



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON DECEMBER 10, 2025 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission 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 Commission reserves 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. CALL TO ORDER

- 1. ROLL CALL**
- 2. LEGISLATIVE PRAYER OR THOUGHT - Commissioner Gary Woodward**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

- 1. General Plan Amendments — Comprehensive General Plan Update — Legislative Decision**
Consideration of a recommendation to City Council regarding proposed General Plan amendments, specifically for the proposed Centerville City Comprehensive General Plan Update documentation.
- 2. Public Hearing — Zoning Code Amendments — Landscaping and Screening — CZC 12.51 (Landscaping and Screening) — Legislative Decision**
Consideration of amendments to Centerville Zoning Code regarding water conservation practices and enhanced landscaping and screening requirements for land uses within the landscaping and screening regulations of CZC 12.51.
- 3. Consideration of the Planning Commission Meeting Schedule for Year 2026.**
Consideration of the Planning Commission Meeting Schedule for the upcoming 2026 year.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

- 1. Community Development Director's Report**

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

- 1. Minutes Review and Approval - November 12, 2025**
Consideration of Planning Commission meeting minutes from November 12, 2025.

E. 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**

CENTERVILLE
PLANNING
COMMISSION

Staff Report
12/10/2025

Item No. 1.

Title: General Plan Amendments — Comprehensive General Plan Update — Legislative Decision

Initiated By: Mike Eggett, Community Development Director, Chris Hupp, Psomas

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consideration of a recommendation to City Council regarding proposed General Plan amendments, specifically for the proposed Centerville City Comprehensive General Plan Update documentation.

RECOMMENDATION:

Recommend support of the Centerville City Comprehensive General Plan Update and forwarding it to the City Council with a favorable recommendation.

BACKGROUND:

On October 22, 2025, a public hearing was scheduled and held for this draft Comprehensive General Plan Update and public commentary was provided to the Planning Commission during this meeting. At the conclusion of the public commentary, the Planning Commission discussed the comments and the draft Comprehensive General Plan Update documentation. Following the Planning Commission discussion on this matter, the Planning Commission approved a motion to continue the public hearing to November 12, 2025, to readvertise for the public hearing, and advised the public that written commentary could be provided to City planning staff prior to the next meeting and public hearing on this matter. Further, the Planning Commission then noted that written comments would be provided to the Planning Commission for their review as part of the next meeting discussion on November 12, 2025.

On November 12, 2025, there was a second public hearing held for this draft Comprehensive General Plan Update and public commentary was provided to the Planning Commission during the meeting. The November 12, 2025, public hearing was advertised for the proposed Comprehensive General Plan Amendments in accordance with State and City Code requirements. At the conclusion of the public commentary, the Planning Commission discussed the comments and the draft Comprehensive General Plan Update documentation. Following the Planning Commission review and discussion of the draft plan and public comments, the Planning Commission approved a motion to table the matter for further review and discussion on December 10, 2025, in order to allow the public more time to provide written comments to include with the packet (with a deadline for comments to be accepted up to December 4) for the December 10, 2025, Planning Commission meeting.

Per Planning Commission direction and discussion during the November 12, 2025, meeting, Psomas group has provided City staff with an updated Comprehensive General Plan draft document in an effort to resolve Commission noted errors and identified language amendments. The updated version of the proposed draft

Comprehensive General Plan document is include with the packet for this item.

Public commentary received between November 13, 2025, and December 4, 2025, has also been included in the packet for this item.

Below is a brief summary of this matter, as shared with the Planning Commission during previous meetings on this matter.

Since June 2024, Centerville City has been working on various stages of a Comprehensive General Plan Update for the City. Psomas (represented by Chris Hupp), has been the City's selected contractor group who has been working on this process since the beginning and has now completed a final draft document reflecting the proposed Comprehensive General Plan Update. This final draft document is a collection of the research comments received through multiple public engagement activities, including a survey mailer to all households in the City, and many conversations with City staff, the Planning Commission, and City Council since the start date in 2024. This draft document is in the final stages of the Comprehensive General Plan update process, but can still be modified if there are any identified comments or areas of potential amendment to the final draft document that may need to be communicated to Psomas in order to further refine this final draft. This draft document is found in the packet for further review, discussion, and consideration of this proposed General Plan update.

As a summary of the public engagement opportunities, the following opportunities were provided by Psomas and the City staff for the public to participate in the General Plan Update commentary process:

- Three engagement opportunities were attended by Psomas staff in order to receive community input at City-sponsored public events (Movie in the Park, 4th of July Celebration, and Christmas Tree Lighting events).
- A multiple-week (about one and a half weeks) presentation of General Plan Update display boards and engagement surveys were provided at City Hall in January 2025.
- On January 30, 2025, a Public Open House was advertised and provided for the public to provide further input to the City and Psomas regarding the General Plan Update, and was well attended by the public.
- Resident Feedback Survey and General Plan Map Survey were mailed out to all residential households in April 2025.
- Since the beginning of this General Plan update initiative, there has been made available to the public an online active website to collect public commentary regarding land use maps, transportation maps, parks and recreation maps, and other associated maps and documents tied to the General Plan Update process.

ATTACHMENTS:

1. Centerville_General_Plan_Document_-_Final Update 20251126
2. Comb Centerville GPDraft Comment - 20251204
3. Comp Gen Plan Update Notice - 20251024
4. Comp Gen Plan Update Notice - 20251009



CENTERVILLE

2025 GENERAL PLAN

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ACKNOWLEDGMENTS

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SPECIAL THANKS

Survey and Open House Event Participants

Thank you to all the residents, workers, property owners, and employers that participated in interviews and with the interactive map, surveys, and open houses. We appreciate the feedback and have incorporated it into all aspects of the project.





INTRODUCTION

Introduction to the General Plan



What is a General Plan?

A General Plan serves as a community's blueprint for the future, guiding decisions about land use, transportation, housing, economic development, and quality of life. As required by Utah State Code, it represents the collective vision of residents and stakeholders, by providing a framework for city leaders to make informed decisions about growth and development. The General Plan ensures that day-to-day decisions align with long-term community goals while balancing preservation of cherished characteristics with necessary adaptation to changing needs.

The last formal update of Centerville's General Plan was in October of 1995, with some modifications to sections as required by state law since then. After three decades, this comprehensive update reflects Centerville's evolution from a growing suburban community to an established city facing different opportunities and challenges.

The primary purpose of this 2025 Centerville City General Plan Update is to establish a current, resident-driven vision for the city's future over the next decade, thus ensuring that growth and change enhance rather than diminish the qualities that make Centerville a special place to live, work, and visit.

Brief History of Centerville City

Centerville was first settled in 1847 by Thomas Grover. As new settlers made this area home, it took on the names of some of the more prominent families. After the Deuel Brothers came to the community it became known as the Deuel Creek, then Cherry Creek. In 1850, a survey found that the town lay perfectly between Farmington and Bountiful, naturally taking on the name of Centerville.

As the community continued to grow, structures became more robust, shifting from log construction to adobe, and then to the abundant rock found in many of the historic homes today.





Early settlers of the community were industrious and constructed several shops. These shops included grocery stores, mills, nurseries, a meat market, blacksmith, shoemakers, carpenters, tailors, cabinetmakers, and a cooperage.

Most notable of these shops was the Centerville Co-op established in 1869, which was located on the northeast corner of Main Street and Center Street. The co-op stayed in operation for over 70 years, finally closing in 1940. Since then, the building that was built in 1903 has been used for many different purposes.

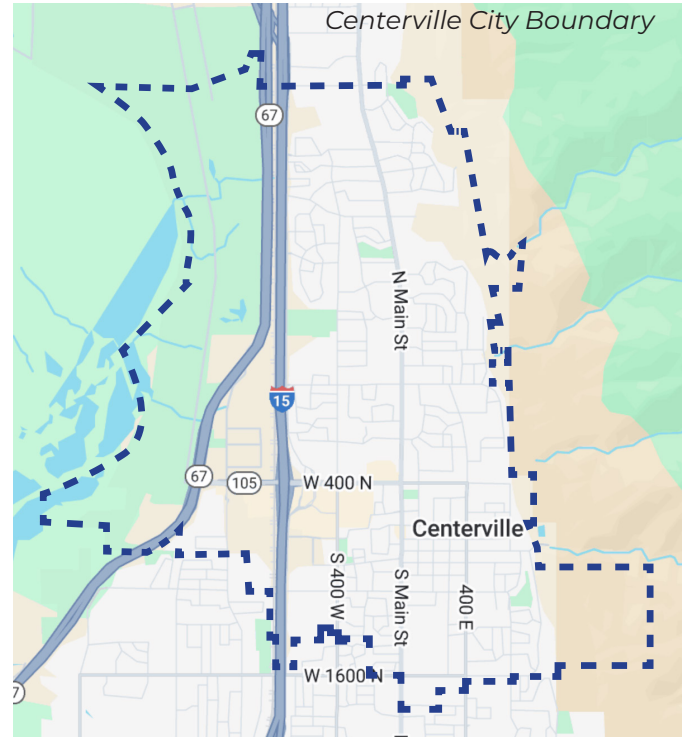
In 1866, a stagecoach station was built for the Wells Fargo Company, connecting Centerville to the broader regional transportation network. This building was later converted to the Elkhorn Hall, which served as a vital community center and church following the completion of the Utah Central Railroad.



Former Centerville Co-op Building

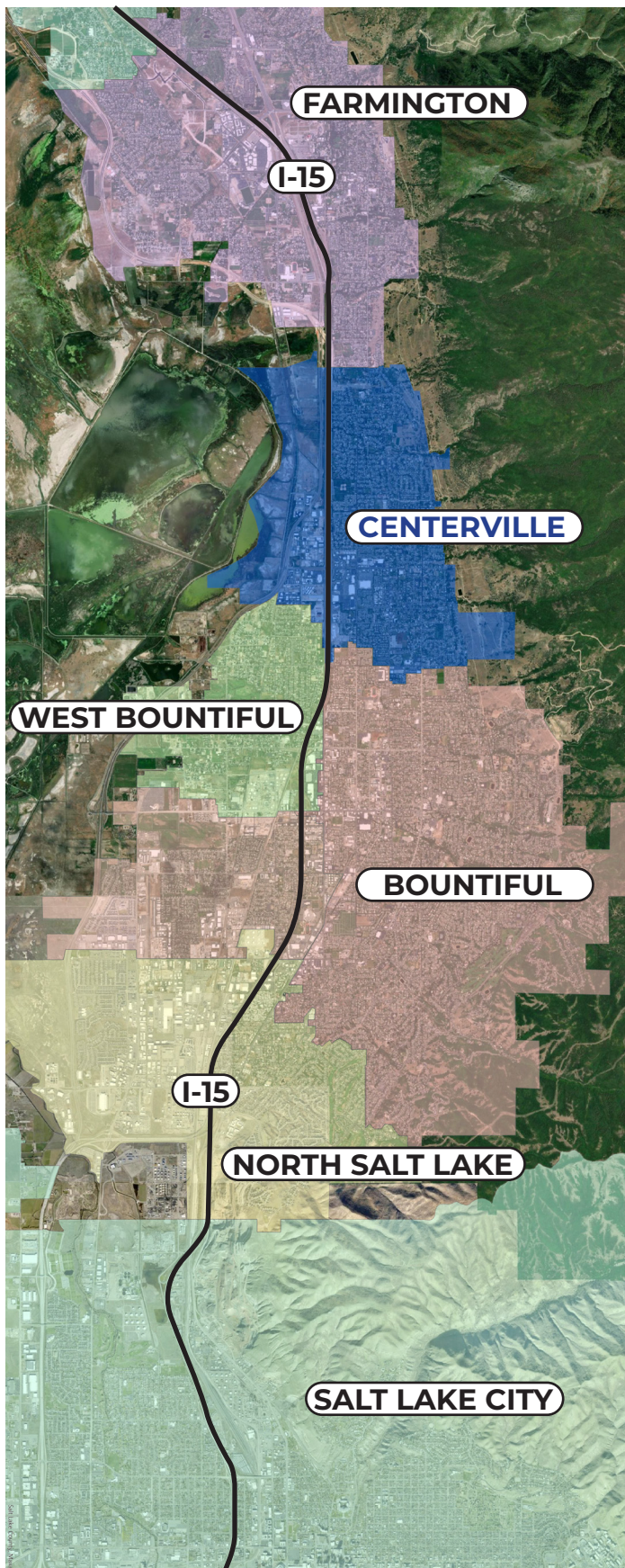
The arrival of the railroad marked a significant shift in Centerville’s development, transitioning from an isolated agricultural settlement to a connected community with access to Salt Lake City and points north. These transportation improvements attracted new residents and businesses, establishing patterns of growth that continue to influence the city today.

Centerville City was officially incorporated in 1915. Since then, the city has grown as a bedroom community supporting the greater Salt Lake Metropolitan area. It has maintained its diversity of commercial uses, deep historic roots, strong community-centric mentality, and a general small-town feel.



The sense of pride in Centerville’s rich heritage is intact with wide support for upholding the culture, quality of life, and proximity to goods and services. Today the city sits at over 16,000 residents and looks to forge a new chapter of Centerville’s history by updating its general plan.





Regional Context

Centerville, Utah, located in Davis County, is positioned between Farmington to the north and Bountiful to the south, within the Wasatch Front region. Centerville benefits from its proximity to Salt Lake City, approximately 15 miles to the south. Major roadway transportation systems include Interstate 15 (I-15), which runs through Centerville, providing easy access to both Salt Lake City and Ogden; Legacy Parkway (SR-67), a scenic alternative route; and Main Street, the key state road connection between communities.

Centerville has public transit options provided by the Utah Transit Authority (UTA), with several bus routes connecting to other parts of Davis County and the greater Salt Lake City area. The nearest FrontRunner commuter rail stations, located in Farmington and Woods Cross, offer convenient commuting options. Centerville features popular trails such as the Legacy Parkway Trail and the Bonneville Shoreline Trail, which connect with regional trail systems.

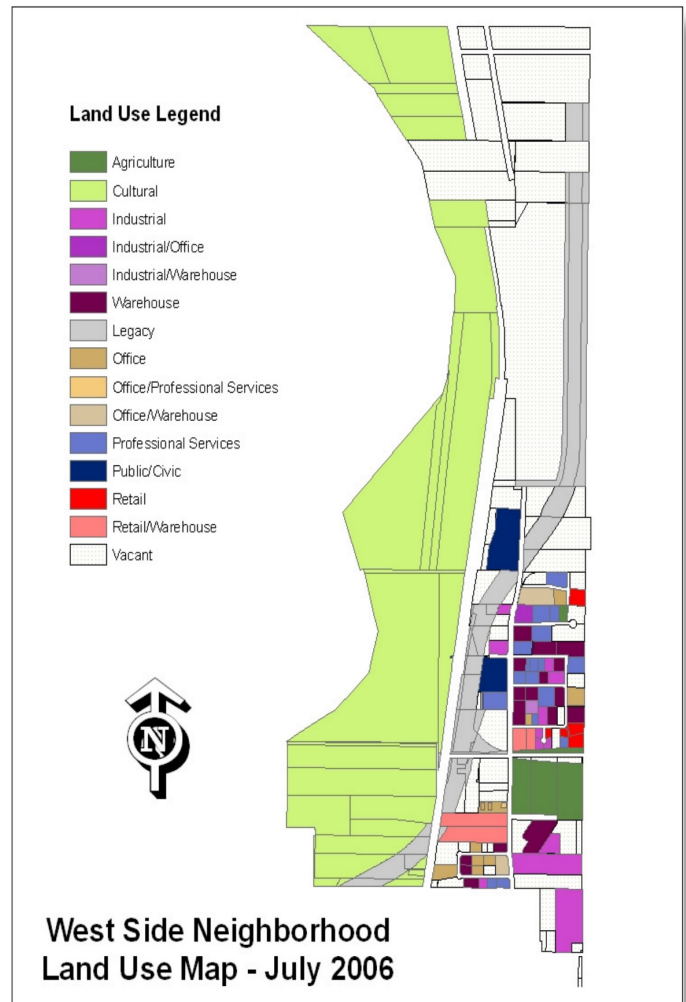
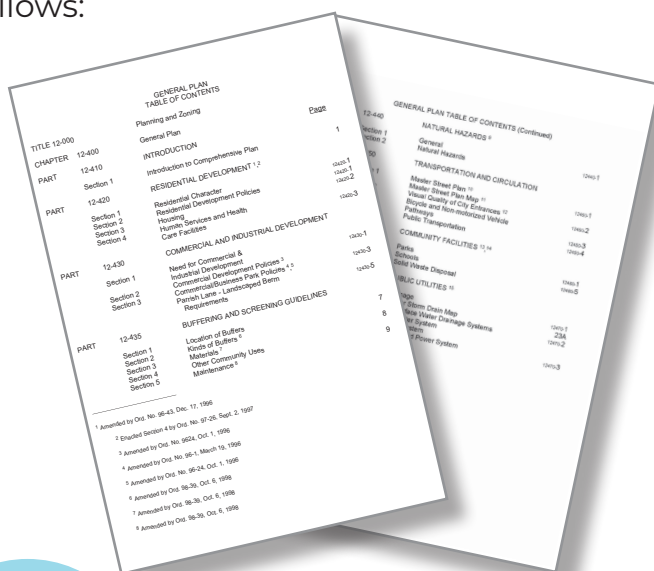
This strategic location provides residents with exceptional access to employment, education, and recreation throughout the Wasatch Front. Major employers, universities, and world-class outdoor recreation options are all within a 30-minute radius, allowing residents to enjoy small-town living while maintaining easy access to urban amenities. This unique positioning has made Centerville an increasingly desirable location for families seeking the perfect balance between community character and regional connectivity.

Existing Plans & Codes

Building upon previous planning efforts ensures continuity of community vision while adapting to changing circumstances. Reviewing past studies provides essential context for understanding how Centerville has evolved, which strategies have proven successful, and which challenges persist.

These documents represent years of community input, professional analysis, and strategic thinking that inform current planning decisions. By synthesizing insights from multiple plans across different time periods and focus areas, this General Plan Update creates a comprehensive framework that honors past commitments while charting a path forward that reflects contemporary needs and opportunities.

Several past city studies have been reviewed which add context and background for this General Plan Update. The project team reviewed these studies and other data to further understand the vision, needs, and desires of residents. Those existing studies and plans for the city were reviewed and synthesized as follows:



Centerville General Plan (1995-2023)

The existing general plan evolved over nearly three decades, with its foundation established in 1995 and various sections updated through 2023 to address changing state requirements and community needs. The plan accurately predicted substantial growth, forecasting Centerville's transformation from approximately 12,000 residents in 1995 to over 16,000 by 2020. Despite recognizing approaching build-out conditions, the plan anticipated continued growth pressures requiring strategic infill development.

This comprehensive document's twelve elements addressed residential development with neighborhood character

zones, commercial and industrial growth along major corridors, and natural hazards including hillside protection policies. Infrastructure elements covered transportation networks, community facilities, and public utilities that have served the city well but now require updates. The plan established strong traditions of citizen participation through neighborhood planning policies and provided framework for orderly growth through annexation guidelines.

The moderate-income housing element, added in 2019 and updated in 2023, represents the most recent addition, addressing state mandates and regional affordability challenges that have intensified significantly since the original adoption. While many policies remain relevant, changing demographics, technology, and development patterns necessitate this comprehensive update.



Moderate Income Housing Plan (2023)

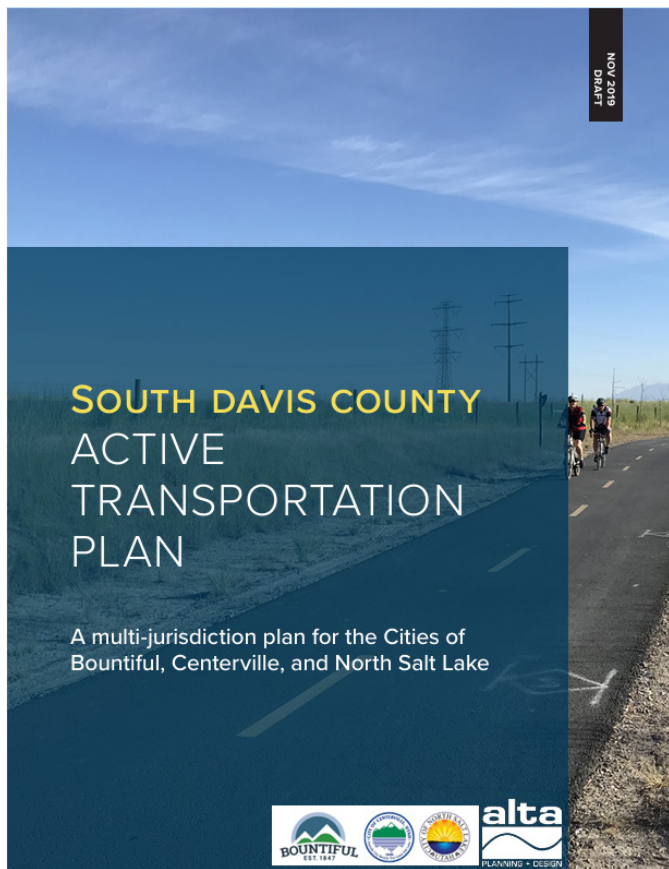
The moderate-income housing plan was the most recent addition to the general plan in 2023. Utah State Code requires that every municipality adopt a plan for moderate-income housing within the community.

The plan must address the following five issues:

1. An estimate of the existing supply of moderate-income housing located within the municipality.
2. An estimate of the need for moderate-income housing in the municipality for the next five years as revised biannually.
3. A survey of total residential land use.
4. An evaluation of how existing land uses and zones affect opportunities for moderate-income housing; and
5. A description of the municipality's program to encourage an adequate supply of moderate-income housing.

In response to these State requirements, Centerville created their Moderate-Income Housing Plan to address the city's affordable housing needs. The plan highlights the study's findings, such as the predominance of single-family homes and the limited availability of new affordable housing. Strategies include rezoning, density bonuses, and flexible zoning classifications to encourage diverse housing types. Implementation efforts have led to various developments, including apartment complexes and mixed-use projects.

The plan emphasizes the need for regular updates, efficient use of existing infrastructure, and collaboration with other local entities to meet future housing demands. The guiding principles focus on good design, sustainable neighborhoods, and providing housing options for different income levels and life stages.



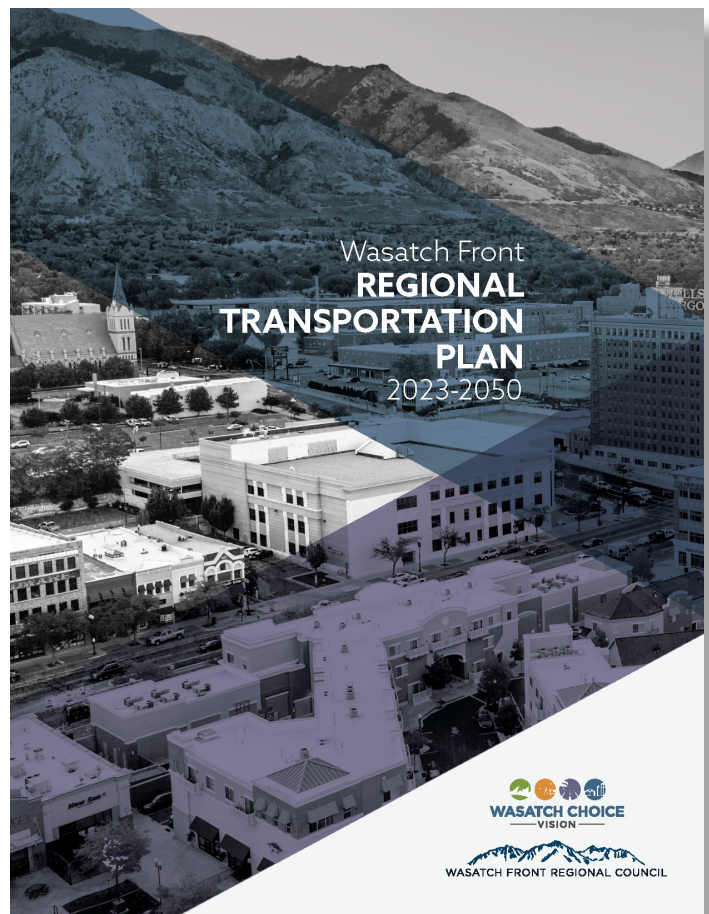
South Davis County Active Transportation Plan (2020)

The South Davis County Active Transportation Plan is a multi-jurisdictional effort between Bountiful, Centerville, and North Salt Lake, completed in January 2020. This collaborative plan addresses the growing demand for safe, connected bicycle and pedestrian infrastructure across municipal boundaries, identifying existing facilities and gaps while providing a prioritized list of improvements to create a seamless system for all users.

For Centerville specifically, the plan identifies two priority projects: buffered bike lanes along 400 West and separated bike lanes on 400 East, both critical north-south corridors. The plan emphasizes creating “walkable centers” around key activity nodes, particularly near schools, parks, and commercial

districts, with recommendations including enhanced crosswalk treatments, sidewalk gap closures, and trail connections to the Legacy Parkway Trail and Bonneville Shoreline Trail systems.

Implementation strategies focus on coordinating improvements with roadway projects for cost efficiency, pursuing grant funding, and establishing consistent design standards across jurisdictions. By taking a regional approach, the plan ensures that investments in one community complement neighboring cities, creating an integrated network that encourages walking and biking as viable transportation options throughout South Davis County.



The WFR 2019-2050 Regional Transportation Plan (2019)



WFRC's long-range transportation plan provides a comprehensive roadmap for transportation investments impacting Centerville. This federally-required plan balances projected growth with transportation needs while considering air quality, fiscal constraints, and regional connectivity. The plan employs a three-phased approach:

Phase 1 (2019-2030), Phase 2 (2031-2040), Phase 3 (2041-2050)

These phases reflect project readiness, funding availability, and regional priorities established through public engagement and technical analysis. Notable projects impacting Centerville include:

Transit: FrontRunner double-tracking (Phase 1) will increase commuter rail frequency and reliability for residents using the nearby Farmington station

Roadway: I-15 widening through Davis County (Phase 1) addresses current congestion while accommodating projected growth

Roadway: Legacy Parkway capacity improvements (Phase 2) will manage increasing traffic volumes on this important alternative route

Transit: Enhanced bus service from Clearfield to Woods Cross (Phase 2) improves east-west connectivity across Davis County

These regional investments complement Centerville's local transportation priorities while ensuring the city remains well-connected within the broader Wasatch Front transportation network.



South Davis Recreation District Master Plan (2020)

The South Davis Recreation District Master Plan was created in conjunction with Bountiful, North Salt Lake, Woods Cross, and West Bountiful to address regional recreation needs. The plan covers all types of recreation facilities including parks, recreation centers, aquatic facilities, sports complexes, and trails.

Through public engagement and needs assessment, it identifies service gaps and establishes priorities for capital improvements. Although not officially adopted by City Council, the plan provides valuable data relevant to Centerville, including recommendations for trail connectivity, park renovations, and potential cost-sharing agreements for joint facility development.

Public Engagement

The Centerville General Plan update process prioritized extensive community engagement to ensure the plan reflects residents' vision for their city's future.

The project team conducted stakeholder interviews with city staff, decision makers, public officials, developers, and key community members to gather diverse perspectives.

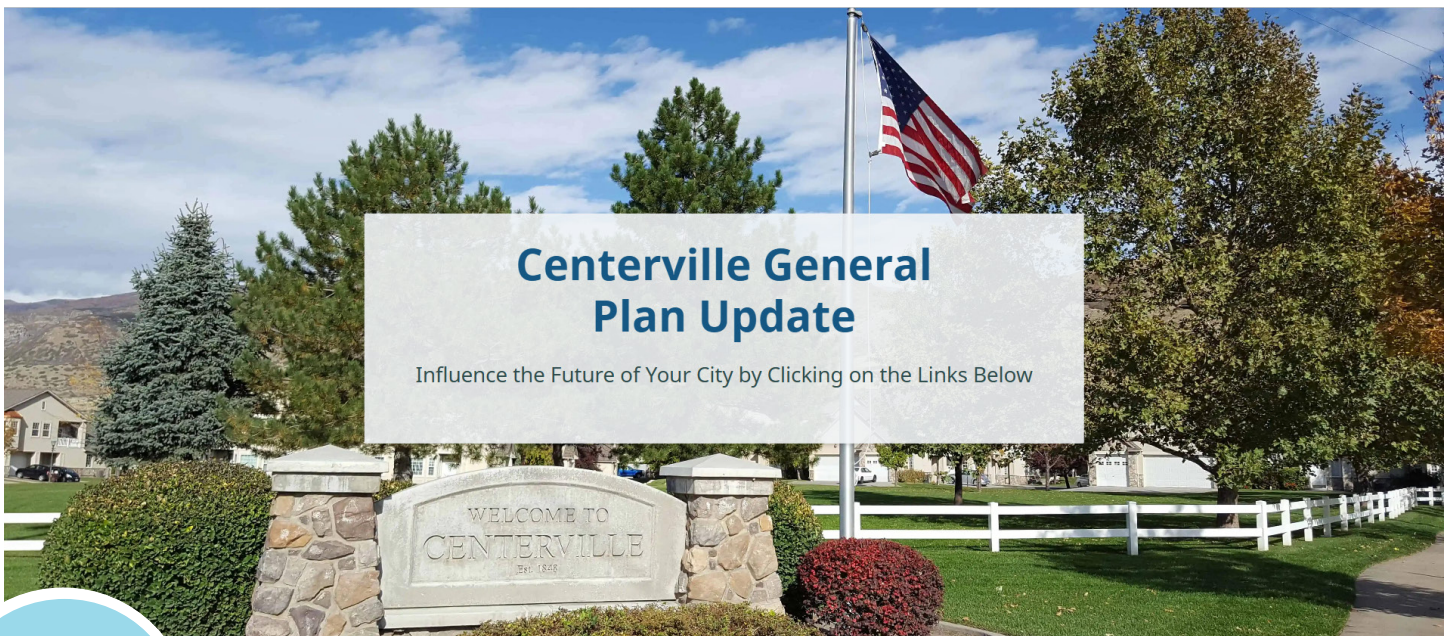
To maximize accessibility, the General Plan team attended popular community events including the Movie in the Park (Summer 2024), July 4th Celebration, Christmas Tree Lighting Event (December 2, 2024), and hosted presentations at City Hall (January 30, 2025) and a Spring Event (March 2025). Interactive boards and maps at these events encouraged hands-on participation.

Digital engagement also played a crucial role through an informative story map website and multiple virtual surveys, including a Visual Preference Survey, Maps Survey, and Interactive Feedback Map.



This multi-faceted approach ensured broad community participation across all neighborhoods and demographics, resulting in clear priorities: maintaining Centerville's culture and quality of life, preserving hillside open space, improving parks, beautifying Main Street, and creating a cohesive plan for the west side.

The overwhelming consensus (83.5% of respondents) identified west of I-15 as the preferred location for moderate income housing, demonstrating unified community vision for growth management.



Story map website: <https://tinyurl.com/2rf2ha84>

Public Engagement Results

Significant efforts have been made throughout Centerville's 2025 General Plan Update to involve residents and stakeholders. This report reviews the Resident Feedback Survey and General Plan Map Survey sent out to residents over the course of the study. Here are some significant findings from these survey results:

1. **418 out of 419 responses were submitted by Centerville residents**, residing in all areas of the city.
2. Residents responded that their top 5 priorities for the General Plan update are to:
 - **Maintain Centerville's existing culture**, history, and quality of life.
 - **Preserve the city's hillside** for open space and recreation opportunities.
 - Creating, maintaining, and **improving city parks**.
 - **Fostering city beautification practices** throughout the city and along Main Street.
 - Create a **cohesive plan for the west side** of the city.
3. The overwhelming majority of Residents agreed that the **best location for Moderate Income Housing within the city is west of I-15**.
4. The Urban Design/Streetscape elements that received the most support were **Uniform Streetscapes, Street Trees / Raised Planters, Outdoor Dining, and Plaza Space**.



5. 82.9% of Residents expressed a **desire for Main Street improvements**, with 41% of those respondents preferring both a Shared Use Path & a Pedestrian Safety Island.
6. Residents support the proposed update to the city's **Historic Walking/Biking Tour**.

In addition to this report, please reference the raw data collected from respondents to see individual comments and feedback (Appendix A).

Vision & Goals

Centerville stands at a pivotal moment—a thriving community of over 18,000 residents that has successfully maintained its small-town character while becoming an integral part of the Wasatch Front. Our vision embraces this duality: honoring our pioneer heritage while thoughtfully planning for the future.

This vision, shaped by extensive community engagement, imagines a city where families can find housing throughout all stages of life, where local businesses thrive alongside regional destinations, where trails and parks connect every neighborhood, and where sustainable practices protect our resources.

We will preserve our scenic hillsides, revitalize historic Main Street, develop the west side with its own unique identity, and transform aging commercial areas into vibrant gathering places.

The General Plan's seven interconnected elements—Land Use, Transportation, Housing, Open Space & Recreation, Public Facilities, Conservation & Preservation, and Economic Development—provide the framework to achieve this vision while meeting state requirements under Utah Municipal Code 10-9a-403.

Through strategic action and continued collaboration, Centerville will demonstrate that growth and preservation work together to create an exceptional community. Our commitment is clear: ensuring future generations inherit a Centerville that is more connected, more sustainable, and more vibrant, while remaining unmistakably Centerville.



Land Use



Transportation



Housing



Open Space
& Recreation



Public
Facilities



Conservation



Historic
Preservation



Economic
Development

*Centerville
General Plan
Elements*

The Ten Goals:

Goal #1: Maintain Centerville's Culture and Quality of Life

Centerville residents cherish their small-town, community-first atmosphere and convenient access to services. The city will protect its historic buildings, support community events, and preserve the unified small-town feel that defines Centerville's character.

