

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

**STAFF REPORT**

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**APPLICANT:           CENTERVILLE CITY LANDMARKS COMMISSION**

**APPLICATION:       ZONING CODE TEXT AMENDMENT TO CREATE THE DEUEL  
CREEK HISTORIC DISTRICT, SECTION 12-61-062, AND  
CREATE CHAPTER 12-49**

**RECOMMENDATION:   APPROVE THE ZONE TEXT AMENDMENT**

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**BACKGROUND**

Over the past few years, the Landmarks Commission has been working toward creating the Deuel Creek Historic District. This local historic district is located along the east side of Main Street from Porter Lane to Parrish Lane, the south side of Parrish Lane from Main Street to 400 East, the west side of 400 East from Parrish Lane to Porter Lane and both sides of Porter Lane from 400 East to Main Street. The Landmarks commission chose the original town site for its high concentration of historic homes and walk ability. The district is only recognized by Centerville City and has been created to represent the desires of the community. The Landmarks Commission held three work sessions with the public and took their comments into consideration as the final document was drafted. The creation of the district by involving the public follows the goals and objectives for historic sites found in Section 12-480-8(3) of the General Plan.

Creating a new Ordinance is the first step in implementing the new district. After the Ordinance has been approved, the Landmarks Commission will propose a change to the zoning map to create an overlay district. This overlay zone will not affect the underlying zoning and will still allow a property owner to utilize their property as they see fit.

**REVIEW AND ANALYSIS OF THE REQUEST**

The creation of the district by involving the public follows the goals and objectives for historic sites found in Section 12-480-8(3) of the General Plan. The proposed ordinance encourages citizens to construct new development, or remodel existing structures in a way that compliments the historic harmony and integrity of the neighborhood. The Landmarks Commission desires to create the Deuel Creek Historic District, with the related Ordinance, to reduce adverse effects of demolition and out of context development. With a positive program in place, the historic fabric of the original Centerville town site may be preserved and help educate citizens on the history of our community.

**PLANNING COMMISSION REVIEW**

On Wednesday November 18, 2015, the Planning Commission accepted the proposed zone text amendment and recommended approval to the City Council.

**SUGGESTED REASONS FOR THE ACTION:**

1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
2. The proposed zoning text amendment meets the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Creating the Deuel Creek Historic District would not have a negative impact on the surrounding community.
4. Through research, site visits, three public work sessions and several meetings, the Landmarks Commission believes they have covered important aspects of location, guidelines and incentives.
5. The Landmarks Commission believes the proposed district and subsequent created documents will be beneficial to the neighborhood.

**Planning Commission Vote (6-0):**

<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Not Present</b>
Hirschi (Chair)	X		
Hirst	X		
Johnson	X		
Kjar			X
Merrill	X		
Hayman	X		
Ince			X

**PROPOSED ZONE TEXT AMENDMENT****SECTION 12-61-060(g)**

**(g) Deuel Creek Historic District.** The City hereby creates the Deuel Creek Historic District consisting of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, west facing side of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street. Refer to Section 12-49, Deuel Creek Historic District, for further standards and detail.

**CHAPTER 12-49, DEUEL CREEK HISTORIC DISTRICT****12-49-010. Purpose.**

The purpose of creating the Deuel Creek Historic District, voluntary overlay, is to preserve the integrity and characteristics of the original townsite, while educating the community concerning Centerville's past.

**12-49-020. Scope.**

The Deuel Creek Historic District shall consist of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South),

north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, west facing side of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street.



**12-49-030. Permitted and Conditional Uses.**

All permitted and conditional uses as allowed within the respective underlying zones stated within Chapter 12-36 of this Title shall still apply within the Deuel Creek Historic District.

**12-49-040. General Requirements of Applicability.**

Development standards as pertaining to the individual underlying zone as stated within this Title, the Centerville City Code, or other laws and standards as set forth by the governing body, shall apply to all real property found within the Deuel Creek Historic District except to the extent such provisions are altered within this Chapter.

**12-49-050. Property Classification.**

- 1) Historic Landmark Register. Highest recognition of an historic resource found within the Deuel Creek Historic Districts. Properties listed on the Official Historic Landmark Register shall be found on the National Register of Historic Places and are subject to the standards found in Section 12-61-050 of this Chapter in relation to additions, alterations and demolition criteria.
- 2) Contributing Property. Any structure constructed 50 years in the past found within the Deuel Creek Historic District that contributes to the historic character of the district. This shall include all properties listed on the significant Historic Sites List as defined in Section 12-61-040 of this Chapter.
- 3) Non-Contributing Property. This shall include all properties that do not contribute to the historic character of the district: structures older than 50 years that have been significantly altered as to not resemble the original appearance, new development constructed less than 50 years in the past and future development on vacant ground.

