



CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JUNE 9, 2021 AT . 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 Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

D. COMMISSION BUSINESS

1. Public Hearing - Zoning Code Amendments - Parkstrip Hardscaping - CZC 12.51.070 (Landscaping Requirements)

Consider Zoning Code Amendments to CZC 12.51.070 (Landscaping Requirements) to allow hardscaping in the parkstrips consistent with recent Municipal Code Amendments - Ordinance No. 2021-14

2. Planning Goals Discussion

Planning Commission to discuss future planning goals in preparation of joint work session with the Commission and City Council.

3. Bylaws Review

Review revised Planning Commission Bylaws.

4. Community Development Director's Report

Next Planning Commission Meeting - June 23, 2021:

Tentative Applications or Items:

- *Legacy Lands PDO Amendment & Conceptual Site Plan - Lots 2&3 Legacy Crossing, Applicant - JF Capital*
- *Initial ADU Ordinance Review by Planning Commission*

City Council Report:

- *Rezone - Randall Property to PF-M, **Council Approved***
- *Park Strip Ordinance Amendments, **Council Approved***
- *City Council to schedule Goal Planning - July 2021*

E. MINUTES REVIEW AND ACCEPTANCE

May 26, 2021

F. CLOSED SESSION (Closed Meeting, if necessary, for reasons allowed by State Law, including, but not limited to, the provisions of section 52-4-205 of the Utah Open and Public Meetings Act, and for the Attorney-Client matters that are privileged pursuant to Utah Code ann. 78B-1-137, as amended)

G. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/9/2021**

Item No. 1.

Short Title: Public Hearing - Zoning Code Amendments - Parkstrip Hardscaping - CZC 12.51.070 (Landscaping Requirements)

Initiated By: Lisa Romney, City Attorney

Staff Representative: Lisa Romney, City Attorney

SUBJECT

Consider Zoning Code Amendments to CZC 12.51.070 (Landscaping Requirements) to allow hardscaping in the parkstrips consistent with recent Municipal Code Amendments - Ordinance No. 2021-14

RECOMMENDATION

Approve Ordinance No. 2021-14 adopting Zoning Code Amendments to CZC 12.51.070 (Landscaping Requirements) to allow hardscaping in the parkstrips consistent with recent Municipal Code Amendments.

BACKGROUND

The City Council recently adopted Ordinance No. 2021-12 amending Chapter 11.02 (Parkstrips and Parkstrip Trees) to allow certain hardscaping in the parkstrips. The amendments to Chapter 11.02 allow landscaping and/or limited hardscaping in the parkstrips, including decorative rocks and loosely laid bricks, pavers, and/or flagstones. These amendments apply to all parkstrips within the City except for parkstrips in the Parrish Lane Gateway Area. Some amendments are required to be made to Section 12.51.070 of the Zoning Code to address the hardscaping amendments approved by the City Council. Ordinance No. 2021-14 has been prepared for this purpose with the proposed amendments highlighted.

ATTACHMENTS:

Description

- ▣ Ordinance No. 2021-14 - Parkstrip Hardscaping (Zoning Code)
- ▣ Ordinance No. 2021-12 - Parkstrip Hardscaping (Municipal Code)

ORDINANCE NO. 2021-14

AN ORDINANCE AMENDING SECTION 12.51.070 OF THE CENTERVILLE ZONING CODE REGARDING PARKSTRIP LANDSCAPING AND HARDSCAPING

WHEREAS, the City has previously adopted Section 12.51.070 of the Centerville Zoning Code regarding Landscaping Requirements; and

WHEREAS, the City Council desires to amend certain provisions of Section 12.51.070 of the Centerville Zoning Code regarding Landscaping Requirements to reflect recent amendments to Chapter 11.02 of the Centerville Municipal Code certain hardscaping within parkstrips in all areas of the City other than the Parrish Lane Gateway Area; and

WHEREAS, the City Council finds the amendments to Section 12.51.070 of the Centerville Zoning Code as provided herein are in the best interest of the public health, safety, and welfare by providing more drought tolerant and water conservation landscaping and hardscaping options for parkstrips within the City and bringing the Centerville Zoning Code into compliance with recent amendments to the Centerville Municipal Code; and

WHEREAS, the proposed amendments to the Centerville Zoning Code as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public notices have been provided and appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH:

Section 1. **Amendment.** Section 12.51.070 of the Centerville Zoning Code regarding Landscaping Requirements is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. **Severability Clause.** If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately upon publication and posting, or thirty days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE, STATE OF UTAH, ON THIS 15th DAY OF JUNE, 2021

ATTEST:

CENTERVILLE CITY

Jennifer Hansen, City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”	“ABSENT”
Councilmember Fillmore	_____	_____	_____
Councilmember Ince	_____	_____	_____
Councilmember Ivie	_____	_____	_____
Councilmember McEwan	_____	_____	_____
Councilmember Mecham	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB’s Gas Station, on the foregoing referenced dates.