Goal #2: Preserve the Hillside for Open Space & Recreation

The foothills and mountain areas will be protected from development beyond the base of the foothills. This preservation safeguards against landslides, fires, and habitat loss while maintaining valuable recreation opportunities for current and future residents.





Goal #3: Create, Maintain, & Improve City Parks

Existing parks should be enhanced with modern amenities while new park spaces should be strategically developed in underserved areas. This includes updating playgrounds, adding sports courts, and creating gathering spaces that serve residents of all ages and abilities.

Goal #4: Foster City Beautification Along Main Street

Main Street can be transformed through thoughtful streetscape improvements including uniform design standards, street trees, planters, and pedestrian amenities. These enhancements will create a cohesive identity and welcoming atmosphere throughout the corridor.

Goal #5: Create Plan for the West Side

The area west of I-15 should be developed with a clear identity and purpose, integrating better with the rest of the city through improved connectivity, amenities, and mixed-use development that creates a vibrant, walkable community.

Goal #6: Improve Connectivity & Active Transportation

A comprehensive network of trails, bike lanes, and pedestrian pathways will connect neighborhoods, parks, and commercial areas. Priority connections include linking Centerville Community Park to Legacy Parkway and improving east-west connectivity across I-15.

Goal #7: Facilitate Smart Family-Centered Housing Options

Diverse housing types will ensure residents can remain in Centerville through all life stages. This includes townhomes, apartments, and senior housing options that maintain affordability while preserving neighborhood character.

Goal #8: Encourage Quality Dining & Entertainment

New sit-down restaurants, family entertainment venues, and gathering spaces should be recruited to enhance Centerville's appeal as a destination. These amenities will serve residents while generating economic vitality.

Goal #9: Strategic Redevelopment of Key Areas

Underutilized properties, particularly in the CenterPoint/Parrish Lane area and along Main Street, should be revitalized through mixed-use development, creating vibrant town centers that blend commerce, housing, and public spaces.

Goal #10: Implement Water Conservation & Environmental Stewardship

The city will lead by example in water-wise practices, promoting drought-resistant landscaping, efficient irrigation systems, and sustainable development practices that protect our natural resources for future generations.



CHAPTER 2 LAND USE

Introduction & Background

Since its 1915 incorporation by the State of Utah, Centerville has developed into a primarily residential community with commercial areas and some agricultural land. The city has significant undeveloped land opportunities west of I-15 and some redevelopment or infill opportunities throughout. This chapter emphasizes planning for key areas where beautification and sound development practices can occur, thus preserving the remainder of the city's character.

Centerville's population grew from 15,335 in 2010 to 18,159 in 2024. This growth is expected to continue, though newer residential developments may be more compact than historical development due to multiple factors like cost of living and land availability. The State mandated moderate-income housing requirements (outlined in the Housing Element) is set to help alleviate this issue.

With most land east of I-15 built out, new development occurs primarily on the west side, though infill and redevelopment opportunities exist on the east side. While growth is necessary, it's possible to preserve the city's existing character through smart planning practices that maintain the city's vision while satisfying state housing mandates.

Residents identified Parrish Lane as the current heart of the city and expressed strong desire for creating a "more unified" Centerville through improving streetscape elements and creating a memorable downtown. This element focuses on that ideal and the city's vision, promoting thoughtful, equitable, and accessible distribution of different land uses.

Land use planning envisions each area's future, addresses location-specific issues, and interacts with all other plan elements.

Principles & Best Practices

The public engagement process revealed several key community sentiments and corresponding best practices:



1. Preserve Centerville's Character

The community strongly desires to preserve Centerville's existing character, history, and heritage. While change is inevitable, careful planning can accommodate growth without altering the city's essence by:

- Preserving existing neighborhoods and historical sites
- Identifying areas suitable for future growth
- Thoughtfully planning development to maintain Centerville's unique charm



2. Create Unifying Town Centers

Town Centers should serve as vibrant community hubs with varied primary purposes:

Commercial Centers: Economic hubs with retail, offices, and dining, enhanced by pedestrian-friendly spaces and mixed residential units.

Historic Centers: Celebrate cultural heritage while offering modern amenities like cafes, boutiques, and cultural venues.

Mixed-Use Centers: Combine residential, commercial, and recreational uses in walkable environments.



Town Centers:

- Pedestrian-friendly design with walkable blocks and sidewalks
- Architectural diversity promoting street activity
- Public amenities (parks, plazas, community centers)
- Strong connectivity through trails, bike paths, and transit
- Sustainable practices prioritizing people over cars



3. Balance Commercial and Residential Development

Achieving balance is crucial for quality of life and commercial vitality. This is measured by commercial square footage per resident, considering:

- Population size, demographics, and income levels
- Trade area requirements (e.g., grocery stores need 7,000-10,000 residents within 1 mile its location)
- Regional context extending beyond municipal boundaries



4. Maintain Family-Centered Housing Options

Centerville's family-oriented nature requires diverse housing options to:

- Allow multiple generations to remain in the community
- Lower living costs and reduce ownership barriers
- Meet state requirements for moderate-income housing near transit and employment centers
- Increase density efficiently while preserving quality of life



Additional Land Use Best Practices:

- Focus intensity around major intersections and infrastructure
- Maximize infrastructure efficiency at development nodes
- Buffer incompatible uses and facilitate compatible ones
- Step down intensities away from major nodes
- Ensure multi-modal access and context-appropriate development
- Provide recreation opportunities near residents
- Balance uses based on demographics, infrastructure, and market trends



Key Takeaways:

By following these principles, Centerville can grow strategically—creating vibrant town centers, diversifying housing options, and meeting state mandates—while protecting the neighborhoods and small-town character residents value most.

Existing Land Use

Centerville's existing land use patterns reflect its evolution from a small agricultural settlement to a mature residential suburb with strategic commercial corridors. The city displays a clear geographical division created by Interstate 15, which fundamentally shapes development patterns on both sides of the freeway.

East of I-15: The Established Residential Core

The majority of Centerville's developed area lies east of I-15, dominated by detached single-family residential neighborhoods that comprise the largest land use category. The oldest homes cluster around the original townsite near Main Street with its traditional gridiron street pattern, while newer subdivisions with curvilinear streets and larger lots extend eastward toward the foothills. Attached residential developments concentrate along major corridors, particularly near Parrish Lane and Main Street, providing housing diversity within the predominantly single-family character.

Commercial Development Patterns

Commercial uses follow a linear pattern along three primary corridors. Parrish Lane has emerged as the dominant commercial center, featuring big-box retailers and restaurants that benefit from excellent I-15 access. Main Street maintains a more traditional commercial character with smaller-scale retail and professional offices, while Porter Lane includes some community commercial uses. Regional commercial development concentrates near the I-15 interchange, taking advantage of high visibility and accessibility.

Community Facilities and Open Space

Civic uses including schools, churches, and government facilities distribute throughout residential neighborhoods, with concentrations near major intersections. Natural open space dominates the eastern edge where development meets the Wasatch foothills, creating a distinct urban boundary. The western areas contain significant open space associated with the Legacy Nature Preserve and wetland areas.

West of I-15: Employment and Future Growth

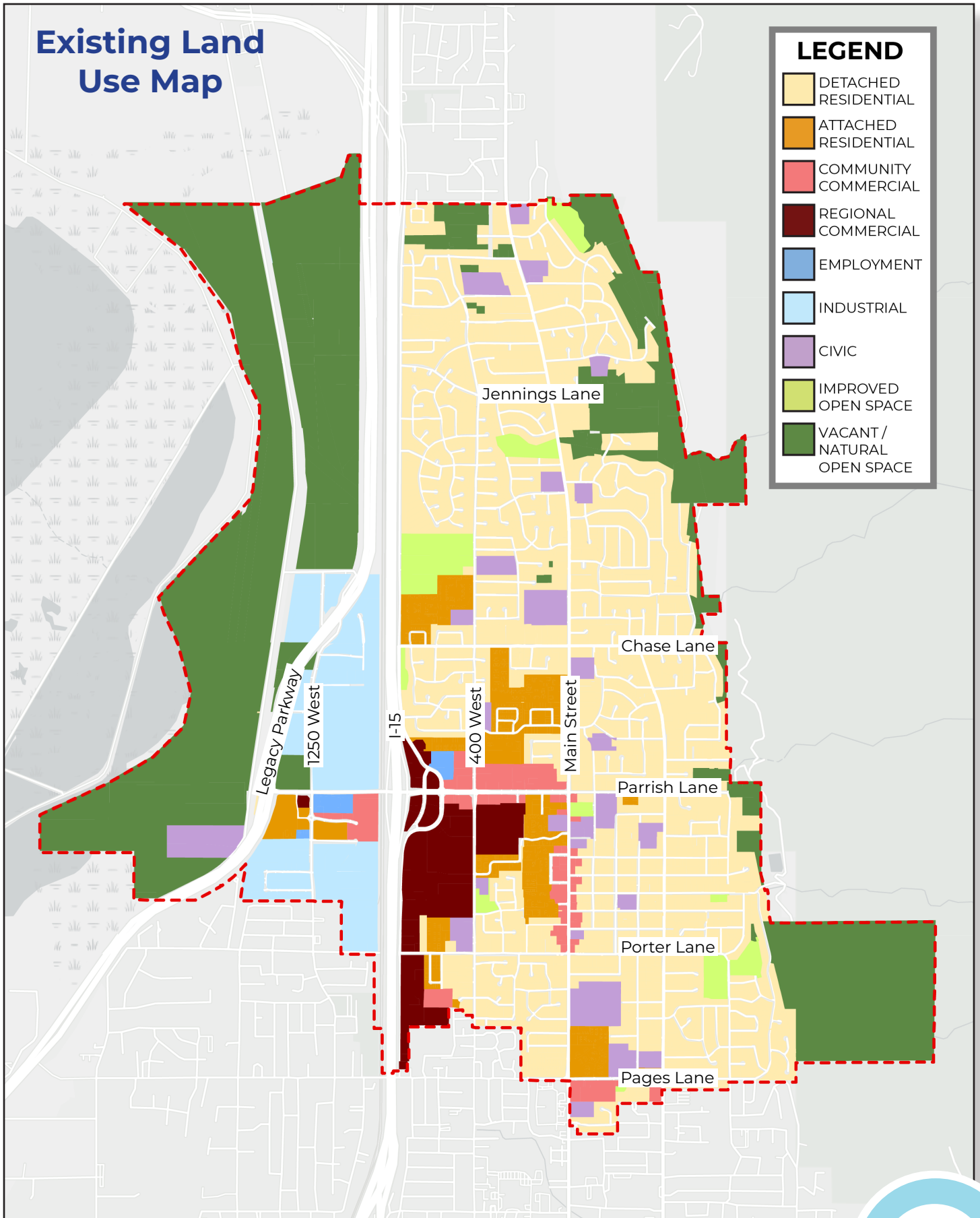
Land west of I-15 presents a markedly different character, with substantial employment uses including office parks, light industrial facilities, and business parks that leverage proximity to regional transportation corridors. This area contains significantly vacant agricultural land, representing opportunities for future development. The existing land use pattern reflects Centerville's identity as a family-oriented residential community with supporting commercial services and emerging employment centers, all while preserving natural areas that contribute to the quality of life of the community.



Existing Land Use Map

LEGEND

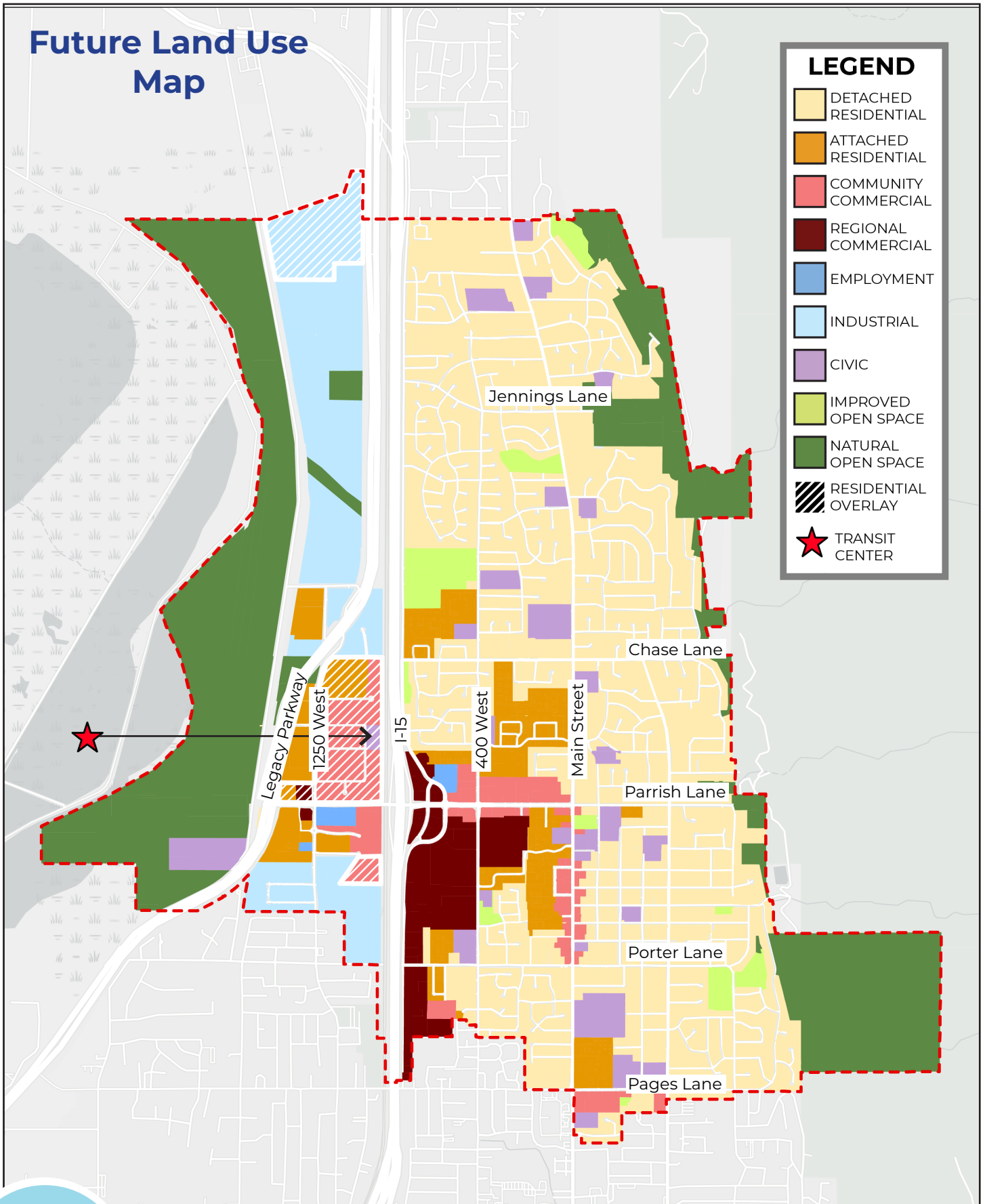
- DETACHED RESIDENTIAL
- ATTACHED RESIDENTIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- EMPLOYMENT
- INDUSTRIAL
- CIVIC
- IMPROVED OPEN SPACE
- VACANT / NATURAL OPEN SPACE



Future Land Use Map

LEGEND

-  DETACHED RESIDENTIAL
-  ATTACHED RESIDENTIAL
-  COMMUNITY COMMERCIAL
-  REGIONAL COMMERCIAL
-  EMPLOYMENT
-  INDUSTRIAL
-  CIVIC
-  IMPROVED OPEN SPACE
-  NATURAL OPEN SPACE
-  RESIDENTIAL OVERLAY
-  TRANSIT CENTER



Future Land Use

The general land use vision from residents was to keep Centerville relatively the same with potential increases in preserved open space and amenities. The changes shown in the future land use map are based on public engagement feedback, existing and proposed plans, and state requirements for “higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.”

The land uses delineated on the future use map are meant to indicate the general development type for each area within the city and correspond to the existing zoning designations. These land use designations are listed for information purposes, and do not give a property owner the right to rezone their property to any of the associated zones that fit within the land use as notated below, without prior approval from the Planning Commission and City Council.

Land Use Categories

Detached Residential:

Single-family homes on individual lots that form the foundation of Centerville's established neighborhoods. This category preserves the traditional residential character while allowing for appropriate infill development that maintains neighborhood compatibility and quality of life.



Attached Residential:

Twinhomes, townhomes, and similar housing types that provide homeownership opportunities at various price points. These units offer efficient land use while maintaining residential scale and character, supporting the city's goal of providing diverse housing options for all life stages.

Community Commercial:

Neighborhood-serving retail, services, and offices that meet daily needs of residents. These areas feature businesses such as grocery stores, pharmacies, restaurants, and professional services located at key intersections and designed to be accessible by multiple transportation modes.





Regional Commercial:

Large-scale retail, entertainment, and service destinations that draw customers from throughout the region. These areas capitalize on highway access and high visibility locations, contributing significantly to the city's tax base while providing shopping and employment opportunities.

Employment:

Office parks, research facilities, and professional services that provide quality jobs for residents. These areas emphasize campus-like settings with enhanced placemaking that creates attractive work environments while minimizing impacts on adjacent uses.



Industrial:

Light manufacturing, warehousing, distribution, and flex-space facilities that support the regional economy. These areas are strategically located with excellent transportation access while being appropriately buffered from residential neighborhoods.

Civic:

Public and institutional uses including schools, government facilities, churches, and community centers that serve residents' educational, spiritual, and civic needs. These facilities function as community anchors and gathering places that strengthen Centerville's social fabric.



Improved Open Space:

Developed parks, recreation facilities, and programmed outdoor spaces that provide active and passive recreation opportunities. These areas include playgrounds, sports courts, trails, and community gathering spaces that enhance quality of life for all residents.



Natural Open Space:

Preserved hillsides, wetlands, and undeveloped lands that protect sensitive environments and natural hazards areas. These spaces maintain Centerville's scenic backdrop, provide wildlife habitat, and offer opportunities for trails and nature-based recreation.

Residential Overlay:

Special planning areas where additional design standards or density allowances apply to achieve specific community objectives. These overlays facilitate moderate-income housing, senior housing, or mixed-use development in appropriate locations.



Focus Areas (Town Centers):

Strategic locations identified for coordinated planning and development efforts. These areas represent opportunities for creating vibrant town centers, enhancing community identity, and achieving multiple general plan goals through integrated development approaches.

Town Centers

Based on extensive stakeholder and public feedback, we have identified three key locations to serve as Centerville's town centers. These centers are essential to creating a more unified city identity and providing residents with vibrant, accessible community gathering spaces. Each location offers unique opportunities to enhance quality of life, support local businesses, and strengthen neighborhood connections.

The three designated town centers are:

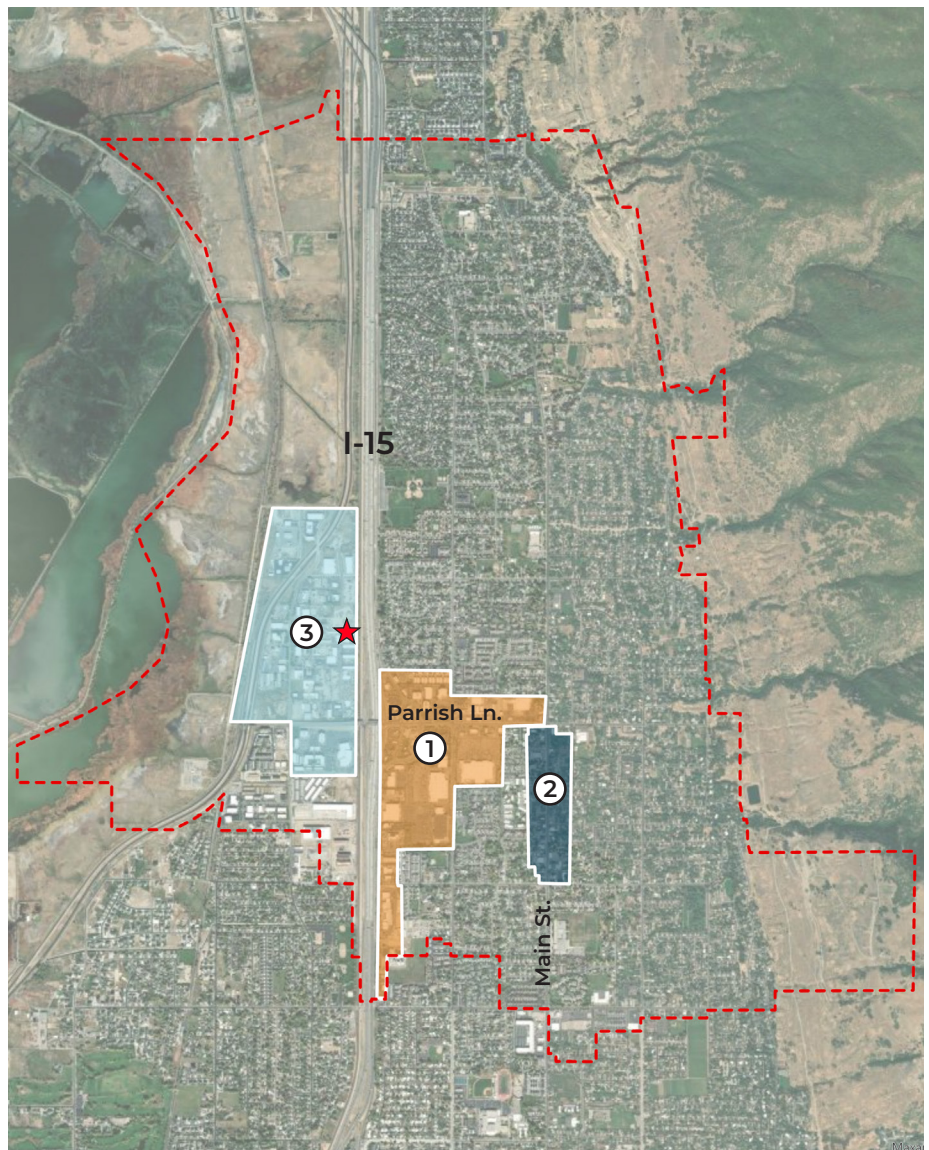
- 1. CenterPoint/Parrish Lane** - Commercial & Entertainment heart
- 2. Civic Center/Main Street** - Historic core
- 3. West Side** - Emerging mixed-use district

Each center plays a unique role in fostering community cohesion and vibrancy. All will feature commercial services, public spaces, and housing variety while preserving neighborhood stability. A detailed neighborhood plan should guide future development in each location.

A potential FrontRunner train station (noted by the star on the map) has ideal spacing between existing stations for an additional stop. This station would help economic vitality, reduce congestion, and increase transportation opportunities for the city.



CenterPoint Theater



Map of designated Town Centers

1. CenterPoint & Parrish Lane

Centerville's commercial hub houses the majority of retail and economic activity, anchored by the CenterPoint Theater. While successful, the area's large parking lots and auto-oriented design present opportunities for creating a more vibrant, walkable district. Infill specifically focused on arts, entertainment would help increase the vitality of the area as a regional draw.

Enhancement Opportunities:

- Create pedestrian-friendly pathways and connections
- Develop mixed-use residential/commercial projects
- Transform underutilized parking into retail, housing, or mixed-use spaces
- Add family dining and entertainment options
- Incorporate plaza spaces, green areas, and public art
- Enhance landscaping, street design, and beautification



2. Main Street & Civic Center

This historic corridor from Parrish to Porter Lane contains City Hall, Ron's Service Station, William R. Smith Park, Whitaker Museum, and dozens of Historic Register homes. Despite these assets, the area feels disjointed due to inconsistent design and lacks the cohesive feel of a true town center.

Enhancement Opportunities:

- Implement consistent design standards and signage
- Coordinate landscaping areas
- Improve pedestrian pathways
- Add public seating and enhanced lighting
- Create gathering spaces for events
- Preserve and highlight historical elements
- Support existing boutique retail and offices

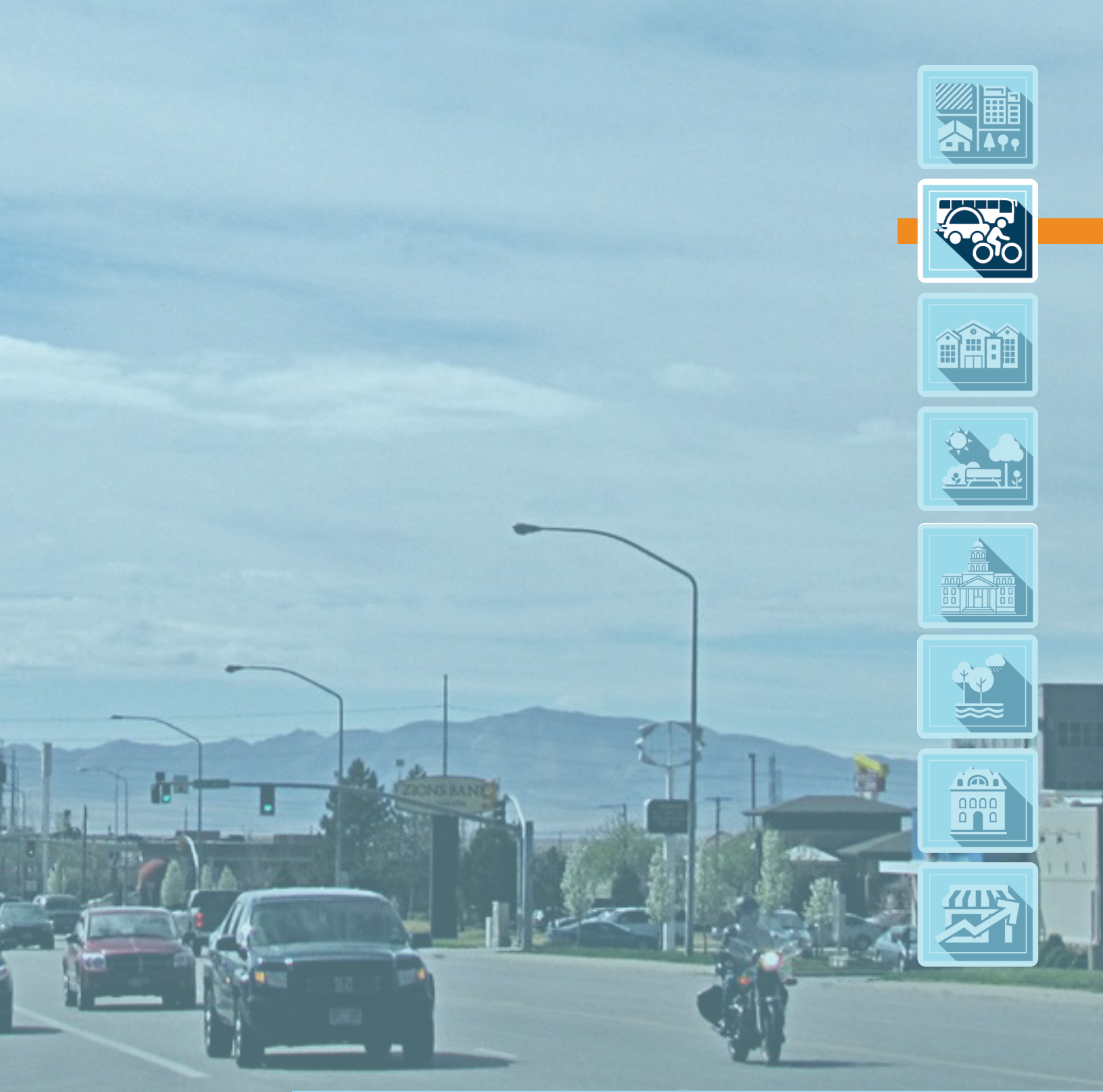


3. The West Side

Located west of I-15, this area contains most multi-family housing plus significant commercial and industrial uses, anchored by the LHM Megaplex Theater. There is significant opportunity for a passenger rail station in this area, which should be studied further.

Enhancement Opportunities:

- Build walkable, mixed-use neighborhoods
- Plan for potential future transit station and supporting development
- Install bike lanes and pedestrian ways
- Incorporate public art and signage
- Improve street lighting and seating
- Develop family-friendly gathering spaces
- Create community event venues
- Street improvements to Parrish Lane.



CHAPTER 3 TRANSPORTATION

Transportation Goals & Objectives

The transportation section of this general plan is intended to be a guide for the Centerville City to properly plan, budget and maintain a safe and efficient transportation network into the future by:

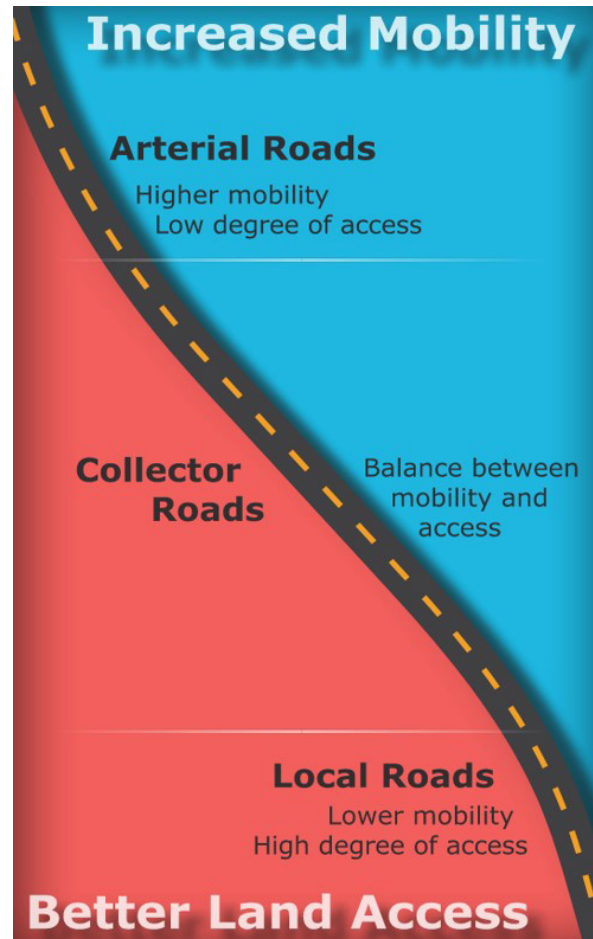
- Creating an all-inclusive, multi-modal transportation network
- Developing a connected roadway grid network
- Increasing and enhancing transportation safety within the city
- Planning and designing a Main Street that is a multi-modal corridor that serves as a beautiful landmark representing the community's heritage
- Engaging and coordinating with the community and stakeholders through the planning process



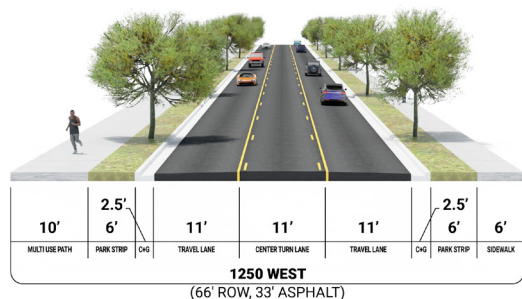
Street Master Plan Roadway Functional Classification

The roadway functional classification system has a hierarchy based on roadway attributes such as speed and access. The higher the street classification, the more mobility it provides with limited access. Lower street classifications have less mobility, but more access.

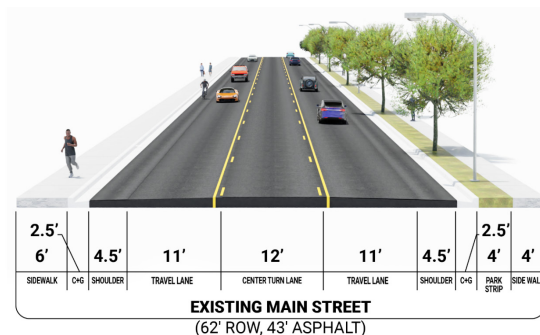
The functional classification of a roadway indicates the road's function within the transportation system, which in turn helps determine when increased travel demand or change in the road's use could lead to negative impacts on its intended function in terms of speed, capacity, and relationship to existing and future land use (FHWA, 2013).



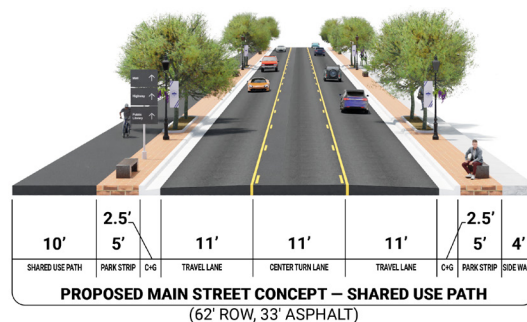
The functional classifications of Centerville roadways include major arterial, minor arterial, major collector, minor collector, and local roads. The Centerville Standard Details includes the dimensions of key elements of the standard roadway section based on functional classification. Existing and future functional classification are summarized below. A cross section was also developed for the planned 1250 West roadway and is shown in the following figure.



