

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD A SPECIAL PUBLIC MEETING AT 7:00 P.M. ON TUESDAY, FEBRUARY 24, 2015 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 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. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, or may read this memo on the City's website: <http://centerville.novusagenda.com/agendapublic>.

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

Time:

7:00 A. ROLL CALL

B. BUSINESS

1. Public Hearing for Affected Entities – General Plan Amendments and Zone Text/Map Amendments for West Centerville Neighborhood

C. ADJOURNMENT

Marsha L. Morrow, MMC
Centerville City Recorder

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7:00 A. ROLL CALL

B. BUSINESS

7:10 1. Public Hearing for Affected Entities - General Plan Amendments, Zoning Ordinance Amendments, and Zoning Map Amendments for West Centerville Neighborhood

Public Hearing for Affected Entities relating to proposed General Plan Amendments regarding West Centerville Neighborhood Area and related Zoning Ordinance and Zoning Map Amendments creating the Parrish/Legacy Mixed Use Center District (Chapter 12-49) and the Parrish/Legacy Mixed Use Center Urban Design Standards and Guidelines (Chapter 12-69) - Ordinance No. 2015-02

C. ADJOURNMENT

Marsha L. Morrow, MMC
Centerville City Recorder

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/24/2015**

Item No. 1

Short Title: Public Hearing for Affected Entities - General Plan Amendments, Zoning Ordinance Amendments, and Zoning Map Amendments for West Centerville Neighborhood

Initiated By:

Scheduled Time: 7:10

SUBJECT

Public Hearing for Affected Entities relating to proposed General Plan Amendments regarding West Centerville Neighborhood Area and related Zoning Ordinance and Zoning Map Amendments creating the Parrish/Legacy Mixed Use Center District (Chapter 12-49) and the Parrish/Legacy Mixed Use Center Urban Design Standards and Guidelines (Chapter 12-69) - Ordinance No. 2015-02

RECOMMENDATION

Mayor to provide brief introduction to proposed amendments for the West Centerville Neighborhood Plan and agreed process for City Council review and decision-making. Open public hearing for affected entities. After the public hearing for affected entities, Staff recommends tabling action on the items and continuing the public hearing for further public input to the next City Council meeting to be held on Tuesday, March 3, 2015.

BACKGROUND

A number of public hearings and meetings have been held before the Centerville Planning Commission regarding the proposed amendments to the West Centerville Neighborhood Area and related Zone Map/Text Amendments. On December 10, 2014, the Planning Commission reviewed and recommended approval of the proposed General Plan, Zoning Ordinance and Zoning Map Amendments regarding the West Centerville Neighborhood Area. The Staff Transmittal Report and Minutes from the December 10, 2014 Planning Commission meeting are attached.

The City Council previously discussed how to best receive and review the proposed General Plan and Zoning Map/Text Amendments in a manner that will provide an opportunity for all interested parties to be heard. The City Council agreed to the four step process for consideration and review of the matter as more particularly set forth in the attached Review Process Summary. Part of the City Council's approved process includes this Special Meeting to provide the West Bountiful City Council and other affected entities an opportunity to provide specific input and comment on the proposed plans and amendments. Comments from affected entities provided at this meeting should be included as part of the public record and public comment regarding the proposed amendments. After the public hearing, Staff recommends the City Council table action on the items and continue the public hearing for further public input to the next City Council meeting to be held on Tuesday, March 3, 2015.

ATTACHMENTS:

Description

- D Staff Report - West Centerville Neighborhood Update
- D PC 12-10-2014 minutes re West Centerville Neighborhood
- D Ordinance No. 2015-02-West Centerville
- D 12-480-6-West Centerville Amendments
- D Chapter 12-49-Parrish-Legacy Mixed Use Zone
- D 12-49-1-Parrish-Legacy Development Standards
- D Chapter 12-69-Parrish-Legacy Guidelines
- D Rezone Area Map
- D Review Process Summary
- D Courtesy Notice re West Side Neighborhood
- D Letter to West Bountiful Mayor & Council re West Side

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

STAFF TRANSMITTAL REPORT

DATE: DECEMBER 12, 2014

TO: STEVE THACKER, CITY MANAGER

FROM: CORVIN M. SNYDER, AICP, COMMUNITY DEVELOPMENT DIRECTOR

APPLICANT: CENTERVILLE CITY COUNCIL
C/O PAUL CUTLER, MAYOR
250 NORTH MAIN STREET
CENTERVILLE, UTAH 84014

APPLICATIONS: GENERAL PLAN AMENDMENT – WEST CENTERVILLE
NEIGHBORHOOD AREA & RELATED ZONING CODE
TEXT AND MAP AMENDMENTS

APPLICANT REQUEST: AMEND CENTERVILLE CITY ZONING ORDINANCES TO
CREATE THE PARRISH/LEGACY MIXED USE CENTER
DISTRICT REGULATIONS & URBAN DESIGN
STANDARDS AND GUIDELINES FOR THE MIXED USE
ZONE

RECOMMENDATION: COMMISSION RECOMMENDS APPROVAL

BACKGROUND

The Centerville City Council has directed the Planning Staff and Commission to prepare the necessary General Plan and Zoning Text and Map Amendments to initiate the implementation of the West Centerville Neighborhood Plan Update. The process involved the use of an Oversight Committee and an extensive public outreach program, particularly focused on engaging the property owners and businesses of the study area. For this report, the Planning Staff will summarize for the Council, the “preferred scenario” as formulated by the Oversight Committee, Staff, Planning Commission and the proposed new Zoning District Text Amendments, and finally the area of the Zone Map Amendment.

PROECESS TIMELINE

An Oversight Committee was created by the Mayor and several property owners, business owners, and residents were invited to participate in the process. Furthermore, members of the Centerville City Council and Commission along with a member of the West Bountiful City Council also were invited to participate. This Oversight Committee met several times and several

events took place as part of the update process. Additionally, Wasatch Front Regional Council and UTA staff provided support, as outlined in the local resource planning grant that was provided to the City. The timeline for the proposed Plan Update to this point was as follows:

- **January 2014** – City makes application for a Local Resource Grant from Wasatch Front Regional Council & receives commitment from UTA to assist the City with the Plan Update with regards to evaluating mass transit option for the study area
- **February 18, 2014** – City Council enacts a “Temporary Zoning Ordinance Regulation” restricting any new development for the study area
- **March 10, 2014** – Mayor sends letter to all property & business owners location within the study area informing them of the plan update and the action of the Council
- **April 09, 2014** – Mayor selects Oversight Committee Members
- **April 21, 2014** – A Notice of Intent to Amend the City’s General Plan is published
- **May 01, 2014** – 1st Oversight Committee Meeting takes place (*i.e. awareness campaign*)
- **May 27, 2014** – Oversight Committee publishes an “Awareness Brochure,” which was posted on the City’s Website
- **June 04, 2014** – The “Awareness Brochure” was sent to the business & property owners of the study area
- **June 10, 2014** – The “Awareness Brochure” was posted at three (3) City parks.
- **June 19, 2014** – City is awarded the Local Resource Planning Grant from Wasatch Front Regional Council
- **June 19, 2014** – 2nd Oversight Committee Meeting takes place (*i.e. educational campaign*)
- **July 10, 2014** – With assistance of WFRRC staff, an online survey is posted seeking public input about the study area
- **July 23, 2014** – Oversight Committee publishes a “Survey Invitational Brochure,” which is posted on the City’s Website, sent to the business & property owners of the study area, and posted again at the three (3) City parks requesting participation in the posted survey
- **July 31, 2014** – 3rd Oversight Committee Meeting takes place (*i.e. a review of the survey results*)
- **August 13, 2014** – As directed by the City Council, a preliminary Zoning Ordinance Text Amendment for the proposed study area is submitted to the Planning Commission – Commission tables action until the General Amendment is fully prepared for public discussion
- **August 18, 2014** – The “Temporary Zoning Ordinance Regulation” enacted by the City Council for the study area expires
- **August 21, 2014** – 4th Oversight Committee takes place (*i.e. future scenario development planning for Open House*)
- **September 11, 2014** – Oversight Committee publishes an “Open House Invitational Brochure,” which is posted on the City’s Website, sent to the business & property owners of the study area, and posted again at the three (3) City parks
- **September 24, 2014** – Oversight Committee hosts an Open House Meeting and the public is informed of the survey results & evaluates of four (4) potential future development scenarios
- **October 06, 2014** – Oversight Committee sends invitations to several strategic property owners to participate in a “Strategic Property Owners” informative meeting
- **October 16, 2014** – Oversight Committee hosts the Strategic Property Owners Meeting

