

JOINT CENTERVILLE CITY COUNCIL & PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL AND PLANNING COMMISSION WILL HOLD A JOINT MEETING AT 5:45 PM ON TUESDAY, MAY 22, 2018 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL ROOM, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

5:45 PM **A. ROLL CALL**

B. BUSINESS

 1. Planning Commission Planning Goals

C. ADJOURNMENT

Mackenzie Wood
Centerville City Recorder

CENTERVILLE

Staff Backup Report

5/22/2018

Item No. 1

Short Title: Planning Commission Planning Goals

Initiated By:

Scheduled Time:

SUBJECT

Discuss proposed goals recommended by the Planning Commission. See attachment for the staff memo with more detail.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 5-22-18 CC Staff Memo for Work Session
- ▣ 5-22-18 Staff Report Table of Uses: Voting Results Top
- ▣ 5-22-18 Main Street Full Survey Results

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

STAFF MEMORANDUM

DATE: MAY 17, 2018

TO: MAYOR, CITY COUNCIL, PLANNING COMMISSION

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

SUBJECT: WORK SESSION – PLANNING COMMISSION GOALS

BACKGROUND

The City Council and Planning Commission are holding a work session to discuss the proposed goals recommended by the Commission. The Commission will be in attendance to expound their views and reasons regarding their priorities. In summary, these goals, as prioritized by the Commission, are as follows:

- 1. MORE PROACTIVE PLANNING (IN PROGRESS)**
- 2. SOUTH MAIN STREET OVERLAY**
 - a. AMEND TABLE OF USES (MAY)
 - b. POSSIBLE AMENDMENTS OF DESIGN GUIDELINES (MAY-JUNE)
- 3. ADMINISTRATIVE PROCESS AMENDMENTS**
 - a. LISA WILL ASSIST IN OUTLINING WHAT IS STATE MANDATED VS. CENTERVILLE CODE, ALONG WITH A PC DECISION MATRIX (APRIL)
 - b. SUBDIVISION ORDINANCE UPDATES
 - c. CORY TO SUMMARIZE AND PRESENT POTENTIAL TIMELINE FOR ANY DESIRED AMENDMENTS (MAY)
- 4. WEST CENTERVILLE**
 - a. REVIEW SUMMARY OF PREVIOUS PLAN AND UPDATE ON WHAT HAS HAPPENED SINCE THEN (JUNE)
- 5. TRAILS AND BIKE LANES**
 - a. JOINT WORK SESSION WITH TRAILS COMMITTEE (AUGUST)
- 6. MANAGEMENT PLAN FOR CITY'S FOOTHILLS PROPERTY**
 - a. PC TO ACT WHEN NECESSARY AT CORY'S LEAD (NOW, ONGOING)

HISTORICAL SUMMARY OF PREVIOUS PLANNING GOALS AND PRIORITIES

GENERAL PLAN AMENDMENTS

- *Southeast Community Plan* - For the past year and half, the City Council had been reviewing and amending the Neighborhood Plan for the Southeast Community. To date here is the status of these efforts:
 - ✓ *Residential Areas:*
 - ***Status - Completed***
 - Residential Areas were modified to prohibit high density development
 - Deuel Creek Historic District was added to the plan
 - Southeast Residential Area was modified to prohibit medium and high-density development (e.g. east side of Pages Lane and east to the foothills).
 - ✓ Pages Lane Commercial Area:
 - ***Status - Completed***
 - Split the superblock into two segments
 - Western Segment to be maintained in commercial uses
 - Eastern Segment honors the commercial uses but allows potential for future residential medium density re-development.
 - ✓ Main Street Area:
 - ***Status - To date remains unfinished***
 - This neighbor plan has set policies for the east side of Main Street, which is separate than what the Main Street Overlay Plan dictates.
 - Much of the South Main Street Overlay incorporates these older policies (e.g. ½ limits for commercial uses).
- *Southwest Community Plan* – This second area was targeted by the City Council as a follow-up to the efforts taken regarding the Southeast Plan. The City Council desired to re-address the medium and high densities allowances for this neighborhood also. ***Status – Efforts Yet to Begin***
- *South Main Street Corridor Plan* – This Corridor Plan has been a target of the City Council for the past couple years. This Plan directly correlates to the Zoning Regulations adopted by the Main Street Overlay Zone. ***Status - To date it remains unresolved***

ZONING/SUBDIVISION CODE AMENDMENTS

- *R-M Zone Standards*
 - ***Status - To date remains partly unfinished***
 - Residential Medium density was limited to 6 units per acre, as a permitted use
 - Multi-family design standards were adopted to address private street widths, sidewalks, and building design for both R-M and R-H Zones
 - CUP Density was eliminated – this elimination leaves a General Plan policy gap that states that residential medium density is 5-8 units per acre.

