WORK SESSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS WORK SESSION MEETING AT 5:45 PM ON MAY 16, 2023 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Council meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Council meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Mayor and Council reserve the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:
https://centervilleutah.gov/129/Agendas-Minutes

A. ROLL CALL

B. BUSINESS ITEMS
Business action or discussion items to be considered.

1. Joint Discussion with Planning Commission
   Combined discussion with Planning Commission to go over goals and priorities

C. CLOSED SESSION
The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

D. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Robison
Centerville City Recorder

CITY COUNCIL

Staff Report

5/16/2023

Item No. 1.
Title: Joint Discussion with Planning Commission
Initiated By:
Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Combined discussion with Planning Commission to go over goals and priorities

RECOMMENDATION:

BACKGROUND:

See attached memo

ATTACHMENTS:

1. PC Goals and Planning

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

PLANNING STAFF MEMORANDUM

DATE: **JANUARY 11, 2023**

TO: **MAYOR CLARK WILKINSON**
BRANT HANSON, CITY MANAGER

FROM: **COMMUNITY DEVELOPMENT**

SUBJECT: **PLANNING COMISSION DISCUSSION AND GOALS PLANNING**

On January 11, 2023, the Planning Commission met and discussed potential goals and a strategy outline that could be considered. The Planning Commission welcomes an opportunity to meet with the City Council to discuss these future goals. The Commission is open and desires to attend a work session or some type of retreat to prioritize the planning work for the City with the City Council's advice and input. For your information, the newly elected Commission Chair is Heidi Shegrud and the elected Commission Vice Chair is Matthew Larson.

Below is a summary of the planning work identified by the Planning Commission.

LIST OF MAJOR PLANNING PROJECTS

General Plan Update/Economic Planning – The General Plan Update portion would involve strategic updating portions of the Plan that are either outdated or in need of significant changes to meet the needs of the City for the next 20 years. Primarily, the updates would be for the generalized elements regarding Residential/Housing, Commercial/Industrial Development, Natural Hazards, Transportation/Circulation, etc. and not necessarily for the various neighborhood plans. Additionally, there is growing need to address future needs of specific areas, such as the West Centerville Neighborhood, South Main Street Corridor, and some undone previous wants to the Southwest Neighborhood Plan. Below is a suggested potential strategic outline for accomplishing such goals:

A. West Centerville Neighborhood Plan (*in conjunction with a "market economic study.")* This area is seemingly the feasible area of continued growth and development. Several property owners are seeking potential use changes in order to develop their project plans. The competing interests of commercial, industrial, and housing needs to be better understood. Furthermore, developing a location for a potential Frontrunner Stop has been proposed in the past.

Rating: **PRIORITY**

B. Transportation/Circulation Element. Updates are needed to further identify needs for I-15 Interchange and Legacy Parkway Interchanges, the west side connection to Farmington, Frontrunner Station (if desired). Furthermore, a 2018 Alternative Transportation Study was

previously performed by WFRC, in conjunction with Centerville, West Bountiful, Bountiful, and North Slat Lake. Many elements of that study need to be considered and included in this element's update.

Rating: **PRIORITY**

C. Community Facilities Element. Updates are needed to begin planning for and integrating/connecting, the various trails, bike lanes, parks, commercial centers, museums, performing arts centers, City Hall, with additional urban pathways, trailheads, way-finding signing, etc.

Rating: **SEMI-PRIORITY**

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

Rating: **UNDETERMINED**

E. Other Various General Plan Elements – There are other Main Elements will need to re-written and amended to reflect the changes and updates of the above-mentioned updates.

Rating: **SEMI-PRIORITY**

F. Southwest Neighborhood Plan Updates. Due to concerns about multi-family and allowed densities, a previous Council desired to address such community concerns specifically in the south end of the City. The Southeast Plan was chosen first because of the closing of the Dick's Market on Pages Lane and plans were underway for redeveloping the property. This Plan was completed in May of 2018. Nonetheless, the Southwest Neighborhood remains unaltered and other planning priorities took precedent. Staff only is mentioning this because it was at one time a desired planning project.

Rating: **UNDETERMINED**

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

Rating: **PRIORITY**

General Plan Updates to Zoning Code or Map Update – As the General Plan Updates take place, additional ordinance or map amendments will be needed to implement the changes/amendments.

Rating: **PRIORITY**

LIST OF MINOR PLANNING PROJECTS

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

Rating: **PRIORITY**

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

Rating: **LOW-PRIORITY**

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

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

Rating: **UNDETERMINED**

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

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

Rating: **UNDETERMINED**