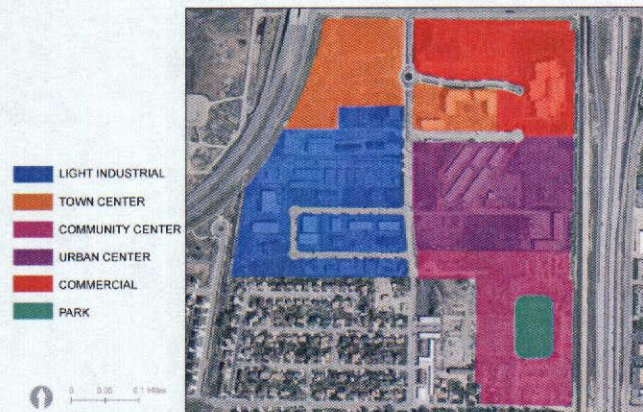
- **October 16, 2014** – Last Oversight Committee meeting takes place (*i.e. ascertains elements for preparation of a “preferred scenario” using the survey and open house results*)
- **November & December of 2014** – Planning Commission hosts meetings to receive presentations regarding the West Centerville Plan Update, holds public hearings to receive input, and forwards a recommendation to the City Council.

OVERVIEW OF THE PREFERRED SCENARIO (*Future Land Use Map*)

As directed by the City Oversight Committee, the Planning Staff has prepared the “preferred scenario” (*see attachments*) and has included several additional planning concepts in creating the General Plan Amendment. The preferred scenario and associated neighborhood plan amendment can be summarized as follows:

- ✓ The land use pattern consists of a “mixed-use” center, which will be a heightening of the existing mixed-use pattern that has been established with the development of Legacy Crossing (*i.e. Megaplex Theater area*) and the recently approved Legacy Apartments across the street
- ✓ The land uses are to be focused around localized commercial businesses that support a new multi-family residential neighborhood
- ✓ The core density is located south of 200 North, but stops prior to reaching the Trinity Steel site (*up to 45 units per net acre*)
- ✓ A secondary density sector begins south of the core and terminates at the south City limits (*between 30 to 35 units per net acre*)
- ✓ A public park is envisioned in this secondary density area, as a transition into West Bountiful and to facilitate any potential environmental clean-up needs of the Trinity Steel site
- ✓ A potential vehicle fly-over bridge (*over the rail line and interstate*) is being suggested at Porter Lane to establish alternative traffic routes to ease traffic congestion at the Parrish Lane interchange and provide improved emergency vehicle access to the area and to West Bountiful City
- ✓ Some type of future transit station could be integrated into the area, but it is not a crucial focus of the preferred scenario

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO



ZONING ORDINANCE TEXT (*Creating a New District*)

As mentioned earlier, the Zoning Ordinance documents presented to the Commission last August have been extensively edited. The new zoning district no longer places emphasis on a TOD Center (*e.g. creating a Frontrunner Station*) but places its focus on creating a “Mixed-Use Center” or a neighborhood of local commercial uses integrated into a multi-family residential community. The new zoning regulations have two parts; 1) the basic district regulations, and; 2) the design standards for the new district.

The basic district regulations can be summarized as follows:

- ✓ The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone. Such uses are local retail, office, personal and professional services. These types of uses are also found along Main Street from City Hall to Pages Lane
- ✓ A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M & R-H). These types of uses can be found at the Florentine Towns (*directly south of Wal-Mart*) and within the Pineae Village Gardens (*old Pineae Nursery site on 400 West Street*)
- ✓ However, such multi-family residential uses cannot be singularly developed without establishing the required supportive commercial uses
- ✓ The ratio of commercial vs. residential uses is established using site plan approval process
- ✓ The supportive commercial use findings needed to approve the use of multi-family residential are;
 - *Provide opportunity for food service or local service type retail commercial service*
 - *Provide opportunity for personal care and/or instructional type services*
 - *Provide opportunity for medical care or health type services*
 - *Provide opportunity for adult or child care type services, or*
 - *Provide other types of commercial uses deemed appropriate for servicing the local residents*

The design standard regulations can be summarized as follows

- ✓ ***“Design Principles”*** establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a “Mixed-Use Center.” These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the “Mixed-Use Center District.”
- ✓ ***“Design Standards”*** are required in addition to other standards set forth in the Ordinance and are indicated by the verb “shall.” In the event of conflict between the standards and other applicable provisions of the Ordinance, the interpretation and provisions of the specific section are to govern for all development within the “Mixed-Use Center District.”
- ✓ ***“Design Guidelines”*** indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the “Mixed-Use Center District.” Guidelines thus use the verb “should” signifying that the guidelines are desirable objectives to be achieved, but may not be mandatory or feasible for every given development situation.

ZONING ORDINANCE MAP (*Implementing a
New District*)

The **PL-MU Zone** is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed-Use Center District of the West Centerville Neighborhood Plan. For the **PL-MU Zone**, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 North to the south City

**PLANNING COMMISSION
RECOMMENDATION**

On December 10, 2014, the Planning Commission recommended, to the City Council, **APPROVAL** of the proposed general plan and zoning amendments, as attached with this report.



Suggested Reason for the Action (Finding):

The Planning Commission finds that based upon the studies and recommendations of staff and for the reason that there is a need to plan for the future in the West Centerville Neighborhood area and the plan proposed for mixed-use appears to be the most logical for that area.

Planning Commission Vote (4-3):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson	X		
Kjar		X	
Merrill	X		
Randall		X	
Ince		X	

- 1 4. The proposed additional home designs are in harmony with what has already been
2 approved on site.
3 5. The proposed designs follow the required design criteria as indicated within the
4 General Notes of the approved plat.
5

6 The motion was seconded by Chair Hirschi and passed by unanimous roll-call vote (7-0).
7

8 **CONTINUATION OF THE WEST CENTERVILLE NEIGHBORHOOD PLAN**
9 **UPDATE [Tabled from November 19, 2014 Meeting] - a. Consider a General Plan**
10 **Amendment for the West Centerville Neighborhood Plan; b. Consider a Zone Map and**
11 **Text Amendment to the City's Zoning Ordinance. The proposed zone text and map**
12 **amendments are to establish a new "mixed-use district" and its associated development**
13 **standards to implement the drafted policies of the General Plan Update for the West**
14 **Centerville Neighborhood. Centerville City, Applicant.**
15

16 Chair Hirschi said this matter has been studied at great length. He explained the directive
17 from the City Council to the Planning Commission to study this issue. He reviewed the
18 committees, the studies, the meetings, the presentations and the public hearings that have taken
19 place with regard to this issue. He said the Commission has raised many questions about mixed-
20 use and it appears the general consensus of the Commission is in favor of mixed-use.
21

22 Ted Knowlton, Wasatch Front Regional Council, said the majority of Davis County
23 residents do not work within Davis County. There is a demand for additional jobs and residential
24 dwellings in Davis County. He discussed the projected future growth explaining the majority of
25 growth is internal, meaning children and grandchildren want to continue to live in Davis County
26 which will grow the population. He shared data showing the demand for walkable/bikeable
27 communities. He said walkable communities provide residential sustainability. He reviewed air
28 quality and transportation issues. Mr. Knowlton explained mixed-use and how it allows the
29 market to intermix destinations and origins which create a walkable community. He reviewed
30 mixed-use community scenarios and options. There is a need for housing diversity. He explained
31 that Davis County is not on pace to meet the growing demand for housing. He said citizens want
32 to retire in Centerville and current conditions make that unlikely. He said mixed-use is a way to
33 provide a variety of housing and work options in Centerville.
34

35 Julia Collins, Wasatch Front Regional Council, shared pictures of mixed-use options and
36 possibilities. She explained that mixed-use developments fall on a scale from T1-T6. She said T6
37 would include high-rise apartments and commercial developments such as downtown Salt Lake
38 City and City Creek. What is being proposed as West Centerville's "preferred plan" would fall
39 around a T3-T4 range. She reviewed many design elements of the "preferred plan" including,

1 bicycle connectivity, pedestrian friendliness, landscaping, public spaces, streetscapes, and
2 architecture.