JENNIFER HANSEN, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2021.

PUBLISHED OR POSTED this ____ of _____, 2021.

EXHIBIT A

CMC 12.51.070 (Landscaping Requirements)

12.51.070 Landscaping Requirements

(a) General Requirements.

(1) Landscaped areas shall include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the parkstrips, all ~~All~~-required landscape areas shall be occupied by plant material or ground cover.

(A) Required landscaping areas shall include live plant material at least to the following extent:

- (i) Perimeter and internal landscaping: 75%; and
- (ii) Buffer landscaping between residential and non-residential development: 50%.

(B) Excluding parkstrips, n~~Non~~-live landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streams, decorative boulders and sculptures, or materials such as wood chips, bark, stone, or similar materials. Non-live landscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C).

- (i) Decorative paving materials may include bricks, pavers, flagstones, and textured concrete.
- (ii) Untextured concrete, gravel or lava rocks shall not be used in a required landscaped area unless specifically permitted by an approved landscaping plan.

(C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082; provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.

(2) Irrigation systems shall be automatic and include rain sensors. Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may ~~shall~~ be required to assure the system is operational and water is not being wasted.

(3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.

(4) One tree shall be planted for every 500 square feet of landscaped area not including any requirement for plantings for buffers and architectural barriers.

(5) Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.

(A) Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.

(B) Not more than 25% of required trees may be substituted.

(6) Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with CMC 11.02.030. To avoid damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.

(7) Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.

(8) Landscaped areas shall be located:

(A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and

(B) Within between buildings or portions of buildings; and in any plaza or courtyard.

(b) Buffer Landscaping between Residential and Non-Residential Development or a Differing Residential Intensity Zoning District. Landscaped buffers shall be required along side and rear property boundaries which abut a residential zone or are adjacent to a differing lower intensity residential zoning district.

(1) Non-residential minimum buffer depth shall be as follows:

(A) In medium intensity (M) zones: 15 feet; and

(B) In high intensity (H) and very high intensity (VH) zones: 30 feet.

(2) Residential minimum buffer depth shall be as follows:

(A) In high intensity (H) zones meeting low intensity (L) zones: 25 feet

(3) An architectural buffer at least six feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein and in accordance with the buffer screening guidelines set forth in the General Plan.

(A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in height shall be

provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.

(B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.

(C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230.

(4) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.

(5) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.

(c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:

(1) At least 50% of the building frontage shall be landscaped; and

(2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.

(d) Non-Residential Project Landscaping.

(1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right of way.

(A) To the extent possible, such landscaping plan shall incorporate xeriscaping.

(B) The xeriscaping plan shall be designed by a licensed landscape architect with xeriscape experience.

(2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.

(e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphaltic or other hard surface areas should be minimized.

(1) Every parking lot consisting of more than 10 spaces and 3,500 square feet shall contain, at a minimum, internal landscaped islands as follows:

(A) Multiple-family residential: 10% of total parking lot area.

(B) Office and commercial: 7% of total parking lot area.

(C) Industrial and warehouse: 5% of total parking lot area.

(2) For every six required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

(3) Internal landscaped islands shall contain a minimum of 25 square feet and shall have a minimum average width of at least 5 feet.

(4) Internal landscaped islands shall be located in the following priority:

(A) To define major drives and access ways;

(B) To delineate ends of parking rows;

(C) At aisle intersections; and

(D) Within parking rows.

(5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.

(f) Public Street and Parkstrip Landscaping.

(1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.

(A) Within the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:

(i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;

(ii) Arterial or collector street: 15 feet; and

(iii) Minor or local street: 10 feet; and

(B) Within the parkstrip; provided, approved hardscaping may also be used in the parkstrip in accordance with and subject to applicable provisions of CMC 11.02.030. a parking strip.

(2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) ~~11.01.150~~ regarding street tree regulations and permit requirements.

- (3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.
- (4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip ~~landscaped~~ areas.
- (g) Landscaping for Non-Single Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.
- (1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.
- (2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.

HISTORY

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

Amended by Ord. [2020-11](#) on 11/4/2020

ORDINANCE NO. 2021-12

AN ORDINANCE AMENDING CHAPTER 11.02 OF THE CENTERVILLE MUNICIPAL CODE REGARDING PARKSTRIP LANDSCAPING AND HARDSCAPING

WHEREAS, the City has previously adopted Chapter 11.02 of the Centerville Municipal Code regarding Parkstrips and Street Trees; and

WHEREAS, the City Council desires to amend certain provisions of Chapter 11.02 of the Centerville Municipal Code regarding parkstrip landscaping and hardscaping to allow decorative rock within parkstrips in all areas of the City other than the Parrish Lane Gateway Area; and

WHEREAS, the City Council finds the amendments to Chapter 11.02 of the Centerville Municipal Code as provided herein are in the best interest of the public health, safety, and welfare by providing more drought tolerant and water conservation landscaping and hardscaping options for parkstrips within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH:

Section 1. **Amendment.** Chapter 11.02 of the Centerville City Municipal Code regarding Parkstrips and Parkstrip Trees is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

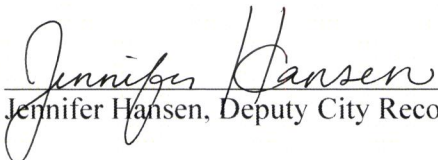
Section 2. **Severability Clause.** If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable.

