therefore, the site appears to be in nonconformance with the ordinance.

Total stalls needed = 2 per 1000 Sq. Ft of floor area. Building = 9000 sq ft. = 18 stalls
+ 1 stall per employee per shift = 25 employees. 25 + 18 = 43 Stalls.

Stalls on site = 38. Stall needed = 43. Shortage = 5 Stalls minimum.

I would recommend that no less than 10 off-street parking stalls be built at this time to accommodate the parking needs of the building as well as the temporary conditional uses that are going to use this parking as well.

I am not sure at this point whether or not we should require that the parking area be built to full standards at this time or if we should allow them to build a temporary parking situation that may be torn out later depending upon what Dr. Pitt ends up doing. I'm leaning toward recommending that we allow them to do the lesser treatment as long as there is plenty of parking and good drainage. I value your input on this matter and I need it today if possible since I need to schedule items for the PC now.

PC STAFF REPORT

2/25/98P.6

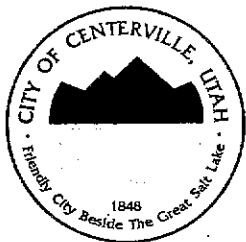
Item #6 -- Discussion -- Temporary Use Permit and Parking Lot for Bruce Pitt
Location -- 300 South Main Street
Zoning -- C-1
Applicants -- Bruce Pitt, Jeff Gold

SUMMARY

Pineae Nursery wants to use the site for seasonal plant and produce sales. The PC and Staff feels the site needs a better, more permanent parking situation before any more temporary conditional uses are conducted on the site. Staff have differing opinion on the need for a permanent parking lot on the site at this time since the owner, Mr. Pitt does not know how big his future office building on this site will be. The Chairman of the PC directed Staff to look into the nonconformance of the parking situation at the professional building across the street. Staff research indicates that about 10 off-site stalls are needed to remedy the lack of parking for both the professional building and the temporary conditional uses. Chairman of PC feels that if a semi-permanent lot could be built now that would suffice for both the professional offices and the temporary uses, then perhaps a formal site plan review procedure could be avoided, which would make Staff, Mr. Pitt and Pineae very happy. Attached is a letter from the City Engineer indicating his concerns with any parking situation for the building and conditional uses.

RECOMMENDATION

Discuss this matter fully with Staff and the applicants. After discussion, if the PC is satisfied that a semi-permanent parking lot could be built that would serve the needs of the office building and the temporary uses, authorize the owner to build a parking area to meet City needs and avoid a lengthy site plan review process.



CENTERVILLE CITY
COMMUNITY DEVELOPMENT

Community Development Director
E. Paul Allred, AICP

April 8, 1998

Dr. Bruce Pitt
281 South Main
Centerville, Utah 84014

RE: Centerville City Planning Commission Meeting

Dear Dr. Pitt:

With regard to the meeting held on February 25, 1998, the Centerville City Planning Commission held a discussion regarding a temporary conditional use permit for the parking lot located at 300 South Main Street.

Enclosed is a copy of the minutes pertaining this item. If you have any comments or questions, please feel free to contact our office at 292-9834.

Sincerely,

E. Paul Allred
Community Development Director

EPA/ dh
Enclosure

655 North 1250 West
Centerville, Utah 84014
(801) 292-8071
Fax (801) 292-8251

1 Chairman Isaacson made a motion to table the rezone petition until assurance from
2 competent engineers that the all of the lots in the proposed subdivision are buildable. Mr. Craven
3 seconded the motion. The voting was unanimous (7-0).

4
5 **CONCEPTUAL SUBDIVISION PLAN - Park Hills Subdivision-Acreage Located in**
6 **the Vicinity of 2150 North 150 East (old gravel pit)-Applicant, Main Street Development.**

7 Chairman Isaacson explained that if the conceptual plan is approved, it would go to the
8 City Council for approval and they would probably overrule the Planning Commission and deny
9 approval based on the engineering report.

10
11 Chairman Isaacson made a motion that the application for the conceptual subdivision plan
12 be tabled. Mr. Talbot seconded the motion. The voting was unanimous (7-0).