3
4 Cory Snyder, Community Development Director, reviewed the "preferred plan." He said
5 the proposed ordinances use performance based standards and guidelines. The current zone for
6 the area is Commercial-Medium and will remain as such with an option to include residential
7 uses. He said Legacy Crossing/IMAX Theater and the recently approved development to the
8 west of Legacy Crossing (Hale property) fall within the T3-T4 range. The proposed mixed-use
9 will continue these concepts already located in this area of West Centerville. He explained the
10 proposed density range for the "preferred plan." The Commission could choose to change the
11 density, but he cautioned them saying a limited residential density could hinder commercial
12 possibilities. He said as a planner it is detrimental to isolate existing uses. It is possible Legacy
13 Crossing could deteriorate over time if similar development patterns are not allowed to continue.
14 He said the mixed-use option will not happen immediately, it will take time for the market to
15 change the area. Mr. Snyder said he believes the industrial uses will continue for many years. It
16 is true that population is growing and the City has a responsibility to provide options. It is
17 important to plan for the future now. He said he does not see this area ever attracting regional
18 commercial, not with the lack of roof tops and the commercial hub just north in Farmington. He
19 said he believes the market will eventually capitalize on the synergy that is already present.

20
21 Chair Hirschi made a **motion** for the Planning Commission to recommend to the City
22 Council the proposals and ordinances, as prepared in the staff report, based upon the studies and
23 recommendations of staff and for the reason that there is a need to plan for the future in the West
24 Centerville Neighborhood area and the plan proposed for mixed-use appears to be the most
25 logical for that area. The motion was seconded by Commissioner Merrill.

26
27 Chair Hirschi asked the Commission if they would like to call out a ratio for commercial
28 vs. residential or leave the ordinance as written which allows the market to dictate as long as
29 commercial comes first with the option for residential. He said the "preferred plan" will take
30 time to develop, this is a long term plan. He said he has visited the area and can visualize the
31 possibilities, both commercial and residential. There is great potential to live and work in West
32 Centerville. He said, as planners, the Commission needs to develop some type of proposal for the
33 future and mixed-use is the best fit for this area.

34
35 Commissioner Kjar said he is in favor of mixed-use but is unsure the proposed
36 ordinances will bring true mixed-use. He is concerned the "preferred plan" will bring too many
37 apartments and not enough commercial. He said he is also sensitive to current property and
38 business owners. He said if the Planning Commission recommends approval to the City Council
39 he would like the Council to look at the possibility of increasing commercial uses. He also

1 questioned the possibility of preserving the freeway frontage area for businesses that prefer
2 visibility from the freeway system.

3
4 Commissioner Merrill said he has lived in Centerville for many years and has seen a
5 great deal of change. He said the proposed mixed use will provide both residential and job
6 opportunities. This is a use that is already present in West Centerville and the expansion of this
7 use will be monitored by the City to ensure that responsible development and design will
8 continue. He said perhaps this mixed-use concept will bring some larger commercial uses such
9 as restaurants to the area and city. He said he is comfortable with the proposed ordinances.

10
11 Commissioner Ince said the original charge from the City Council was to consider
12 options to encourage a transit stop. This plan does not provide for that and it is not likely a transit
13 stop will happen. He asked if this is something that needs to be called out. He also mentioned it
14 is possible to keep West Centerville as is until a future date when a transit stop may be more
15 probable.

16
17 Mr. Snyder reminded the Commission that the "preferred plan" requires commercial-
18 medium uses before any residential is allowed. He said the ordinance does not include a color
19 palette as of yet. He questioned if the Commission wants to add this to the ordinance. He also
20 asked the Commission to allow for any non-substantive language changes by staff as needed. Mr.
21 Snyder said the "preferred plan" does discuss the transit stop issue and it is not necessary to call
22 it out. If the City Council would like to take the ordinance to a level (i.e., density) that would
23 encourage a transit stop, they will direct the Planning Commission and staff as needed. He also
24 reminded the Commission that ordinances are ever changing. The "preferred plan" is a starting
25 point that will help plan for the future.

26
27 Commissioner Johnson said he is comfortable with moving this issue on to the City
28 Council. He said there is nothing in the ordinance that he feels needs to be adjusted at this time.
29 He feels a ratio may go too far and agrees the market should play a role. He agrees with passing
30 this along to the City Council and giving them an opportunity to adjust the ordinance. He said he
31 believes the Commission has studied and appropriately responded to the directive given by the
32 City Council to provide an option for West Centerville. He also said he is amenable to allowing
33 the Council to decide the color palette.

34
35 Commissioner Randall said she is in favor of mixed-use but is also concerned there will
36 be too much residential to the commercial. She does like that the intensity diminishes as it moves
37 toward West Bountiful.

38

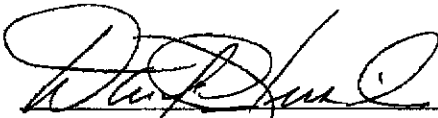
1 Commissioner Hirst agreed it is time to move forward and allow the City Council an
2 opportunity to review the ordinance. She said, as planners, they have done their homework, have
3 studied the issues and heard the public's concerns. The "preferred plan" provides a reasonable
4 option for the future.

5
6 Chair Hirschi called for a vote on the motion. The motion **passed** with a roll-call vote (4-
7 3). Commissioners Kjar, Randall, and Ince opposed.

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

- 10
11 1. Next regularly scheduled Planning Commission Meeting on Wednesday, January 14,
12 2015.
13 2. Nominations for 2015 Chair and Vice-Chair at the next meeting.

14
15 The meeting was adjourned at 9:52 p.m.

16
17 

18
19 David Hirschi, Chair

1-14-2015

Date Approved

20
21 

22
23 Kathleen Streadbeck, Recording Secretary



ORDINANCE NO. 2015-02

AN ORDINANCE AMENDING SECTION 12-480-6 OF THE CENTERVILLE GENERAL PLAN REGARDING THE WEST CENTERVILLE NEIGHBORHOOD PLAN, ENACTING CHAPTER 12-49 OF THE CENTERVILLE ZONING ORDINANCE CREATING THE PARRISH-LEGACY MIXED USE CENTER DISTRICT ZONE, ENACTING CHAPTER 12-69 OF THE CENTERVILLE ZONING ORDINANCE ADOPTING THE PARRISH-LEGACY MIXED USE CENTER URBAN DESIGN STANDARDS AND GUIDELINES, AND AMENDING THE CENTERVILLE ZONING MAP REZONING CERTAIN PROPERTIES IN THE WEST CENTERVILLE NEIGHBORHOOD TO THE PARRISH-LEGACY MIXED USE CENTER DISTRICT ZONE (PL-MU)

WHEREAS, the City Council directed Staff to prepare necessary General Plan, Zoning Ordinance, and Zoning Map amendments to initiate the implementation of the West Centerville Neighborhood update; and

WHEREAS, as directed by the City Council, Staff has prepared proposed amendments to the General Plan regarding the West Centerville Neighborhood Plan and has drafted recommended Zoning Ordinance and Zoning Map amendments related to such General Plan amendments creating the Parrish-Legacy Mixed Use Center District Zone (PL-MU) and Parrish-Legacy Mixed Use Center Urban Design Standards and Guidelines; and

WHEREAS, the process for preparation and review of the proposed General Plan, Zoning Ordinance, and Zoning Map amendments involved the use of an Oversight Committee and an extensive public outreach program, particularly focused on engaging the property owners and businesses of the study area; and

WHEREAS, the proposed General Plan, Zoning Ordinance, and Zoning Map amendments reflect the "preferred scenario" as formulated by the Oversight Committee and Staff; and

WHEREAS, the Planning Commission, after a number of public hearings on the matter, has reviewed and recommended approval of the proposed General Plan, Zoning Ordinance, and Zoning Map amendments as more particularly provided herein; and

WHEREAS, City Council has determined that the proposed revisions to the General Plan, Zoning Ordinance, and Zoning Map regarding the West Centerville Neighborhood, as more particularly set forth herein, are in the best interest of the City and the public health, safety and welfare; and

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

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

Section 1. Amendment. Section 12-480-6 of the Centerville General Plan regarding the West Centerville Neighborhood Plan is hereby amended as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

Section 2. Amendment. Chapter 12-49 of the Centerville Zoning Ordinance creating the Parrish-Legacy Mixed Use Center District Zone is hereby enacted to read in its entirety as more particularly set forth in **Exhibit B**, attached hereto and incorporated herein by this reference.