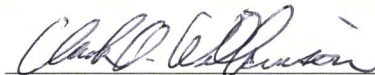
Section 3. **Effective Date.** This Ordinance shall become effective immediately upon publication and posting, or thirty days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE, STATE OF UTAH, ON THIS 4th DAY OF MAY, 2021

ATTEST:

CENTERVILLE CITY


Jennifer Hansen, Deputy City Recorder

By: 
Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"	"ABSENT"
Councilmember Fillmore	<u>X</u>	<u> </u>	<u> </u>
Councilmember Ince	<u>X</u>	<u> </u>	<u> </u>
Councilmember Ivie	<u>X</u>	<u> </u>	<u> </u>
Councilmember McEwan	<u>X</u>	<u> </u>	<u> </u>
Councilmember Mecham	<u> </u>	<u>X</u>	<u> </u>

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

Jennifer Hansen
JENNIFER HANSEN, Deputy City Recorder

DATE: May 5, 2021

RECORDED this 5th day of May, 2021.

PUBLISHED OR POSTED this 5th of May, 2021.



EXHIBIT A

CMC 11.02 (Parkstrips and Parkstrip Trees)

11.02 Parkstrips And **Parkstrip Street-Trees**

11.02.010 Parkstrip Definition

11.02.020 Parkstrip Groundcover And Plantings

11.02.030 Parkstrip Maintenance

11.02.032 Public Utility Easements in Parkstrips

11.02.034 Damage to Underground Utilities in Parkstrips

11.02.040 **Parkstrip** Visual Obstructions

11.02.050 Parkstrip Trees - Permit Required

11.02.060 Parkstrip Trees - Location Restrictions

11.02.070 Parkstrip Trees - Maintenance Requirements

11.02.080 Parkstrip Trees - Approved Tree List

11.02.090 Enforcement

11.02.010 Parkstrip Definition

For purposes of this Chapter, parkstrip shall mean the area located between the top back of the curb line to the front face, street side of the sidewalk or to the right-of-way when no sidewalk is present, but not including driveways, sidewalks, or trails.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

11.02.020 Parkstrip **Landscaping or Hardscaping Groundcover And Plantings**

Except as otherwise provided, all parkstrips within the City shall be landscaped with grass and plantings or hardsurfaced with acceptable materials as more particularly provided herein. Installation of parkstrip landscaping or hardscaping in accordance with this Chapter shall be the responsibility of the abutting property owner to the parkstrip. If the parkstrip, or any portion of the parkstrip, is landscaped with grass or plantings, such landscaping shall comply with applicable provisions of this Chapter and CMC 12 (Zoning). If the parkstrip, or any portion of the parkstrip, is improved with hardscaping, such hardscaping shall be limited to the following acceptable materials: 1.5" to 6" diameter decorative rocks and/or loosely laid bricks, pavers, and/or or flagstones. Except as otherwise provided and approved by the City, parkstrips shall be landscaped with grass and plantings in accordance with applicable City Ordinances, including, but not limited to CMC 12 (Zoning) and the provisions of this Chapter. In all zones, hard surfacing within the parkstrip shall be prohibited, unless reviewed and approved by the Streets Department. The use of concrete, asphalt, coarse wood or synthetic products (such as: bark, mulch, and wood chips), greater than a one-inch diameter), or any other materials or hardscaping is prohibited within parkstrips. within the parkstrip is prohibited. Decorative cobble, stepping stones, grass or other vegetation under two feet shall be acceptable. The provisions of this Section shall not apply to parkstrips and properties located in the Parrish Lane Gateway Area. Parkstrips and properties located in the Parrish Lane Gateway Area shall be subject to the streetscape design standards set forth in CMC 12.63 (Parrish Lane Gateway Design Standards).

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

11.02.030 Parkstrip Maintenance

Maintenance of all parkstrip areas shall be the responsibility of the abutting property owner to the parkstrip. Such maintenance of the parkstrip by the abutting property owner shall include:

1. Maintenance of all landscaping and hardscaping, ~~vegetation, hardscape, gravel, mulch or similar materials~~ within the parkstrip;
2. Removal of all noxious weeds in the parkstrip and ~~or~~ on adjacent sidewalks in accordance with CMC 7.04 (Weed Control and Cleaning of Real Property);
3. Removal of leaves and overhanging branches within the parkstrip, sidewalk or adjacent right-of-way in accordance with CMC 11.02.070;
4. Maintenance and compliance with all visual obstruction and site triangle requirements set forth in this Title and CZC 12 (Zoning); and
5. Compliance with all other parkstrip maintenance obligations set forth in CZC 12 (Zoning).