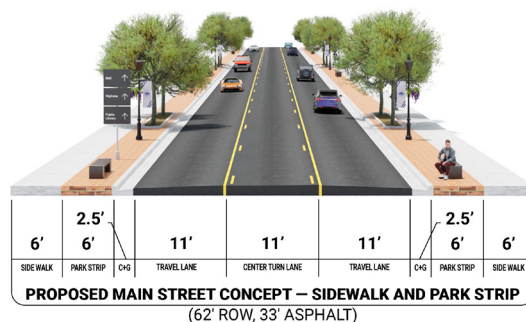
1250 West Cross Section



Existing Main Street Cross Section



Proposed Main Street Concept - Shared Use Path



Proposed Main Street Concept - Sidewalk and Park Strip

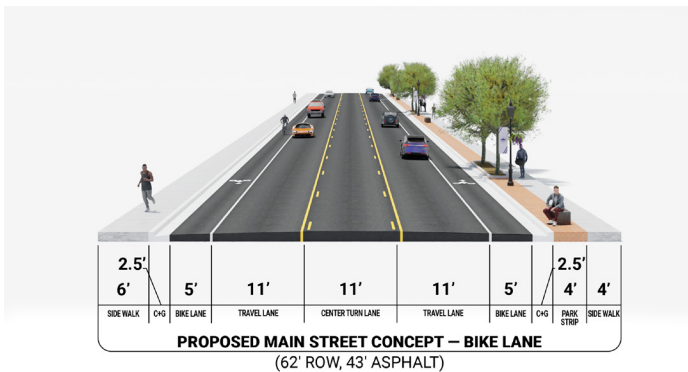
Main Street

There are several ways that Main Street in Centerville could be improved to create a more welcoming and safer environment. The existing main street cross section is shown in the figure below. The project team has developed several alternatives that are to be evaluated by the city and stakeholders to determine which alternative may best fit the needs of the city. Concept level project cost estimates for each alternative are shown in the table below. When calculating the cost estimates, it was assumed that the projects would extend eight blocks along Main Street from Porter Lane (400 South) to Parrish Lane (400 North). It was assumed that all options would fit within the existing ROW, and a 20% contingency is included. Proposed cross sections for each alternative are shown below.

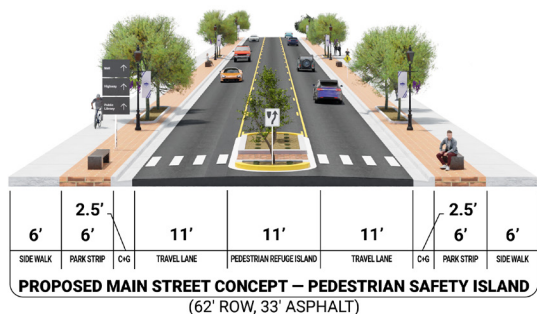
Main Street Concept Level Project Cost Estimates

	Concept Alternative			
	Shared Use Path	Sidewalk and Park Strip	Pedestrian Safety Island (x4)	Bike Lane
Concept Level Project Cost Estimate	\$3,400,000	\$4,000,000	\$4,100,000	\$1,310,000





Proposed Main Street Concept - Bike Lane

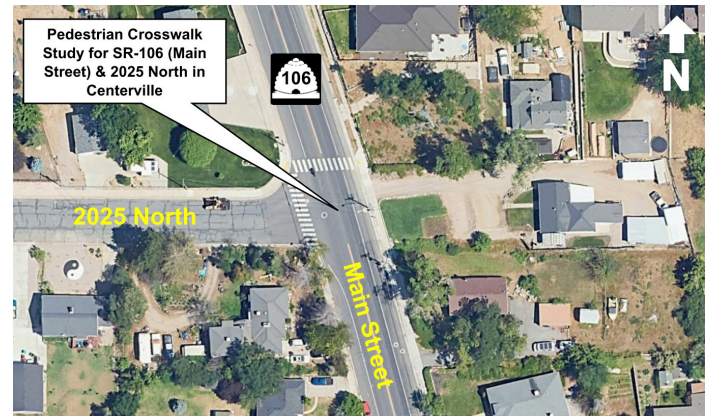


Proposed Main Street Concept - Pedestrian Safety Island

A Pedestrian Crosswalk Study was conducted by UDOT at SR-106 (Main Street) & 2025 North in Centerville. The Division of Traffic and Safety studied the intersection to determine if additional treatments are warranted at the existing school crosswalk based on pedestrian demand outside of school hours. The study found that a pedestrian hybrid beacon (PHB) or overhead school-pedestrian assembly is NOT warranted outside school hours. However, given the speed of the roadway and the demand outside of school hours, low-level enhancements could be considered.

Although the study intersection is not located along the section of Main Street where cross section adjustments would be made, several pedestrian crossings with similar characteristics are located along

Main Street from Porter Lane (400 South) to Parrish Lane (400 North). Thus a cross section alternative such as the 'Proposed Main Street Concept - Pedestrian Safety Island' may best provide low-level pedestrian crossing improvements as mentioned in the UDOT study.



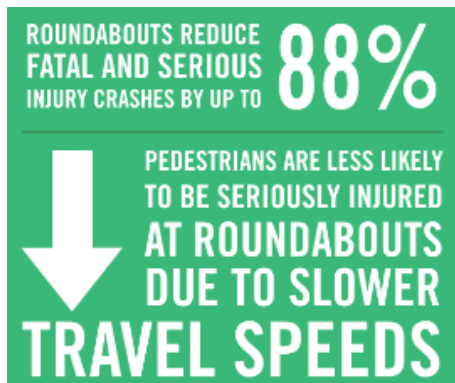
Intersection Control

Intersection control is the type of traffic control used at an intersection. Signals, stop-control, and roundabouts are all types of intersection control currently in use in Centerville. The existing and future intersection control is shown below.

Roundabouts

At unsignalized intersections that are projected to operate at a poor level of service, it is recommended that the city evaluate roundabouts as a mitigation measure over the installation of traffic signals. According to FHWA, many international studies have found that one of the most significant benefits of a roundabout installation is the improvement in overall safety performance.

Specifically, it has been found that single-lane roundabouts operate more safely than two-way stop-controlled intersections. The frequency of crashes as well as the severity of injuries are usually significantly reduced. UDOT Safety Countermeasure Fact Sheets (February 2021)



Roundabouts excel in areas where traffic is evenly dispersed in all directions due to their design, which promotes a continuous flow of vehicles without the need for traffic signals or stop signs. When traffic is evenly distributed, vehicles can enter and exit the roundabout smoothly, minimizing congestion and delays. However, if one direction experiences significantly higher traffic volume than the others, it can overwhelm the roundabout, disrupting the flow and causing congestion. This occurs because vehicles from the high-traffic direction need more time to enter and exit the roundabout, leading to longer queues and delays for other directions. As a result, the efficiency of the roundabout diminishes, and traffic may come to a standstill, resulting in failure.



Mini-roundabouts AKA traffic circles are a type of roundabout characterized by a small diameter and traversable islands (central island and splitter islands). Mini-roundabouts offer most of the benefits of regular roundabouts with the added benefit of a smaller footprint. As with roundabouts, mini-roundabouts are a type of intersection rather than merely a traffic calming measure, although they may produce some traffic calming effects. They are best suited to environments where speeds are already low and environmental constraints would preclude the use of a larger roundabout with a raised central island.

Signals

The need for new traffic signals is based on warrants contained in the Manual on Uniform Traffic Control Devices (MUTCD) and any additional warrants established by the National Committee on Uniform Traffic Control Devices. In determining the location of a new signal, traffic progression is of paramount importance. Generally, a minimum spacing of one-half mile for all signalized intersections should be maintained. This spacing is usually desirable to achieve good speed, capacity, and optimum signal progression. The one-half mile signal spacing standard may be relaxed on lower volume collector streets where an engineering study shows that traffic progression can be maintained. Pedestrian movements must be considered in the evaluation and adequate pedestrian clearance provided in the signal cycle split assumptions.

To provide flexibility for existing conditions and ensure optimum two-way signal progression, an approved traffic engineering analysis must be made to properly locate all proposed accesses that may require signalization. The section of roadway to be analyzed for signal

Most of these crashes were due to a failure to obey a traffic control device on the part of east- or westbound vehicles, with a few rear-end crashes due to northbound vehicles failing to stop when traffic slowed. One of these latter crashes involved driver distraction. All occurred during daylight hours. It is evident that sight distance is an issue, particularly for the westbound approach looking north, and the eastbound approach looking south. Efforts should be made to trim back vegetation on these approaches. A mini-roundabout could also be considered in lieu of a future signal.

- **Issues:** Sight distance, failure to obey traffic devices
- **Possible Mitigation Measures:** Rectangular Rapid Flashing Beacon (RRFB), curb extensions, directional ramps, and mini-roundabout



Porter Lane (400 South) & Main Street - This intersection is currently stop-controlled in the eastbound and westbound direction and flows freely in the southbound and

northbound direction. A signal may be installed in the future, but is not currently warranted due to low east/west volumes. A review of the crash history between 2019 and 2023 was conducted, which found that there was one serious injury crash, one minor injury crash, three possible injury crashes, and nine PDO crashes. The serious injury crash involved an eastbound motor vehicle disregarding the stop sign and pulling out in front of a southbound motorcycle. The disregard of traffic control devices was a major trend among the rest of the crashes, with the few exceptions being instances of drivers failing to see pedestrians in the crosswalk while attempting to turn onto Main Street.

Improvements to be considered at the intersection include a RRFB, curb extensions and directional ramps. A mini-roundabout could also be considered in lieu of a future signal.



- **Issues:** Failure to obey traffic devices, failure to see pedestrians in the crosswalk
- **Possible Mitigation Measures:** Rectangular Rapid Flashing Beacon (RRFB), curb extensions, directional ramps, mini-roundabout

Parrish Lane (400 North) & 400 East - This intersection is currently stop-controlled in the eastbound and westbound direction and flows freely in the southbound and northbound direction. The city frequently receives complaints about sight distance, particularly for the eastbound left movement due to the presence of foliage and the topography of the southbound approach. After a review of the crash history between 2019 and 2023, the primary trend is that of southbound vehicles conflicting with either eastbound or northbound vehicles, with one minor injury crash, two possible injury crashes, and seven PDO crashes.

There are also a few crashes involving conflicts between eastbound and westbound vehicles, where there was confusion about who has the right-of-way at the two-way stop. There were no crashes involving active transportation users. A proactive approach should be taken to mitigate these crashes and ensure that community concerns are met. This could include adding stop control to the northbound and southbound legs or removing the intersection sight distance obstruction on the northwest property.



A roundabout has also been discussed for this intersection and would certainly alleviate safety concerns for turning movements, but would also be more resource-intensive for the city.

- **Issues:** Sight distance, safety issues
- **Possible Mitigation Measures:** 4-way stop, remove sight distance obstruction, roundabout

Chase Lane & 400 West - This intersection is currently stop-controlled in the eastbound and westbound direction and flows freely in the southbound and northbound direction. This intersection sees a large volume of pedestrians due to the nearby elementary school, and safe crossing is a major concern for the community. Currently there are advance warning markers on the northbound approach, as well as yield markers and school zone markings on both the northbound and southbound approaches.

There is a RRFB crossing on the north leg, and no pedestrian crossing on the south leg. The stop signs on the east- and west-bound approaches have flashers for improved visibility at night. After a review of the crash history between 2019 and 2023, it was found that there were two minor injury crashes, two possible injury crashes, and four PDO crashes at this intersection. There was a crash where a vehicle had to stop suddenly for a child in the crosswalk and was rear-ended by another vehicle following too closely. All other crashes were due to vehicles from the east- and westbound directions failing to yield to cross traffic.

To improve safety for those crossing the street and encourage more awareness, it is recommended that the city change the crosswalk pattern on the north leg from a transverse lines style to the higher-visibility longitudinal

bars style, matching the east and west-bound approaches. Intersection curb extensions would shorten the necessary crossing distance while managing speeds and further encouraging stopping or yielding for all approaches. In addition, the city should add advance warning markings on the North leg to be consistent with the south leg.



- **Issues:** School crossing, pedestrian safety
- **Possible Mitigation Measures:** Striping changes (transverse crossing, advance warning markings on north leg), curb extensions, crossing guard before/after school

1250 North & 400 West - The city is concerned about pedestrian safety at the mid-block crossing on 400 West due to the high usage by school children to/from Stewart Elementary School. It is recommended that the city monitor the location as a potential spot for a pedestrian hybrid beacon (PHB). It is also recommended that the city consider curb extensions and ensure a crossing guard is on duty before and after school is in session.

- **Issues:** School crossing, pedestrian safety
- **Possible Mitigation Measures:** Crossing guard before/after school, PHB, curb extensions

UDOT I-15 Reconstruction Project - Between Farmington & Salt Lake City

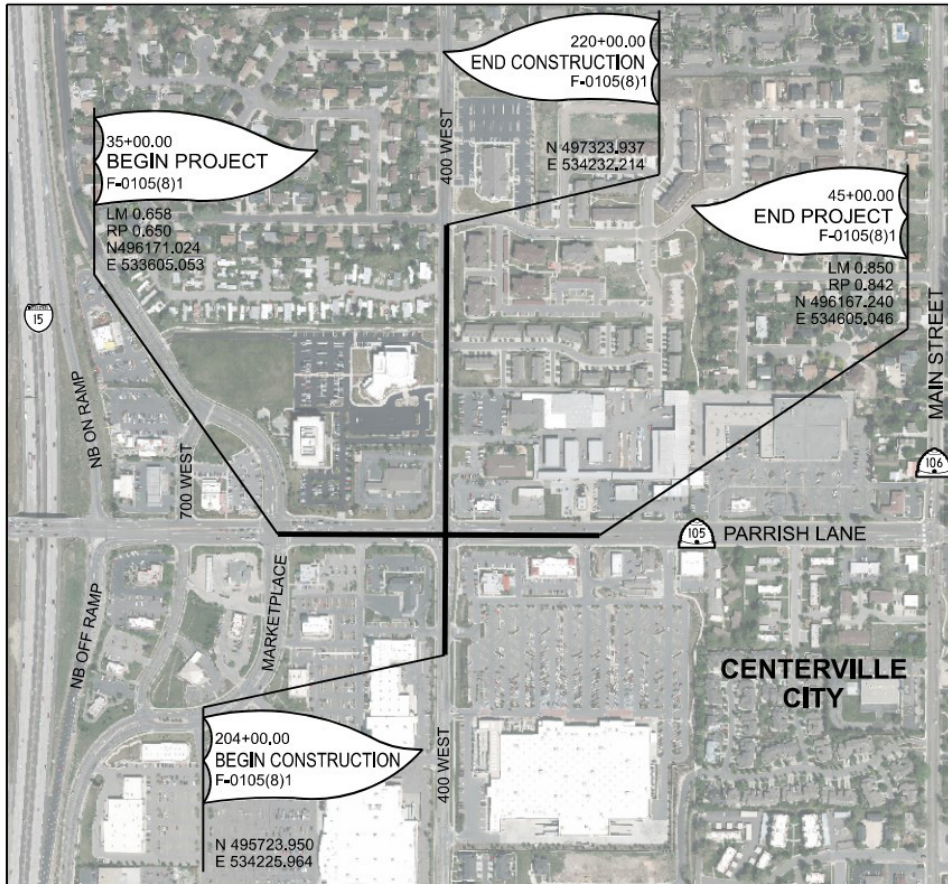
UDOT is planning improvements along I-15 from Salt lake City to Farmington. At the Parrish Lane/400 North I-15 interchange improvements are aimed at improving traffic operations at the interchange and increasing east to west pedestrian connectivity across I-15. The scope of improvements as identified in the I-15 Environmental Impact Statement: Farmington to Salt Lake City are shown in the following:





Parrish Lane / 400 North

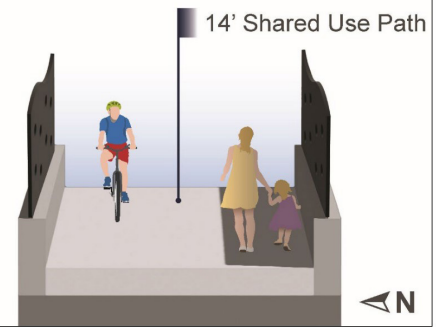
- A SPUI configuration at Parrish Lane
- A pedestrian overpass at Community Park
- A shared-use path on the north side of Parrish Lane
- A pedestrian overpass south of the interchange



I-15 & Parrish Lane/400 North EIS Action Alternative

PARRISH LANE/400 NORTH

Preferred Alternative



UDOT has plans to construct “operational and safety improvements” at the Parrish Lane/Marketplace Drive and Parrish Lane /400 West intersections. Improvements include the addition of a westbound travel lane between 400 West and Marketplace Drive, dual eastbound left-turn lanes at 400 West, and dual northbound left-turn lanes at 400 west. There will also be some updates with the signals and signal timings to accommodate the different lane configurations.

PARRISH LANE/400 NORTH

Preferred Alternative

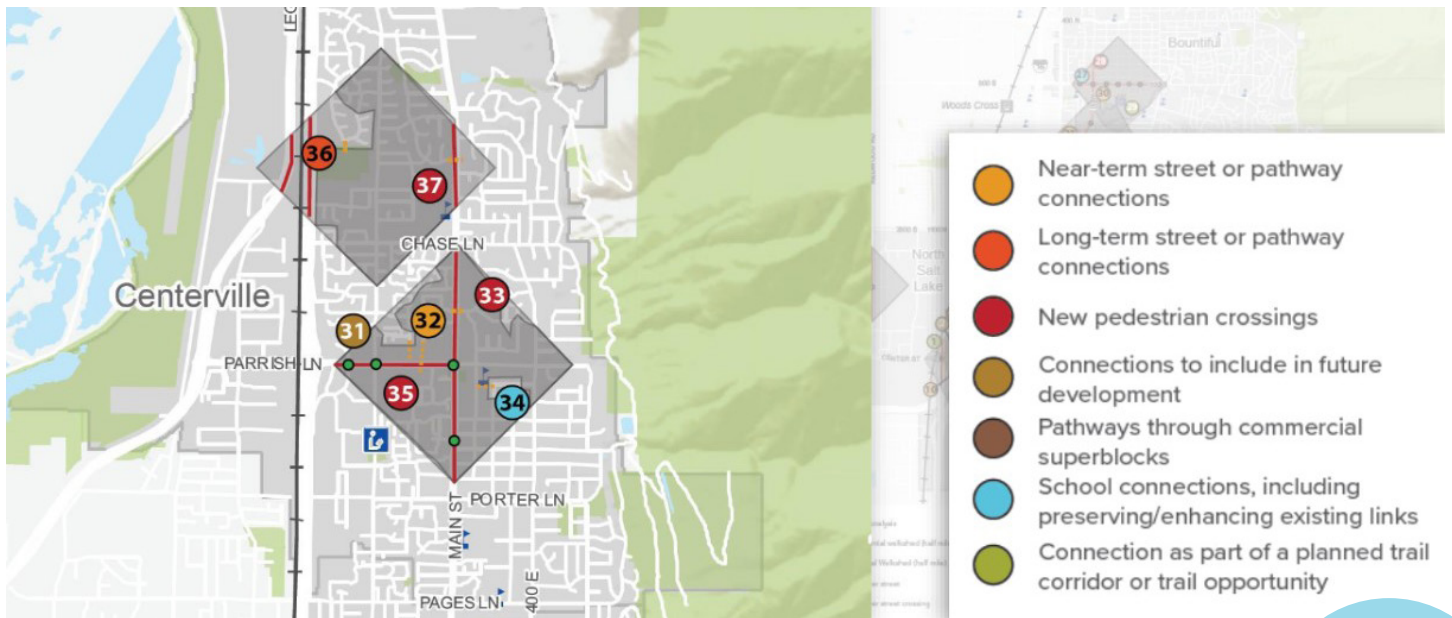


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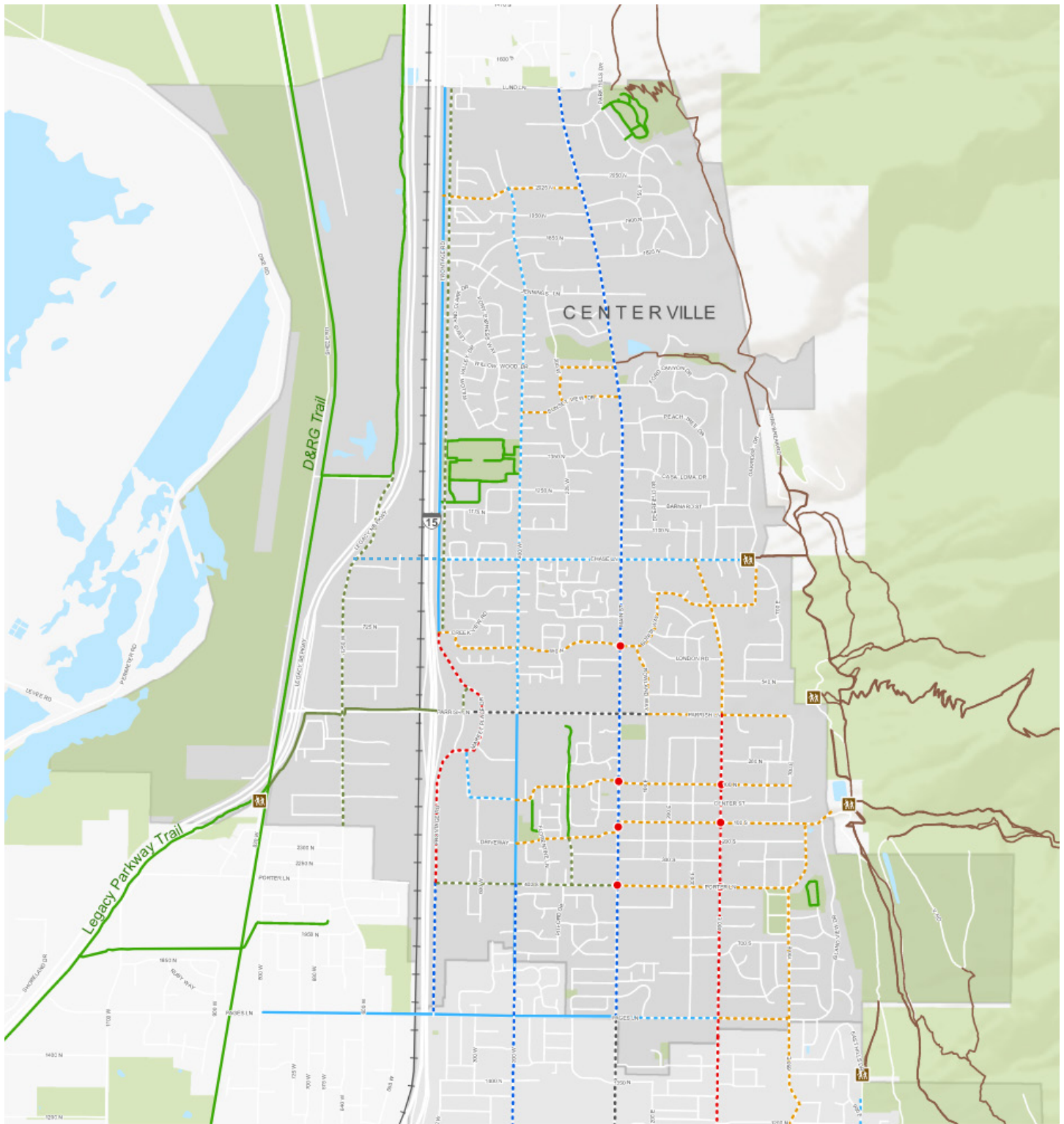
Active Transportation

Active transportation includes any form of non-motorized transportation such as walking or biking. Greater participation in active transportation can positively impact public health, street safety, environmental quality, economics, and overall quality of life. These benefits occur because active transportation reduces vehicle emissions, encourages physical activity, and creates more vibrant, pedestrian-friendly communities.

The South Davis County Active Transportation Plan is a multi-jurisdictional plan for the cities of Bountiful, Centerville, and North Salt Lake. The plan identifies existing active transportation facilities and makes recommendations for improvements to the active transportation network and lists improvements to walkable centers. Priority projects from the ATP include the 400 West buffered bike lanes and the 400 East separated bike lanes. Implementation of these priority projects will help create continuous, safe corridors for cyclists and pedestrians throughout the region.



South Davis ATP - Walkable Centers



Existing Destinations + Boundaries

- Trailhead
- FrontRunner station
- City limits
- County limits

Existing | Proposed Facilities

- Separated bike lane
- Buffered bike lane
- Bike lane
- Neighborhood byway
- Shared use path
- Sidepath
- Future study, TBD
- Natural surface trail

Spot Improvements

- Street crossing



Data provided by the Cities of Bountiful, Centerville, and North Salt Lake; Davis County; the Utah AGRC; UDOT; UTA; and WFRM
Map produced August 2019 by Alta Planning + Design

46 South Davis ATP - Recommended Network

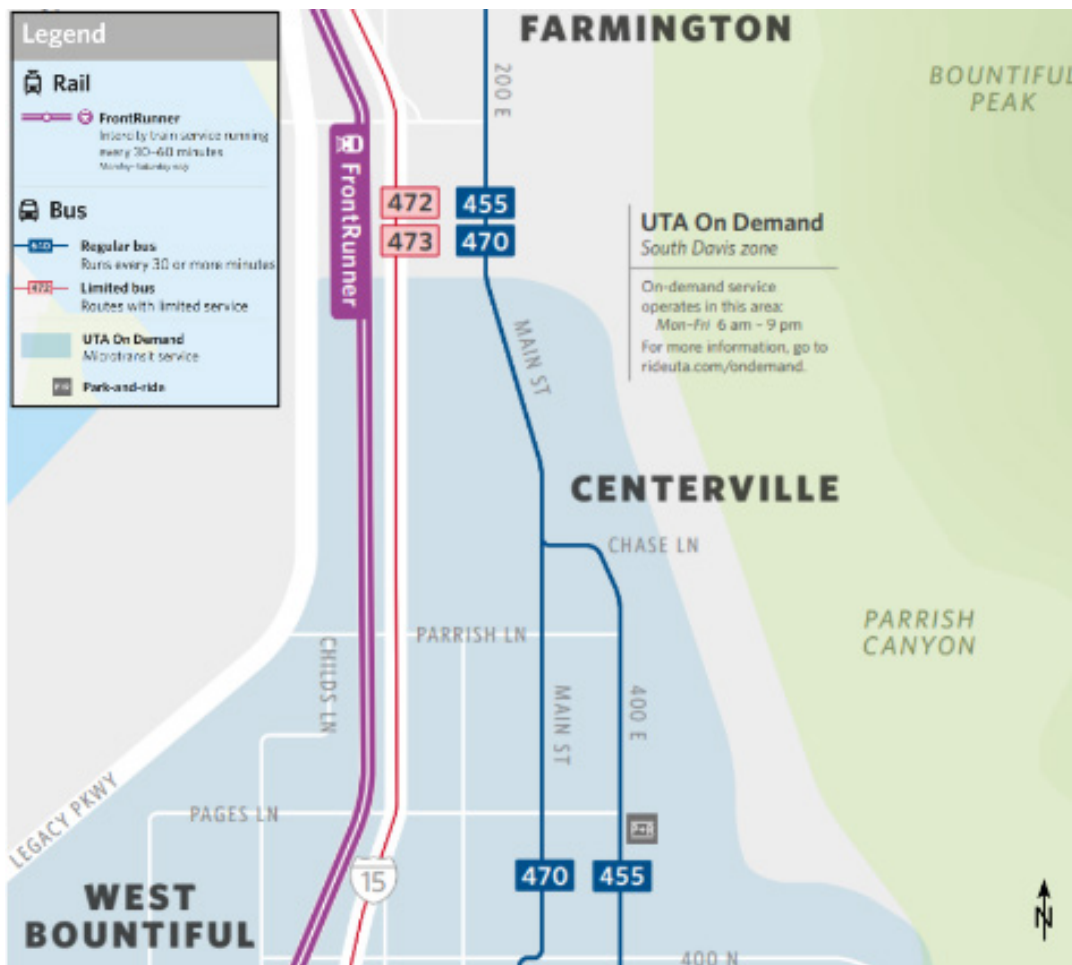


Transit

Public transit service is provided by Utah Transit Authority (UTA). UTA operates bus service, light rail, commuter rail, rideshare by VIA trolley shuttle routes etc. The FrontRunner Commuter Rail is an intercity train service running every 30-60 minutes from Monday through Saturday. It runs north to south through the city, with the closest stop being in Farmington. Bus route 455 operates every 30 or more minutes and runs north to south through the city along Main Street and 400 East. Bus route 470 operates every 30 or more minutes and runs north to south through the city along Main Street. Bus routes 472 and 473 pass through the city boundaries on I-15 and operate with limited service.

The project team met with UTA on August 12, 2024, to discuss future transit service in Centerville. UTA is currently in the process of updating their five-year service plan and it is currently in draft form. The five-year service plan is expected to be completed by the end of the 2024 year. One major transit improvement that was mentioned by UTA, is the replacement of the current 470 line with the 470 X express bus line with 15-minute frequency. The 470 X bus line is not expected to have its own lanes through Centerville, but will likely have a dedicated bus lane on other areas of the route. The five-year service plan also shows transit service along Parrish Lane to the west of I-15.

Existing transit service is shown below:



UTA FUTURE SERVICE

- 417 Bus Line
- 472 Riverdale / Salt Lake Express
- 470x Davis-SLC Connector
- FrontRunner Line

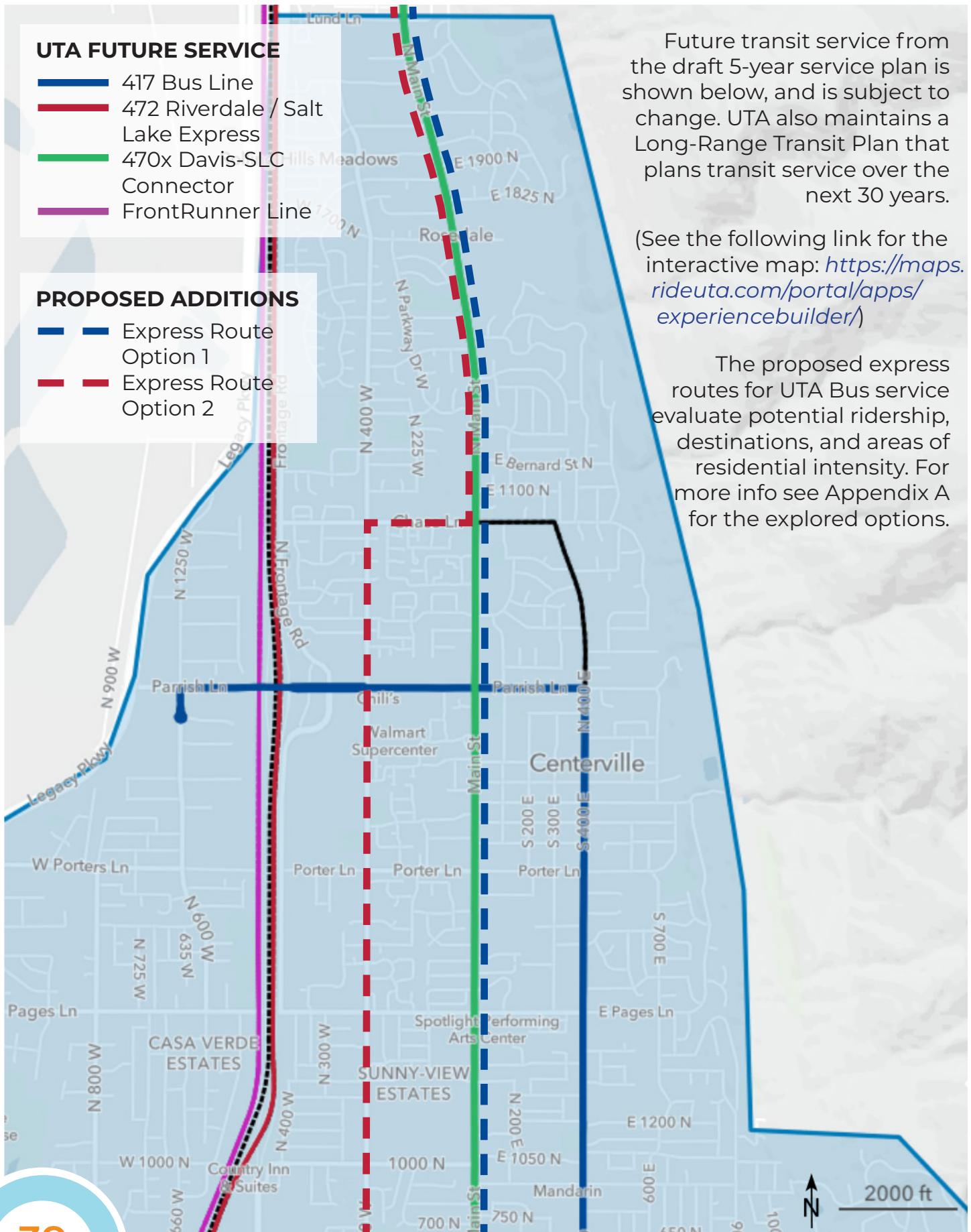
PROPOSED ADDITIONS

- - - Express Route Option 1
- - - Express Route Option 2

Future transit service from the draft 5-year service plan is shown below, and is subject to change. UTA also maintains a Long-Range Transit Plan that plans transit service over the next 30 years.

(See the following link for the interactive map: <https://maps.rideuta.com/portal/apps/experiencebuilder/>)

The proposed express routes for UTA Bus service evaluate potential ridership, destinations, and areas of residential intensity. For more info see Appendix A for the explored options.



A well-developed transit system reduces traffic congestion, lowers emissions, and fosters economic growth by improving access to jobs and services. It provides cost savings for individuals and cities, promotes social equity by offering mobility to all, and enhances public health through better air quality and increased physical activity. Centerville City should be actively involved in working with UTA, UDOT, and WFRC to support transit as a viable and efficient transportation mode in the city. Planning efforts will help procure funds to support the development and maintenance of a sustainable transit system.

To increase viability of a reliable transit system two options for express fixed guideway routes are outlined in the map on the left. Option 1 is the existing proposed route which follows Main Street through the city. This route passes small-scale commercial, City Hall, William R. Smith Park, Smoot Park, and three schools. This route avoids the majority of residential intensity areas, major civic uses, and regional commercial centers.