Section 3. Amendment. Chapter 12-69 of the Centerville Zoning Ordinance adopting the Parrish-Legacy Mixed Use Center Urban Design Standards and Guidelines is hereby enacted to read in its entirety as more particularly set forth in **Exhibit C**, attached hereto and incorporated herein by this reference.

Section 4. Amendment. The Centerville Zoning Map is hereby amended to rezone certain properties in the West Centerville Neighborhood located west of the I-15 and the railroad corridor and east of 1250 West from 200 North to the south City boundary to the Parrish-Legacy Mixed Use Center District Zone (PL-MU) as more particularly described and set forth in **Exhibit D**, attached hereto and incorporated herein by this reference.

Section 5. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 6. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 7. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS _____ DAY OF MARCH, 2015.**

ATTEST:

CENTERVILLE CITY

Marsha L. Morrow, City Recorder

By: _____
Mayor Paul A. Cutler

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Averett	_____	_____
Councilmember Fillmore	_____	_____
Councilmember Higginson	_____	_____
Councilmember Ivie	_____	_____
Councilmember Wright	_____	_____

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.

MARSHA L. MORROW, City Recorder

DATE: _____

RECORDED this ____ day of _____, 20__.

PUBLISHED OR POSTED this ____ of _____, 20__

Exhibit A

**Amendments to Section 12-480-6 of the Centerville General Plan
West Centerville Neighborhood Plan**

Exhibit B

**Chapter 12-49 of the Centerville Zoning Ordinance
Parrish-Legacy Mixed Use District Zone**

Exhibit C

Chapter 12-69 of the Centerville Zoning Ordinance Parrish-Legacy Mixed Use Center Urban Design Standards and Guidelines

Exhibit D

**Centerville Zoning Map Amendment
Rezoning Designated Properties to
Parrish-Legacy Mixed Use Center District Zone (PL-MU)**

ZONING ORDINANCE MAP (*Implementing a
New District*)

The **PL-MU Zone** is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed-Use Center District of the West Centerville Neighborhood Plan. For the **PL-MU Zone**, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 North to the south City

**PLANNING COMMISSION
RECOMMENDATION**

On December 10, 2014, the Planning Commission recommended, to the City Council, **APPROVAL** of the proposed general plan and zoning amendments, as attached with this report.



Suggested Reason for the Action (Finding):

The Planning Commission finds that based upon the studies and recommendations of staff and for the reason that there is a need to plan for the future in the West Centerville Neighborhood area and the plan proposed for mixed-use appears to be the most logical for that area.

Planning Commission Vote (4-3):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson	X		
Kjar		X	
Merrill	X		
Randall		X	
Ince		X	

[Edits to the Plan's existing section]

FUTURE LAND USE

GOALS:

**1. Enhance the Centerville
City Business Park District
(Cont...)**

OBJECTIVES:

- 1.G. Allow metal buildings to remain or be constructed in the interior of the Business Park, although require additional use of materials to enhance the appearance of such structures.
- 1.H. Limit land uses of the Business Park to light manufacturing, office, and professional service type uses.

~~1.I. Reconfigure the Industrial Very High Zoning District in extreme southeast area and amend Section 12-36 Table of Land Uses (Zoning Ordinance) to allow the existing heavy industry uses, subject to a conditional use permit review.~~

*[Add new section & re-number the
remaining document Sections 7-16]*

FUTURE LAND USE

GOALS:

6. Create and Develop the Parrish-Legacy Mixed Use Center District

The Parrish-Legacy Mixed Use Center District generally consists of the adjoining lands located south of 200 North and east of 1250 West Street, and south to the City Limits.

The desire is to identify future land use options for implementing centers as described in the Wasatch Choices 2040 Plan and also for supporting or expanding a mixed commercial/residential node known as Legacy Crossing at Parrish Lane.

Additionally, the desire to a quality neighborhood with a supportive commercial base to provided needed local goods and services without necessarily having to travel to another area to obtain them.

Lastly, the desire to create and provide alternative modes of travel to potentially reduce living costs and promote an improved healthy lifestyle though walking, biking, and other forms of human activity.

OBJECTIVES:

- 6.A. Avoid isolating the existing multi-family uses generally located in the area (e.g. *Legacy Crossing & Legacy Apartments*)
- 6.B. Provide improved future land use options for the existing underutilized industrial lands
- 6.C. Consider creating needed synergy for re-development opportunities (e.g. *expanding existing CDA or using site clean-up grants for the heavy industrial use area*)
- 6.D. Consider future opportunities to integrate alternative transit choices to the area (e.g. *enhanced bus, bus rapid transit, and trail links*)
- 6.E. Create appropriate land use transitions into the neighboring City of West Bountiful (e.g. *locate lower densities or park areas adjacent to City boundaries*)
- 6.F. Ensure that commercial uses are not severely limited or excluded from the mixed-use land development pattern
- 6.G. Consider allowing multi-family densities of up to 45 units per net acre, provided there is

*[Add new sections & re-number the
remaining document Sections 7-16]*

FUTURE LAND USE

GOALS:

6. Create and Develop the Parrish-Legacy Mixed Use Center District (cont...)

OBJECTIVES:

(cont...) sufficient opportunity to be supported with needed goods and services

6.H. Provide for the development of park facilities or urban public spaces for the benefit of residents and users of the district. Consider such placement of such spaces as part of a transition to West Bountiful, redevelopment of the Trinity Steel site, or within and around transit nodes.

6.I. Create pathway and trail connections within the area and outside the area, with focus on access to transit nodes and to the regional trail system (*i.e. Legacy & D&RG Western Trails*). These connections would provide a major form of alternative travel mode, as well as encouraging a healthy and livable lifestyle.

6.J. Explore the possibility of a local road fly-over bridge at Porter Lane connecting (*across the rail corridors and interstate*) to the east side of the City. Not only would this allow improved intra-city circulation, it would alleviate traffic congestion at the Parrish interchange & provide a secondary emergency service access to the area.

Title 12 – Zoning
Article 4 – Special Purpose and Overlay Zones
Chapter 12-49 – Parrish-Legacy Mixed Use Center District Zone

Sections.

12-49-010.	Purpose.
12-49-020.	Scope.
12-49-030.	Definitions.
12-49-040.	Zone Location.
12-49-050.	Other Approval Requirements.
12-49-060.	Development Agreement.
12-49-070.	Development Project Evaluation.
12-49-080.	Zone Densities.
12-49-090.	PL-MU Zones, Permitted and Conditional Uses.
12-49-100.	PL-MU Zone Design Pattern Book.
12-49-110.	Development Plan Approvals.
12-49-120.	Regulations of General Applicability.
12-49-130.	Development Implementation.
12-49-140.	Development Standards.

12-49-010. Purpose.

The purpose of the Parrish-Legacy Mixed Use Center ("PL-MU") District Zone is to:

- (a) Provide for a master-planned, architecturally-designed development with customized requirements and standards to permit flexibility and initiative in property development;
- (b) Facilitate the integration of diverse but compatible uses, including, but not limited to, commercial, higher density residential, mixed-node or use, and other multi-transportation modal and related community uses;
- (c) Better preserve and enhance the property and neighborhood through integrated planning and design that would not be possible under other traditional zoning districts and regulations of the City; and
- (d) Provide for the incorporation of a thematic building and landscaping designs, to enhance site development design through human-scaled design elements and amenities, encourage the development and use of multi-modal transportation options, and make physical connections to usable trail and public space amenities.

12-49-020. Scope.

The provisions of this Chapter shall apply to any real property located in the Parrish-Legacy Mixed Use (PL-MU) Zone, as shown on the Official Zoning Map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville City Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

12-49-030. Definitions.

Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title.

12-49-040. Zone Location.

The PL-MU Zone is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed Use Center District of the West Centerville Neighborhood Plan. For the PL-MU Zone, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 north to the south City limits.

12-49-050. Other Approval Requirements.

Except as otherwise provided in this Chapter, an application for development within the PL-MU Zone shall be submitted and processed pursuant to applicable requirements of this Title, the Centerville City Code, and any rules, regulations, or standards adopted there under, including, but not limited to, conceptual, preliminary and final subdivision plats, site plans, conditional use permits, building permits, and any other needed permit or approval.

(a) *Rezoning Approval Process.* Except as otherwise specifically provided herein, an application for rezoning of property to the PL-MU Zone shall comply with the requirements for zoning map amendments as provided in Section 12-21-080 of this Title.