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

11.02.032 Public Utility Easements in Parkstrips

Most parkstrips within the City are located within the public right-of-way and are burdened by and subject to public utility easements for purposes of installing and maintaining public utilities. Such public utility easements shall be governed by and subject to applicable Utah law regarding rights of utilities with facilities within the easement, including, but not limited to Utah Code § 54-3-27. Property owners shall be subject to all rights and obligations of any applicable public utility easements and utility facilities within the parkstrips. Property owners, their agents, contractors, or assigns may be liable or responsible for any damage to or interference with public utilities within the parkstrip caused by any use of or improvements within the parkstrips.

11.02.034 Damage to Underground Utilities in Parkstrip

Any property owner, or the property owner's agent, contractor, or assign, making improvements to or maintaining the parkstrip shall be subject to the Damage to Underground Utility Facilities Act as set forth in Utah Code §§ 54-8a-101, et seq. As provided therein, Utah law requires any excavator to notify each operator of underground facilities in the parkstrip at least 48 hours before excavating.

11.02.040 Parkstrip Visual Obstructions

The following regulations shall apply to all structures, improvements, and landscaping, and hardscaping within parkstrips:

1. Height Restriction. In all zones, no fence, wall, sign, or similar structure, or landscaping which exceeds two feet in height shall be placed within the parkstrip, except for trees approved by permit, and standard mailboxes.
2. Enclosed mailboxes. Except for cluster-box structures, all enclosed mailboxes within the parkstrip, shall meet the USPS standard height of 41 inches to 45 inches and all other applicable USPS standards. Mailboxes, poles, stands, and other similar devices shall not exceed 18 inches by 18 inches measured at the base. Street side mail-boxes shall be reviewed at the time of building permit review for all new residential development.
3. Driveway. No sight obscuring fence, wall, sign, or other similar structure or landscaping, which exceeds two feet in height shall be placed within a triangular area formed by a driveway line, the street/curb line, and a line connecting them at points 12 feet along the driveway line and 12 feet along the street/curb line, measured at the joint of the asphalt and gutter line.

4. Clear View of Intersection Street. In all zones, no fence, wall, sign, or similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street/curb lines measured at the joint of the asphalt and gutter line and a line connecting them at points 50 feet from the intersection of the street/curb lines, except for public safety signs and equipment. Deciduous trees within the 50-foot triangle shall be allowed by permit approved by the Public Works Director. Evergreen trees are not allowed within the 50-foot triangle. Trees planted without a permit shall be subject to removal by the Public Works Department. Trees existing as of the date of adoption of this Ordinance with trunks located within the clear-view area defined herein may remain at the discretion of the City based upon safety and visibility standards, but may not be replaced once removed.

HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017

11.02.050 Parkstrip Trees - Permit Required

All property owners who desire to plant a tree, or trees, within the parkstrip, or any portion of the public right-of-way if a parkstrip is not established, shall submit a complete street tree permit application for review and approval by the Public Works Director or designee. The application shall include at least the following information:

1. Name and address of applicant;
2. Site plan indicating the location of the desired tree(s) and distance from curb, sidewalk, street corner, driveway, signage, fire hydrant, cross walk, utility meter and power lines;
3. The species and number of tree(s) to be planted; and
4. Evidence establishing compliance with the provisions of this Chapter.

HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017

11.02.060 Parkstrip Trees - Location Restrictions

All parkstrip trees shall comply with the following location restrictions:

1. Trees shall only be allowed within parkstrips that have a minimum of four feet in width, measured between the top back of the curb line to the front face of the sidewalk line.
2. A tree planted within the parkstrip shall be planted in the center of the parkstrip at least two feet from the curb and two feet from the sidewalk.
3. Each tree within the parkstrip shall be planted no less than 20 feet from another parkstrip tree.
4. Parkstrip trees shall not be allowed within 30 feet of a public safety sign. Additional length for a specific area may be required as the City deems appropriate such as: distance from culinary and secondary water valves, distance from telecommunication fixtures, distance from power utility boxes, and distance from fire hydrants.
5. All trees planted within the park strip shall meet the visual obstructions criteria found within CZC 12.55.230.
6. Before choosing the planting location or installing any tree, the applicant shall contact Blue Stakes for location of underground utilities.

7. Trees within the right of way where no parkstrip exists shall be at least 12 feet from the street/curb line, as measured from the top back of curb, and planted no less than 20 feet from another street tree.
8. The guidelines for visual obstructions shall apply to all street trees.

HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017

11.02.070 Parkstrip Trees - Maintenance Requirements

The following maintenance requirements shall apply to all trees located within the parkstrip or within or affecting any portion of the public right-of-way:

1. All property owners shall be responsible for the cleanup of shed leaves, fruit, nuts, pods, branches and all other items produced by the vegetation found within the parkstrip, or within the public right of way.
2. Trees shall be pruned by the property owner as to have eight feet of clearance over the sidewalk and 13 feet of clearance over the street.
3. All newly planted trees under power lines shall not exceed 25 feet at the tree's full mature height. Trees that may exceed this mature height limit may require removal at the homeowner's expense. All existing trees planted under power lines shall be pruned at the discretion of the electric utility provider.
4. The City shall have the right to prune, maintain, or remove trees, at the owner's expense, within the parkstrip and within the City right-of-way, that are deemed a hazard by the Centerville City Street Department Supervisor. A tree may be considered hazardous due to, but not limited to the following: size, age, condition, disease or obstructing the clear view of streets, signs, signals or intersections.
5. Trees existing as of the date of adoption of this Section that do not meet the City standard for park strip or street side trees may remain at the discretion of the City based upon safety and visibility standards, but may not be replaced once removed.
6. The City shall have the right to require a property owner to remove any tree, at the owner's expense, that is deemed a safety hazard to pedestrians or vehicular traffic, or is damaging public infrastructure, regardless of when the tree was planted.

HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017

11.02.080 Parkstrip Trees - Approved Tree List

The following is a list of acceptable trees that may be planted in the parkstrip. Other trees may be approved in writing by the City:

1. Amur Maple Height: 15'
Spread: 15'
Growth Rate: Medium
2. Eastern Redbud
Height: 25'
Spread: 25'
Growth Rate: Medium

3. English Hawthorn
Height: 15'
Spread: 15'
Growth Rate: Slow
4. Rose of Sharon Tree Form
Height: 12'
Spread: 6'
Growth Rate: Slow-Medium
5. Spring Snow Flowering Crabapple
Height: 20'
Spread: 20'
Growth Rate: Fast
6. Flowering Pear
Height: 25'
Spread: 16'
Growth Rate: Fast
7. Lavalle Hawthorn
Height: 20'
Spread: 20'
Growth Rate: Medium
8. Red Buckeye
Height: 20'
Spread: 25'
Growth Rate: Medium
9. Bigtooth Maple
Height: 25'
Spread: 15'
Growth Rate: Slow
10. Washington Hawthorn
Height: 25'
Spread: 25'
Growth Rate: Medium

HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017

11.02.090 Enforcement

1. Trees existing as of the date of adoption of this Chapter that do not meet the City standard for parkstrip or street side trees may remain at the discretion of the City based upon safety and visibility standards, but may not be replaced once removed. Owners of existing parkstrip/street side trees shall still be required to follow all maintenance standards required herein.
2. Those who do not comply with the parkstrip standards found herein shall be subject to enforcement action, which may include the removal of any such non-approved item planted, constructed or placed within the parkstrip and/or City right-of-way.

HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/9/2021**

Item No. 2.

Short Title: Planning Goals Discussion

Initiated By: Community Development Director

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

Planning Commission to discuss future planning goals in preparation of joint work session with the Commission and City Council.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

▣ 06-09-2021 Staff Memo for Planning Goals

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

STAFF MEMORANDUM

DATE: JUNE 09, 2021

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: DISUCSSION OF PLANNING COMMISSION GOALS PLANNING

As previously discussed with the Planning Commission, staff is providing a summary of this past year's list of the Commission Planning Goals. Also, staff providing a suggested list of additional needed goals for the Commission to discuss for the coming year. Staff is seeking Commission direction regarding which particular goals (*or all*) ought to be discussed with the City Council at an upcoming work session in July of 2021.

2020/21 PLANNING COMMISSION SELECTED GOALS

- I. South Main Street Corridor Plan Update – This update is currently “placed on hold” due to COVID-19 Outbreak.
- II. Residential Buffering Regulations – Completed
- III. Transportation Plan Element Update (related to Moderate Income Housing) – Completed
- IV. West Centerville Neighborhood Plan Update – There has been discussion to consider the elimination of the SCP mixed-residential option depicted in the NW corner area of this neighborhood. The Commission was briefed on the current language on February 12, 2020.
- V. Parking Standards Update – This item is “currently in progress.” During the COVID-19 outbreak, the Commission reviewed the parking standards for the various uses and identified a number of uses to consider modifying. Staff is currently reviewing the uses identified.

STAFF SUGGESTED PLANNING GOALS LIST

MAJOR PLANNING PROJECTS

General Plan Update/Economic Planning – The City Council has tentatively allocated up to \$80,000.00 for a combined General Plan/Economic Plan Update for the City. The General Plan Update portion would involve updating portions of the Plan that are either outdated or in need of significant changes to meet the needs of the City for the next 20 years. Mainly, the updates would be for the generalized elements regarding Residential/Housing, Commercial/Industrial Development, Natural Hazards, Transportation/Circulation, etc. and not for the various neighborhood plans.