Option 2 would shift the route along 400 West (200 W Bountiful) until Chase Lane then connect back on Main Street going north. This route would pass the South Davis Recreation Center, regional commercial, CenterPoint Theater, two schools, Davis County Library, and Smoot Park. It also pass the majority of the residential intensity areas.

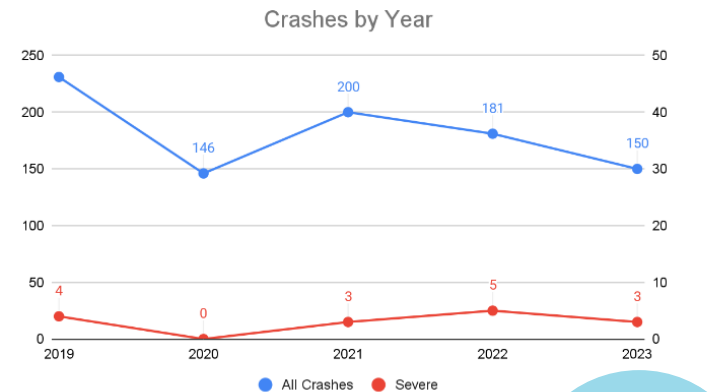


Option 2 would be the route that serves Centerville residents most effectively.

Safety

A safety analysis was performed for all roadways within Centerville City. The most recent five years of available crash data (January 1, 2019 to December 31, 2023) from UDOT Traffic & Safety were used to perform the analysis. Historic crash patterns were analyzed within Centerville to develop project and policy recommendations. For all analysis, crashes that occurred on freeways and expressways were not included so that results could be focused on roads the city has influence over.

In total there were 908 crashes reported within Centerville City between January 1, 2019 and December 31, 2023. Of these, 13 (1.4%) involved suspected serious injuries and 2 (0.2%) were fatal. The figure below shows the total for all crashes and severe crashes year-over-year. Notably, there were 5 severe crashes in 2022. 2020 saw a significant drop in total crashes relative to 2019, and though the number has jumped back up a bit since that drop, a clear downward trend is visible since the pre-pandemic year due to decreased total traffic volumes as we recovered from the pandemic and returned to the workplace. Trends in the causes for severe crashes have been reviewed in detail below.



The Safe System approach consists of the following five elements:



Safe Road Users

The Safe System approach addresses the safety of all road users, including those who walk, bike, drive, ride transit, and travel by other modes.



Safe Vehicles

Vehicles are designed and regulated to minimize the occurrence and severity of collisions using safety measures that incorporate the latest technology.



Safe Speeds

Humans are unlikely to survive high-speed crashes. Reducing speeds can accommodate human injury tolerances in three ways: reducing impact forces, providing additional time for drivers to stop, and improving visibility.



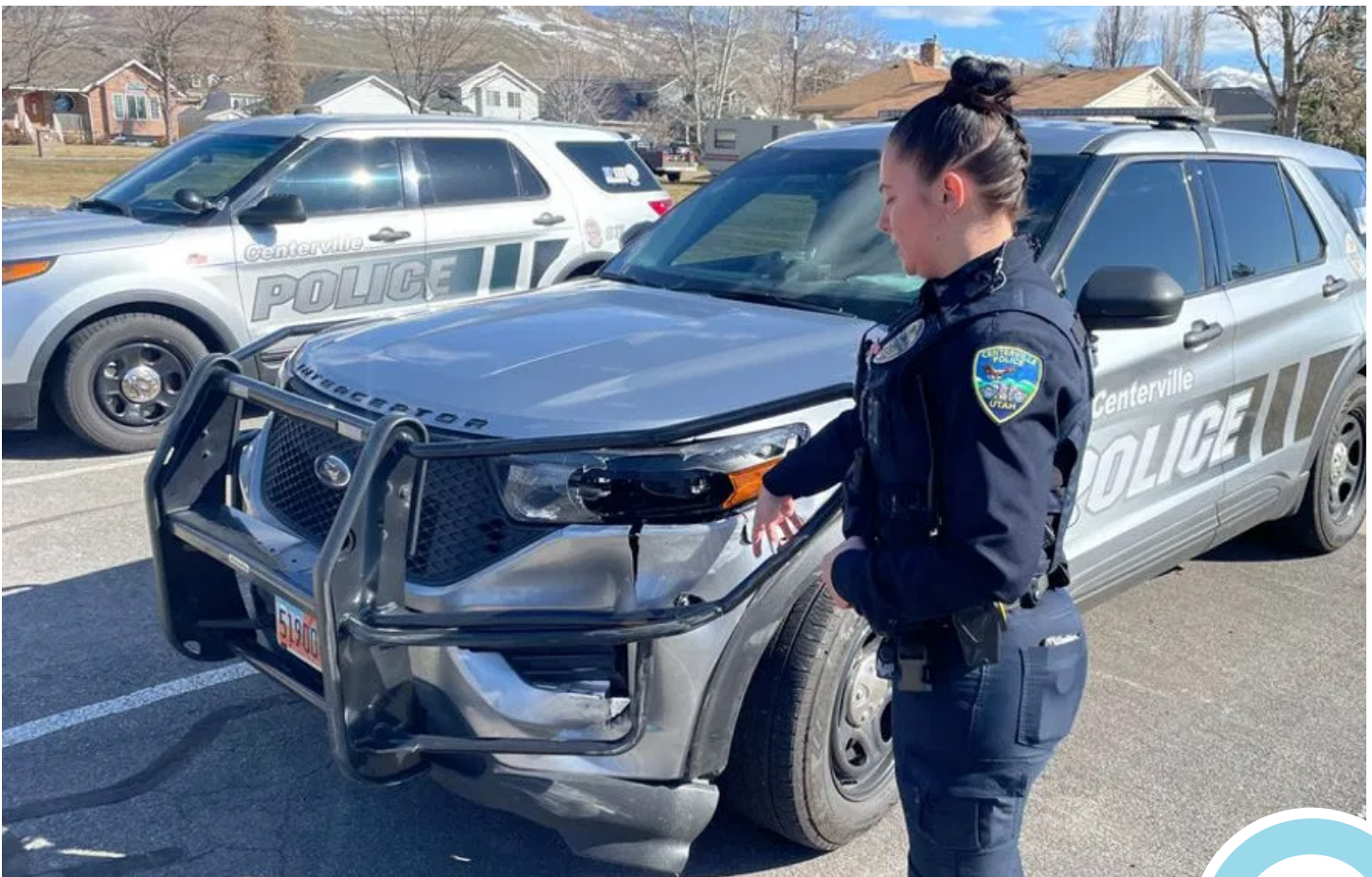
Safe Roads

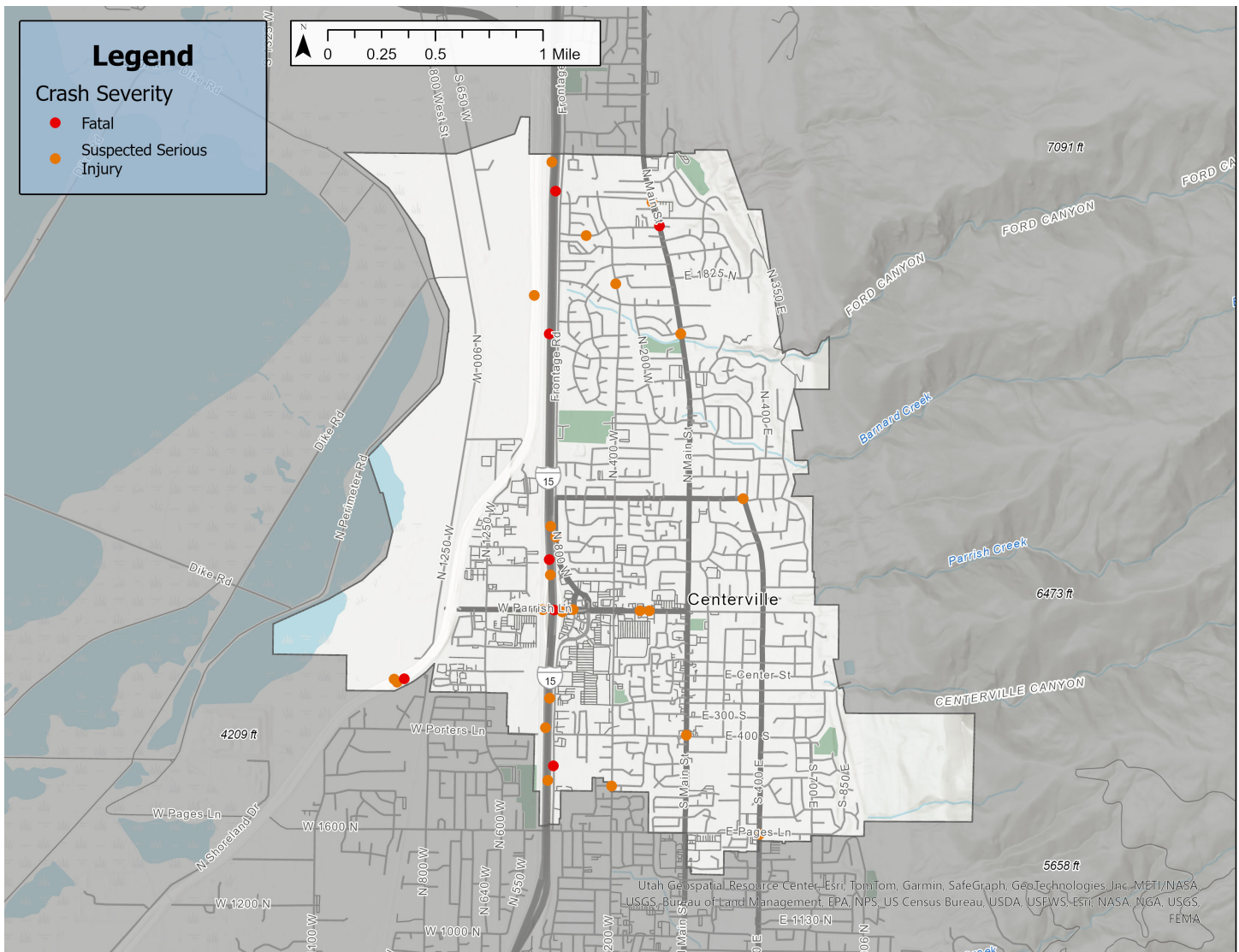
Designing to accommodate human mistakes and injury tolerances can greatly reduce the severity of crashes that do occur. Examples include physically separating people traveling at different speeds, providing dedicated times for different users to move through a space, and alerting users to hazards and other road users.



Post-Crash Care

When a person is injured in a collision, they rely on emergency first responders to quickly locate them, stabilize their injury, and transport them to medical facilities. Post-crash care also includes forensic analysis at the crash site, traffic incident management, and other activities.





Given these goals, and the significant cost of severe crashes (both fatal and suspected serious injury), these crash types are the focus of the analysis.

Above is a heatmap showing the density of crashes at each point in Centerville City. The figure above plots the serious injury and fatal crashes individually. For the analysis period, there were 2 crashes with a fatality and 13 crashes with suspected serious injuries. Of these 15 severe crashes, 8 occurred on UDOT roadways and 7 occurred on Centerville City roadways.

After reviewing the data, focusing particularly on severe crashes, a number of intersections and

road segments were identified as areas of concern. The following recommendations are made based on these findings:

Parrish Lane:

There were 9 crashes along Parrish Lane during the analysis period that involved active transportation users. One of these involved a suspected serious injury, and three involved minor injuries. The serious injury occurred when a vehicle struck a pedestrian outside of a crosswalk at night at about 205 West. This location is located about 900 feet from the nearest crosswalk in either direction, which is well outside the preferred range for pedestrians to walk to access a safe crossing.

To improve connectivity and encourage safe crossing behavior, the city should work with UDOT to study the location for a pedestrian hybrid beacon (PHB) with a refuge island in the center median to provide added comfort and safety. A PHB is a traffic control device designed to help pedestrians safely cross busy streets. Unlike regular traffic signals, the PHB is only activated when a pedestrian presses a button.

Another concerning trend on this road is the number of crashes attributed to turning vehicles failing to yield to oncoming traffic or active transportation users in the crosswalk. There were 75 crashes involving left turns that occurred at either the Marketplace Drive intersection or the 400 West intersection. There was one instance of a vehicle turning right into a pedestrian at the Marketplace Drive intersection, and 2 such instances at 400 West. To address these crashes, the following treatments are recommended for these two intersections:

- Leading pedestrian intervals can help pedestrians and bicyclists establish their presence in the sidewalk before vehicles begin attempting to turn across the crosswalk.
- Left turn phases can be changed to protected-only, which would ensure that vehicles turning left don't have any potential conflicts from pedestrians or oncoming vehicles. This is most justified if peak hour through volumes are high enough that very few acceptable gaps exist, which may make vehicles take more risks when attempting to turn during a permitted phase, and also means that permitted phases don't facilitate enough turning volumes to be worth the safety issues.

- MUTCD Sign R10-15 L (shown below) should be used to remind drivers to check for pedestrians in the crosswalk.

R10-15 (L/R) Turning Vehicles Yield to Peds (Either Direction, Source: MUTCD)



Tobe Drive and 400 West

There was a serious injury here involving a left-turning vehicle from the side street failing to yield to a cyclist on 400 West. To mitigate crashes like this in the future, the city should stripe the available space on the shoulder of 400 West as a bike lane, including dashed markings across intersections and major driveways to remind drivers turning in and out of these accesses that there is a conflicting bike lane. Further visibility can be provided at key locations by supplementing these dashed lines with green-colored pavement. These standards should be applied at other collectors and minor arterials, like Main Street.

100 North / 115 North and Main Street

This offset intersection saw 8 crashes during the analysis period, 2 that resulted in suspected minor injuries and 6 that were PDO crashes.

One of the injury-causing crashes resulted when a vehicle attempted to turn left from eastbound 115 North while a southbound vehicle was turning right, but didn't see a second vehicle

passing the turning vehicle. The other injury crash was the result of a vehicle waiting at a stop sign failing to see a cyclist crossing their leg of the intersection. As this intersection does not have striped crosswalks on either of the minor legs, it is recommended that crosswalks be striped across 115 North and 100 North. It is also recommended that the crossing of Main Street at 50 South be improved with a RRFB and curb extensions, as it is a school crossing and can serve this business area.

2025 North and Main Street

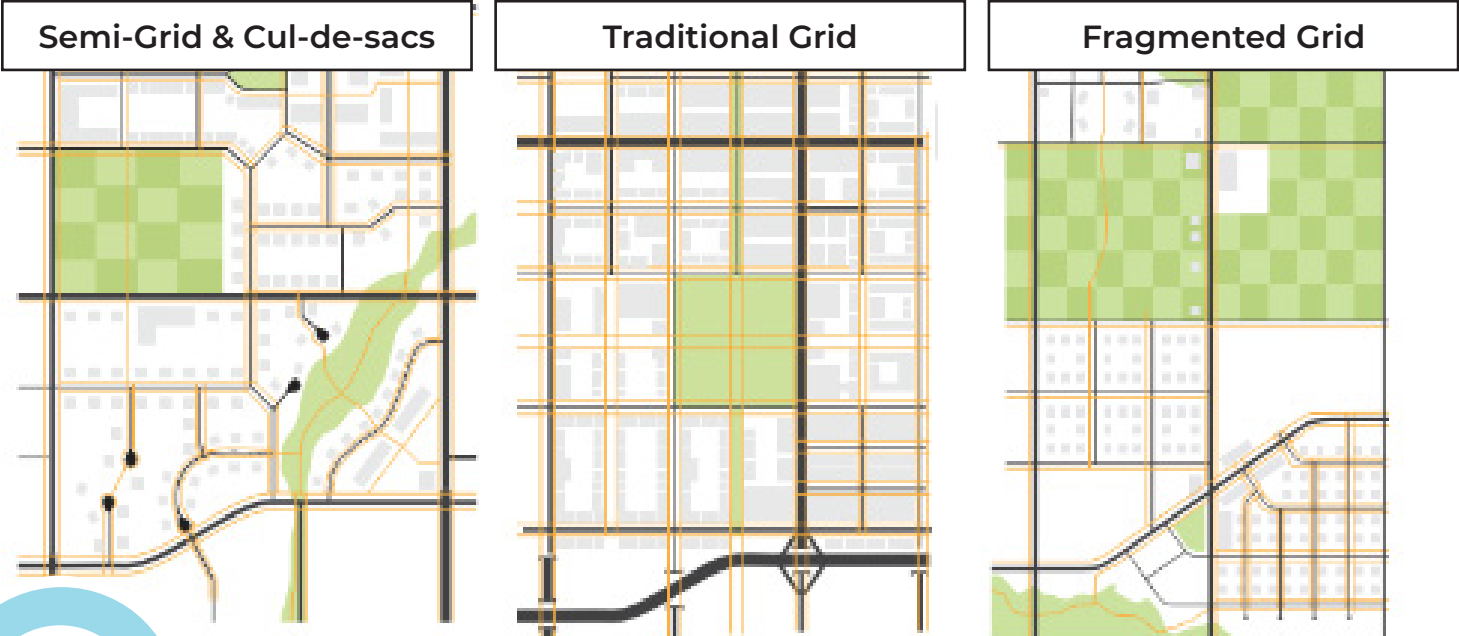
In 2022 there was a fatality at this intersection involving a pedestrian in the crosswalk on Main Street and a vehicle traveling southbound. Though it was daylight, it was raining and that may have played a factor in the visibility of the pedestrian. To mitigate the risk of this happening again, the city should work with UDOT to install a RRFB at this crosswalk, with a painted line to provide clear indication on the northbound approach of where to stop for pedestrians, and advance warning markers on both approaches to increase awareness for approaching vehicles.

Main Street Near Casa Loma Drive

There were two crashes here relating to drivers becoming confused by temporary traffic control during road work and losing control. One resulted in a possible injury, and the other resulted in a minor injury. The fact that there were two crashes relating to temporary traffic controls is concerning, and the city should be aware of this issue for the future and work with UDOT to ensure that temporary traffic control devices clearly indicate where drivers should go well in advance of road work.

Connectivity

A roadway system with excellent connectivity allows people multiple options when traveling between points within a city. Grid-like connectivity patterns offer drivers the most options for routing within a city has shown in the figure below: Strong collector and arterial road connectivity distributes traffic between corridors, and a well-connected local street network allows short-trips to be completed on local roadways rather than relying on regional collectors and arterials.



Connectivity Patterns



A connected road network improves access and reduces travel times for all users and can reduce the need for future roadway widening. Good network connectivity also improves emergency access and response times, and allows multiple exit routes during emergencies.

Centerville has very good connectivity in the north-south direction with frequent collector or arterial roadways. However, there is a lack of east-west connectivity, due in large part to I-15. The city should explore alternatives for an east-west overpass to connect the city to any future development west of I-15, such as at Chase Lane. It is recommended that east-west connectivity be improved as development continues. It is recommended that the use of cul-de-sacs be minimized where possible and infill projects should connect to all possible stub roads. Disconnected streets, which often include cul-de-sacs and dead ends, are a major factor in increasing auto dependency and traffic on collectors and arterials.

Access Management

Access management balances land access with traffic flow and safety through controlled driveway spacing, signal spacing, and corner clearance.

This systematic approach helps corridors operate efficiently without costly widening projects.

Different road types serve different functions - freeways prioritize mobility with controlled access, while residential streets emphasize access at lower speeds. Centerville's access management standards reflect these functional differences.

Intersection or driveway access may be restricted to right-in/right-out movements when safety or congestion concerns arise, including documented crashes, poor sight distance, LOS D conditions, or left-turn queuing that blocks through traffic.

Access Management Standards

	Minimum Signal Spacing (ft)	Public Roadways / Major Driveways*			Minor Driveways**			
		Minimum Unsignalized Full Access Spacing (ft)	Minimum Right-in / Right-out Spacing (ft)	Offset Intersection Spacing (ft)	Minimum Unsignalized Full Access Spacing (ft)	Minimum Right-in / Right-out Spacing (ft)	Offset Intersection Spacing (ft)	Corner Distance (ft)
Major Arterial	2640	1320	660	1320	N/A	N/A	N/A	100
Minor Arterial	2640	660	330	660	N/A	660	N/A	100
Major Collector	1320	660	330	660	N/A	330	N/A	100
Minor Collector	1320	300	150	150	150	150	75	50
Local Commercial	1320	200	100	100	100	100	50	50
Local Residential	1320	200	100	100	-	-	-	25

*Major driveways carry 200 vehicles per day or more; minor driveways carry less than 200 vehicles per day

N/A - not allowed under normal circumstances

1. UDOT and County regulations may impose greater minimum spacing requirements on roadways under their jurisdiction.

2. Spacing shall be measured centerline to centerline.

3. As determined by the City Engineer, engineering judgement shall override the requirements in this table if warranted by specific traffic conditions.

4. Existing driveways on arterials and major collectors shall be maintained until significant development is proposed.



CHAPTER 4 HOUSING

Executive Summary

Centerville, located in the heart of Davis County, is a city that has successfully balanced its historic charm with thoughtful development. With a total population of 18,159 (2024) projected to reach 18,745 by 2030, Centerville faces unique housing challenges and opportunities that require strategic planning to maintain affordability while accommodating growth. A detailed analysis of Centerville’s housing, with its accompanying data is found in Appendix A.

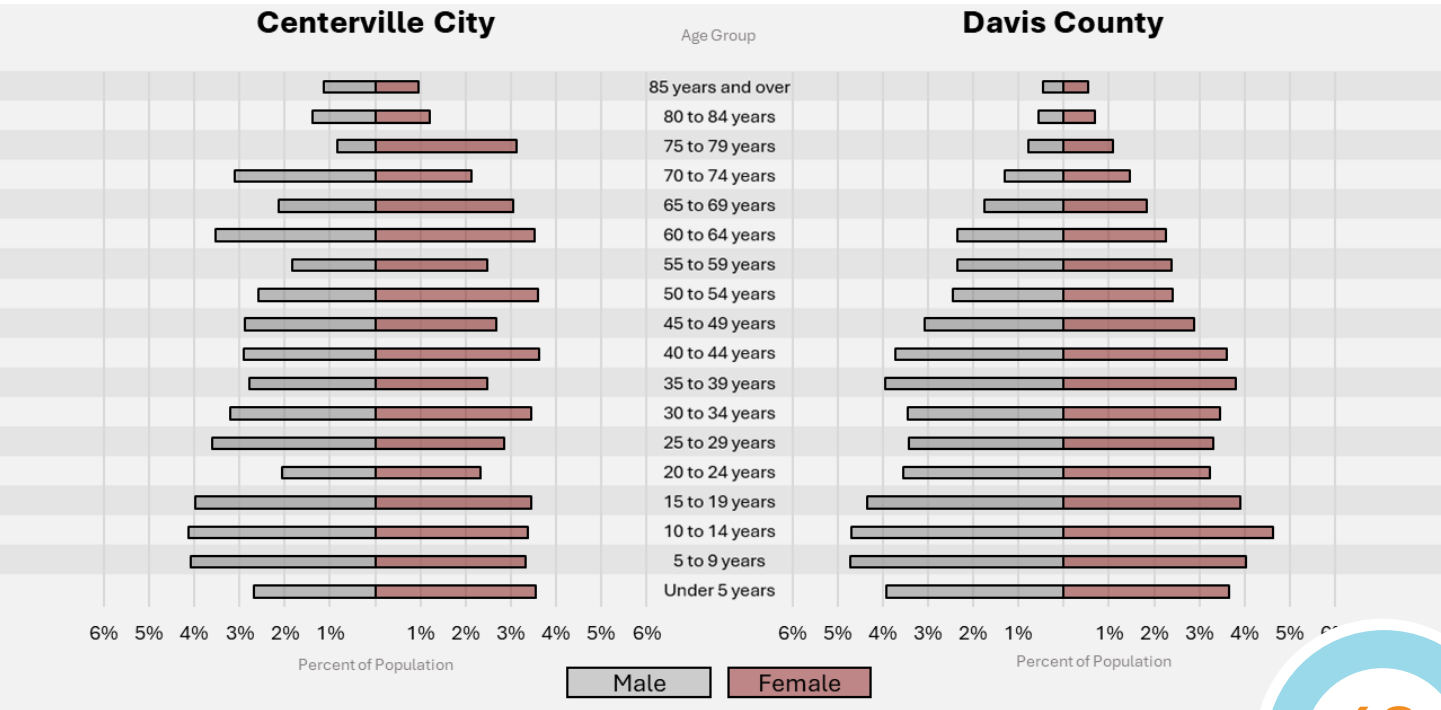
Population Growth and Demographics

Centerville’s population has grown steadily from 15,335 in 2010 to an estimated 18,159 in 2024. The Wasatch Front Regional Council projects continued growth to 18,745 by 2030, with 6,779 households expected by that time. However, recent building permit trends averaging just 30 units annually indicating that the city is not on track to meet projected housing needs.



The city’s demographic profile reveals:

- A mature population with 35.4% of households having someone 65 or older (compared to 23.1% countywide)
- Lower percentage of households with children (34.8% vs. 44.3% countywide)
- Median household income of \$113,697, higher than Davis County’s \$101,285
- Average household size of 2.94 persons



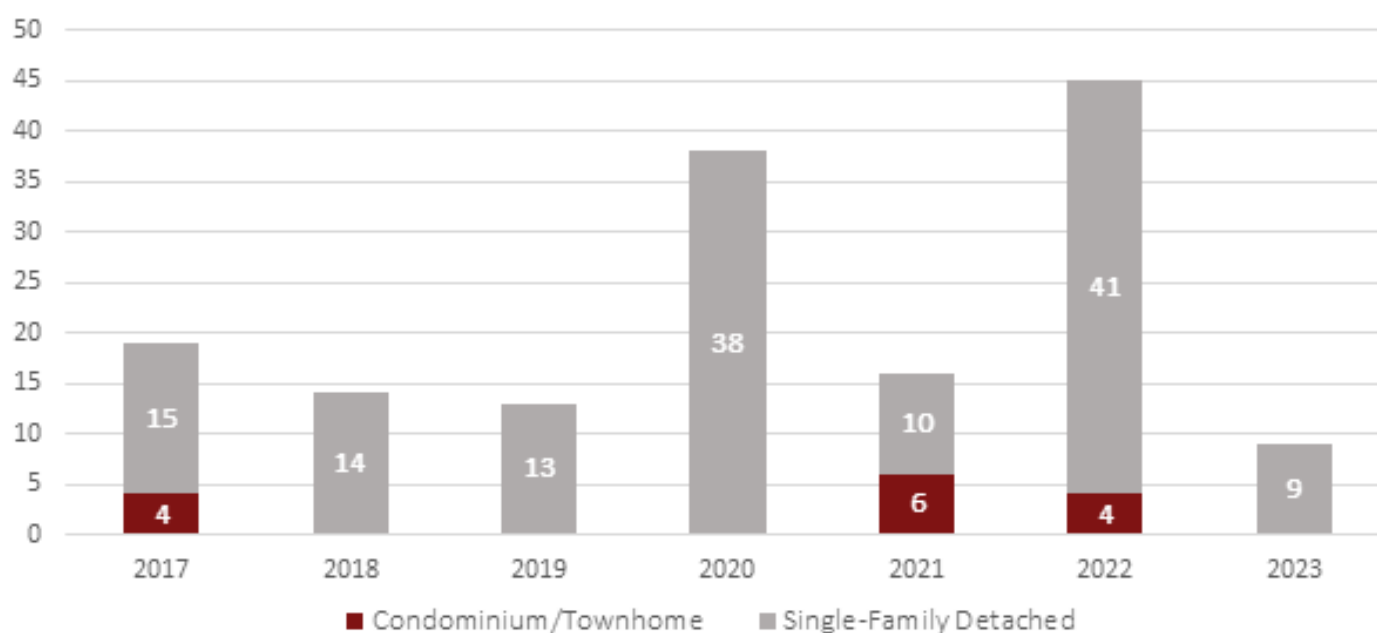
Housing Inventory & Market Conditions

Centerville's housing stock consists predominantly of single-family homes (83%), with limited multi-family options (17%).

The housing market reflects limited inventory with homes typically priced above first-time buyer ranges, creating barriers for younger families and moderate-income households.

Key characteristics include:

- Home Values: Over 53% of homes valued between \$250,000-\$499,000
- Size: 83.2% of homes have 3+ bedrooms; average single-family home is 2,033 sq ft
- Age: Majority built between 1970-1999 (59.8%)
- Tenure: 86.6% owner-occupied (compared to 77.7% countywide)



New Housing Units by Type & Year Issued

Type	2017	2018	2019	2020	2021	2022	2023	Total	Avg.
Condo, Townhome									
Permit Count	4				6	4		14	2
Unit Count	19				30	20		69	10
Single-Family Detached									
Permit Count	15	14	13	38	10	41	9	140	20
Unit Count	15	14	13	38	10	41	9	140	20
Total Permits	19	14	13	38	16	45	9	154	22
Total Units	34	14	13	38	40	61	9	209	30



Housing Affordability Analysis

Using HUD’s definition of cost-burdened households (spending >30% of income on housing), Centerville shows relatively strong affordability metrics:

- Only 19.1% of households are cost-burdened (vs. 22.5% countywide)
- 34.1% of renters are cost-burdened (vs. 43% countywide)

However, the city faces a significant shortage of affordable units:

- Current deficit of 1,894 units for households below 80% Average Median Income (AMI)
- Greatest shortage at extremely low-income levels (<30% AMI): 386-unit deficit

By 2030, the total affordable housing need will reach 1,549 units



	Existing Households	Naturally Occurring Affordable Units	Surplus (Shortage)
< 30% AMI	535	148	(386)
30-50% AMI	418	164	(254)
50-80% AMI	941	876	(65)
80-100% AMI	890	1,459	569
Total Below 100% AMI	2,784	2,647	(137)
Total Below 80% AMI	1,894	1,188	(706)

Housing Gap Analysis 2022

Future Housing Needs

Centerville must address both current deficits and future demand:

- Aging population will require expanded senior housing options
- Only 16 licensed beds for nursing/rehabilitation services currently exist
- Need for diverse housing types to accommodate various income levels
- Focus on workforce housing to support local employment
- Focus additional affordable housing to the West Side Focus Area

Financial Tools & Affordability Mechanisms

To address housing challenges, Centerville can implement various strategies under Utah Code requirements. As a specified municipality, Centerville must select and implement moderate income housing strategies:

Highlighted Priority Strategies:

- Infrastructure Investment: Demonstrate investment in roads and utilities on the west side where multi-family development is most likely (B)
- Allow higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors (G)
- Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment

agency, or community development and renewal agency to create or subsidize moderate income housing (P)

- Home Ownership Promotion Zones (HOPZ): Create zones for the west side to promote homeownership (Y)
- First Home Investment Zones (FHIZ): Establish zones to assist with creating town centers on the west side (Z)



Key Economic Development Tools:

First Home Investment Zones (FHIZ)

- 10-100 acre zones with 30 units/acre minimum density
- 51% must be residential, 50% owner-occupied
- 12% affordability requirement inside zone, 20% outside
- 60% tax increment capture for 25 years



Home Ownership Promotion Zones (HOPZ)

- Maximum 10 acres, minimum 6 units/acre
- 60% affordable units requirement
- 5-year deed restriction minimum
- 60% tax increment capture for 15 years

Community Reinvestment Areas (CRA)

- 10% of increment must support affordable housing
- Funds can be used throughout the city or transferred to housing agencies
- Can be used in combination with other tools to leverage greater affordability impact

Implementation

Successful implementation of these housing strategies will require coordinated efforts between city departments, the Planning Commission, City Council, and community partners. The city should prioritize strategies that can be implemented in the near term, particularly those affecting the west side where development potential is greatest. Regular monitoring of housing production, affordability metrics, and demographic shifts is recommended to ensure strategies remain effective and responsive to changing conditions.

The city should establish an annual review process to track progress on moderate income housing goals and adjust strategies as needed. This includes monitoring building permit data, affordability levels, and the utilization of financial tools like CRA set-asides and tax increment financing. Partnerships with housing agencies, developers, and regional organizations help maximize resources and achieve meaningful affordability outcomes.

Conclusion

Centerville stands at a critical juncture in its housing future. While the city enjoys strong economic conditions and high quality of life, rising home prices and limited housing diversity threaten to exclude younger families, essential workers, and seniors on fixed incomes.

By implementing the strategies outlined in this chapter—particularly those focused on infrastructure investment, density shifts through zoning consideration, impact fee reductions, and innovative financing tool efforts—Centerville can preserve its character while ensuring housing opportunities for all residents.

The path forward requires deliberate action, community support, and a commitment to creating a more inclusive and sustainable housing market that serves residents across all income levels and life stages.



CHAPTER 5 OPEN SPACE & RECREATION

INTRODUCTION & BACKGROUND

The Open Space and Recreation chapter outlines the vision, goals, and strategies for open space and recreation in Centerville. Open space comprises undeveloped land, parks, preserves, trails, golf courses, and sport fields. Recreation includes activities in both indoor and outdoor spaces. These amenities are vital for improving quality of life and environmental sustainability. This chapter provides a comprehensive inventory to ensure the community maintains desired open space as it grows, outlining best practices for protecting, acquiring, and integrating these facilities throughout the city.

BEST PRACTICES

Key practices for open space and recreation placement, programming, and design:

- Encourage open space development during neighborhood planning phases
- Catalogue existing spaces by type, amenities, and size
- Provide open space within 1/4 mile of residents for maximum use*
- Place open space adjacent to roadways with pedestrian lighting for safety and access
- Preserve and enhance cultural and natural amenities
- Design spaces with resident input and surrounding context in mind
- Diversify recreation opportunities for all abilities
- Preserve areas based on current and projected demographics
- Plan trail networks with connections to regional systems
- Connect all open spaces with multi-use pathways where feasible

*The National Recreation and Park Association (NRPA) states that “the typical park and recreation agency has 10.4 acres of parkland for every 1,000 residents.”