(b) *Subdivision Approval Process.* Except as otherwise specifically provided herein, an application for development within the PL-MU Zone shall comply with the procedures and requirements for subdivision plat approval as provided in Title 15 of the Centerville City Code.

(c) *Site Plan Approval Process.* Except as otherwise specifically provided herein, an application for construction and improvements within the PL-MU Zone requiring site plan approval under Section 12-21-110 of this Title shall comply with the requirements therein.

12-49-060. Development Agreement.

Any application for rezoning or development of property to the PL-MU Zone may be conditioned upon the applicant entering into a development agreement with the City designating and describing contractual requirements for the development of the property.

12-49-070. Development Project Evaluation.

(a) *Development Characteristics.* Development within the PL-MU Zone shall exhibit design components and characteristics, such as those set forth below, which set the development apart from a standard subdivision and/or traditional site plan approval accomplished under this Title.

- (1) Mixed Use or Mixed Sector Integrated Land Use Patterns;
- (2) Human Scaled Building Architecture;
- (3) Integrated Use of Landscaping, Plazas, Courts, Trails/Pathways, and other Common Amenity Areas;
- (4) Encourages, Promotes or Provides Opportunities for Multi-modal Transportation Options.

(b) *Evaluation Criteria.* Each development proposal for development within the PL-MU Zone shall be evaluated based on its compatibility with:

- (1) The Centerville City General Plan and West Centerville Neighborhood Plan;
- (2) The purpose and development guidelines of the PL-MU Zone set forth in this Chapter;
- (4) The purpose and standards of the Parrish – Legacy Mixed Use - Urban Design Guidelines set forth in this Title for the PL-MU Zone; and

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Article 4 – Special Purpose and Overlay Zones
Chapter 12-49 – Parrish-Legacy Mixed Use Center District Zone

- (6) Any other City-approved study applicable to the subject areas.

(c) Burden of Persuasion. An applicant shall have the burden of showing that the proposed uses, project design, and location of utilities and facilities meet the requirements of this Chapter.

12-49-080. Zone Density.

(a) *PL-MU Zone Density.* Development within a PL-MU zone shall substantially comply with Table 12-49-12 and with Section 12-69 – Parrish/Legacy ~~TOD~~*Mixed Use Center District*- Urban Design Standards & Guidelines.

(1) The PL-MU zone is principally zoned for neighborhood commercial uses, similar to the uses as listed in the Commercial-Medium (C-M) Zoning District. Nonetheless, the PL-MU mixed use concept is to allow for the development of residential uses at a density sufficient to create, to the degree possible, a new semi-self-sustaining neighborhood within the West Centerville Plan area.

(2) The mixed ratio of commercial use to residential use may be defined with the final site plan submittal approval provided the proposed commercial uses predominately achieve the following for residents living in the Parrish-Legacy Mixed Use Center District:

- i. Provide opportunity for food service or local service type retail commercial service
- ii. Provide opportunity for personal care and/or instructional type services.
- iii. Provide opportunity for medical care or health type services.
- iv. Provide opportunity for adult or child care type services, or
- v. Provide other types of commercial uses deemed appropriate for servicing the local residents.

(3) Residential uses, up to 45 units per net acre, shall only be established in conjunction with other general commercial, office and supportive commercial type uses of any proposed development project.

(4) A variety of residential dwelling types or styles shall be integrated into the design and layout of a development within the PL-MU Zone.

(b) *No Density Guarantee.* The density limitations and provisions set forth in this section are not intended to guarantee density for any project area or development within the PL-MU Zone. Actual density shall depend on compliance with applicable standards, and circumstances and topography of the particular property or project.

12-49-090. PL-MU Zone, Permitted and Conditional Uses.

(a) *PL-MU Zone* – The following uses, as defined in this Title, shall be the permitted and conditional uses in the PL-MU Zone, unless otherwise expressly allowed or prohibited as listed herein:

(1) *Permitted Uses:*

- Permitted Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
- Permitted Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones

- Building, Accessory
- Dwelling, Multiple-family
- Cultural Service
- Restaurant, General
- Restaurant, Eatery

(2) *Conditional Uses:*

- Conditional Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
- Conditional Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones
- Public Park
- Transit Facility, Public
- Assisted Living Facility
- Senior Center
- Utility Substation, Public

(3) *Not Permitted Uses:*

- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zones
- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential – High Zones.
- Dwelling, Single-family
- Manufactured Home
- Protective Housing Facility
- Rehabilitation/Treatment Facility
- Transitional Housing Facility

12-49-100. PL-MU Zone Development Design Pattern Book.

(a) *Development Design Pattern Book Required.* In addition to applicable requirements of this Title and other provisions of the Centerville City Code, all applications for the development of property to the PL-MU Zone shall include a development design pattern book.

(b) *Development Design Pattern Book Acceptance.* The development design pattern book shall be reviewed and approved by the City in conjunction with an application for conceptual site plan and/or conceptual subdivision acceptance within the PL-MU Zone.

(c) *Development Design Pattern Book Submittal Requirements.* In addition to the conceptual site plan or conceptual subdivision submittal requirements of this Title, the development design pattern book shall provide and address the following:

- (1) Written descriptions and graphic illustrations explaining how the development compliments the physical form of the property and how all six (6) Urban Design principles found in Section 12-49-020 of this Title are to be integrated into the design of the development.
- (2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes.
- (3) Written descriptions and graphic illustrations that clearly describe proposed public spaces, landscaping ideas, pedestrian pathways, and related ornamental features and/or amenities; and

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- (4) Written descriptions and graphic illustrations outlining the integration of uses and layouts within and outside the development. If surrounding properties are underdeveloped or have not been developed in accordance with the desires of the Parrish-Legacy Mixed Use Center District, then the written descriptions or illustration shall depict how future integration could be materialized with future development;

12-49-110. Development Plan Approvals.

- (a) *Effect of Development Plan Approvals.* Upon acceptance of a conceptual plan and/or the associated development design pattern book by the City, further development applications such as subdivision plat and site plan approval for development within the PL-MU Zone shall comply substantially with conceptual site plan and/or development design pattern book.

12-49-120. Regulations of General Applicability.

The use and development of real property in the PL-MU Zone shall also conform to regulations of general applicability as set forth in the following chapters of this Title, unless otherwise provided in this Title.

- (a) *Existing Conditions Inventory.* See Chapter 12-50 of this Title.
- (b) *Landscaping and Screening.* See Chapter 12-51 of this Title.
- (c) *Off-Street Parking and Loading.* See Chapter 12-52 of this Title.
- (d) *Parrish-Legacy Mixed Use Center Urban Design Standards & Guidelines.* See Chapter 12-49-020 of this Title.
- (e) *Signs.* See Chapter 12-54 of this Title.
- (f) *Supplementary Development Standards.* See Chapter 12-55 of this Title.
- (g) *Temporary Uses.* See Chapter 12-56 of this Title.

12-49-130. Development Implementation.

- (a) *Intent.* The PL-MU Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the respective zone and/or the approved development plan for the property.
- (b) *Conceptual Site Plan and/or Preliminary Subdivision Plat.* Except as otherwise initially adopted and implemented by the City, a rezoning of any property to the PL-MU zone shall be subject to and conditioned upon submission of a conceptual site plan and/or preliminary subdivision plat within one (1) year from the effective date of rezoning.
- (b) *Final Site Plan or Final Subdivision Plat.* Rezoning or development of any property in the PL-MU Zone is further subject to submission and approval of a final site plan and/or submission, approval, and recording of a final subdivision plat within one (1) year from the effective date of approval of the preliminary subdivision plat(s) and/or conceptual site plan approval, as applicable.

- (c) *Substantial Construction.* Substantial construction shall be commenced within one (1) year from the date of final site plan approval or final plat recording.

12-49-140. Development Standards.

Development within the PL-MU Zone shall comply with the bulk and area regulations, as set forth in Table 12-69-1, Development Standards in the PL-MU Zone and all other applicable requirements of this Title and the Centerville City Code.