13
14 **DISCUSSION - Temporary Conditional Use Permit/Parking Lot for Bruce Pitt**
15 **Property Located at 300 South Main Street.**

16 Mr. Allred explained that Pineae Nursery would like to conduct their seasonal sales
17 conditional use like they did last year on the vacant lot at 300 South Main. The Planning
18 Commission has said in the past "no temporary conditional uses on this site until parking is
19 improved." The question staff has is how much improvement of the parking is the Planning
20 Commission going to require? Staff feels that landscaping needs to be done on this lot. Dr. Pitt is
21 not certain how he will utilize the property long range. He plans to build a dental building in the
22 future. Fred Campbell said if Dr. Pitt will grade the property, which has already begun, and the
23 drainage is corrected, he would be in favor of a temporary parking lot.

24
25 Mr. Chamberlain stated that he does not like the skeleton frame that Pineae Nursery left
26 on the property from the seasonal sales last year. Mr. Powell said he is not impressed with
27 seasonal sales anywhere. Mr. Earley said the community is in support of this area as a temporary
28 fruit stand, etc. It has been very successful.

29
30 Chairman Isaacson stated the Planning Commission generally approves of the temporary
31 conditional use permit for the property located at 300 South Main. Mr. Allred will draft a letter
32 for Chairman Isaacson's signature that states the intent of allowing the temporary parking lot
33 would be to place a reasonable time limit, such as five years, and if after five years there is no site
34 plan approval, the Planning Commission will bring this issue back for discussion.

35
36 **DIRECTOR'S REPORT**

37 **LAWRENCE BARBER - ROCKET STOP CONVENIENCE STORE ADDITION**

38 Mr. Barber owns the property where the Rocket Stop Convenience Store is located at 200
39 South Main Street. There is a problem with where the dumpster is located on the north side of
40 the building. When the trash collector truck empties the trash, the truck hits the building and Mr.

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

**STAFF REPORT
AGENDA: ITEM 5**

**APPLICANT: CENTERVILLE CITY
 250 NORTH MAIN STREET
 CENTERVILLE, UT 84014**

APPLICATION: ZONING CODE TEXT AMENDMENT

**REQUEST: AMEND SECTION 12-54-080, SIGNS BY RIGHT, TO ALLOW
 FLEXIBILITY FOR TEMPORARY SIGNS IN ALL ZONES**

RECOMMENDATION: RECOMMEND APPROVAL TO THE CITY COUNCIL

BACKGROUND

The City Council has requested city staff draft an amendment to Section 12-54-080 of the Zoning Ordinance regarding temporary sign allowances. The Council desires the provisions for political signage be more convenient for those desiring to run for office. The Ordinance does not have a specific section for political signs; therefore, they would fall under the category of "Signs Permitted by Right." This category allows persons to place signs on a property, which includes lawful commercial or non-commercial messages, without having to obtain a permit. Persons are still required to follow the provisions of the Ordinance in relation to location and size.

HIGHLIGHTS OF EXISTING TEXT SECTION 12-54-080

- "Signs permitted by right" do not require a sign permit and may include commercial or non-commercial messages
- Any type or number of signs are allowed as long as they meet the following:
 - Agricultural and Residential Zones
 - 12 total square feet
 - 3 feet in total height
 - 3 feet from a property line
 - Public Facility, Commercial and Industrial Zones
 - Wall Sign
 - 32 square feet

- Free-standing
 - 50 total square feet
 - 3 total signs
 - 4 feet total height
 - 5 feet from a property line
 - 10 feet from the property line on Parrish Lane
- Multi-Tenant or Planned Center
 - 1 sign per tenant
 - 12 square feet per sign
 - 4 feet total height
 - 5 feet from a property line
 - 10 feet from the property line on Parrish Lane

PROPOSED ORDINANCE AMENDMENT SECTION 12-54-080

The following is based on previous discussions with the City Council and directed to staff.

SECTION 12-54-080(b)(1)-(3)

- (1) Agricultural or residential zones: Any type or number of signs provided:
 - A. The total area of all signs is not more than **sixteen (16)** square feet;
 - B. No sign is higher than **five (5)** feet; and
 - C. **Each sign may be located on the property line, or back of sidewalk, yet shall not be located on the sidewalk or any other location in the public right-of-way**
- (2) Public facility, commercial, **multi-tenant or planned centers** and industrial zones: Any type or number of signs provided:
 - A. Wall Sign: Any number of wall signs provided the total area of **all** wall signs **on the overall property, multi-tenant space or planned center** is not more than thirty-two (32) square feet
 - B. Free-standing sign **located on the overall property, multi-tenant or planned centers: Any type or number of signs provided:**
 - i. No sign is higher than **five (5)** feet
 - ii. **Each sign is at least three (3) feet from a front lot line**
 - iii. The total for all free-standing signs does not exceed **seventy-five (75)** square feet