ELEMENT

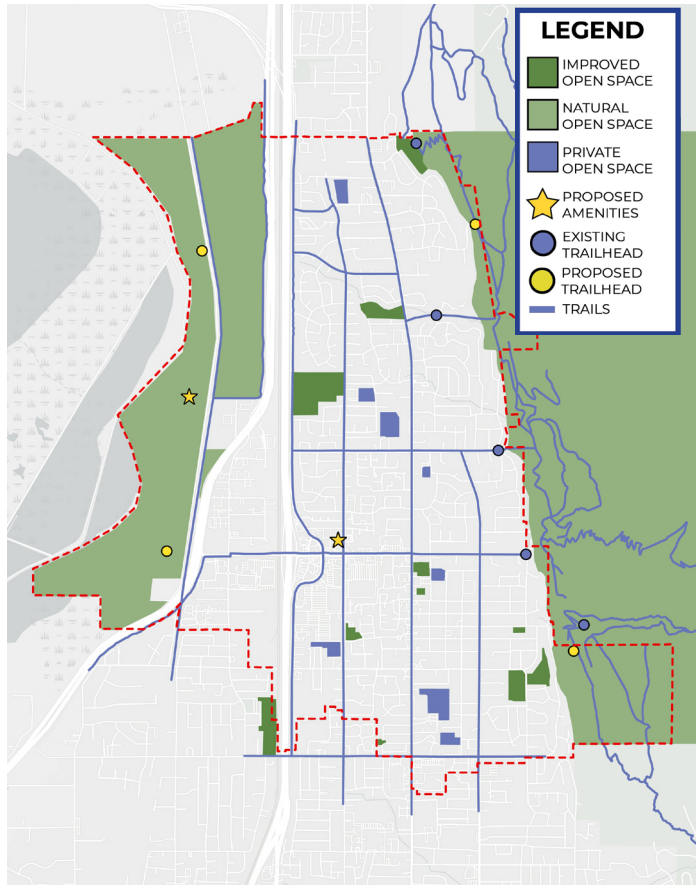
A diverse, and integrated open space network is critical for creating vibrant, healthy neighborhoods. Centerville’s open space falls into two main classifications: public and private, thereby denoting access availability. Most open spaces are public, ensuring better resident access.

Open space brings people together and encourages healthy lifestyles. As of 2024, Centerville has approximately 119 acres of developed public parks and 305 total acres of open space land within city limits. This includes parks, school facilities, the cemetery, trails, and undeveloped mountainside areas. Public schools and churches provide additional open space and recreation facilities for their members, sometimes accessible to nearby residents.



EXISTING OPEN SPACE FACILITIES & TRAILS

The following section and maps show the existing open space facilities and trail networks in and around Centerville. Due to Centerville's built-out nature, some open spaces are privately owned by schools or churches, providing crucial recreational space where public land is unavailable.



Trails Network

Centerville features an extensive trail system connecting neighborhoods to open spaces and regional amenities. The existing trail network includes:

- Multiple trailheads along the eastern foothills providing access to trails
- North-south connections linking residential areas to parks

- East-west corridors connecting to the Legacy Parkway Trail system
- Proposed trail connections to enhance connectivity, including critical links over I-15 to Legacy Parkway

The city's trails serve both recreation and transportation needs, with established routes along major corridors and through natural areas. Future trail development focuses on closing gaps in the network and improving connections between the city's east and west sides.

ACCESSIBILITY TO OPEN SPACE

Analysis reveals several residential areas fall outside the desired 1/4-mile radius of open space, creating service gaps throughout Centerville. The following map illustrates these underserved areas with shaded buffers showing both 1/4-mile and 1/2-mile access zones.

Due to the city's built-out nature, addressing these gaps requires creative solutions including:

- Designating and striping bike lanes on existing streets
- Maintaining high-quality sidewalks for safe pedestrian access
- Establishing trails to connect underserved areas to existing facilities
- Partnering with schools and churches to enhance community access

The eastern border of the city is mountainside and the open space there offers significant recreation potential that could be enhanced through improved trails and facilities. The western boundary along the Great Salt Lake presents opportunities for wetland preservation and nature-based recreation.



OPEN SPACE AMENITIES ACCESSIBILITY MAP

LEGEND

PUBLIC OPEN SPACE

QUASI-PUBLIC OPEN SPACE

FUTURE PUBLIC OPEN SPACE

1/4 MILE BUFFER

1/2 MILE BUFFER

EXISTING TRAILHEADS

PROPOSED TRAILHEADS

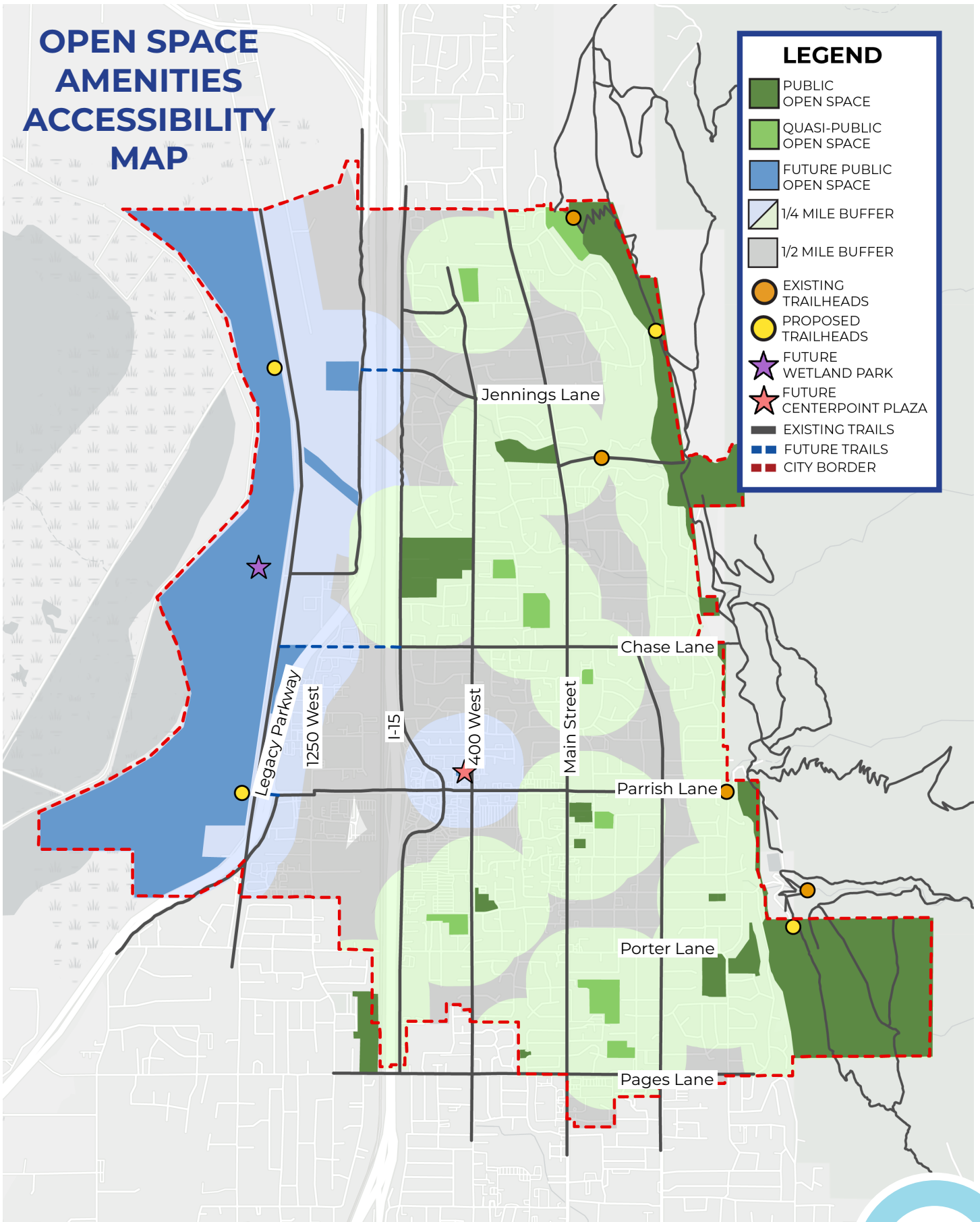
FUTURE WETLAND PARK

FUTURE CENTERPOINT PLAZA

EXISTING TRAILS

FUTURE TRAILS

CITY BORDER



AMENITY GAPS

Based on public feedback and the amenity gap analysis map, residents identified the following top 10 desired amenities:

1. **Improved Trails** - Enhanced mountain trails and completion of the Legacy Parkway connection from Centerville Community Park
2. **Nature Playgrounds** - Updated playgrounds incorporating natural elements and universal accessibility
3. **Sports Courts** - Additional pickleball courts to meet surging demand (some recently added at Community Park)
4. **Splash Pad** - Family-friendly water feature (none currently exist in or near Centerville)
5. **Dog Park** - Designated off-leash area (potentially at Community Park's open fields)
6. **Pump/Cycle Track** - Bike park facility (would be first in Davis County)
7. **Community Event Space** - Enhanced venues for gatherings and programs
8. **Native Wetland Access** - Improved access to Great Salt Lake wetlands

9. **Farmers Market** - Venue for local produce sales (closest is in Bountiful)
10. **Hammock Parks** - Low-cost amenity requiring only trees or posts

The amenity gap map shows proposed locations for several of these features, with stars indicating potential sites for new facilities based on geographic distribution and available space.

IMPLEMENTATION

Upon approval of the General Plan Update, the following implementation steps should be prioritized:

1. Park Renovation Program

Establish dedicated funding for systematic upgrades to existing parks. Conduct facility assessments and community visioning sessions to prioritize improvements based on condition, usage, and equity considerations.

2. Trail Connectivity

Complete the proposed trail connections shown on the Open Space map, particularly:

- The pedestrian bridge connecting Community Park to Legacy Parkway (currently in planning)
- Mountain trail improvements and new connections
- Bike lane implementation on designated streets

3. Amenity Feasibility Study

Evaluate the addition of identified amenity gaps through:

- Site suitability analysis for each proposed amenity
- Cost-benefit evaluation including maintenance requirements





- Phased implementation plan based on funding availability
- Consideration of regional facilities that may reduce local demand

4. Open Space Acquisition Strategy

Despite limited opportunities, pursue strategic acquisitions or partnerships to serve areas outside the 1/4-mile service radius through:

- Joint-use agreements with schools and churches
- Conservation easements on private property
- Pocket park development on infill sites
- Trail easements to improve connectivity



FUNDING SOURCES

Multiple funding opportunities exist for open space preservation and development:

State Sources:

- Utah Outdoor Recreation Grant (UORG) - Annual grants up to \$150,000 for outdoor recreation infrastructure
- Recreational Trails Program (RTP) - Federal funds administered by Utah State Parks for trail development
- LeRay McAllister Fund - Critical lands conservation funding through Utah Department of Natural Resources

Regional Sources:

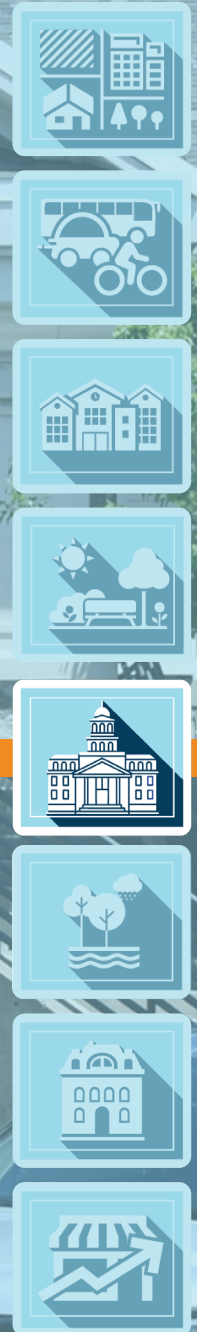
- Wasatch Front Regional Council TLC Program - Transportation and land use planning grants (funded this General Plan update)
- Davis County Tourism Grant - Funding for projects that enhance recreation and tourism

Federal Sources:

- Land and Water Conservation Fund (LWCF) - 50/50 matching grants for outdoor recreation projects
- Community Development Block Grants - For projects serving low-to-moderate income areas

Other Sources:

- Utah Open Lands - Conservation easements and agricultural preservation
- National Recreation and Park Association - Various grant programs for innovative park projects
- Private foundations - Including recreation-focused philanthropic organizations



CHAPTER 6 PUBLIC FACILITIES

Introduction & Background

The Public Facilities element catalogs existing community facilities and identifies future plans for major facilities that serve Centerville residents. This element ensures that adequate public services and infrastructure are maintained to support the city's current population and accommodate future growth while preserving the quality of life that makes Centerville a desirable place to live.

Element

Existing Facilities

Public Safety

Police Services: The Centerville Police Department, located at 250 North Main Street, provides law enforcement services to the community. The department has achieved accreditation through the Utah Chiefs of Police Association (UCOPA), demonstrating its commitment to professional standards and excellence in service delivery.

Fire and Emergency Services: South Davis Metro Fire provides fire suppression, emergency medical services, and disaster response to Centerville and surrounding communities including Bountiful, North Salt Lake, West Bountiful, and Woods Cross. The agency operates from strategically located stations throughout the service area to ensure rapid response times.

Education

The Davis School District serves Centerville's educational needs through the following facilities:

Elementary Schools:

- Centerville Elementary
- J.A. Taylor Elementary
- Jenny P. Stewart Elementary
- Reading Elementary

Junior High School: Centerville Junior High

High School: Viewmont High School (located in Bountiful, serving Centerville students)

Utilities and Infrastructure

Water Services: Centerville operates its own culinary water system, with ongoing capital improvements planned to meet growing demand. The city's water master plan guides the expansion and enhancement of the system.

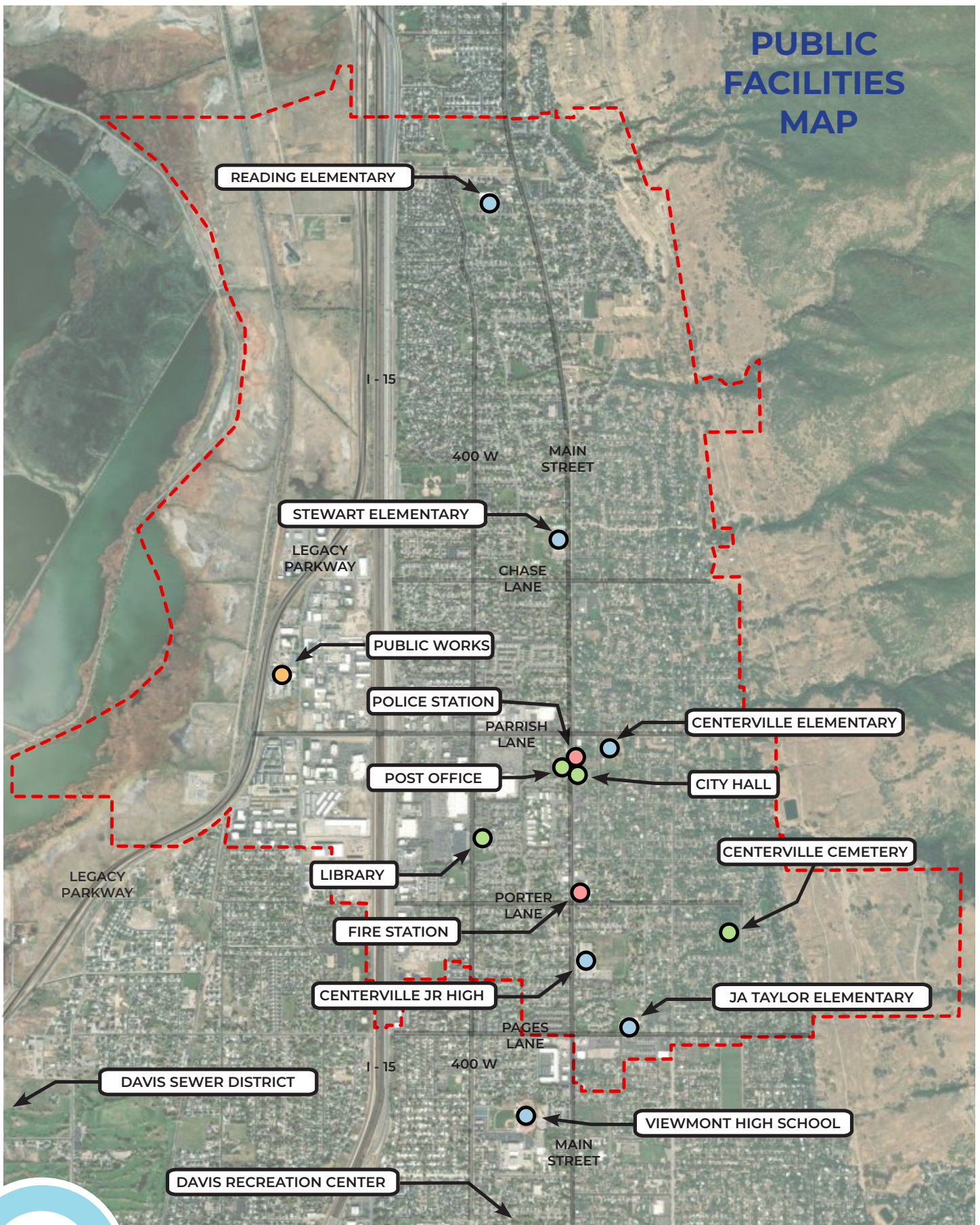
Sewer Services: The South Davis Sewer District, established in 1959, provides wastewater collection and treatment services to Centerville and neighboring communities. The district recently began construction on upgrades at its North Plant facility.

Storm Drainage: The city maintains a comprehensive storm drainage system, though aging infrastructure in some areas requires attention, particularly where coordination with Davis County and UDOT is necessary for improvements to major drainage channels and I-15 culvert crossings.

Community Facilities

- Centerville City Hall (250 North Main Street)
- Whitaker Museum
- Centerville Cemetery
- Community parks and recreation facilities

PUBLIC FACILITIES MAP



Proposed/Planned Facilities

Infrastructure Improvements

- Continued implementation of the city's Capital Facilities Plan for culinary water system expansion
- Storm drainage system improvements, particularly addressing areas affected by high water tables
- Coordination with utility providers for infrastructure upgrades in areas of planned development

Education Facilities

As Centerville's population approaches the projected build-out of 20,000 residents, coordination with Davis School District will be essential to:

- Identify the potential need for adjustments in school facilities
- Ensure schools are located in areas accessible to residential neighborhoods
- Maximize joint-use opportunities for school facilities to serve community recreation and activity needs



Transportation Infrastructure

- Implementation of the city-wide bike lane plan
- Pedestrian improvements, particularly in the Parrish Gateway area
- Enhanced trail connections, including improved access to Legacy Parkway Trail

Future Cemetery Planning

As Centerville approaches build-out population, the need for additional cemetery space has become a priority. The existing Centerville Cemetery has limited remaining capacity, prompting the city to evaluate potential sites for future cemetery development.

Potential Cemetery Sites

The city has identified several potential locations for future cemetery facilities, as shown on the following map. These sites were selected based on several criteria:

- Appropriate topography and soil conditions
- Accessibility from major roads
- Compatibility with surrounding uses
- Availability of utilities
- Distance from residential areas while maintaining convenient access

The potential sites are distributed throughout the city to provide options that could serve different areas of the community:

- Sites in the northern portions of the city near undeveloped foothill areas
- Central locations that could provide convenient access from established neighborhoods
- Eastern sites that take advantage of natural hillside settings
- Western locations near existing open space areas



LEGEND

 POTENTIAL CEMETERY SITES

Site Evaluation Considerations

The final selection of cemetery sites will require detailed evaluation of:

- Environmental factors including drainage, slope stability, and soil permeability
- Transportation access and parking requirements
- Visual impact and landscaping opportunities
- Phasing potential to allow for long-term expansion
- Acquisition costs and development feasibility
- Community input and neighborhood compatibility

Implementation

The following steps should be taken to ensure adequate public facilities for current and future residents:

1. Update Capital Facilities Plans

- Review and update annually based on condition assessments and growth projections.



- This assessment should place special interest on the existing City Hall building and the future Public Safety Building
- A municipal campus plan should be pursued for the city's facilities at the existing city hall location
- Identify and secure funding sources for priority projects

2. Monitor Service Levels

- Track police and fire response times, utility capacity, and school enrollment
- Address service gaps before they impact residents

3. Plan for Future Facilities

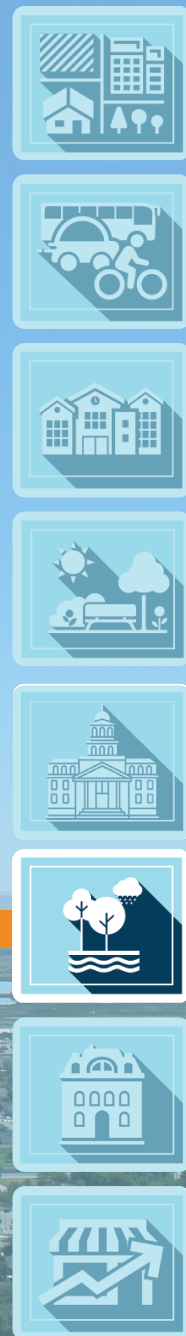
- Reserve sites in developing areas for public facilities
- Design new facilities with expansion capabilities
- Explore co-location opportunities for efficiency

4. Implement Cemetery Planning

- Conduct feasibility studies on priority sites
- Engage community in location discussions
- Develop cemetery master plan with design standards
- Consider innovative options like columbariums* to maximize space

Through proactive planning and regular evaluation, Centerville will continue providing high-quality public services that meet the needs of current and future residents.

***Columbarium** – a room or building with individual spaces for funeral urns to be stored.



CHAPTER 7 CONSERVATION

Introduction

This element addresses the conservation of agricultural land, hillside protection, wetlands, floodways, low impact development (LID), and water-wise development.

While many Utah communities address some of these issues, Centerville must plan comprehensively for all of them. Additionally, Centerville must consider the preservation of the Great Salt Lake, which forms much of the city's western border.

Agriculture & Conservation Land

Land desired for conservation in growing areas often presents the most cost-effective development opportunity due to its "development-ready" characteristics. In Centerville, most existing agricultural land lies west of I-15 between the interstate and the Great Salt Lake, with small personal farms scattered throughout the city. Several programs exist to preserve agricultural land:

Conservation Programs:

- Conservation & Farmland Preservation Easements – Voluntary legal agreements that permanently limit land use for agricultural and open space purposes
- Agriculture Conservation Easement Purchase Program (ACEP) – Federal funding to protect sensitive lands, working farms, and ranches through conservation easements
- Private Land Trusts and Easements – Legal entities that purchase and manage property for preservation
- Utah Open Lands Program – A land trust that permanently protects Utah land through title acquisition or conservation easements

- Bureau of Land Management (BLM) – Federal agency managing thousands of acres for public use
- United States Forest Service (USFS) – Federal agency maintaining national forests and grasslands

Additional programs that may have limited applicability in Centerville include Transfer of Development Rights (TDR) programs, TDR Banks, Conservation Subdivisions, Greenbelts, and Historic Preservation designations.



Hillside & Slope Protection

Centerville's eastern boundary encompasses approximately 550 acres of mountainside land, with 61% privately owned, 30% city-owned, and 9% owned by the County or other entities. The proximity to the Wasatch Fault and the composition of loose soils make these hillsides susceptible to earthquakes and landslides.

To minimize landslide risk, three primary techniques can be implemented:

1. Geometric Techniques

- Reduce slope percentages through recontouring
- Remove weight from slope tops

- Eliminate unstable soil sections
- Construct berms for stability
- Introduce free-draining materials
- Re-compact slip debris

2. Hydrological Techniques

- Install drainage systems
- Implement inverted filters
- Apply thermal techniques (ground freezing/heating)

3. Mechanical Techniques

- Install soil nails and grouting
- Build retaining structures
- Construct gabion walls and embankments
- Install anchors and rock bolts
- Establish vegetation for erosion control

Residents have expressed strong desire to preserve the foothills from development. The city discourages development on slopes greater than 30% or at elevations above 4,900 feet.



Floodways & Wetlands

Centerville's proximity to the Great Salt Lake and mountain runoff areas results in significant floodplain coverage and high water tables throughout the city.

Development near floodways requires careful consideration of:

Design Requirements:

- Optimal floodway dimensions based on 500-year flood events
- Appropriate channel crossing designs and materials
- Armoring and scour protection measures including:
 - Concrete protection
 - Cutoff walls
 - Rock fills
 - Cement-stabilized slopes
 - Bituminous seals



Water Conservation, Preservation, & Low Impact Development

As required by Utah State Code Section 73-10-32, Centerville must address water conservation through comprehensive planning. The city's semi-arid climate demands careful water management regardless of precipitation levels.

Water Conservation Strategies:

- **Water System Management** – Regular evaluation of infrastructure to reduce leakage, including monitoring distribution systems, upgrading aging pipes, and implementing pressure management programs to minimize water loss throughout the network.



- **Metering** – Individual meters with conservation rate structures that incentivize efficient use through tiered pricing, along with advanced metering infrastructure to provide real-time usage data to residents and city staff.
- **Rainwater Harvesting** – Up to 2,500 gallons per residential unit annually, with proper collection, storage, and distribution systems that can supplement outdoor irrigation needs while reducing demand on the municipal water supply.



- **Sustainable Practices** – Smart irrigation controllers that adjust watering schedules based on weather conditions and soil moisture, water-efficient appliances and fixtures, proper watering schedules that align with plant needs and seasonal variations, and public education programs on water conservation techniques.
- **Water-wise Landscaping** – Drought-tolerant native and adapted plants that require minimal supplemental watering, efficient drip irrigation systems, reduced turf areas in favor of low-water alternatives that improve water retention and reduce runoff.



- **Greywater Systems** – Water reuse systems for landscape irrigation that capture and treat wastewater from sinks, showers, and washing machines, reducing both water consumption and wastewater treatment demands.
- **Low Impact Development** – Green infrastructure including bioswales for natural stormwater filtration, rain gardens that capture and infiltrate runoff, permeable pavements that reduce surface runoff and recharge groundwater, expanded urban tree canopy for natural cooling and stormwater management, and constructed wetlands that provide both water treatment and habitat benefits.



Implementation

Conservation Land Preservation

- Partner with Utah Open Lands and other conservation organizations
- Educate landowners about conservation easement opportunities
- Consider establishing a local land conservation program



Hillside Protection

- Conduct geotechnical assessments of high-risk areas
- Implement slope stability measures where needed
- Maintain strict development standards for hillside areas
- Establish monitoring programs for slope movement

Floodplain Management

- Update floodplain maps regularly
- Enforce strict development standards in flood-prone areas
- Coordinate with regional flood control agencies
- Implement green infrastructure for stormwater management



Water Conservation Implementation

- Continue partnership with Weber Basin Water Conservancy District
- Promote “Flip Your Strip” and other rebate programs through utility bills
- Update landscaping ordinances to require water-wise design
- Investigate partnerships for water reclamation programs

Existing City Measures

Current Water Conservation Efforts:

- Drought resiliency project for enhanced water reliability
- Time-of-day watering restrictions (6 PM to 10 AM only) per CZC 12.51.070(h)
- Required drought-resistant landscaping for commercial properties per CZC 12.51.070(h)
- Recommended water-wise landscaping for residential properties per CZC 12.51.070(d)

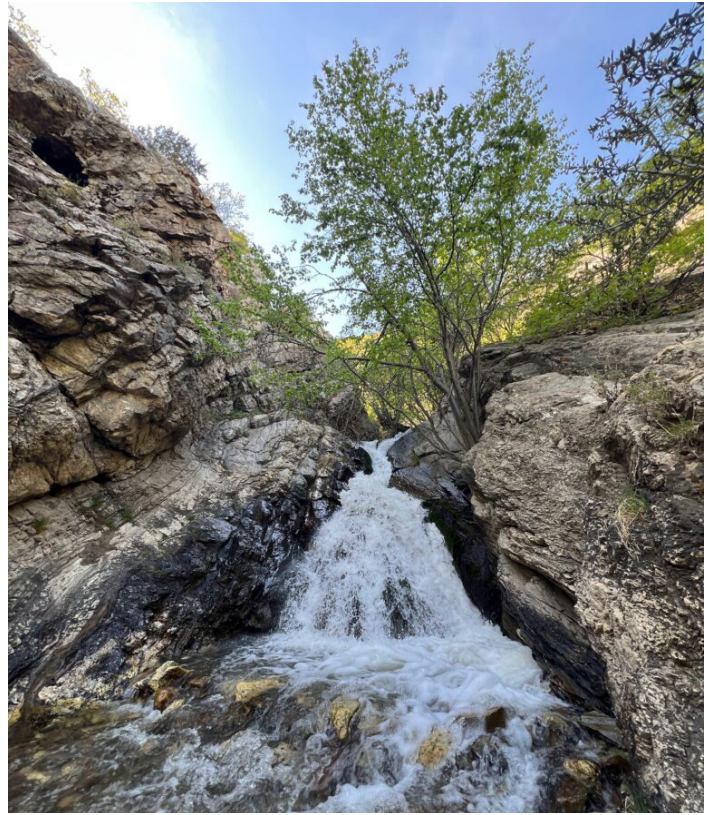


Weber Basin Water Conservancy District Programs Available to Residents:

- Free water audits
- Water conservation learning garden classes
- Smart irrigation controller rebates
- Toilet replacement rebates
- Secondary water metering
- Gardening classes
- “Slow the Flow” professional water checks

Water System Infrastructure and Protection

Centerville operates and maintains nine water well sites throughout the city, each protected by established source protection zones that indicate estimated groundwater travel times to the wellhead sites. The city has implemented a comprehensive Capital Facilities Plan that guides the financing and development of the culinary water system to ensure orderly expansion as the community grows.



Additionally, the city protects its water sources through careful management of the natural drainage systems, including the major creek corridors of Ricks Creek, Barnard Creek, Parrish Creek, and Deuel Creek, which carry essential snowmelt and surface water from the mountains while serving as sources for secondary irrigation throughout the valley.

Conservation Goals:

The city has adopted Weber Basin Water Conservancy District’s conservation goals and continues to work toward the state’s regional water conservation targets as outlined at conservewater.utah.gov.

Through these comprehensive conservation and preservation efforts, Centerville demonstrates its commitment to protecting natural resources, preserving its heritage, and ensuring a sustainable future for generations to come.



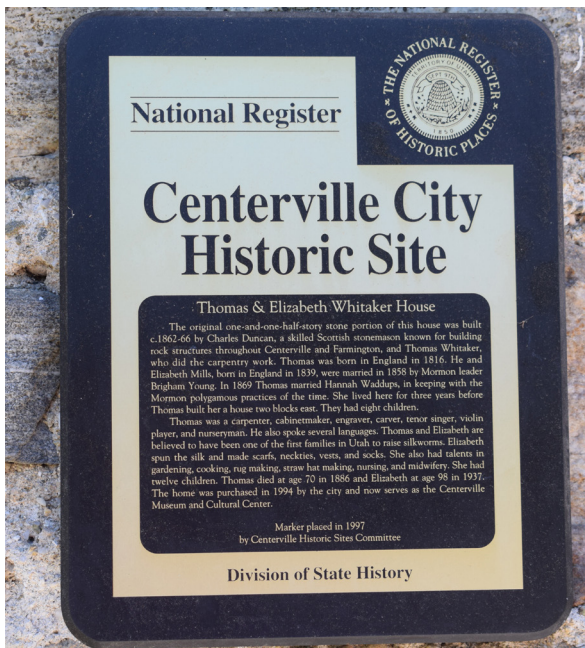
CHAPTER 8 HISTORIC PRESERVATION

Introduction

Historic preservation is fundamental to maintaining Centerville's identity and cultural heritage. The city contains numerous historic sites, including the Roots Service Station, Whitaker Museum, and many homes listed on the National Register of Historic Places.

Benefits of Historic Preservation:

- Fosters community identity
- Enhances the city's aesthetic character
- Stimulates economic development through heritage tourism
- Creates educational opportunities for residents and visitors



Updated Historic Walking & Biking Tours have been developed that guide residents and visitors through (25 / 43 respectively) historically significant sites, including 8 / 12 sites on the National Register of Historic Places. The walking tour is 1.1-miles and the biking tour is 1.95-miles, both starting and ending at the Whitaker Museum. These updated tours should feature informational signage and have accompanying audio at each historic location.