- South Main Street Corridor Overlay Zone
 - **Status – Ongoing, remains incomplete**
 - Allowable densities have been reduced
 - Lot type minimum “build to” setbacks were relaxed
 - South Gateway Mixed Use was removed for the Pages Lane Area
 - Council/Commission are underway with “Use List” amendments
- Flag Lot Standards – A year or more ago, the City Council eliminated the Flag Lot allowance of the subdivision ordinance. The Council directed the planning staff to continue to keep this matter on the radar and potentially bring changes that might make such allowances more palatable. **Status - To date remains unfinished**
- Subdivision Ordinance Re-write – A year or more ago, the City Attorney undertook an effort to begin a re-write of the City’s Subdivision Ordinance. This included updating the ordinance to be compliant with various changes by the State Legislature. The Development Review Committee has been involved in providing comments to Lisa Romney. However, to date this effort has been stalled due to other needs. **Status - To date remains unfinished**

PAST IDENTIFIED GOALS – 2012 to 2016

- West Centerville Neighborhood Area – The Commission previously believed that with the closure of the Masco facility and the operational changes for the Trinity facility, there remains opportunities to guide future development and re-development within this neighborhood.
- City Trails and Pathway Element – With the completion of the pedestrian pathway of the I-15 overpass, recent development of the Legacy Trail and DNR&G rails to trails, the Commission believed that taking a macro look at City Pathways and Trails is warranted.
- Foothills Plan Elaboration – The Commission believed that there should be a greater focus on the recreational expectations and opportunities of the Foothills Area.
- General Plan Amendment – Geologic/Natural Hazards Element Update (at one time was move to a priority “A”)
- Zoning Ordinance Amendment – Adopt a Geologic Hazards Map & Update Sensitive Lands Ordinance (at one time was move to a priority “A”)
- Parrish Lane Gateway Design Standards Update – Complete the Parrish Gateway Design Area & include re-addressing the use of street lighting move to a priority “A”
- Infill Development Matters – Combine Infill with Accessory Dwelling Units & break issues up into stand-alone components:
 - a. Infill – Old Town Historic Area
 - b. Infill – Accessory Dwelling Units – **Ordinance was ultimately rejected**
 - c. Infill – Small Lot Floating Zone
 - d. Infill – Use of Group Dwellings
 - e. Infill – Use of Alternative Housing Types

- f. Infill – Inclusionary Zoning Programs
- **Zoning Ordinance** – Use of Electronic Copy Signs, specifically matters associated with Main Street

MISCELLANEOUS GOALS/PROGRAMS:

- City Foothills Property Management Plan – **Status: Currently underway**
- Complete Streets Committee – The Policy was adopted by the City Council. However, the implementation program has yet to be undertaken. **Status: Remains Incomplete**

COMMUNITY DEVELOPMENT DIRECTOR’S VIEWPOINT

Over the past number of years, there have been several consistent goals, such as the West Centerville Neighborhood Update and the Community Trails and Pathways Update. The first attempt for West Centerville Neighborhood Update was ultimately rejected. However, a second attempt has always been discussed. Nonetheless, a re-look at South Main Street Corridor Plan has been an ongoing topic and without having achieved a resolution, it seems to have hindered efforts to begin addressing other matters such as the Community Trails and Pathway Update.

Furthermore, the City Council has been actively pursuing residential density changes not only for the South Main Street Corridor, but as of late the entire R-M Zone and the Southeast Community Plan. Staff is aware that the City Council also potentially aiming towards the Southwest Neighborhood as a next step in the density discussion. These recent efforts have occupied much of planning staff’s time and a focus towards previous goals have been deferred. Additionally, there have been sporadic desires to address issues that come about from time to time (*from property owners and residents*) that have diminished efforts to start/accomplish past identified goals and/or diminished their priority.