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Table 12-49-1
Development Standards in the PL-MU Zone

Development Standard	Parrish-Legacy Mixed Use Center District Zone (PL-MU)
Density	
Main Building, Floor Area	Maximum 10,000 sq. ft. per tenant space or single user building
Residential Dwelling Units, max density is calculated using which per acre measurement is less	Gross Density – 20 dwelling units per acre calculating the area of an entire mixed use development
	Net Density – 45 dwelling units per acre when calculating net lot area used exclusively for residential uses
Lot and Parcel Standards	
Minimum Area	No Requirement
Minimum Frontage	50 Feet
Minimum Width	50 Feet
Building Standards	
Distance Between Buildings	No Zoning Requirement (<i>only per building construction or other applicable codes</i>)
Maximum Height, Main Building	45 Feet
Maximum Height, Accessory Building	20 Feet
Setback Standards – Front Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Setback Standards – Rear Yard	
Main Building	15 Feet
Accessory Building	5 Feet
Setback Standards – Interior Side Yard	
Main Building	(zero) 0 Feet, Minimum Depth 10 Feet, Maximum Depth
Accessory Building	Not Permitted
Setback Standards – Street Side Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Site Standards	
Buildable Area, Minimum	No Requirement
Hard Surfacing – Maximum Total of Lot or Parcel	90%
Outside Storage	See Section 12-69-050.a.1 and 12-69-060.a.4 of This Title
Buffer Landscaping	15 Feet Adjacent Along the Boundary Line of a Different Zoning District

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Article 6 – Regulations for Specific Uses
Chapter 12-69 – Parrish/Legacy Mixed Use Center Urban Design Standards & Guidelines

Sections:

12-69-010.	Purpose
12-69-020.	Scope
12-69-030.	Definitions
12-69-040.	Design Principles
12-69-050	Design Standards
12-69-060	Design Guidelines
12-69-070	Color Palette

"should" signifying that the guidelines are desirable objectives to be achieved but may not be mandatory or feasible for every given development situation.

12-69-010. Purpose.

The purpose of these design, principles, standards and guidelines is to enhance the economic viability and aesthetic value of the Parrish-Legacy Mixed Use (PL-MU) Center District as an important mixed use and multi-mode transit center for Centerville City. Equally important for this district is for it to function as an iconic place where the urbanized environment interfaces with a potential future transit system and public park that are to be located in the immediate center.

12-69-020. Scope.

Any lot or parcel located within PL-MU Zone, or area as shown in the General Plan for the West Centerville Neighborhood and/or as defined below, shall be subject to the standards and regulations of this Chapter. Such standards and regulations are intended to be in addition to the existing standards and regulations of the underlying zone of the property and other applicable regulations of this Title.

- (a) Design Standards and Guidelines - This Chapter establishes three (3) kinds of design criteria: principles, standards and guidelines.

- (1) **"Design Principles"** establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a Mixed Use Center. These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the Mixed Use Center District.
- (2) **"Design Standards"** are required in addition to other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between the standards of this Chapter and other applicable provisions of this Title, the interpretation and provisions of this Chapter shall govern for all development within the Mixed Use Center District.
- (3) **"Design Guidelines"** indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the Mixed Use Center District. Guidelines thus use the verb

12-69-030. Definitions.

Certain words and phrases in this Chapter are defined in Chapter 12-12 of this Title.

12-69-040. Design Principles.

- (a) Principle #1, Mixed Use Center Branding – An emphasis on the built environment with visual characteristics that create and support strong multi-modal, transit-supported, and functional in use, identity and appearance.
- (b) Principle #2, Development and Multi-use Connectivity – Creating cohesive visual and physical connections between business, residential, and public transportation uses.
- (c) Principle #3, Site Development Patterns Create physical development patterns that contextually contribute to the creation of a Mixed Use neighborhood through building, landscaping and parking area placement, the establishment of public spaces, and with streetscape enhancements.
- (d) Principle #4, Pedestrian and Non-motorized Network Connections – Creating interconnected trail and pathway systems, both internally and externally, for use by pedestrians, residents within the Mixed Use center, and other non-motorized modes of travel.
- (e) Principle #5, Human-Scale Elements Described – the built setting is to reflect the human experience in the Mixed Use Center by accomplishing the following:
 1. Structures proportioned to people instead of vehicles
 2. Comfortably scaled public and private spaces
 3. Pedestrian-friendly elements or comforts
 4. Use of interesting details and textures with building materials
 5. Offering or the appearance of slow-paced environments, with places to pause and engage with others.
 6. Visually or physically appealing to the senses of people

12-69-050. Design Standards.

- (a) PL-MU Zone, Commercial, or Mixed Use Building Architecture – Buildings and structures are to enhance the Mixed Use Center District by complementing into the overall center's appearance, similar in visual allure to what is contextually done similar transit supported area, such as the "implementing area" demonstration sites of the Wasatch Choices 2040 Plan.

- (1) The architectural building design shall consider the visual relationship to the public streets, pedestrian

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pathways, plazas, public spaces, and where deemed applicable the future transit station stop, or public park, to create an attractive appearance when viewed from these areas. Parking, loading docks, mechanical equipment, and outdoor storage area shall be buffered or where possible screened from view, while present in these areas.

- (2) The materials selection and construction method of structures or buildings shall take into consideration the branding image of the Mixed Use Center District. The materials and construction methods shall provide visual interest and appeal that supports the expected details and design of a well-crafted urban/transit station center experience.
- (3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. A diverse design scheme is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is also desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. A 360-degree design shall be used; although secondary sides that are less visually prominent may receive up to a 50% reduction in the amount of articulation used in the building's approved design.
- (4) All buildings and structures shall be proportional or in scale with other buildings within the immediate vicinity.
- (5) When facades face a transit station, public spaces, a local street, or any pedestrian pathway, or, where deemed applicable for other prominent public spaces by the approving entity, the architectural design shall incorporate windows and functioning entryways that comprise a total minimum of 50% fenestration on that façade. Awnings, canopies, pillars, or other design features shall be used to accent the main facade of the building or structure. Windows and additional elements such as balconies, overhangs, or canopies shall also be incorporated to provide a minimum of 30% fenestration in upper levels of multi-story or vaulted single story buildings and structures to frame and provide a human scale to such buildings.
- (6) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the base layer and bold gestures used in the architectural design of all buildings. Decorative use of stucco, tile, cement fiber board, and other similar appearing materials shall be the main background materials used in the building design. Metal and glass are allowed as accent materials but shall not comprise the main material of a building. Substantial or prominent use of

unnatural/synthetic appearing materials, such as vinyl and plastics shall be minimized. Use of these other types of materials shall not exceed 15% of the building or structure's exterior.

- (7) Colors and finishes shall complement the Parrish-Legacy Mixed Use Center District. The provided color palette of 12-69-070 shall be used as the resource for both primary and accent ~~shore-land environment~~ hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(b) Public Spaces and Site Landscaping – Public Spaces and Site Landscaping are to be used to enhance the Mixed Use Center environment and act as accouterments to create transitions between the buildings and the streetscape.

- (1) Each development shall provide walkways, plazas, and other pedestrian oriented hardscape area and shall be integrated into the site landscaping plan, provided that such impervious area do not exceed forty-five (45) percent of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, concrete or asphalt trails, plazas, and other non-vegetative construction located in area designated as landscaping.
- (2) The public space and site landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All plans shall consider the mixed use context of the desired built environment and its unique contribution to the character of the community.
- (3) The public space and site landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, trails, and access to open space area. Each development is to provide appropriate pedestrian connections to usable open space and trail amenities.
- (4) Developed areas devoted to public space and landscaping shall utilize a mixture of ornamental and native or local climate plantings. Plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the West Side Neighborhood.
- (5) Trees and evergreens shall be used to frame public spaces and ensure that the mixed use character of the center is sustained. However, trees and evergreens are also to be used for area needing shading, screening, and privacy.
- (6) The public space and site landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All new utility lines shall be placed underground to minimize their impact on the mixed use environment. Easements above the underground utilities may be incorporated into the overall plan as pedestrian pathways. Strategic placement of public space amenities and

Title 12 – Zoning
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landscape design shall be utilized to mitigate the visual impact of all site utility elements such as transformers, meter boxes, fire protection devices, etc.