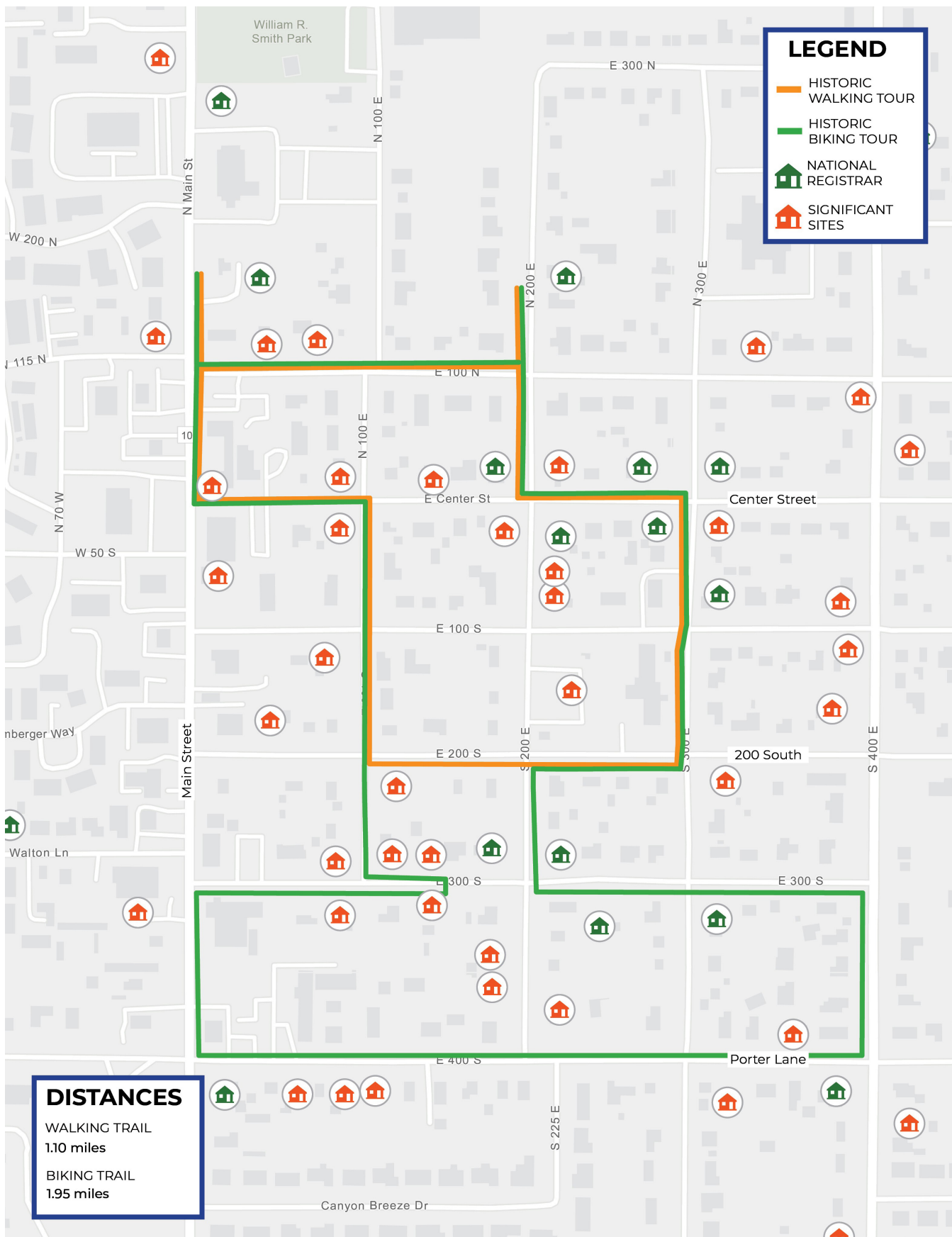
The above historic structure is currently a residence and is a stop on the existing Centerville Historic Walking Tour. The city's historic walking tour incorporates 20 structures and other important markers which add rich context to the city's heritage and history.

(For more details visit: <https://tinyurl.com/CentervilleWalkingTour>)

Historic District Framework

The Deuel Creek Historic District serves as the cornerstone of Centerville's preservation efforts, encompassing the original Old Townsite and extending beyond to preserve historic built structures reflecting early settlement patterns. This district includes residential housing styles showcasing local architectural evolution, the original Main Street commercial corridor, City Hall, and Founders Park.

The district maintains low-density, single-family residential character while allowing contextually sensitive infill development. The Old Townsite represents Centerville's historic core with its gridiron street pattern and small blocks originally developed with stone homes. Citizens strongly support preserving the single-family nature of this area to avoid dense development that could compromise historic character.



Centerville Historic Walking Tour Route



Goals & Implementation

The city has established comprehensive goals for historic preservation including the creation of a Historic Preservation Commission, expansion of local and national historic site designations, and the introduction of additional historic districts throughout Centerville. Implementation strategies include conducting reconnaissance-level surveys to identify potential historic resources, working with property owners to establish criteria and guiding principles for proposed historic districts, and creating positive approaches to historic preservation through public education that makes districts more of a celebratory listing rather than a regulatory burden.



To support property owners within historic areas, the city provides information about federal tax credits, benefits for National Register listing, preservation resources, and zoning incentives that promote historic designation. The city also advocates for restoration, preservation, and adaptive reuse before considering demolition of historic structures, while creating excitement among citizens about historic places through continual outreach programs, educational initiatives, and visual presentations that celebrate the community's rich heritage.

Best Practices:

- Maintain and restore historic buildings using period-appropriate materials and techniques
- Promote adaptive reuse of historic structures
- Engage the community through education and participation
- Develop interpretive materials for historic sites

The city should enhance its historic resources by updating the walking tour with modern amenities such as audio guides, wayfinding signage, and informational plaques along the designated route.

This historic structure is currently a residence and is a stop on the Centerville Historic Walking Tour. The city's historic walking tour incorporates 20 structures and other important markers which add rich context to the city's heritage and history.

(For more details visit: <https://tinyurl.com/CentervilleWalkingTour>)

Historic Preservation

- Update the historic walking tour with modern interpretive elements
- Establish design guidelines for historic districts
- Create incentives for historic building restoration
- Develop educational programs about local history





CHAPTER 9 ECONOMIC DEVELOPMENT

Introduction

Centerville occupies a unique geographic position between the Wasatch Mountains and Great Salt Lake, with Interstate 15 providing direct regional connectivity. This strategic location offers opportunities for focused business development while maintaining the city's strong sense of community and established role as a regional retail destination.

This chapter analyzes Centerville's current and anticipated economic development opportunities across four key commercial areas: Downtown, Commercial Core, West Side, and Southwest Section. For comprehensive data, detailed analysis, and additional maps, please refer to the full Economic Development section in the appendix.



Goals and Strategies

Citywide Goal: Establish and maintain a sustainable economic base with a mix of residential, retail, office, and business park development.

Key Strategies by Area:

West Side – Centerville's Next Commercial Center

- Transform vacant land into a vibrant retail and employment center
- Leverage the largest commercially zoned vacant land in Centerville
- Create a unique recreational and outdoor business district
- Enhance connectivity with a north-south roadway linking to Farmington
- Improve infrastructure and visual appeal of gateways

Southwest Section – Modernizing Industry

- Foster a balanced mix of businesses supporting commercial, industrial, and flex office spaces
- Revitalize underutilized commercial lots
- Enhance connectivity to link Southwest
- Section with Centerville's residential neighborhoods

Commercial Core – Supporting Centerville's Economic Center

- Modernize the Commercial Core through improved retail mix
- Target business recruitment toward retail categories with high sales leakage
- Leverage Centerville's strong retail base to attract complementary businesses

Downtown – Main Street Revitalization

- Restore Main Street as the community's heart through historic preservation and facade improvements
 - Encourage redevelopment and pedestrian-friendly infrastructure
- Capture through-traffic to increase foot traffic and support local businesses

Socioeconomics

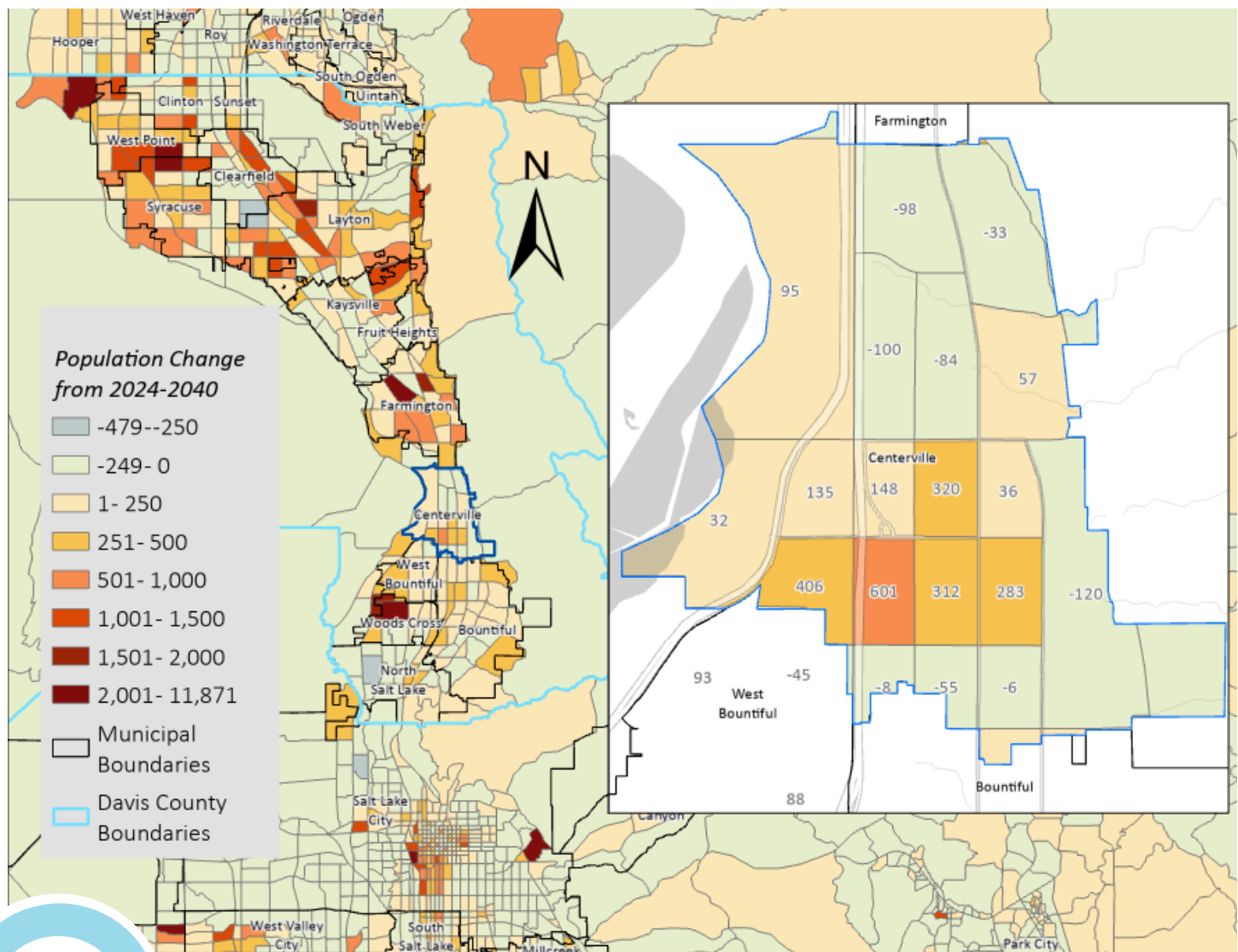
Centerville's population is projected to grow from 18,159 (2024) to 18,745 by 2030. The city benefits from regional growth, with its strategic location attracting sales from surrounding communities. Key economic indicators include:

- **Retail Space Demand:** Population growth could support 13 acres of new retail development by 2040
- **Employment:** Strong presence in retail trade (23.2%), construction (18.1%), and professional services

- **Commuting Patterns:** Most working residents (7,201) commute outside the city, while only 519 employees work within city boundaries

*Centerville and Surrounding Regions
Employment Change Projections from
2024-2040*

*Source: Wasatch Front Regional Council,
TAZ Data*



Sales Leakage & Capture Rates

Centerville demonstrates strong retail performance with a net positive leakage of \$183,889,029 and total capture rate of 151% in 2024. Key findings:

Strong Capture Categories:

- Building Material & Garden Equipment: 384% capture rate
- General Merchandise Stores: 304% capture rate
- Other Services: 229% capture rate
- Food Services & Drinking Places: 141% capture rate
- Motor Vehicle & parts Dealers: 139%

Leakage Opportunities:

- Clothing & Clothing Accessories: 36% capture rate
- Electronics & Appliance Stores: 73.1% capture rate
- Media, Entertainment & Recreation: 78% capture rate

(*Includes NAICS sectors 51-Information and 71-Arts, Entertainment, and Recreation, and covers industries such as publishing, motion pictures, amusement, gambling, recreation, and other entertainment- and media-related activities.)



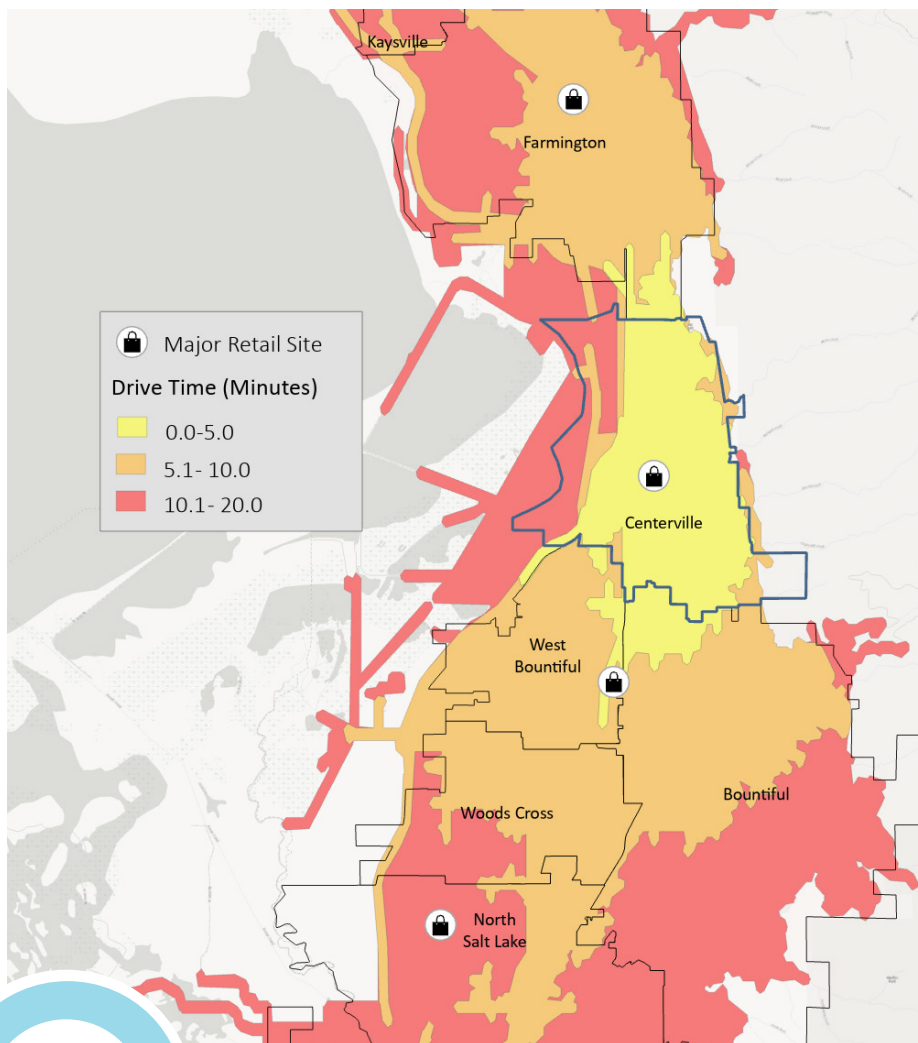
Category	2024 Surplus Leakage	2024 Capture Rate
General Merchandise Stores	\$100,558,617	304%
Building Material and Garden Equipment and Supplies Dealers	\$79,582,190	384%
Motor Vehicle & Parts Dealers	\$19,733,876	139%
Food Services and Drinking Places	\$16,277,240	141%
Other Services - Except Public Administration	\$15,571,542	229%
Sporting Goods, Hobby, Book, and Music Stores	\$2,022,490	127%
Gasoline Stations	\$1,432,599	115%
Non-store Retailers	\$50,168	100%
Miscellaneous Store Retailers	(\$772,912)	94%
Electronics and Appliance Stores	(\$1,539,724)	78%
Furniture and Home Furnishings Stores	(\$2,765,558)	55%
Health and Personal Care Stores	(\$3,125,032)	34%
Media, Entertainment, and Recreation*	(\$5,810,728)	78%
Clothing and Clothing Accessories Stores	(\$8,039,779)	36%
Food and Beverage Stores	(\$12,740,131)	62%
Accommodation	(\$16,545,830)	2%
TOTAL	\$183,889,029	151%

Major Retail Sites: Proximity & Competition

Centerville sits within a competitive regional retail landscape. Within a 10-minute drive, buying power reaches \$253.3 million, growing to \$260.1 million by 2040. Key competitors include:

- Farmington Station: \$196.1 million in buying power (regional leader)
- West Bountiful: \$283.8 million
- North Salt Lake: \$30.5 million

Despite strong competition, Centerville's immediate buying power of \$57.2 million and strategic location position it well for targeted retail development.



Commercial Focus Areas

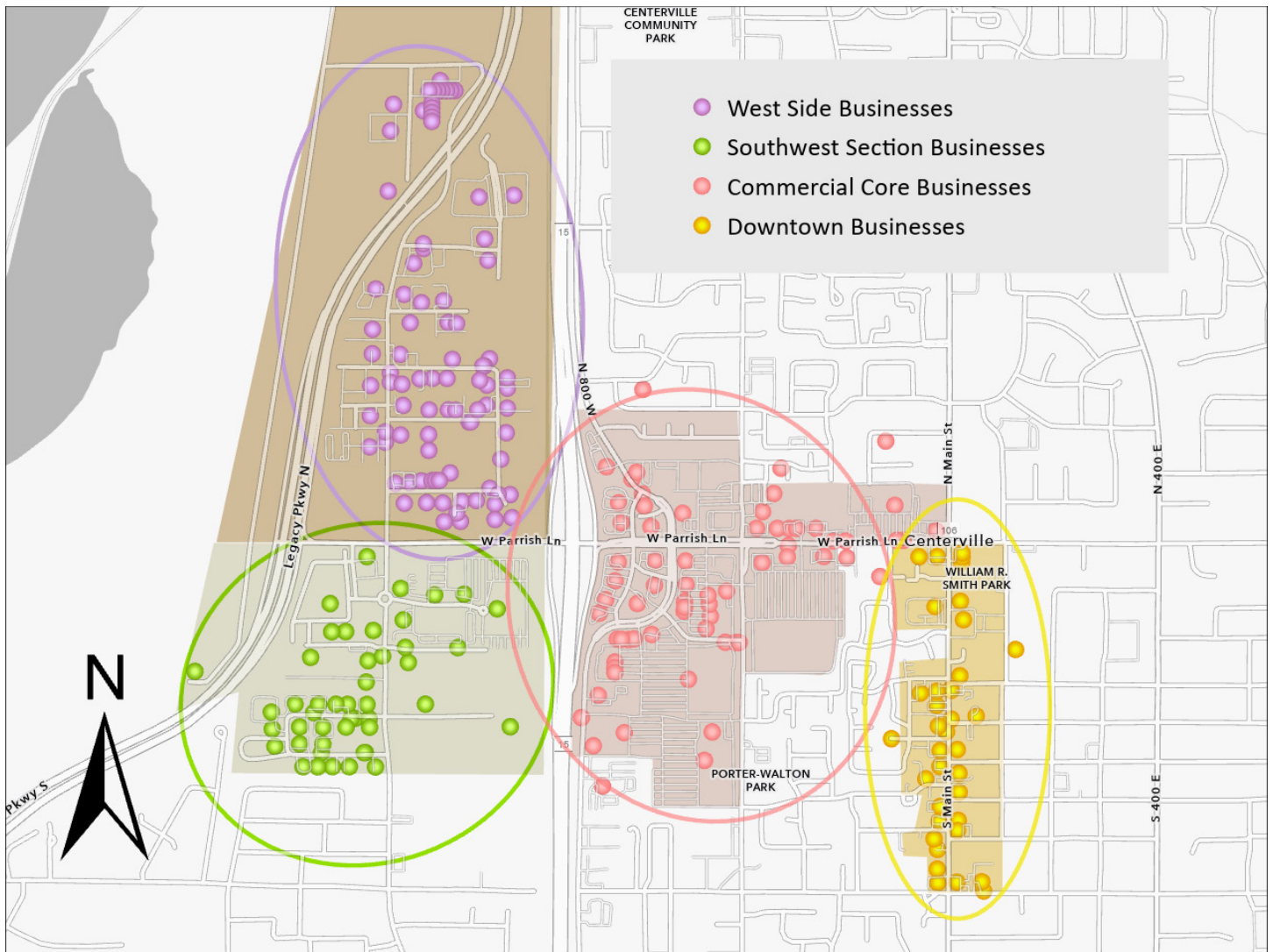
Centerville's four commercial areas collectively generated over \$488 million in retail sales in 2023, each serving unique market needs and offering distinct development opportunities:

West Side: Produces less than \$500,000 per business due to industrial nature. Represents the city's greatest opportunity with:

- Low commercial improvement values enabling cost-effective redevelopment
- Extensive vacant land suitable for retail clusters and mixed-use development
- Proximity to parks and open space for recreation-oriented businesses
- Potential for unique outdoor business district capitalizing on natural amenities

Commercial Core: Generates nearly \$6 million in sales per business

- Strategic location just east of I-15 and Parrish Lane intersection
- Strong retail mix including general merchandise and building supplies
- Serves as regional draw with established anchor retailers
- Opportunity for enhanced retail diversity to capture leakage in underperforming categories. (Specifically potential to enhance the CenterPoint Theater Area for a higher capture rate in the media, entertainment, and recreation category.)



Business Clusters within Focus Areas, 2024

Downtown: Historic commercial district with unique character

- Average Daily Traffic Counts: 16,315 on Main Street
- Mix of single-family, multifamily, and commercial uses
- Prime location between 100 North and 300 South for commercial intensification
- Potential to capture pass-through traffic with pedestrian improvements and experiential retail

Southwest Section: Balances industrial and commercial uses, producing \$2 million per business

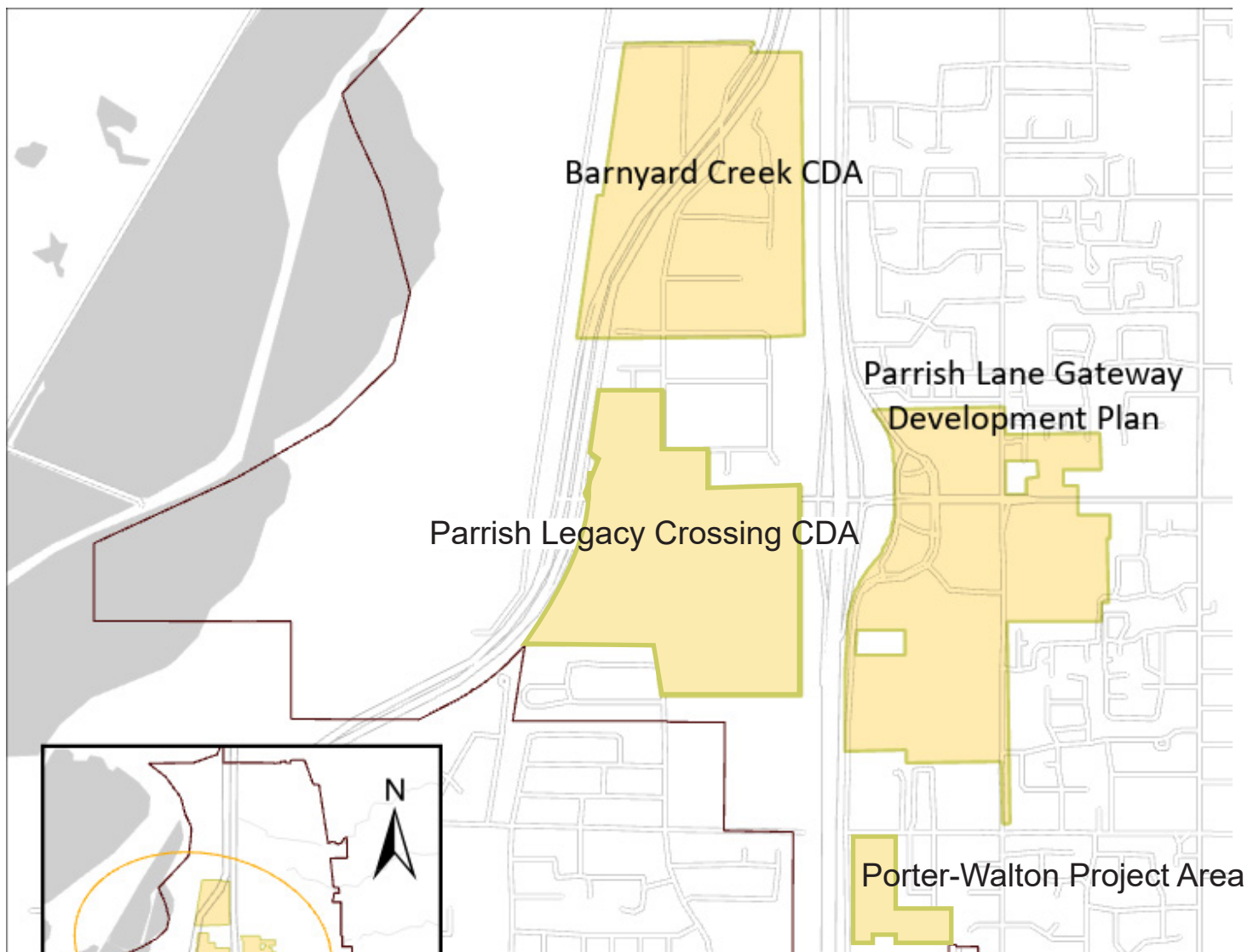
- Located along southern boundary with established industrial base
- Recent growth in flex office and mixed commercial development
- Strong transportation access near I-15 corridor
- Opportunities for modernization and business diversification to serve both local and regional markets

Implementation

Successful economic development requires coordinated efforts across city departments, business community, and regional partners.

Priority implementation strategies include:

1. Infrastructure Investment: Focus initial improvements on the West Side, including the north-south roadway connection to Farmington and utility enhancements
2. Business Recruitment: Target sectors with high sales leakage, or areas with particularly high potential arts/entertainment, clothing, and specialty retail
3. Development Incentives: Utilize existing CRA areas and explore new tools like business improvement districts
4. Transportation Improvements: Enhance connectivity between commercial areas and reduce traffic congestion through strategic infrastructure investments
5. Marketing and Branding: Develop cohesive identity for each commercial district while promoting Centerville's overall economic advantages



Centerville Community Reinvestment Areas

The city should establish quarterly reviews with the Economic Development Director and the Redevelopment Administration to track key performance indicators including sales tax revenue by district, new business permits, vacancy rates, and progress on infrastructure projects.

Annual updates to the City Council should assess market conditions and adjust strategies accordingly. Partnership opportunities with the Davis County Economic Development Department, Utah Governor's Office of Economic Development, and local business associations should be actively pursued to maximize resources and regional coordination.



Conclusion

Centerville stands at a pivotal moment in its economic development trajectory. With over \$180 million in net positive sales leakage and a 152.9% capture rate, the city has proven its ability to draw regional consumers while maintaining its community character. The path forward requires strategic action across all four commercial districts, with particular emphasis on transforming the West Side into a vibrant mixed-use destination that complements the established Commercial Core.

By leveraging existing strengths—including excellent regional access via I-15, a mature retail base, and proximity to both recreational amenities and employment centers—Centerville can address current market gaps while preparing for future growth. The strategies outlined in this chapter provide a roadmap for sustainable economic development that balances business expansion with community values. Success will require continued collaboration between public and private sectors, strategic infrastructure investments, and a commitment to creating diverse commercial environments that serve residents, workers, and visitors alike. With thoughtful implementation of these strategies, Centerville can strengthen its position as a regional commercial hub while ensuring economic vitality for generations to come.

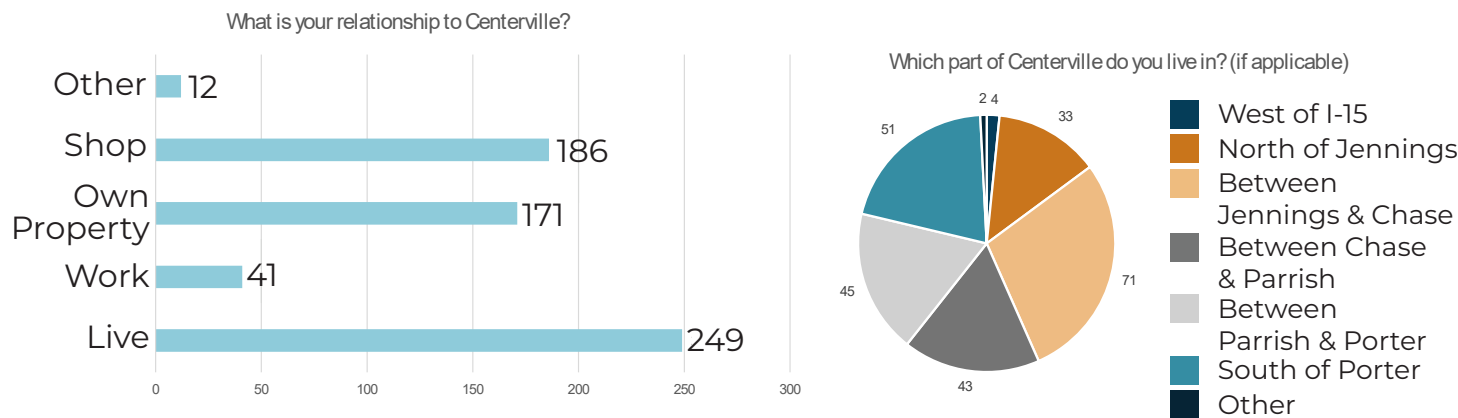


APPENDIX

Appendix A: Public Engagement Survey Data Results

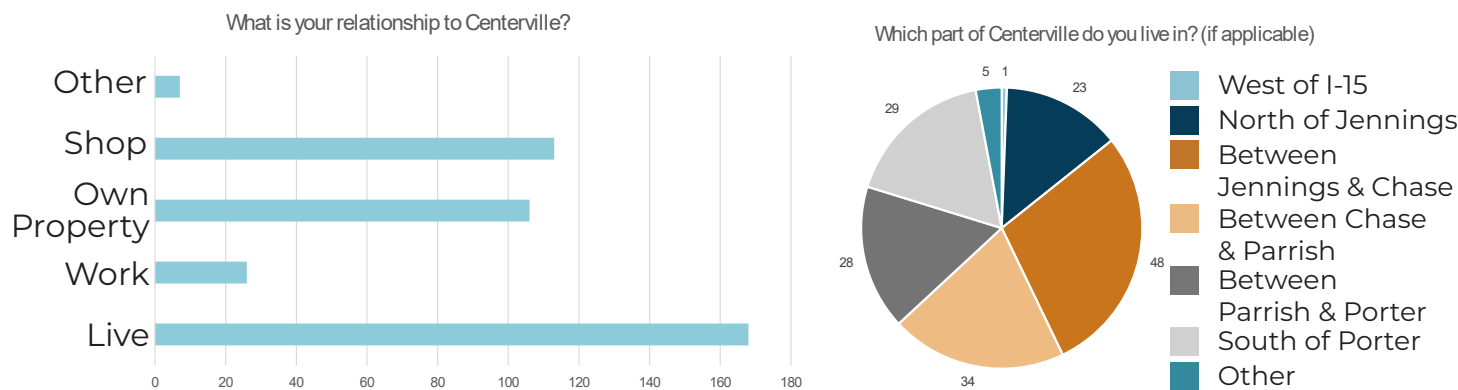
Resident Feedback Survey

- 250 Total Respondents (249 were Centerville Residents)
- 121 Responses with General Feedback



Maps Survey

- 169 Total Respondents (All 169 were Centerville Residents)
- 75 Responses with General Feedback

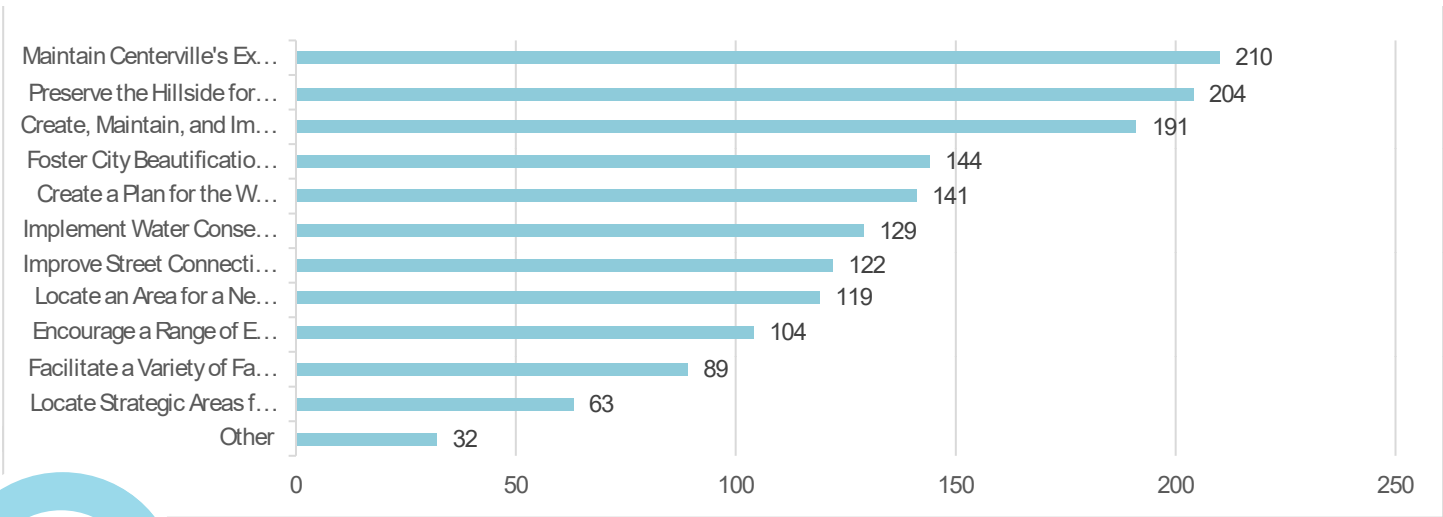


Select all of the resident proposed city goals that you agree with.