It is the Community Director’s position that there are too many issues listed above to accomplish for this coming year. Therefore, for this work session, the recommendation from staff is as follows:

1. South Main Street Corridor Plan - The City Council ought to give the Commission and Staff clear direction and expectations for updating the Main Street Use list. The first step staff believes is for the two bodies to consider the common or narrow set of uses that the “Main Street Use Survey” seemingly finds in common. This is a current and immediate goal recommended by the Planning Commission. Further efforts regarding the South Main Street Overlay Zone can be pursued in the middle of this fiscal year.
2. General Planning Goals – The City Council ought to give the Commission and Staff clear direction and expectations for updating, in addition to the South Main Street Corridor, one or two neighbor plan updates. The recommended areas to select from are:
 - a. West Centerville Neighborhood Area

- b. City Trails and Pathway Element
 - c. Southwest Community Plan
 - d. Geologic/Natural Hazards Element Update
3. Zoning/Subdivision Ordinance Goals – The City Council ought to give the Commission and Staff clear direction and expectations for updating 2 or 3 areas of the City’s ordinances. The recommended areas to select from are:
- a. Subdivision Ordinance Re-write
 - b. Geologic Hazards Map & Update Sensitive Lands Ordinance
 - c. Any of the Infill Development Matters
 - d. Parrish Lane Gateway Design Standards Update
 - e. R-M Zone Standards – missing eliminated CUP gap of up to 8 units per acre.
 - f. Stream-lining Administrative Decision-making to allow greater proactive planning by Commission and Staff
 - g. Complete Streets Committee Program Implementation

Following the last Work Session on the Main Street Overlay, held in February 2018, direction was given to move forward with amending the Table of Uses in the C-M Zone (Main Street's primary zone), while other design guidelines will be addressed in the future. A survey was sent out in March of the *full* list of uses, asking the Council and Commissioners their preference on uses and the current allowable status of each (Permitted/ CUP/ Not Permitted). There was agreement on many of the uses that differed from the current allowance.

Starting with the following listed, the Planning Commission wishes to move forward amending the Table of Use List for the C-M Zone in order to incorporate and promote more businesses along this corridor.

The following is the List of Uses where the majority of the responses *differed* from what the *current* allowable status of the use is.

The following uses currently require Conditional Use Permits in the C-M Zone. Many of you believe they should be simply "Permitted" Uses. (While the majority said that "Catering, limited" and "Bed and Breakfast" should remain CUP, the Commission asked for these to be included in the revision list.)

Conditional Uses

	Should be Permitted	Stay CUP	NOT Permitted
[Bank or financial institution]	9	1	1
[Cultural service]	8	3	0
[Church/Place of worship]	6	5	0
[Catering, limited]	4	7	0
[Bed and breakfast]	5	6	0

The following uses are currently NOT permitted in the C-M Zone, but the majority of you think these uses should either be Conditional Use Permits or Permitted Uses in the C-M Zone.

NOT Permitted	Should be Permitted	Should be CUP	STAY not Permitted
[Assisted living facility]	3	8	0
[Post Office]	5	4	1
[Restaurant, general]	3	7	1
[Mortuary]	2	8	1
[Reception Center]	1	9	1
[Park]	5	4	2
[Research service]	3	6	2
[Outdoor recreation and entertainment]	2	7	2
[Hotel]	1	8	2
[Indoor Recreation and entertainment]	4	4	3

[Two-family dwelling]	3	5	3
[Printing, general]	2	6	3
[Business equip. rental, services, and supplies]	1	7	3
[Twin Home]	1	7	3
[Secondhand store]	1	7	3
[Single family Dwelling]	4	3	4
[College or university]	2	5	4
[Construction sales and service]	1	6	4
[Agricultural sales and service]	0	6	4
[Cemetery]	4	2	5
[Multi-family Dwelling]	2	4	5
[School, elementary, middle or high]	2	4	5
[Protective Service]	1	5	5
[Restaurant, fast food]	1	5	5
[Shopping Center]	1	5	5
[Car wash]	0	6	5

Definitions

Agricultural Sales and Service: An establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services.

Business Equipment Rental, Services, and Supplies: An establishment primarily engaged in the display, storage, sale, rental or repair of equipment and supplies used by office, professional or business service establishments, or individuals. Excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops and hotel equipment and supply firms.

Cultural Service: A library, museum or similar public or registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

Construction Sales and Service: An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lot or parcel other than a construction site. Typical uses include lumber yards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.

Mortuary: An establishment engaged in preparing human deceased for burial and conducting funerals.

Printing and Copying, Limited: A business establishment engaged in retail photocopying, reproduction, photo developing or blueprinting services.

Printing, General: The production of books, magazines, newspapers and other printed matter, as well as publishing, engraving and photoengraving, but excluding Printing and Copying, Limited uses.

Protective Service: A facility for conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.

Reception Center: A facility rented for private social gatherings.