Staff Rating: **PRIORITY**

Moderate Income Housing Element Update - This could be coupled with the General Plan Update. However, staff listed this separately to emphasize the need to further refine the States required strategy expectations. Additionally, the Moderate-Income Housing needs to be further refined by tying in aspects of Employment and Transportation Planning for the future. The Wasatch Front Regional Council has/is collecting and providing data for these types of future growth projections for most of the cities along the Wasatch Front - [link https://data.wfrc.org/](https://data.wfrc.org/)

Staff Rating: **PRIORITY**

South Main Street Corridor Plan Update – This planning project has been ongoing for the past several years. However, it is staff’s opinion that the City has not really identified a clear vision of expectations. There has been a varied response to whether the South Main Street area is a significant corridor feature for the City. Questions such as “*Is this a focal service commercial area?*” or “*Is this a ripe for redevelopment for housing?*” Additionally, there has been varied ideas regarding whether the “*public space area*” of this portion of the corridor should be enhanced or remain relatively the same as it is now.

As this point, the currently adopted and modified “*South Main Street Corridor Plan Overlay Zone*” remains as the current planning model for the corridor. Staff believes that this current model has been mostly compromised in its original form and has not, so far, incentivized any significant real new development. Therefore, the Overlay Zone may need to be rescinded and the long past original C-M Zoning District maybe be restored until/unless a new vision can be adequately identified.

Staff Rating: **UNDETERMINED**

Subdivision Ordinance Update – The staff/commission have reviewed several sections for updating the City’s Subdivision Ordinance. This effort has stalled for the past year or so.

Staff Rating: **PRIORITY**

MINOR PLANNING PROJECTS

Accessory Dwelling Ordinance – SB 82 of the 2021 Legislative Session requires cities to implement the allowance of “*interior accessory dwelling units*” as permitted uses within a municipality. However, there are some conditions or terms that cities are allowed to regulate. Staff has prepared an initial draft ordinance, which will be presented to preliminary review by the Commission, shortly.

Staff Rating: **PRIORITY**

Conditional Use Permit Standards Update – Over the past few Legislative Sessions, along with case law concerns, there has been several political and case examples challenging Conditional Use provisions, specifically the subjective or interpretive style provisions of many CUP ordinances. The discussion or expectations amongst the planning community have resulted in a belief that CUP uses should be removed and either allowed as permitted uses or prohibited, if justified. Staff believes that the CUP process can be relevant for allowing uses that could be acceptable, but may

take specific mitigation measures, Therefore, the City needs to review the adopted CUP provisions and remove provisions that are too subjective or interpretive, in order to justly use of the CUP approval process.

Staff Rating: **PRIORITY**

Food Truck Ordinance – The 2020 Legislative Session specifically set regulatory allowances that are supportive of food truck type vendors. Currently, such uses are covered by the City’s Temporary Use Ordinance. Centerville does not currently experience a synergy for these type of vendors. When they have applied, staff processes such applications under the Temporary Use Ordinance, subject to modification by state statutes. A new revised ordinance, specific to food trucks ought to be adopted.

Staff Rating: **SEMI-PRIORITY**

Parking Ordinance Update – As mentioned earlier, the Commission reviewed the parking standards for the various uses and identified a number of uses to consider modifying.

Staff Rating: **SEMI-PRIORITY**

Residential Development (i.e., Single-family uses) Outside A Platted Subdivision – As identified earlier by the Commission, the two-step process for a site plan approval is fairly cumbersome for single-family home development. The Commission suggested a revisit for this type of approval process. Staff believes that it could possibly be performed at a staff level.

Staff Rating: **SEMI-PRIORITY**

Parrish Lane Gateway Design Standards Modifications – A while back, staff presented several edits to this ordinance, specifically regarding concerns that the UDOT roadway standards conflict with some of the City’s design standards. Consequently, a few of the more recent developments, do not fully comply with the gateway standards with regards to pedestrian pathway placement and landscape berming. The Parrish Gateway Design standards need to be modified to reflect the actual built environment that has taken place. Additionally, some members of the City Council had concerns over the cost and maintenance related to the decorative streetlight poles, as well as the pedestrian crossings stamped design expectations.

Staff Rating: **LOW-PRIORITY**

West Centerville Neighborhood Plan Update – As also mentioned earlier, there has been discussion to consider the elimination of the SCP mixed-residential option depicted in the NW corner area of this neighborhood.

Staff Rating: **LOW-PRIORITY**

R-M/R-H Building Design Standards – Due to a specific concern, Governor Cox vetoed a bill regarding residential building design standards and asked that it be brought back in a special legislative session to correct one of his concerns. This bill originally prohibited municipalities from regulating building designs for single-family, duplex, and townhome structures. Staff will have to perform further research to see what provisions were potentially passed. Preliminarily, it would

require the City to amend the adopted R-M/R-H design standards regarding these types of buildings.