If there is something you do not agree with, please leave it unchecked.

If you wish to provide additional feedback, please see question 6 below.

- ☐ Maintain Centerville's Existing Culture, History, & Quality of Life1
- ☐ Preserve the Hillside for Open Space & Recreation Opportunities (No new non-recreational developments)2
- ☐ Foster City Beautification Practices, Including Along Main Street (Placemaking, Branding, Right-of-Way I.....4
- ☐ Improve Street Connectivity, Trails, Public & Active Transportation throughout the City7
- ☐ Create a Plan for the West Side (IE Flood Control, Land Uses, Commercial, Housing, Industrial, etc.).....5
- ☐ Facilitate a Variety of Family Centered Housing Options (Senior Housing, Starter Homes, ADU's, etc.)10
- ☐ Encourage a Range of Entertainment & Restaurant options9
- ☐ Create, Maintain, and Improve City Parks3
- ☐ Locate Strategic Areas for Redevelopment11
- ☐ Locate an Area for a New Cemetery8
- ☐ Implement Water Conservation & Environmental Stewardship Practices6
- ☐ Other.....12



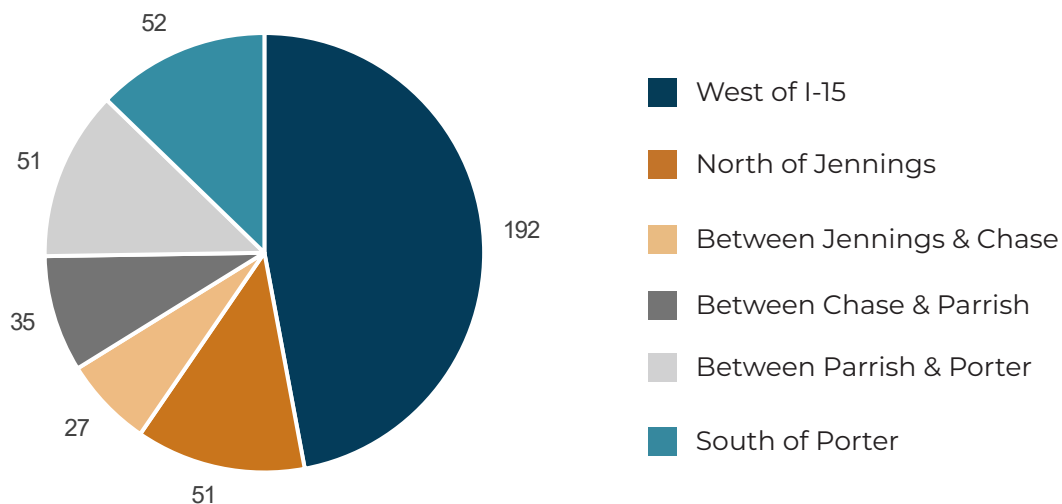
Where in Centerville Should Moderate Income Housing Be Built? (Select all that apply)

The State of Utah requires municipalities to select and implement at least 3 Moderate Income Housing strategies out of 26 total options. Implementation includes planning and carrying out the strategies. **Reporting and implementing these strategies is tied to eligibility for state funds (10-9a-408).** Lack of state funding would greatly affect the city and would likely lead to an increase in taxes.

One strategy Centerville has elected to implement is to “encourage an adequate supply of moderate-income housing.” There is currently a deficit of 706 Moderate Income Housing units in the city.

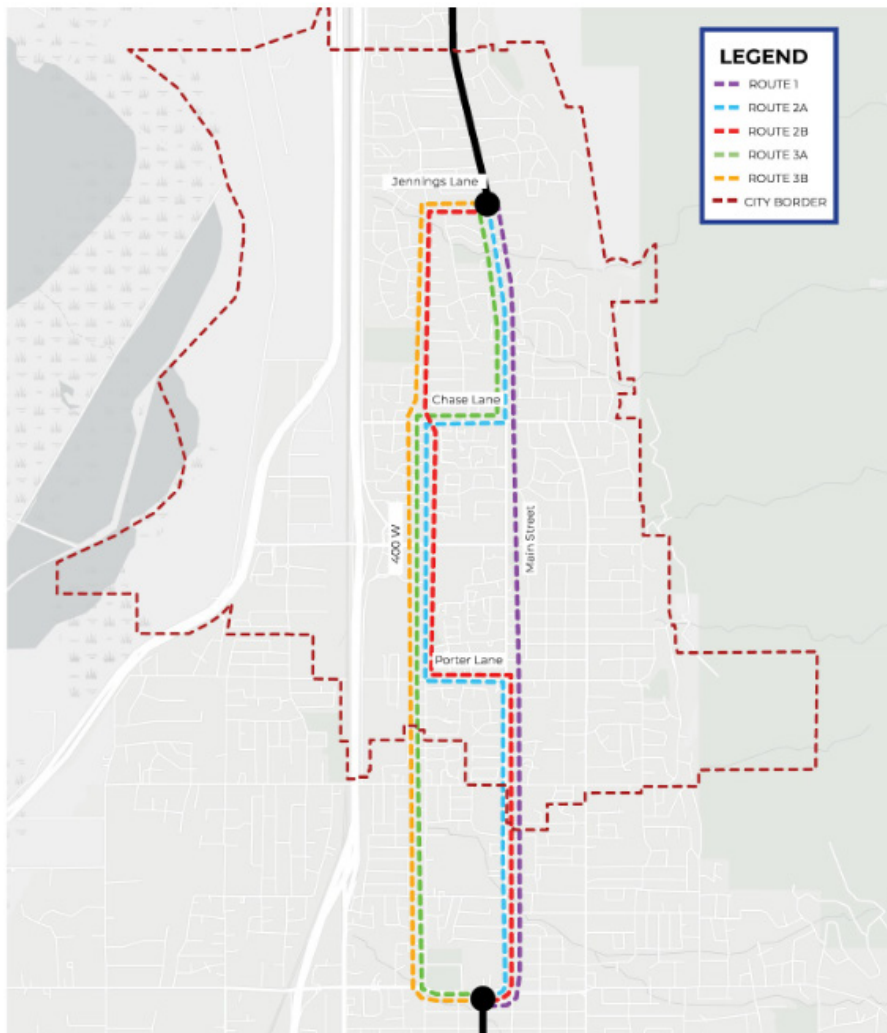
Typical best practices for Moderate Income Housing include placing it around major roadways and intersections and around commercial centers or other areas of higher intensity. This helps to better utilize existing infrastructure without causing undue burden on local and other transportation networks. It also provides increased opportunities for walking and biking.

Understanding these state requirements, best practices, and the city’s additional goals and deficit, where in Centerville do you believe is most appropriate for Moderate Income Housing to be built?



- This question was multiple choice, allowing respondents to select multiple locations.
- Of the 230 Respondents who completed this question, **192 selected West of I-15 (83.5%)**

Which potential Express Bus route(s) do you prefer?



Route 1 (Proposed UTA) - Purple

- City Hall
- William R. Smith Park
- 3 Schools
- Local Commercial
- Smoot Park

Route 2A - Blue

- 3 Schools
- Library
- Regional Commercial
- CenterPoint Theater
- Smoot Park

Route 2B - Red

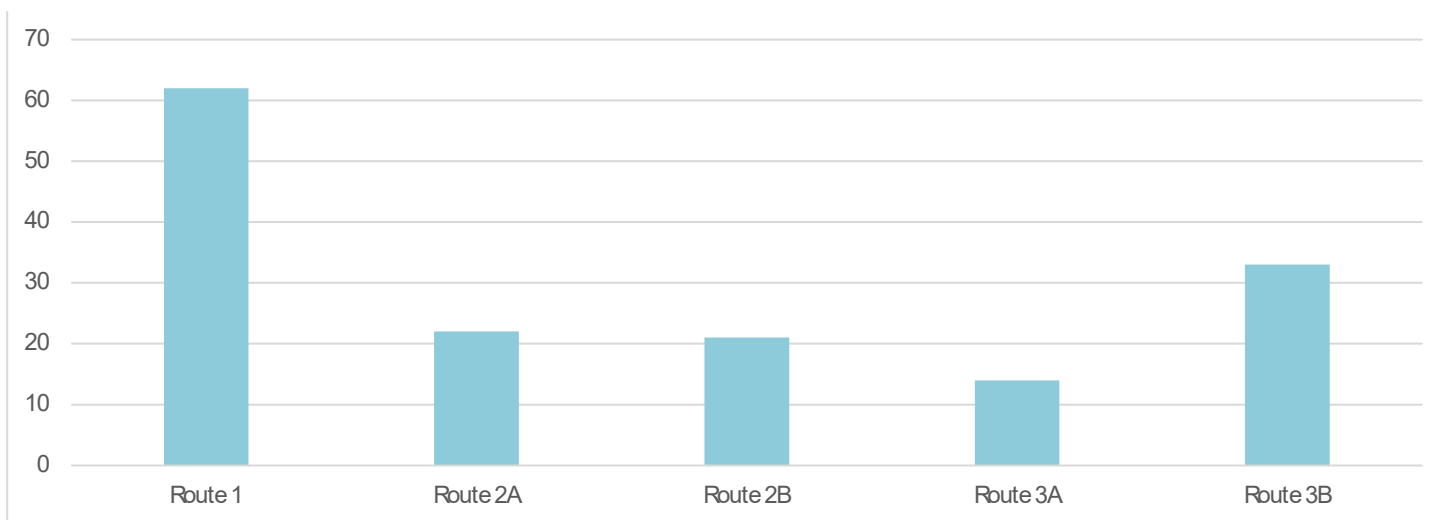
- 2 Schools
- Library
- Regional Commercial
- CenterPoint Theater
- Community Park

Route 3A - Green

- South Davis Recreation Center
- 2 Schools
- Regional Commercial
- CenterPoint Theater
- Smoot Park

Route 3B - Orange

- South Davis Recreation Center
- 1 School
- Regional Commercial
- CenterPoint Theater
- Community Park



Choose the Urban Design/Streetscape Amenities You Would **Most Like** to see on major city streets
(excluding main street and residential streets)?

☐ Uniform Streetscapes



☐ Public Art



☐ Outdoor Dining



☐ Electronic Signs



☐ Decorative Lighting Fixtures



☐ Wayfinding Signage



☐ Plaza



☐ Pole Signs



☐ Street Furniture/Seating



☐ Decorative Street Lighting



☐ Urban Town Center



☐ Monument Signs



☐ Improve Historic Walking Trail



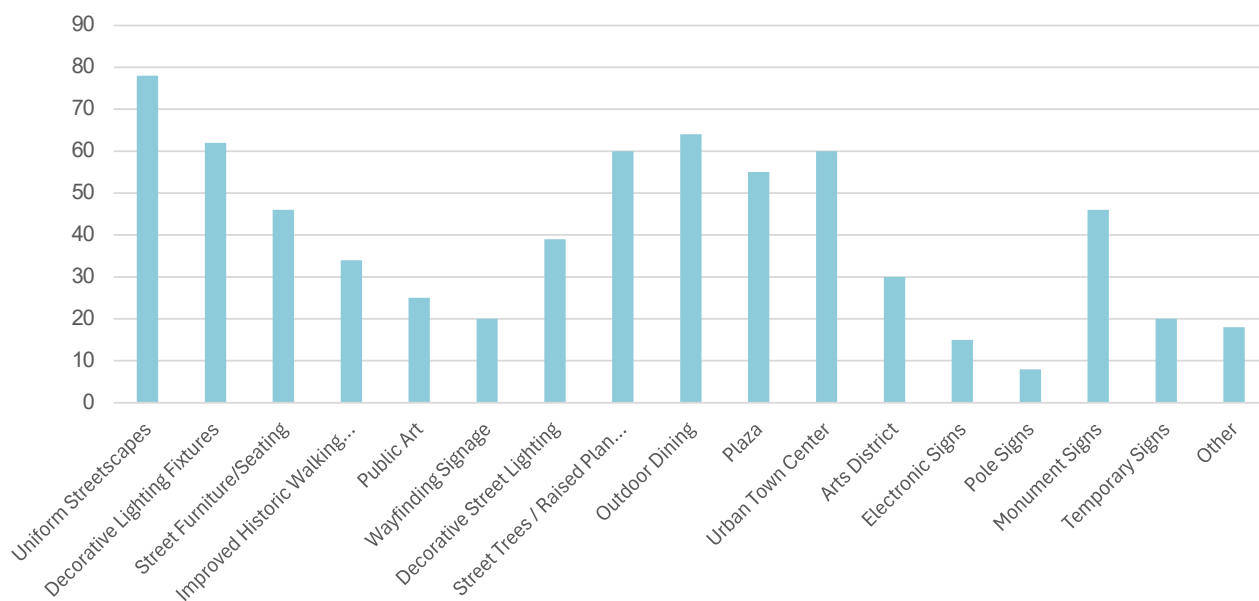
☐ Street Trees / Raised Planters



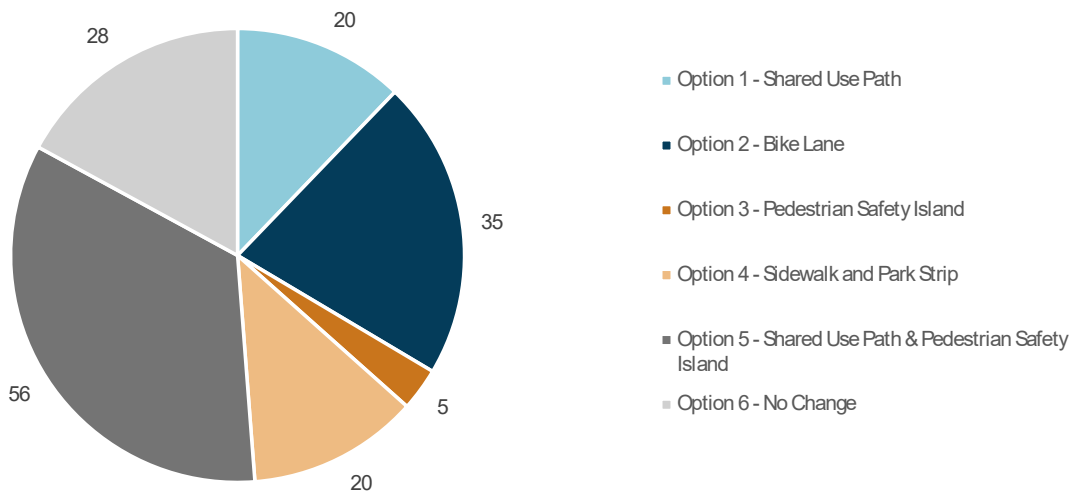
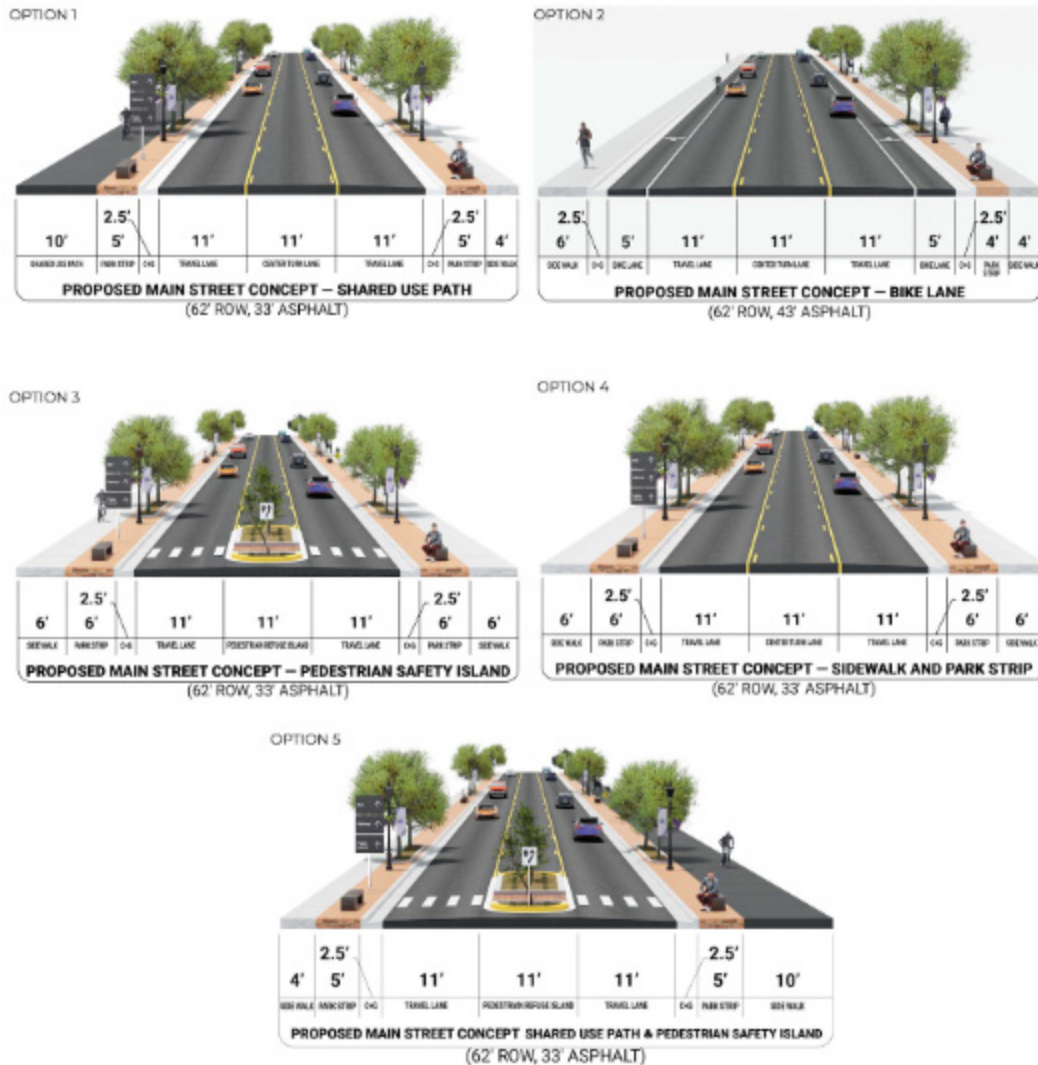
☐ Arts District



☐ Temporary Signs



If the city were to pursue enhancements (with state & grant funding) on Main Street, which street cross section would you prefer?



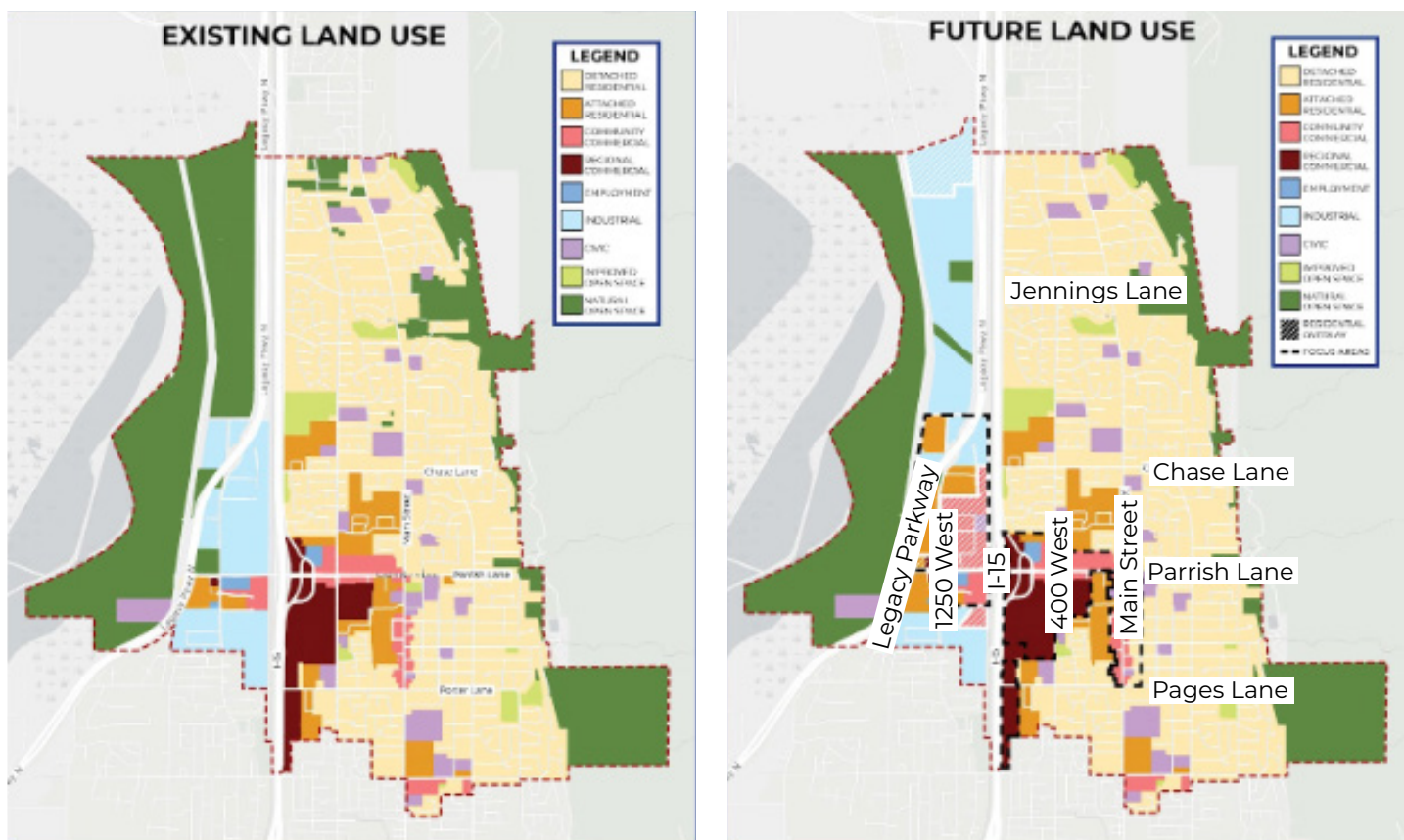
The image below highlights Centerville's existing land use composition (left) and the proposed future land use map (right).

The differences between the two include:

- 1) A redeveloped West Side with shifted industrial and mixed commercial & residential uses.
- 2) Small-scale detached residential development in the Ford's Canyon area.
- 3) 2150 N Neighborhood as all single family detached residential.

*Note - This is a Future Land Use Map, NOT a zoning map. That means this guides decision making in the future if development were to occur within that area. It does not mean the zoning will change today.

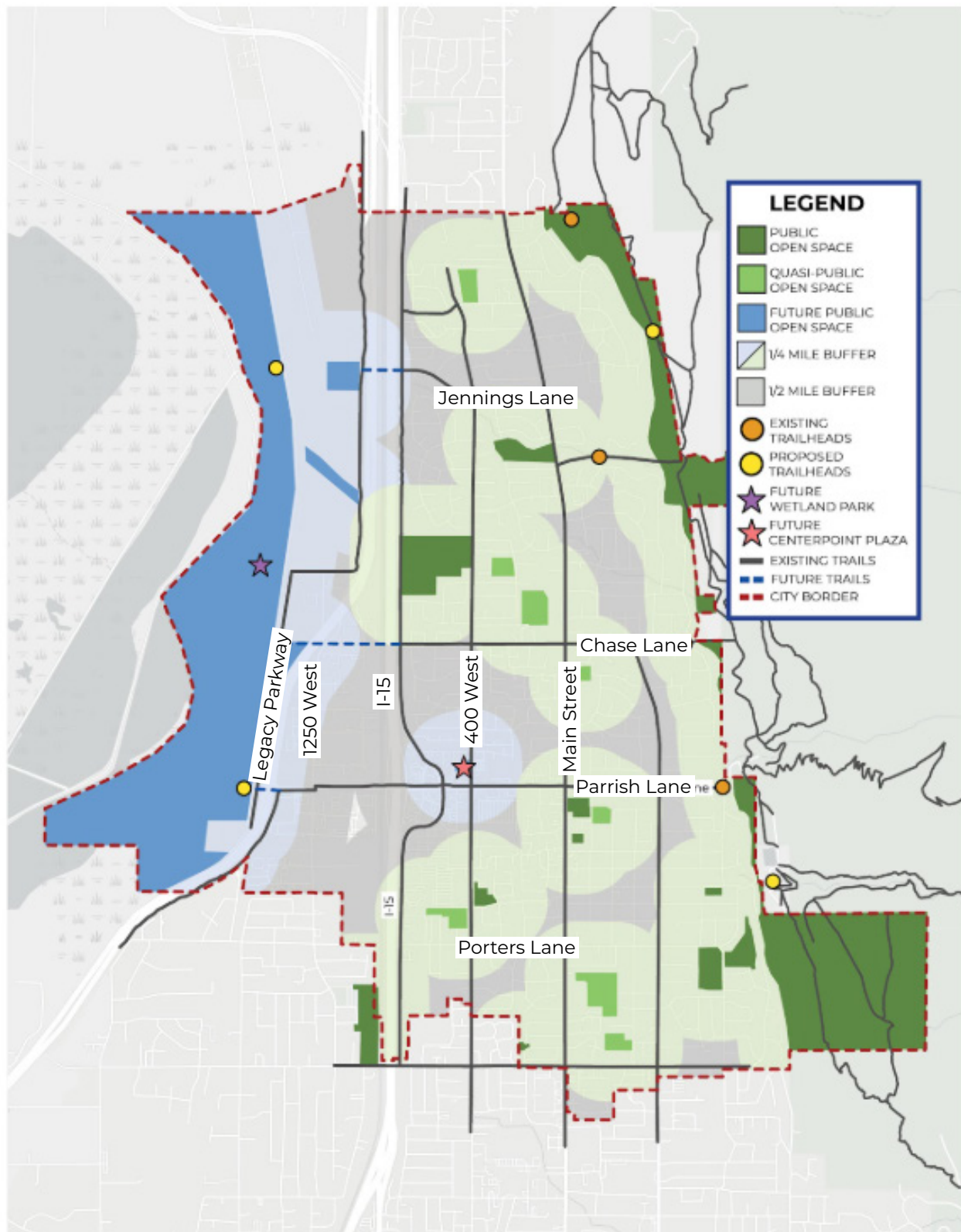
What feedback do you have on this proposed plan, if any?



109 Comments

For detailed maps see pages 18-19.

What feedback do you have on the **Open Space and Trails** plan, if any?



87 Comments

91

The Historic Walking & Biking tours will guide Centerville Residents and visitors to many of the historically significant sites throughout the city. The existing walking tour passes 10 sites.

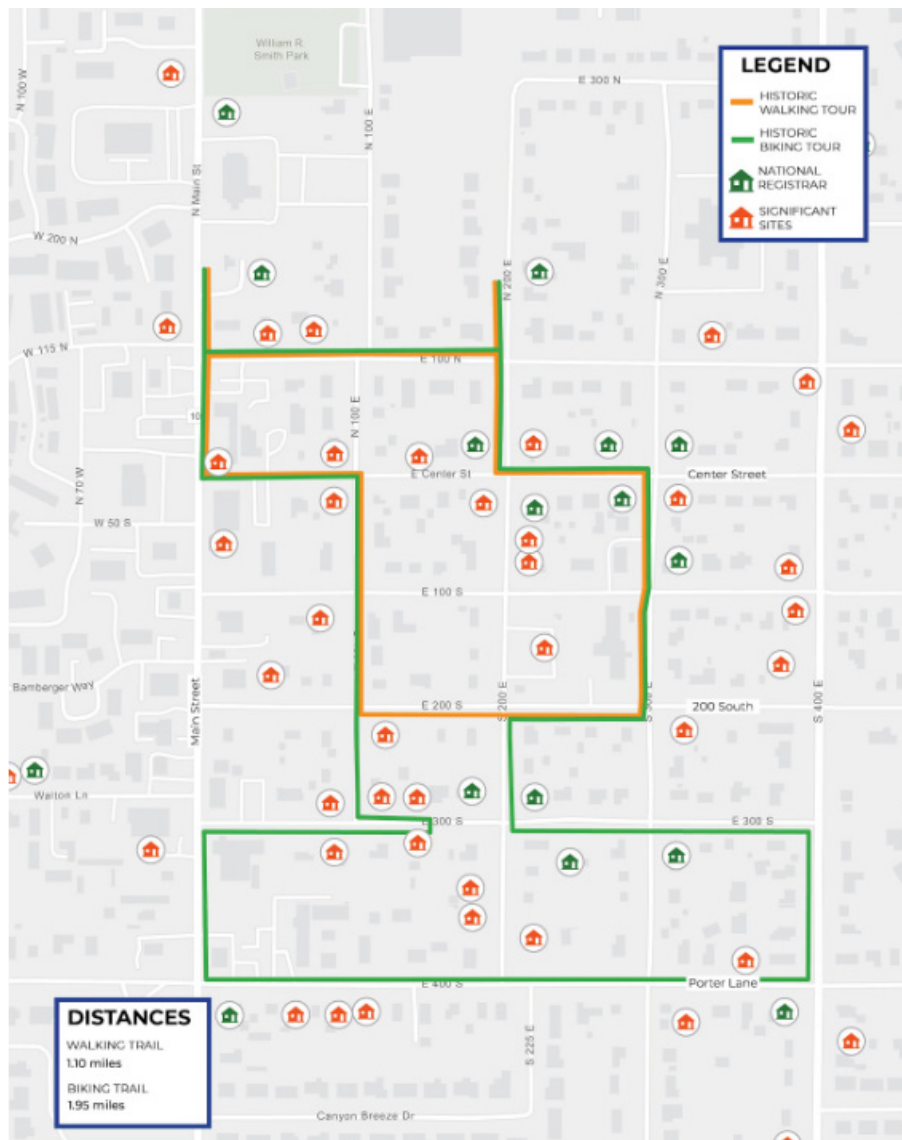
The updated 1.1 Mile walking trail passes 8 sites on the National Registrar, and 17 other significant sites (25 Total).

The new 1.95 Mile biking trail passes an additional 4 sites on the registrar, and 14 other significant sites (43 Total).

Tours will start and end at the Whitaker Museum.

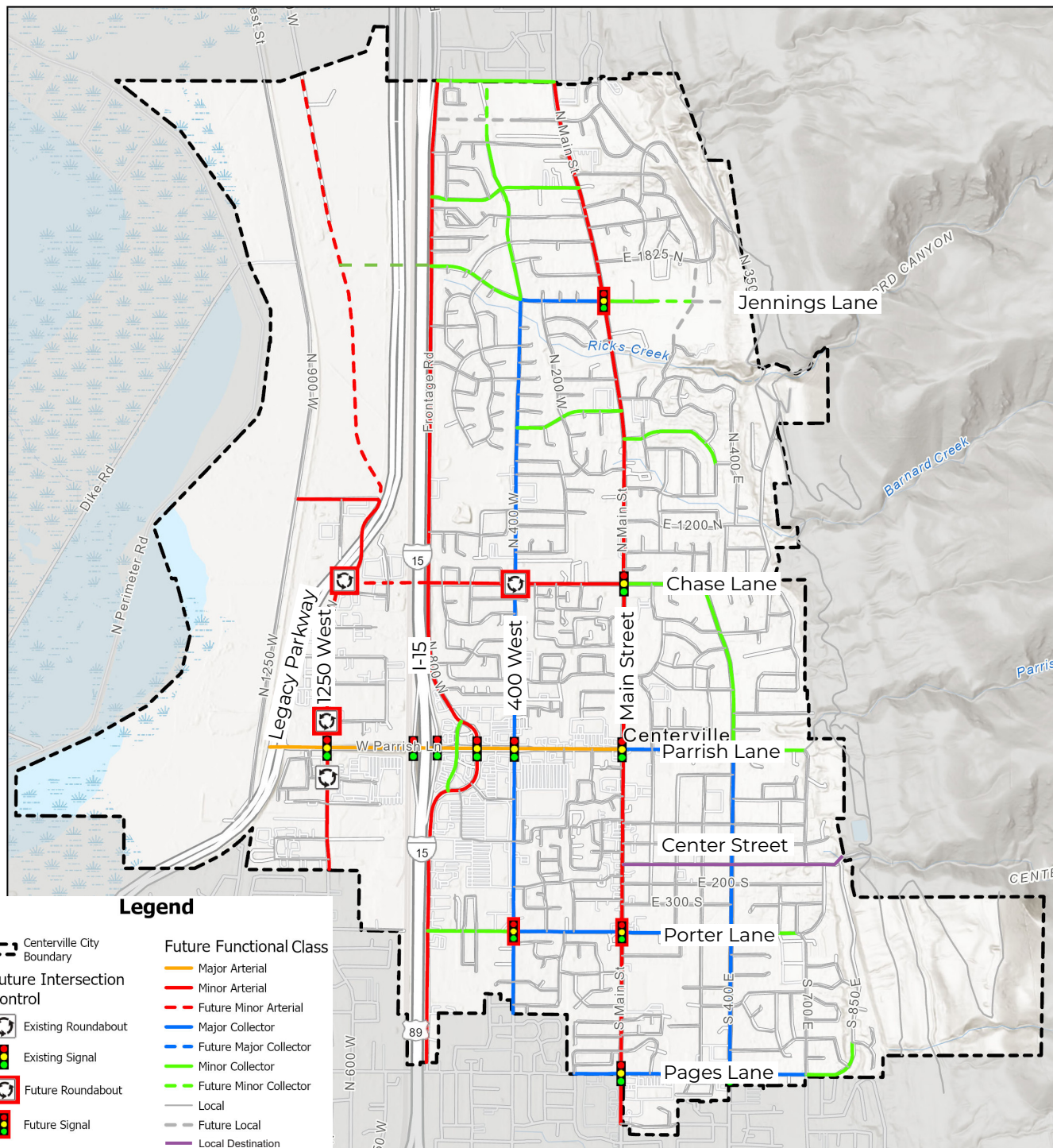
Signage is also proposed at each historic site along the trail.