Recreation and Entertainment, Indoor: An establishment offering recreation, entertainment or games of skill to the general public that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors, video game arcades, racquetball and handball courts, and amusement rides.

Recreation and Entertainment, Outdoor: An establishment offering recreation, entertainment or games of skill to the general public or members wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters, miniature golf courses, tennis courts, and amusement rides.

Research Service: An establishment engaged in industrial, medical, or scientific inquiries.

Shopping Center: A group of three or more commercial establishments that is planned, developed, and managed as a unit with common areas for off-street parking and landscaping provided on the property.

Permitted Uses	Stay Permitted	Should be CUP	NOT Permitted
[Medical service or laboratory]	11	0	0
[Office, general]	11	0	0
[Personal Care service]	11	0	0
[Personal instruction service]	11	0	0
[Printing and copying]	11	0	0
[Club or Service organization]	10	1	0
[Media service]	10	1	0
[Minor utility]	8	2	1
[Child care center]	7	4	0
[Convalescent care facility]	7	4	0
[Laundry or Dry Cleaning]	7	2	2

Conditional Uses	Should be Permitted	Stay CUP	NOT Permitted
[Bank or financial institution]	9	1	1
[Cultural service]	8	3	0
[Church/Place of worship]	6	5	0
[Catering, limited]	4	7	0
[Bed and breakfast]	5	6	0
[Garden Center]	3	8	0
[Outdoor nursery/Growers Outlet]	3	8	0
[Produce Stand]	3	8	0
[Convenience store]	3	7	1
[Accessory building]	1	10	0
[Family child care facility]	1	10	0
[Repair Service]	1	8	2
[Wireless telecommunication facility]	1	7	3
[Parking lot]	1	5	5
[Resid. facility for ppl with disability]	0	11	0
[Temporary dwelling]	0	9	2
[Public utility substation]	0	8	3
[Temporary Trailer]	0	7	4
NOT Permitted	Should be Permitted	Should be CUP	STAY not Permitted
[Park]	5	4	2
[Post Office]	5	4	1
[Cemetery]	4	2	5
[Single family Dwelling]	4	3	4
[Indoor Recreation and entertainment]	4	4	3
[Assisted living facility]	3	8	0
[Two-family dwelling]	3	5	3
[Research service]	3	6	2
[Restaurant, general]	3	7	1
[College or university]	2	5	4
[Golf course]	2	1	8
[Multi-family Dwelling]	2	4	5
[School, elementary, middle or high]	2	4	5
[Mortuary]	2	8	1

[Printing, general]	2	6	3
[Outdoor recreation and entertainment]	2	7	2
[Bail bond service]	1	1	9
[Business equip. rental, services, and supplies]	1	7	3
[Construction sales and service]	1	6	4
[Auditorium or stadium]	1	4	6
[Private club]	1	2	8
[Hotel]	1	8	2
[Kennel]	1	3	7
[Protective Service]	1	5	5
[Reception Center]	1	9	1
[Major Utility]	1	0	10
[Twin Home]	1	7	3
[Restaurant, fast food]	1	5	5
[Secondhand store]	1	7	3
[Shopping Center]	1	5	5
[Tattoo establishment]	1	1	9
[Agricultural sales and service]	0	6	4
[Car wash]	0	6	5
[Bus terminal]	0	5	5
[Correctional Facility]	0	0	11
[Boarding house]	0	3	8
[Basement dwelling]	0	4	7
[Earth sheltered Dwelling]	0	2	9
[Gas and fuel storage and sales]	0	4	7
[Liquor Store]	0	2	9
[Hospital]	0	2	9
[Operations Center]	0	2	8
[Vocational school]	0	5	6
[Flag Lot Subdivision Development]	0	2	9
[Guest House]	0	4	7
[Manufactured Home]	0	2	9
[Manufactured and mobile home park]	0	1	10
[Mobile home]	0	1	10
[Protective housing facility]	0	1	10
[Rehabilitation / Treatment facility]	0	1	10
[Transitional housing facility]	0	0	11
[Motel]	0	3	8
[Parking garage]	0	2	9
[Pawnshop]	0	2	9
[Stable (public)]	0	0	11
[Tobacco, Specialty retail]	0	1	10
[Tavern]	0	2	9
[Transportation service]	0	3	8
[Impound yard]	0	0	11
[Vehicle rental or sale, limited]	0	2	9
[Vehicle rental or sale, general]	0	1	10

[Vehicle and equipment repair, limited]	0	2	9
[Vehicle and equipment repair, general]	0	2	9
[Warehouse, self storage]	0	2	9