- (7) Public space and landscaped area shall be prepared with grades and slopes suitable with their natural surroundings to encourage appropriate pedestrian circulation, use, and enable healthy plant growth and proper drainage.
 - (8) Rock mulching, waterways or stream resembling features, or other visual faux elements, along with decorative walls, landscape boulders, and other objects shall be used in a natural appearing manner to complement the appearance of the mixed use environment.
- (e) Off-street Parking – Parking is a necessity for the varied uses and amenities in the Mixed Use Center District, however, it is to be designed in such a manner to enhance the visual appeal and experience of working, playing, or living in the mixed use environment.
- (1) Parking area shall be segmented or spatially separated and may be connected together by access lanes, open space, stream corridors, or pedestrian pathways. Large or expansive parking or pavement areas are prohibited. Parking center segments shall not exceed two (2) rows of double-loaded parking, without providing a landscaped median to pedestrian pathway to separate the next set of parking rows.
 - (2) Parking area shall be visually buffered and screened from streets and public spaces so automobiles are not visible below the average headlight height area. Screening methods shall include undulating landscaped berms, low decorative walls, and plantings.
 - (3) Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Area where driveways cross pedestrian walkways shall rise to the level of the pedestrian walkway and be constructed of stamped concrete or of other material and design so as to differentiate the center as a pedestrian/vehicle interface.
 - (4) The use of hardscape materials in parking area shall incorporate use of colors and textures to define landscaped islands, pedestrian pathways, loading/unloading area, and other such amenities to soften and improve the visual appeal of impervious surfaces.
 - (5) Ornamental entryway features shall be placed on both sides of every major drive accessing a public street to create a unified Mixed Use Center image. The ornamental entryway features for the Mixed Use Center District shall consist of artistic sculptures, landscaping features, kiosk signs, or other elements designated by the approving entity. The width of major access drives and curb cuts shall be minimized or design to the least width needed to function.
- (6) Direct access to individual parking lots or pavement area to the 1250 West or other major arterial access is prohibited. Parking lot design and placement shall consider future development on adjacent sites and plan for future interconnections where deemed appropriate by the approving entity.
- (7) Traffic circulation patterns are to primarily direct commercial use traffic onto the arterial and major collector streets. Multiple-family residential traffic is to be primarily directed onto minor collector or local streets.
- (8) A shared parking analysis and circulation plan shall be provided to minimize single-use parking area. Multiple-use or sharing of parking and parking area is desired for the Mixed Use Center District. All requests for parking requirement modifications are to comply with Section 12-52-110 of this Title. Even so, the parking to be provided for each development shall not be in excess of 125% of the City's parking ordinance requirements.
- (f) Fences and Walls – The use of fences and walls are to be minimized in the public space and site landscaping area of the Mixed Use Center District.
- (4) Raised planting beds, berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.
 - (5) Where security and access controls are needed, an open style fence or semi-private designs shall be utilized.
 - (6) Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings that related to the desired mixed use environment. Vinyl, chain link, and barbed wire types of fencing are not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs.
 - (7) Open access to the pedestrian pathway or trail systems shall be provided and shall not be impeded by the use of fencing or walls.
 - (8) The use of sound walls is strictly prohibited and shall not be used to separate development from a transit station, public park, or surrounding commercial support areas.
- (g) Outdoor Lighting – The residential use areas are an important part of the character and intrinsic quality of the Mixed Use Center District. Developments shall provide a lighting plan and such fixtures and lamps systems shall consider a proper balance between security and safety needs and the negative impacts of high intensity lighting for residential uses.
- (1) Lighting shall primarily be focused on the human scale environment of public spaces and

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landscaping. Additionally, lighting is to be used for accentuating buildings and the mixed use environment. Lighting that is needed for safety and visibility shall be minimized. Lighting levels shall be scaled back to the minimal levels needed to achieve its purpose. The use of excessive or over lighting is prohibited.

- (2) Fixtures or elements producing light shall select the correct bulb type to achieve the lowest wattage necessary. Lighting elements shall be hidden or utilize full-cut-off shields to eliminate shining or reflecting up unnecessarily up into the night sky and to minimize glare and light trespass beyond center where lighting is needed or onto adjacent properties.
 - (3) Self-regulating on and off controls shall be used where lighting is needed periodically, but not continuously and shall be set to their proper operation times.
 - (4) Up-lighting shall be used sparingly for accenting architecture, landscaping, and signing. Where up-lighting is used, a narrow angle focused fixture with low wattage lamp shall be used.
- (h) Signing – Signing is to enhance the built qualities of the Mixed Use Center District and shall compliment the signing style of a human-scale urbanized center.

- (1) Business signing shall be simple and scaled to allow for sufficient identification of the operation or facility. The style, colors, and materials shall compliment the architecture and design of buildings associated with the sign.
- (2) Wall sign placement shall not exceed [15] feet in height from final grade of the building and shall comply with Section 12-54-110.b.2, Projecting Signs, Only Low-Profile monument style signs shall be allowed and shall also comply with Section 12-54-110.b.3 & 4, Low-Profile and Multi-Tenant Buildings.
- (3) Sign copy shall consist of individual lettering and logos. Sign copy shall not be internally illuminated or animated. Electronic or changeable copy signs may not exceed 10% of the allowable sign center.
- (4) Informational or business location kiosks may be allowed in the public right-of-way signing program. Such signs shall conform to the public, highway, or local street program design standards and shall be scaled appropriately to maintain the image of the Mixed Use Center District, as allowed by the discretion of the City.

12-69-060. Design Guidelines.

(a) Viewshed Protection – Buildings and similar structures should be designed and placed where their visual impact is minimized to the greatest extent possible, as viewed from a public transit facility, public space, or public streets.

- (1) All main buildings and associated site landscaping and public space area within [250] feet of a future planned or developed public transit station or

public park are to visually be oriented to the transit station or public park.

- (2) View corridors should be created to allow visual connections towards a planned or future transit station or public park. Buildings should not be massed in a manner that creates a complete visual fortress, specifically as viewed from a planned or developed public transit station or public park.
- (3) All service area and back lot uses, such as loading docks, dumpsters, storage area, etc. should be located behind the main buildings or properly screened or visually buffered from view from a planned or developed transit station, public park, a local street, or any pedestrian pathway..
- (4) Land uses needing area for storage, equipment parking, or other such activities, should be screened and segmented into smaller spatial area and may be connected together by access lanes, open space, and other buildings.

(b) Public Right-of-Way, Roadway and Parking Lot Surfacing Design – Properly designed roadway and parking lot placement can create opportunities for shared access ways to reduce the number of access drives along a street or pedestrian path. Basic strategies include sharing driveways, allowing cross access rights for adjacent developments, and minimizing vehicular interruptions along the pedestrian pathways along the street system.

- (1) Shared driveway use should be incorporated into the site and building layout, including consideration of development on adjacent sites. Driveways should be limited to 25 feet (residential) and 30 feet (commercial/mixed use) in width.
- (2) The primary roadway and parking lot design style should be for restricted speeds to allow for on-street parking area, pedestrian bulb-outs at intersections, and where deemed appropriate at the mid-block crossings.
- (3) The minimum right-of-way for roads of the Mixed Use Center District should be primarily range from 40-45 feet and the maximum should be 50 feet.
- (4) The following maximum road widths and sidewalk surfacing should be as follows
 - (A) Local Residential Roads = 22 feet with No Parking, 29 feet with Parking.
 - (B) Other Local and Collector Roads = 31 feet
 - (C) Arterial Roads = 35 feet
 - (D) Eight (8) feet sidewalks within 250 Feet of a planned for developed public transit facility
 - (E) Five (5) feet for the general pedestrian pathway and sidewalk systems.

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- (F) Eight to Ten (8-10) feet for Multiple-Use Trails and Pathways, as deemed necessary by the City.
- (5) Public street design and development within the Mixed Use Center should reflect the proper design theme motif and be unified across the entire District. The streetscape design should include the use of, but not limited to, the following types of elements:
 - (A) Interpretive signs and kiosks
 - (B) Street trees with decorative planting beds or decorative grating
 - (C) Decorative light fixtures and street signs
 - (D) Benches or places to rest
 - (E) Bike lanes and bike racks
 - (F) Decorative waste cans and drinking fountains
 - (G) Trailhead and spur connections facilities to the center's trail systems.

12-69-070 Color Palette

- YET TO BE DETERMINED -



On January 20, 2015, the City Council agreed to the following process for City Council review and decision-making on the proposed West Centerville Neighborhood General Plan Amendments and the related Zone Text/Map Amendments for the Parrish/Legacy Transit-Oriented District (TOD):

*** Step 1: City Council Work Session.** Hold a City Council Work Session to review the recommendations from the Planning Commission regarding the proposed General Plan Amendments and Zone Text/Map Amendments for the West Centerville Neighborhood. Notice of the Work Session shall be provided in accordance with State law and City Ordinances. The Planning Commission Chair can be invited to this meeting to answer any questions about the Planning Commission's decision or recommendation. This City Council Work Session will be held at **5:00 p.m. on Tuesday, February 3, 2015.** (Note: the City Council combined Step 1 and Step 2 to be held on the same night.)