**12-49-060. Property Owner Obligation.**

The Historic Preservation Program within Centerville is considered voluntary. Nothing in this section shall be construed to prevent a property owner of record within the Deuel Creek Historic District from developing his or her property as allowed by the underlying Ordinances found in this Title. Properties as listed on the Historic Landmark Register shall be subject to Section 12-61-100 of this Title in relation to modifications and alterations, which shall be satisfied to participate in the incentives found in 12-49-100.

**12-49-070. Procedures.**

Review. The Zoning Administrator, or designee, shall contact the applicant to ensure they are aware of the Deuel Creek Historic District Standards and Incentives as part of the review process for an exterior building permit.

**12-49-080. Property Development Standards**

These standards have been created to enhance the district area and generate continuity between contributing properties, non-contributing properties and new development. The standards are desirable, yet they are not mandatory. Property owners who do not wish to follow these guidelines shall not receive any incentives as stated within Section 12-61-062(i) of this Title, and shall be subject to all applicable Zoning Standards, fees and governing laws found within this Title for standard development.

- (a) Contributing Properties:

- A. Owner of a property considered Contributing as stated in Section 12-49-050 of this Title, desiring to participate in the Incentive Program shall be subject to the approval standards found in Section 12-61-100(e) of this Title and may also participate within the incentive program as stated herein.
- B. This review shall take place at the time of building permit review with final incentive approval being made by the Zoning Administrator.

(b) Non-Contributing Properties and/or New Development:

- 1) Owner of a property considered Non-Contributing as stated in Section 12-49-050(c) of this Title, desiring to participate in the Incentive Program shall choose at least four of the following:

- i. Design Standards:

- Façade material consisting of 80% of one of the following: brick, rock, wood, cement fiberboard. The remaining 20% shall consist of like material that is consistent with contributing properties
- Detached Garage *or*
- Garage setback from the front facing building line of the main structure at 18 feet
- Construction of a two-car garage, instead of 3-car garage or larger
- Front porch of at least 25 square feet
- Gable accents consistent with those found within the district
- A driveway curb cut no larger than 18 feet and driveway at its widest point at 20 feet
- Traditional exterior details (such as pillars, shutters, ornamental designs, etc.)
- Bay window
- Dormer windows
- Historic paint colors
- Other architectural features as found throughout the district (this criteria must include a photograph of the inspirational feature)

**12-49-090. Incentive Criteria.**

Incentive Criteria. These incentives shall apply to all property owners of record that have met the above Property Development Standards for those properties designated under Property Classification as found within Section 12-49-050 of this Title. Property owners who choose not to participate in the development standards shall not receive these

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incentives and shall be subject to all required Zoning Regulations and Standards as set forth in this Title and all other applicable standards and fees as set forth by the City.

- (a) All Incentives are for exterior projects only, such as:
  - 1) New development
  - 2) Alterations/additions
  - 3) General exterior repairs or rehabilitation that requires a building permit
- (b) All incentives shall be reviewed and approved by the Zoning Administrator
- (c) A certificate shall be given to the property owner stating that the property has been allowed incentives based on the approved standards as stated in Section 12-49-080 of this Title and be placed with the building permit
- (d) These incentives shall only be for those properties found within the Deuel Creek Historic District as specified in Section 12-49-020 of this Title
- (e) These incentives shall only apply to properties within the Deuel Creek District from the date this section was approved by the City Council and shall not be retroactive
- (f) No incentives shall be given to property owners that have not completed all the required obligations as stated within this Section

**12-49-100. Incentives.**

- (a) Setback reduction. Setback shall be measured from the building line and a property or designated right-of-way line. Actual setback shall be determined by the property owner prior to approval of any setback reductions. Setback standards in relation to decks and patios shall still apply and follow standards found in Section 12-55-130(g) of this Title, except for approved front porches as indicated in this section.
  - 1) Front Yard Setback: 20 Feet
  - 2) Front Yard Setback from Porch: 15 Feet
  - 3) Side Yard Setback (each side yard): 7 Feet
  - 4) Street Side Setback: 18Feet
  - 5) Rear Yard Setback: 18 Feet
- (b) Building Fee Reduction. All applicants who meet the above criteria found in this section shall be allowed a 25% reduction on the building permit review charges. This reduction shall only be allowed within the Deuel Creek Historic District for the purpose of encouragement of promoting the preservation of existing contributing properties and encouraging harmony between new and historic architectural and property designs.