REASONING

Staff believes there is good reasoning behind the amendment, yet would like to alter the Council's proposed amendment to eliminate a setback for temporary signage within the commercial zones. Therefore, Section 12-54-080(b)(2)(B)(ii), would state:

- (ii) Each sign may be located on the property line, or back of sidewalk, yet shall not be located on the sidewalk or any other location in the public right-of-way**

The purpose for this change would be to increase consistency for all commercial properties. The following is additional rezoning for the following amendment as a whole, which includes staff's alteration.

1. Reducing the restrictions on "signs permitted by right" will help business owners and those running for political office to remain more in compliance.
2. Creating a consistency of provisions for commercial properties allow fairness for all business owners in relation to temporary signage.
3. Clarifying and creating more simplistic guidelines will help all those involved with placing and enforcing signage to remember the requirements more easily.
4. Placement of political signs for all candidates will now have more of an equal opportunity for visibility.

TEXT AMENDMENT REVIEW AND ANALYSIS SECTION 12-21-080(e) 1-4

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

- **Staff Response:** The General Plan does not specifically call out temporary signs and the desired location and regulations. It does, however, encourage that within the Parrish Lane corridor, all signs should be tightly controlled and arranged to control clutter [Section 12-430-2(3)]. Although this goal pertains more toward permanent signage, it can also be related to temporary signs. Therefore, staff is still in favor of some type of restrictions on temporary signs in order to be consistent with the goals of the General Plan.

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

- **Staff Response:** Staff believes the proposed amendment is creating more harmony among all zones to give business owners, homeowners and those running for office equal opportunity. Currently, it may be difficult to remember all of the restrictions that might be placed on specific properties. With the Council's recommendation, staff believed that it might still be confusing for a property owner to know where the sign should be located. Staff's recommendation along with the other proposed changes will help elevate this worry and the potential of being out of compliance.

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

- **Staff Response:** With fewer restrictions on temporary signs, the adverse effect will be found in the increased number of signs. Although the City Council mainly wants to amend the Ordinance for the purpose of political signage, it has an impact on all temporary signs. More signs will be located on major commercial boundaries such as Parrish Lane, Main Street and Pages Lane. To some, these signs may be viewed as an increase in commercial enterprise, while others may see additional signage as clutter.

Although the guidelines are being decreased, some restrictions will remain as to not be considered as a “free-for-all”. The proposed changes will also reduce the number of enforcements on business owners and for those choosing to run for political office.

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

➤ **Staff's Response:** This guideline does not pertain to temporary signage.

PLANNING STAFF RECOMMENDATION

Suggested Motion for amendments to the Centerville City Zoning Ordinance in regard to Chapter 12-54-Signs – I hereby make a motion for the Planning Commission to recommend to the City Council, the amendments to Chapter 12-54-Signs as follows:

SECTION 12-54-080(b)(1)-(3)

- (3) Agricultural or residential zones: Any type or number of signs provided:
 - A. The total area of all signs is not more than **sixteen (16)** square feet;
 - B. No sign is higher than **five (5)** feet; and
 - C. **Each sign may be located on the property line, or back of sidewalk, yet shall not be located on the sidewalk or any other location in the public right-of-way**
- (4) Public facility, commercial, **multi-tenant or planned centers** and industrial zones: Any type or number of signs provided:
 - A. Wall Sign: Any number of wall signs provided the total area of **all** wall signs **on the overall property, multi-tenant space or planned center** is not more than thirty-two (32) square feet
 - B. Free-standing sign **located on the overall property, multi-tenant or planned centers: Any type or number of signs provided:**
 - i. No sign is higher than **five (5)** feet
 - ii. **Each sign may be located on the property line, or back of sidewalk, yet shall not be located on the sidewalk or any other location in the public right-of-way**
 - iii. The total for all free-standing signs does not exceed **seventy-five (75)** square feet

Suggested Reasons for the Action (Findings):

- 1. The proposed amendment addresses the concerns expressed by the City Council.
- 2. The amendment helps to clarify and provide equal opportunity for all those who desire to place a sign by right on their property.
- 3. Maintaining restrictions on temporary signs is consistent with the overall goal of the General Plan for signs [12-430-2(3)].