Staff Rating: **LOW-PRIORITY**

Foothills Management Plan Tasks – The City’s Foothill Management Plan (*a GP Element*) directs the City to accomplish the following tasks:

- Create a Geologic-Hazard Element and Ordinance. This would eventually replace/update the current Hillside Overlay Ordinance.
- Establish Proper Mitigation Standards for the Wildland-Urban Interface Zone. This would create standards to mitigate wildland fires in the foothills.

• Staff Rating: **LOW-PRIORITY**

Northwest Neighborhood Plan Task – This neighborhood plan directs the City to accomplish the following task:

- Create a Zone/Overlay to establish areas to be preserved as semi-rural (*5+ acres*).

Staff Rating: **LOW-PRIORITY**

CENTERVILLE

Staff Backup Report 6/9/2021

Item No. 3.

Short Title: Bylaws Review

Initiated By:

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

Review revised Planning Commission Bylaws.

RECOMMENDATION

Accept bylaws and recommend them for approval to the City Council.

BACKGROUND

ATTACHMENTS:

Description

- Planning Commission Bylaws June Draft

CENTERVILLE CITY PLANNING COMMISSION

BYLAWS

The following rules are intended to govern the conduct of public meetings of the Centerville City Planning Commission. Items and issues not addressed by these rules of conduct shall be determined by the Planning Commission Chair, using Roberts Rules of Order as a guide. These Bylaws are intended for internal use only and shall not be grounds for third party challenges.

Compliance with City Ordinances

Planning Commissioners shall comply with all Centerville City Codes and Ordinances and Utah State Statutes, including, but not limited to, the provisions of section 12.20.050 of the Centerville Zoning Code regarding powers and duties of the Planning Commission.

Meetings

1. Regular Meetings. Regular meetings of the Centerville City Planning Commission shall be held on the second and fourth Wednesdays of each month at 7:00 p.m.
2. Special Meetings. Special meetings may be held at other times at the call of the Chair, as warranted.

Meeting Agenda

The Community Development Director shall prepare a written agenda for each meeting of the Planning Commission. The Community Development Director may review the proposed agenda with the Planning Commission Chair.

Order of Business

The order of business for the Planning Commission meetings shall be as follows:

- a. Welcome/Call to Order.
- b. Opening Comment/Legislative Prayer.
- c. Items of Business as designated on the Agenda.
- d. Community Development Director's Report
- e. Approval of Prior Meeting Minutes.

Special Orders of Business

The Planning Commission may at any time on a motion supported by a majority of the Commission members present, proceed out of order to any item of business, or may return to an item already passed.

Consideration of Agenda Items

The following procedure for consideration of business items on the agenda will normally be observed. However, the procedure may be modified by the Chair if necessary, for the expeditious conduct of business.

- a. Chair introduces the agenda item.
- b. Staff makes presentation and recommendations and responds to questions from the Commission.
- c. Applicant or designee makes presentation of proposal and responds to questions from the Commission.
- d. Public hearing, if required, in accordance with City Ordinance and State Law.
- e. Staff and applicant respond to questions raised by public comment and/or Commissioners.
- f. Applicant provided opportunity to make concluding remarks.
- g. Commissioners discuss and debate the agenda item, and Staff or the Applicant may provide input at the Commission's request.
- h. Commissioners make motion and vote upon the agenda item. The Commission may approve, disapprove, table, or approve with conditions the agenda item before them.

Motions

1. Making Motions. Any Commissioner, including the Chair, may make a motion. Motions should include a statement of findings supporting the motion and any relevant conditions of approval.
2. Seconding Motions. A second by a Commissioner other than the maker of the motion is necessary before the motion may be discussed or a vote taken.
3. Changing a Motion. The maker of a motion may change the motion at any time before the vote is taken. A second to the changed motion is necessary before the changed motion may be further discussed or voted upon.
4. Withdrawing a Motion. The maker of a motion may withdraw the motion if no member of the Planning Commission objects to its withdrawal. If an objection is made to the withdrawal of the motion, the Chair may call for a vote of the Commission regarding the withdrawal of the motion.
5. Amending Motions. All amendments shall be offered as amendments to the main motion first made. The procedure for amendments shall be the same as for any motion. The Commission shall vote on the amendment before any action is taken on the main motion. Only one amendment shall be considered at a time by the Commission.
6. Non-debatable Motions. A motion to adjourn or to take a recess shall be voted upon without debate.

Debate

The Chair has the authority to limit debate or to bring order, as necessary, to the meeting.

Voting

1. Voting Process. A quorum of Commissioners must vote on a motion. All members present must vote unless the Commissioner declares an abstention or recusal due to possible or actual conflict of interest. All votes are to be cast verbally. A roll call vote shall be taken for agenda items requiring a public hearing and should be taken for all other matters at the discretion of the Chair. Motions must receive a majority of the votes

cast, with a minimum of three (3) favorable votes necessary in order for the motion to pass.