*** Step 2: City Council Business Meeting and Public Hearing.** Schedule and provide notice of the General Plan Amendments and Zone Text/Map Amendments on a regular City Council meeting agenda for consideration and public hearing. Allow Staff to provide brief background on the proposed amendments, the Planning Commission's recommendations regarding the amendments, and any additional background information needed for the public. Notice of public meeting and public hearing shall be provided in accordance with State law and City Ordinances. Courtesy notice may also be sent to all business and property owners within the study area and/or the area proposed for rezone (such courtesy notice was provided at Planning Commission level). After public hearing has been held, make a motion to table action on the items and to continue the public hearing. This matter will be heard as part of the regular business meeting of the City Council to be held at **7:00 p.m. on Tuesday, February 3, 2015.** (Note: the City Council combined Step 1 and Step 2 to be held on the same night.)

*** Step 3: Special Public Meeting for Stake Holders.** Schedule a special public business meeting of the City Council to obtain input from the stake holders (i.e. school district, affected cities, utilities, UDOT, etc.). Provide notice of public meeting as required by State law and City Ordinances. Provide courtesy notice to listed stake holders. This invitation includes West Bountiful representatives. Allow Staff to provide brief background of the proposed amendments and process for decision-making. Open public hearing as continued from the last City Council meeting. Comments from this "stake holder" meeting should be included as part of the public record and public comment regarding the proposed amendments. After the public hearing, table action on the matter and continue the public hearing to the next City Council meeting. This Special Meeting for the stake holders will be held at **7:00 p.m. on Tuesday, February 24, 2015.**

*** Step 4: City Council Business Meeting and Public Hearing.** Allow Staff to provide brief background of proposed amendments and process. Open the public hearing for final public comment. Close the public hearing and allow City Council members time to debate the proposed amendments. The City Council can take action on the matter at this meeting or table the matter for further consideration or additional information from Staff. This matter will be heard as part of the regular business meeting of the City Council to be held at **7:00 p.m. on Tuesday, March 3, 2015.**



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West • Centerville, Utah 84014 • (801) 292-8232 • Fax: (801) 292-8251

COURTESY NOTICE TO PROPERTY OWNERS, BUSINESS OWNERS AND AFFECTED ENTITIES OF WEST CENTERVILLE NEIGHBORHOOD AMENDMENTS AND RELATED ZONE MAP/TEXT AMENDMENTS

A number of public hearings and meetings have been held before the Centerville City Planning Commission regarding proposed amendments to the West Centerville Neighborhood Area and related Zone Map/Text Amendments. These General Plan and Zone Map/Text Amendments affect property and/or business you own or serve within the project area. On November 19, 2014, after studying and considering the matter, the Centerville Planning Commission recommended approval of the proposed General Plan and Zone Map/Text Amendments for the West Centerville Neighborhood. The next step in the process is for review and consideration of the proposed amendments by the Centerville City Council.

The Centerville City Council will be holding a number of meetings and public hearings regarding this matter. You are invited to attend any or all of these meetings and to provide your input during the scheduled public hearings. The following public meetings and hearings are scheduled to be held by the Centerville City Council:

City Council Work Session

5:00 p.m. on Tuesday, February 3, 2015
250 North Main, Centerville, Utah

City Council Public Hearing

7:00 p.m. on Tuesday, February 3, 2015
250 North Main, Centerville, Utah

City Council Special Meeting for Affected Entities

7:00 on Tuesday, February 24, 2015
250 North Main, Centerville, Utah

City Council Continued Public Hearing

7:00 p.m. on Tuesday, March 3, 2015
250 North Main, Centerville, Utah

For more information on what will be discussed at these meetings, you may contact the Community Development Department at (801) 292-8232 or by visiting the following link for the City Council Agenda & Backup Materials (available 3 days before the meetings):
<http://centervillepublic.novusagenda.com/>

January 23, 2015

Mayor Kenneth Romney and City Council
West Bountiful City
550 North 800 West
West Bountiful, Utah 84087

Re: *West Centerville Neighborhood General Plan and Zone Map/Text Amendments*

Honorable Mayor and City Council Members:

I have received your letter dated November 4, 2014, regarding West Bountiful City's concerns and interest in the proposed amendments to Centerville City's General Plan and Zoning Map/Ordinances regarding the West Centerville Neighborhood Plan. Thank you for your interest and request for participation in this process. We are interested in hearing and receiving your input regarding these future plans. We understand the decisions we make will impact your residents and we desire to fully hear your concerns.

A number of public hearings and meetings regarding this matter have already been held before the Centerville Planning Commission. On November 19, 2014, after studying and considering the matter and receiving significant public input, the Planning Commission has recommended approval of the proposed amendments to the City Council. The City Council has discussed how to best receive and review the proposed General Plan and Zoning Map/Ordinances in a manner that will provide an opportunity for all interested parties to be heard. We would also like to be responsive to your request for participation. The Council has agreed to the following process that includes a Special Meeting for consideration of West Bountiful City Council input and participation. Our planned process for consideration and review of this matter is summarized as follows:

Step 1. City Council Work Session. The Centerville City Council intends to hold a work session on Tuesday, February 3, 2015 at 5:00 p.m. to review the recommendations from the Planning Commission regarding the proposed General Plan and Zone Map/Text Amendments. The purpose of this work session is to educate the City Council regarding the Planning Commission recommendation and to answer any questions the Centerville City Council may have regarding the proposed amendments. The work session is a public meeting which the public is invited to attend, but the Council will not be taking public comment during the work session. You are welcome to attend this work session to receive information regarding the proposed plans for the West Centerville Neighborhood.

Step 2. City Council Public Hearing. The Centerville City Council intends to hold a public hearing regarding the proposed General Plan and Zone Map/Text Amendments for the West Centerville Neighborhood Plan on Tuesday, February 3, 2015 at 7:00 p.m. or as soon thereafter as the matter can be heard. A brief presentation of the Planning Commission's recommendation and the proposed amendments will be presented by Staff. After Staff's

presentation, the Council will open the public hearing on the matter. You are welcome to attend this public hearing and/or to provide notice of this public hearing to your residents. After all participants have had an opportunity to participate in the public hearing, the Centerville City Council intends to table the matter and continue the public hearing to the next Special Meeting (as discussed in Step 3).

Step 3. Special Meeting for Affected Entities. The Centerville City Council intends to hold a Special Meeting on the proposed General Plan and Zone Map/Text Amendments for the West Centerville Neighborhood Plan on Tuesday, February 24, 2015 at 7:00 p.m. The purpose of this Special Meeting is to provide the West Bountiful City Council (and other affected entities) an opportunity to provide specific input on the proposed plans to the Centerville City Council. You will be receiving a separate notice of this meeting. This meeting will be considered a continuation of the public hearing and will be part of the record for review and consideration of the proposed amendments by the Centerville City Council. Your participation at this Special Meeting is requested as we desire to understand your concerns. We believe the format of a Special Meeting will provide an opportunity for meaningful dialogue between the cities and full consideration of your interests and concerns with the proposed plans. After you (and other affected entities) have had an opportunity to share and provide your input regarding the proposed plans, the Centerville City Council intends to table the matter and continue the public hearing to the next regularly scheduled business meeting of the Council (as discussed in Step 4).

Step 4. City Council Continued Public Hearing. The Centerville City Council intends to continue the public hearing on the proposed General Plan and Zone Map/Text Amendments for the West Centerville Neighborhood Plan to its next regularly scheduled business meeting to be held on Tuesday, March 3, 2015 at 7:00 p.m. or as soon thereafter as the matter can be heard. This will likely be the final public hearing on the matter, although the City Council could continue the public hearing to another date if deemed necessary. The purpose of the meeting on March 3rd is to provide an opportunity for further public input on the proposed plans and to then provide the Centerville City Council an opportunity to discuss and review the plans and public input. The City Council may make a final decision on the matter at this meeting or may table the matter for further consideration.

We hope you find this summary of our process for consideration of the proposed General Plan and Zone Map/Text Amendments for the West Centerville Neighborhood Plan helpful. We agree that our communities share strong ties and interests. We appreciate the good working relationship that our communities and leaders have and look forward to building and planning for our future together.

Sincerely,

Mayor Paul A. Cutler

cc: Centerville City Council