2. **Announcement of Decision.** Voting or changing a vote after the decision is announced by the Chair will not be allowed, unless by a motion to reconsider.
3. **Rationale for Vote.** Motions approved by the Commission should indicate the reasons for the decision and any conditions relevant to the motion. The reasons for voting against a motion may also be given and included in the minutes of the meeting, at the discretion of those voting against a motion.
4. **Tie Votes.** Tie votes on motions shall result in the failure of the motion.

Reconsideration

1. **Who May Move to Reconsider.** Any motion made in the course of a Planning Commission meeting may be reconsidered within a reasonable time after the meeting upon a showing of good cause and upon appropriate noticing of the reconsideration. Only a member of the Commission who voted with the majority on the motion in question may make a motion for reconsideration of the motion.
2. **Vote Required for Reconsideration.** When a motion to reconsider has been properly made, a majority of the members of the Commission present must vote in favor of reconsideration in order for the item to be reconsidered.

Conflicts of Interest

1. **Conflict of Interest Form.** Upon taking office, and annually thereafter, Commissioners should sign a Conflict-of-Interest Form as provided by the City Recorder disclosing interests as required by law.
2. **Recusal.** Commissioners should recuse themselves from any agenda item or discussion matter in which they have a personal interest that creates or has the appearance of creating a conflict of interest between the Commissioner's personal interests and his or her official duties as a member of the Planning Commission. Commissioners should state on the record their recusal and the reasons therefore at the introduction of the agenda item or discussion matter. After the recusal from an agenda item or discussion matter, the recused Commissioner should remove themselves from an interaction position during discussion and action on the agenda item or discussion matter.

Chair and Vice Chair

Elections for Chair and Vice Chair should be conducted by the Planning Commission at the first meeting in January or as soon thereafter as is feasible. Elections shall be by nomination and majority vote.

CENTERVILLE

Staff Backup Report 6/9/2021

Item No.

Short Title: May 26, 2021

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ May 26, 2021 Planning Commission Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, May 26, 2021
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Kevin Daly, Chair
Cheylynn Hayman
Mason Kjar
Heidi Shegrud
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

DETERMINATION

Chair Daly read a determination regarding electronic meetings without an anchor location due to COVID-19

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Summerhays

PUBLIC HEARING – ADMINISTRATIVE DECISION – HAFOKA RESIDENCE – SITE PLAN

Assistant Planner Mackenzie Wood explained that the applicants owned property at 522 West Porter Lane and wished to build a single-family home on the lot. In 2019, the eastern portion of the property was rezoned to Residential-Medium to match the rest of the property. The applicants currently lived in the home on the lot, with the intention of demolishing the current home once the proposed dwelling was built. As the property was located within the R-M Zone, review and approval by the Planning Commission was required. Ms. Wood explained that the architectural drawings needed to be stamped by the architectural firm, and said Staff recommended requiring updated architectural drawings that met requirements for the groundwater level.

Lisa and Andy Hafoka, applicants, expressed appreciation to Staff for helping them understand what needed to happen.

Chair Daly opened a public hearing at 7:17 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Hayman **moved** to accept the conceptual site plan for the Hafoka Residence at approximately 522 West 400 South, parcel 03-001-0209 with the following conditions and reason for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).

Conditions:

1. Final Site Plan shall be submitted in accordance with CZC 12.21.120 and include the list below.

2. Provide architectural plans for the dwelling, designed by a licensed, professional architect bearing the architect's stamp for the State of Utah.
3. Architectural plans shall have lowest floor elevation two feet above the design water table.
4. Provide utility plans for water, sewer, and storm drainage.
5. Include site topography in Final Site Plan application.
6. Provide height of existing and proposed fences or walls.
7. Include a development schedule with Final Site Plan application.
8. Provide architectural and engineering site plans that match.

Reason for Action:

- a. The Planning Commission finds that the conceptual site plan Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the City's Zoning Ordinances as detailed in the Staff Report.

BYLAWS REVIEW AND EDITS

Ms. Wood presented a draft of revised Planning Commission Bylaws, and answered questions from the Commission. The Commission discussed procedure for changing versus amending a motion, and discussed procedure for presentation and discussion of an agenda item and requested changes.

LAND USE TRAINING – MUNICIPAL LAND USE, DEVELOPMENT, AND MANAGEMENT ACT – PART 5 – LAND USE REGULATIONS

City Attorney Lisa Romney provided training on the first four pages of Part 5 of the Municipal Land Use, Development, and Management Act regarding land use regulations.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Planning Commission was scheduled to meet next on June 9, 2021.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the May 12, 2021 Planning Commission meeting were reviewed. Commissioner Hayman **moved** to accept the minutes. Chair Daly seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

At 8:05 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).

Jennifer Hansen, Deputy Recorder

Date Approved

Katie Rust, Recording Secretary