What feedback do you have on the Historic Walking and Biking Trails map, if any?



76 Comments

What feedback do you have on the future transportation map, if any?



76 Comments



Appendix B: Housing Summary

Centerville, located in the heart of Davis County, is a city known for its scenic backdrop of the Wasatch Mountains and a community-rich atmosphere. Founded in the mid-1800s, Centerville has grown steadily over the decades, maintaining its charm while fostering thoughtful development. The city boasts a blend of historic homes and modern residences, reflecting its balance of heritage and progress. Incorporating well-kept neighborhoods with over 300 acres of parks and open space, a strong school system, and easy access to Salt Lake City, Centerville presents an inviting mix of suburban charm and urban convenience. Centerville faces challenges related to housing affordability, life-cycle housing, and cost burden. As of April 2024, mortgage rates exceeding seven percent have left many homeowners “locked-in” at lower rates, with little incentive to move. Additionally, Centerville’s population aged 65 and older is nearly double that of Davis County, with many aging in place, contributing to low housing turnover and sustained high prices. However, only 34 percent of Centerville’s renters are cost burdened, which is lower than the Davis County average of 43 percent. Meanwhile, 17 percent of Centerville’s homeowners are cost burdened, identical to the County average. This Housing Report analyzes Centerville’s current and anticipated socioeconomic and housing needs, with a focus on present and future housing affordability. Financial tools and strategies to support housing affordability amid projected growth are also discussed.

Growth

Centerville’s population is estimated at 18,159 for 2024 and is projected to reach

18,745 by 2030. The city is estimated to have 6,312 households in 2024 and is projected to have 6,779 by 2030. Projections from the Wasatch Front Regional Council anticipate 6,779 households by 2030 — equating to growth of 118 households per year. However, recent permit trends show that residential construction is not on track to capture expected growth; just 30 units were permitted annually, on average, from 2017 through 2023.

Socioeconomic & Household Conditions

Centerville has a similar working-age population as Davis County (53 percent of city versus 56 percent of County). However, the city differs from the County with a smaller percentage of children under 18 living at home (35 percent of city households versus 44 percent of County) and nearly double the percentage of adults aged 65 and over (19 percent compared to 11 percent). Overall, Centerville’s median household income (\$113,697) is slightly higher than that of Davis County (\$101,285) and Centerville’s per capita income (\$45,588) is well above the County (\$39,218).

Housing Inventory

Centerville’s housing stock consists of 83 percent single-family homes and 17 percent multi-family residences. The average size of both single-family homes (2,033 ft²) and multi-family units (1,040 ft²) in Centerville is considerably larger than the average in Davis County, where single-family homes average 1,870 ft² and multi-family residences average 966 ft². Additionally, Centerville has a higher proportion of homes with four or more bedrooms and comparatively fewer units with two or three bedrooms. Most Centerville homes (60 percent) were built between 1970 and 1999, a relatively young housing

stock in comparison to Davis County homes overall. Almost three quarters (71 percent) of Centerville single-family homes and condos affordable to households at or below 80 percent of the Ogden-Clearfield Metro Area Median Income (AMI) were built before 1949 and located predominantly in southern neighborhoods of Centerville. In contrast, homes priced at 100 percent AMI are spread more evenly across the city in terms of location and age, with approximately half constructed before 1949 and half after.

Home Values

Centerville’s housing market is dominated by mid-market single-family homes priced between \$250,000 and \$499,000, comprising over 53 percent of total units and appealing to middle-income families and second-time homebuyers. High-value properties over \$800,000 are limited, suggesting a smaller luxury market, while homes under \$200,000 are scarce, potentially restricting options for first-time buyers and lower-income residents. The city exhibits a varied landscape of home values, with both older, renovated homes and newer developments contributing to diverse property assessments. Notably, older homes in the southeastern neighborhoods of Centerville retain their value, reflecting well-kept properties and desirable locations.

Housing Affordability Gap Analysis

Centerville’s housing stock includes 1,188 units affordable for low-to-moderate-income households (households earning less than 80 percent of the Ogden-Clearfield Area Median Income). With 1,894 low-to-moderate-income households in Centerville, the city is slightly short of its affordable housing needs. Not surprisingly, the greatest shortage (386 units) occurs for extremely low-

income households (roughly 30 percent of AMI). Occupancy of low-cost units from somewhat higher-income households could increase the shortage even further

	Existing Households	Naturally Occurring Affordable Units	Surplus (Shortage)
< 30% AMI	535	148	(386)
30-50% AMI	418	164	(254)
50-80% AMI	941	876	(65)
80-100% AMI	890	1,459	569
Total Below 100% AMI	2,784	2,647	(137)
Total Below 80% AMI	1,894	1,188	(706)

Housing Gap Analysis 2022
 Source: U.S. Census Bureau, ACS 2018-2022; ZPFI
 Calculation based on HUD Data and Definitions

Nearly three quarters (74 percent) of units affordable for moderate to extremely low-income households are owner occupied or for-sale units. The remaining quarter (26 percent) of affordable options in Centerville are rentals. No rental units are available for households making less than 30 percent of AMI.

	Naturally Occurring Affordable Rental Units	Naturally Occurring Affordable Owner Occupied/For-Sale Units	% Rental of Total Affordable Units	% Owner Occupied/For Sale of Total Affordable Units
< 30% AMI	0	148	0.0%	100.0%
30-50% AMI	93	71	56.7%	43.3%
50-80% AMI	412	464	47.0%	53.0%
80-100% AMI	177	1,282	12.1%	87.9%
% of Total Affordable Units	25.8%	74.2%		

Affordability by AMI Category and Tenure
 Source: U.S. Census Bureau, ACS 2018-2022; ZPFI
 Calculation based on HUD Data and Definitions

Future Affordable Housing Needs

The need for affordable units for low-income households will grow along with Centerville’s overall population, reaching a shortage of 1,549 units affordable for households below 80 percent of AMI by

2030 assuming similar proportions of affordable units to households as in 2022.

	30% AMI	50% AMI	80% AMI	100% AMI	Total Below 100% AMI	Total Below 80% AMI
Current Surplus (Shortage)	(386)	(254)	(65)	569	(137)	(706)
2030 Additional Surplus (Shortage)	(461)	(304)	(78)	680	(163)	(843)
Total Surplus (Shortage) in 2030	(847)	(558)	(144)	1,249	(300)	(1,549)

Housing Gap, Current and Future Need
Source: U.S. Census Bureau, ACS 2018-2022; ZPFI
Calculation based on HUD Data and Definitions

Future Special Housing Needs

Centerville’s older adult population is nearly twice that of Davis County, yet the percentage of residents living in assisted facilities is only half of that in Davis County. Centerville’s older adult population creates growing demand for residential care facilities. The city has only 16 licensed beds for nursing and rehabilitation services, falling short of current and projected needs. This limited capacity, combined with an aging population and the desire of many older adults to age in place, underscores the importance of expanding residential care options and planning for specialized care needs groups.

Population & Households

The latest Decennial Census recorded Centerville’s population at 16,884 in 2020 and is estimated at 18,159 for 2024. Development of remaining vacant lots and infill enable projected growth to 18,745 persons by 2030 and 20,081 persons by 2040, according to projections from the Wasatch Front Regional Council (WFRC) 2023-2050 Regional Transportation Plan.

Centerville City	Year	Population
Historical Population Estimates (Decennial Census)	2010	15,335
	2020	16,884
Projected Population	2030	18,745
(WFRC)	2040	20,081

Population, Historical and Projected
Source: U.S. Census Bureau, Decennial Census 2010, 2020; Wasatch Front Regional Council, 2024

The most recent Decennial Census reported Centerville’s population as 16,884 in 2020. Given recent housing growth, the city’s households are estimated at 6,312 for 20247. Centerville will reach 6,779 households by 2030 and 7,651 households by 2040, according to projections from the Wasatch Front Regional Council (WFRC) 2023-2050 Regional Transportation Plan.

Centerville City	Year	Number of Households
Historical Household Estimates (Decennial Census)	2010	4,881
	2020	5,597
Projected Households	2030	6,779
(WFRC)	2040	7,651

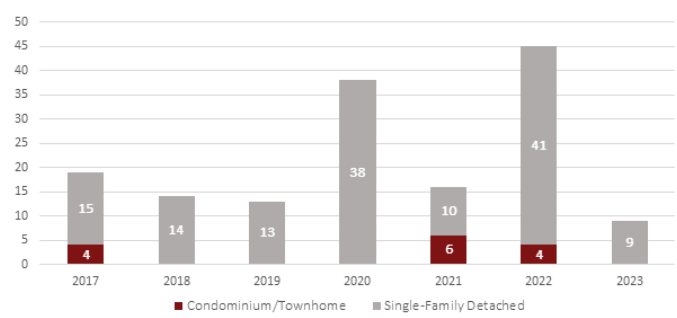
Households, Historical and Projected
Source: U.S. Census Bureau, Decennial Census 2010, 2020; Wasatch Front Regional Council, 2024

From 2017 through 2023, an average of 30 units per year were permitted. At that rate, a total of 300 units would be permitted from 2020 through 2030. As of the 2020 Decennial Census, Centerville had 160 vacant units. Based on this recent pace of permitting, and assuming full absorption of vacant units,

the city will have capacity to house an additional 460 households by 2030 — insufficient to meet projected growth of 1,182 households from 2020 to 2030. The following section further examines permit trends in recent years.

Permits

In 2023, Centerville issued permits for only 9 residential units, reflecting a dip in new housing development. Between 2017 and 2023, the city averaged nearly 30 residential permits annually. Since 2017, most of the new housing units in Centerville have been single-family detached homes, accounting for 140 out of 209 total units, or 67 percent.



Residential Units Permitted by Type and Year
Source: Ivory-Boyer Construction Database
Centerville Residential Building Permits & Unit

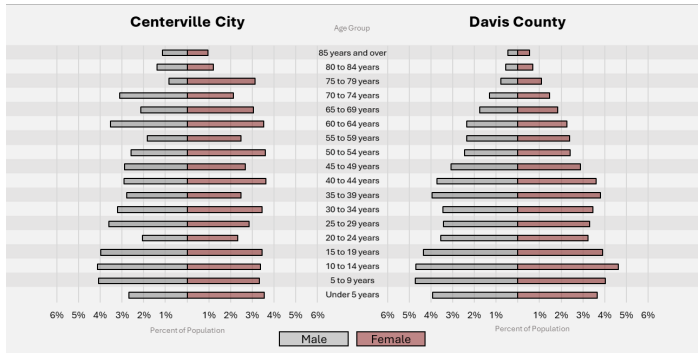
Type	2017	2018	2019	2020	2021	2022	2023	Total	Avg.
Condo, Townhome									
Permit Count	4				6	4		14	2
Unit Count	19				30	20		69	10
Single-Family Detached									
Permit Count	15	14	13	38	10	41	9	140	20
Unit Count	15	14	13	38	10	41	9	140	20
Total Permits	19	14	13	38	16	45	9	154	22
Total Units	34	14	13	38	40	61	9	209	30

Count, 2017 – 2023
Source: Ivory-Boyer Construction Database

Socioeconomic Conditions

Age & Working Population

Centerville’s age-dependency ratio is similar to that of Davis County, with 53 percent of residents in the working-age group (ages 20 to 64), compared to 56 percent in the County. However, Centerville stands out for having fewer children and a much larger share of residents aged 65 and older. The city’s school-aged population (0 to 19) makes up 29 percent, which is lower than the County’s 34 percent, while its older adult population is nearly twice as large, representing 19 percent compared to 11 percent in Salt Lake County.



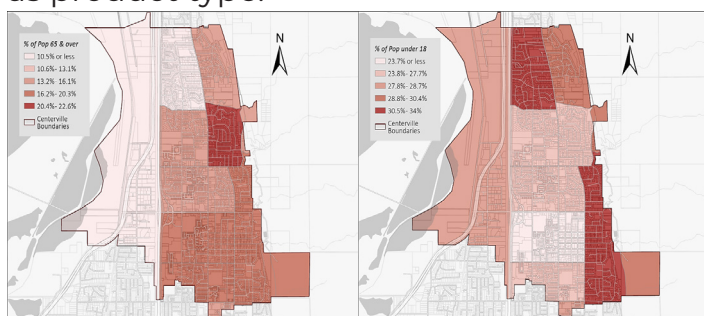
Population Pyramids for Centerville City and Davis County
Source: U.S. Census Bureau, ACS 2018-2022; ZPFI Visualization

When comparing the age characteristics of households in Centerville City and Davis County, there are notable differences. Davis County tends to have more households with children, indicating a younger population, while Centerville City has a higher percentage of households with older adults, suggesting an older demographic. In fact, Centerville has approximately 1.5 times more households with people aged 65 and older compared to Davis County, whereas Davis County has approximately 1.3 times more households with children under 18 compared to Centerville.

	Centerville	Davis County
% of households with children under 18 years living at home	34.8%	44.3%
% of households with one or more people 65 years or older	35.4%	23.1%

Selected Age Characteristics of Household Population, County Comparison

In the geographic analysis below, populations aged 65 and over tend to reside in geographically distinct neighborhoods compared to populations under 18. This spatial separation is often attributed to the cycling of neighborhoods and the timing of when development first occurred in that part of Centerville as well as product type.



Percent of Population 65 and over (left) compared to Percent of Population under 18 (right)

Source: U.S. Census Bureau, ACS 2018-2022

Household & Family Size

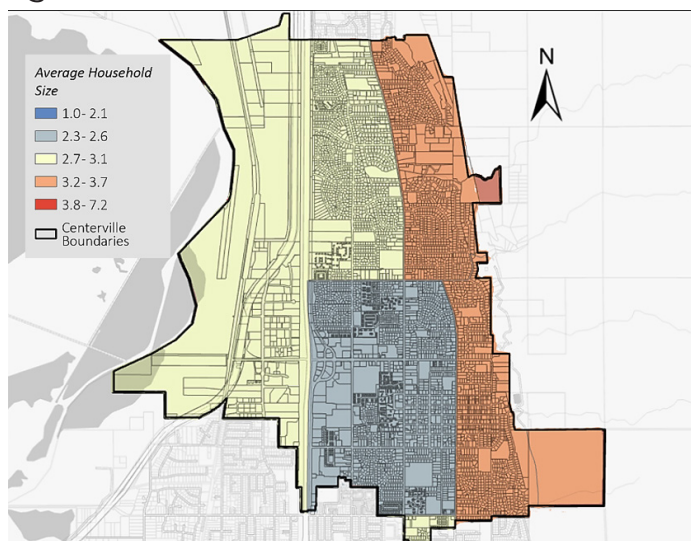
Households consist of anyone living together in a housing unit (including families and unrelated roommates) while families consist only of related individuals living together. Centerville's average household size is slightly larger than Davis County, whereas the family size is slightly smaller than that of the County.

	Centerville	Davis County
Household Size	2.94	2.76
Family Size	3.39	3.64

Household Size, County Comparison

Sources: U.S. Census Bureau, ACS 2018-2022

Centerville's neighborhoods showcase a variety of household sizes, with larger households predominantly found east of North Main Street and 400 East. In the central southern areas, like Williams West and Pitford Acres, smaller homes coincide with a higher population of residents aged 65 and over, and fewer individuals under age 18.



Average Household Size by Census Tract,

MapSource: U.S. Census Bureau, ACS 2018-2022

Tenure (Own v. Rent)

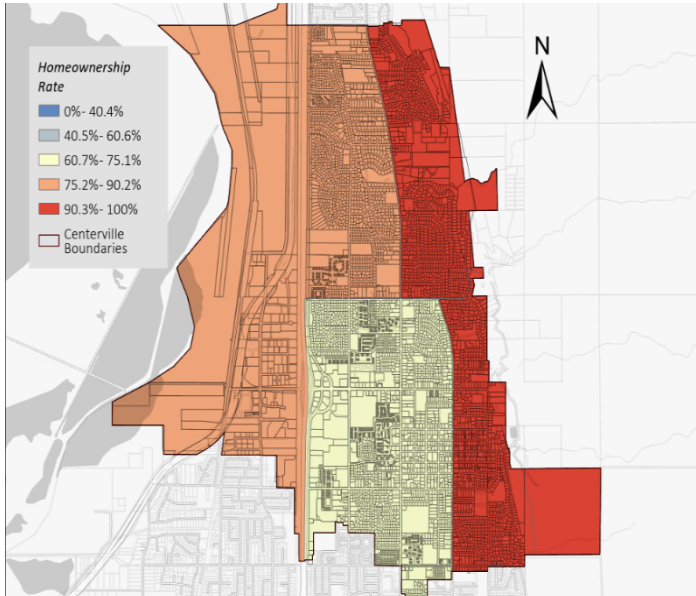
The following table provides an overview of housing occupancy in Centerville compared to Davis County. Nearly nine out of ten households in Centerville (86.6 percent) are owner-occupied, indicating a strong preference for homeownership within the city. This is higher than Davis County, where just over three-quarters of households (77.7 percent) are owner-occupied.

In contrast, renter-occupied housing is less prevalent in Centerville, making up only 13.4 percent of households, while Davis County has a larger share of rental units at 22.3 percent. Centerville’s higher rate of homeownership and lower proportion of rental housing, suggests a more stable residential base in the city.

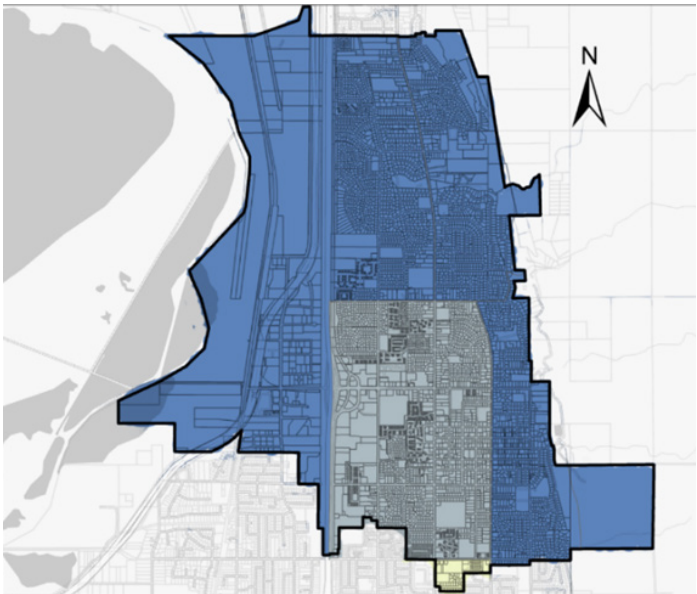
Type	Centerville	Davis County
Owner-Occupied	86.6%	77.7%
Renter-Occupied	13.4%	22.3%

Tenure (Own v. Rent)
 Source: U.S. Census Bureau, ACS 2018-2022

The following maps illustrate Centerville’s high homeownership and low renter rates. The figure above, shows the percentage of owner-occupied housing units, or overall homeownership rate. Centerville’s eastern neighborhoods exhibit more than 90.3 percent home ownership. In comparison, the percent of renter occupied housing units show an overall average below 21.1 percent displayed on the following page.

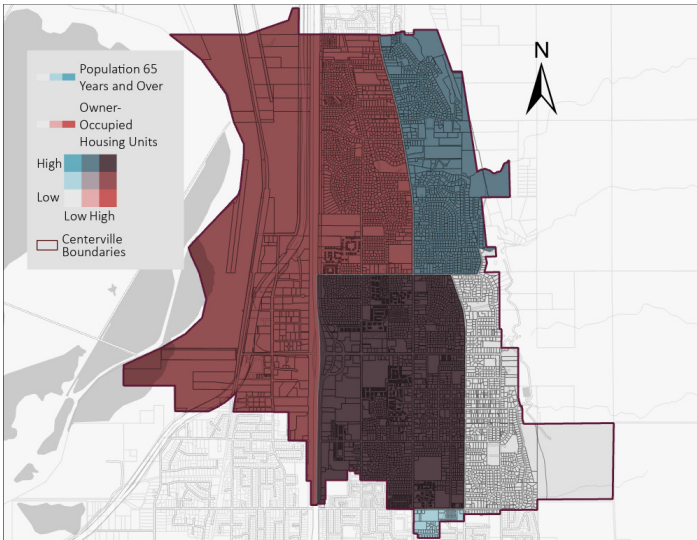


Percent Owner-Occupied Units by Census Tract
 Source: U.S. Census Bureau, ACS 2018-2022
 Renter Occupied Units by Census Tract



Source: U.S. Census Bureau, ACS 2018-2022

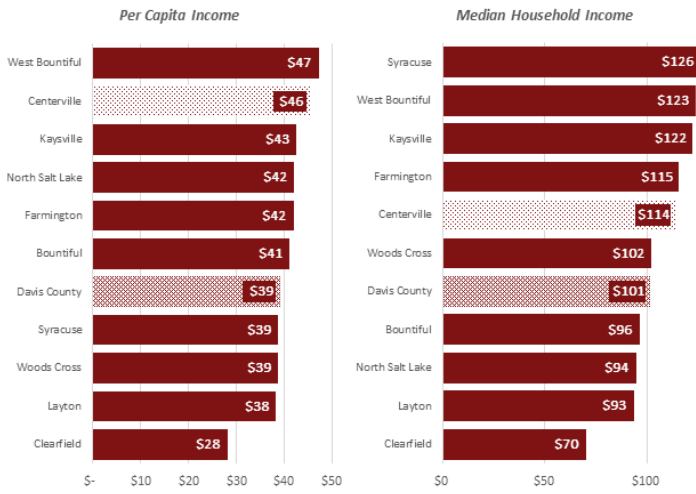
In Centerville, households with older adults are geographically correlated with owner occupied housing. For every household with someone aged 65 years or older, the likelihood of that household being owner-occupied increases by a factor of 2.24. The southern-central neighborhoods have the highest concentration of older adults and homeowners.



Bivariate Map of Population 65 years and over and Owner-Occupied Housing by Census Tract
 Source: U.S. Census Bureau, ACS 2018-2022

Income

Compared to nearby Davis County cities, Centerville's per capita income is among the highest at \$45,888 and well above the Davis County average per capita of \$39,218. While Centerville's median household income is \$114,000, positioning it in the mid-to-upper range among its neighboring cities and remains notably higher than the Davis County average of \$101,000.

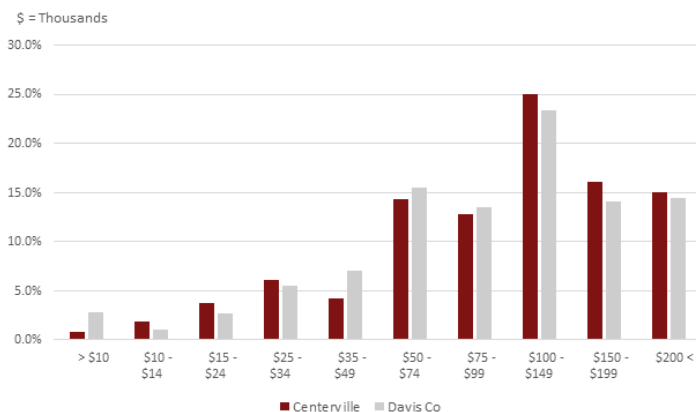


Per Capita and Household Incomes (2023 Inflation Adjusted) Comparison with Selected Cities
Source: U.S. Census Bureau, ACS 2018-2022

Centerville has a generally more affluent household profile compared to Davis County, with fewer households in lower income ranges and a higher proportion in upper-income categories. For 2018-2022, 16.8 percent of Centerville households had incomes below \$50,000 versus 19.1 percent of County households. In Centerville 31.2 percent of households have incomes of \$150,000 or more, compared to 28.6 percent in the County.

City	Centerville % of Households in Range	Davis County: % of Households in Range
Less than \$10,000	0.8%	2.8%
\$10,000 to \$14,999	1.9%	1.0%
\$15,000 to \$24,999	3.8%	2.7%
\$25,000 to \$34,999	6.1%	5.5%
\$35,000 to \$49,999	4.2%	7.1%
\$50,000 to \$74,999	14.3%	15.5%
\$75,000 to \$99,999	12.8%	13.5%
\$100,000 to \$149,999	25.0%	23.4%
\$150,000 to \$199,999	16.1%	14.1%
\$200,000 or more	15.1%	14.5%

Households by Income Bracket
Source: U.S. Census Bureau, ACS 2018-2022



Households by Income Bracket

Source: U.S. Census Bureau, ACS 2018-2022

Housing Inventory

Units by Type

A large majority (83.2 percent) of units in Centerville are single-family residential homes, composed mostly of single-family detached units (69.1 percent) as well as townhomes (14.1 percent). Only 16.8 percent of homes are multi-family units (including duplexes, condos, and apartments). Multifamily rental units in complexes of three or more units, with all units generally owned by a single entity, are the most common type of multi-family housing in Centerville, comprising 9.6 percent of the total housing stock. Multifamily condo units in complexes of three or more units, usually owner-occupied, with each unit under separate ownership, comprise 5.8 percent of total units. Almost 1.4 percent of total units are duplexes - twin homes that may consist of one owner and one renter household, two owner households, or two renter households. There are 24 accessory dwelling units (ADUs) within the city, and there are no mobile home parks within the Centerville's housing stock.

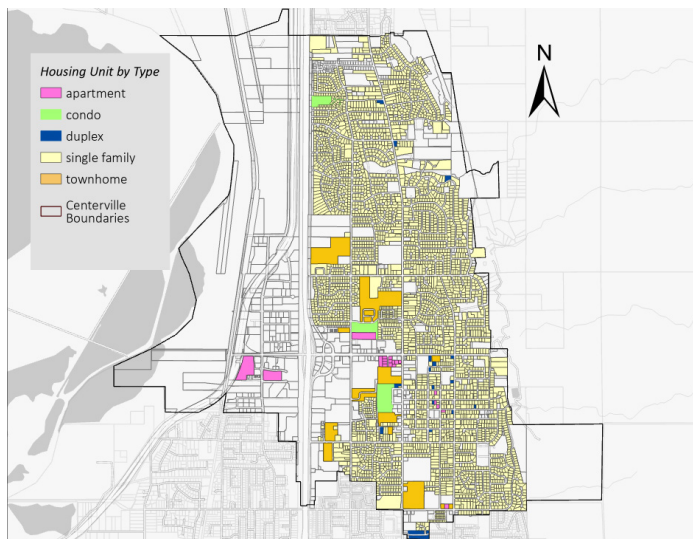
Type	# of Units	% of Units	Avg. Acres	Avg. Ft ²	Median Value
Single-family Residential	4,812	83.2%	0.30	2,033	\$460,000
Single-family Detached	3,996	69.1%	0.30	2,036	\$461,000
Townhome	816	14.1%	0.11	1,325	\$217,546
Multi-family Residential	971	16.8%	0.10	1,040	\$170,750
Apartment	555	9.6%	0.06	861	\$108,850
Condo	334	5.8%	0.10	1,121	\$189,811
Duplex	82	1.4%	0.12	1,126	\$192,000
Other	0	0.0%	0.00	0	-
ADU (on shared lot)	0	0.0%	0.00	0	-
Mobile Home Park	0	0.0%	0.00	0	-
Overall	5,783	100.0%	0.29	2,017	\$457,000

Housing Units by Type (excluding Group Homes)

Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

There is a notable clustering of multi-family units including apartments, condos, and duplexes in the southern half of the city near the major thoroughfares, providing increased access to transit and commercial hubs. The central and northern portions of Centerville appear to be predominantly composed of single-family housing, suggesting that these areas cater towards low density and family-oriented communities with larger lot sizes. The presence of townhomes and duplexes in varied locations throughout the city points to efforts to diversify housing stock, providing alternative homeownership options beyond single-family residences.





Housing Units by Type (excluding Group Homes), Map
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

Unit Size and Bedrooms

For both single-family and multi-family residences, Centerville's homes are substantially larger than those of Davis County. In general, single-family homes tend to be twice as large as multi-family units.

Type	Centerville	Davis County
Single-family Residential	2,033 ft ²	1,870 ft ²
Multi-family Residential	1,040 ft ²	966 ft ²

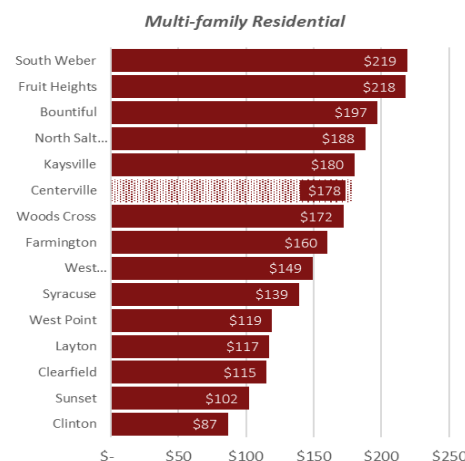
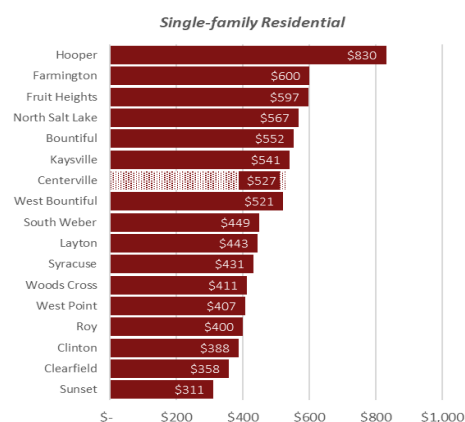
Average Unit Size, County Comparison
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

In addition to Centerville's homes having relatively more square feet, the city's homes are slightly more expensive than the Davis County average.

Type	Centerville	Davis County
Single-family Residential	\$527,415	\$474,070
Multi-family Residential	\$177,759	\$161,257

Average Value Per Unit by Type, County Comparison
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

Below is an average value distribution of single-family and multi-family residential properties within Davis County, highlighting Centerville's distinct market position. For single-family homes, Centerville's average value of \$527,000 places it in the middle tier or 63rd percentile among County cities, ranking it below more expensive markets like Hooper and Farmington, but above others such as Layton and Syracuse. Similarly, Centerville's multi-family residential properties show mid-range values above the county median, with a 64th percentile rank.



Average Value Distribution of Single-family (left) & Multi-family(right) by city within Davis County
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

A little over half of homes in Centerville (56.8 percent) have four or more bedrooms, likely because 83.2 percent of the city’s housing stock consists of single-family residences. Centerville and Davis County have almost identical distributions of bedroom counts within homes.

Bedrooms	Centerville: % of Units	Davis County: % of Units	Centerville: Cumulative %	Davis County: Cumulative %
No bedroom	0.0%	1.0%	0.0%	1.0%
1 bedroom	4.6%	3.5%	4.6%	4.5%
2 or 3 bedrooms	38.6%	38.8%	43.2%	43.3%
4 or more bedrooms	56.8%	56.7%	100.0%	100%

Percentage of Housing Units by Bedroom Count, County Comparison
Source: U.S. Census Bureau, ACS 2018-2022

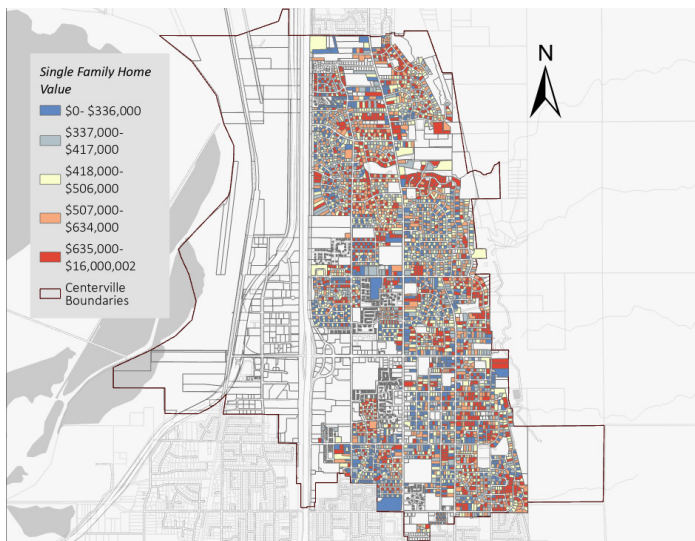
Square Footage	Units	% of Units	Cumulative %
999 or less	604	10.4%	10.4%
1000 – 1499	1,832	31.7%	42.1%
1500 – 1999	1,682	29.1%	71.2%
2000 – 2499	907	15.7%	86.9%
2500 – 2999	350	6.1%	92.9%
3000 or more	408	7.1%	100.0%

A majority of homes within Centerville (60.8 percent) are above 1,000 feet and below 2,000 feet. Only 13.1 percent of homes are above 2,500 feet, and only 10.4 percent of homes are below 999 feet. The table below shows the distribution of homes in Centerville by square footage.

Square Footage	Units	% of Units	Cumulative %
999 or less	604	10.4%	10.4%
1000 – 1499	1,832	31.7%	42.1%
1500 – 1999	1,682	29.1%	71.2%
2000 – 2499	907	15.7%	86.9%
2500 – 2999	350	6.1%	92.9%
3000 or more	408	7.1%	100.0%

Percentage of Housing Units by Square Footage
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

While the majority of homes in Centerville fall within the 1,000 to 2,000 square foot range, multi-family units tend to have fewer square feet on average. Smaller units (below 1,296 square feet) are more prevalent in multi-family and denser housing zones, particularly in areas closer to main roads and commercial hubs. The map reveals mild, but still prevalent clustering, with neighborhood blocks often sharing similar average unit sizes, such as the blocks in the north-eastern section with higher square footage. Notably, the southern neighborhoods of Centerville show a mix of medium to larger homes, indicating transitional residential areas that might combine older housing stock with new developments.



Housing Units by Square Footage, Map
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

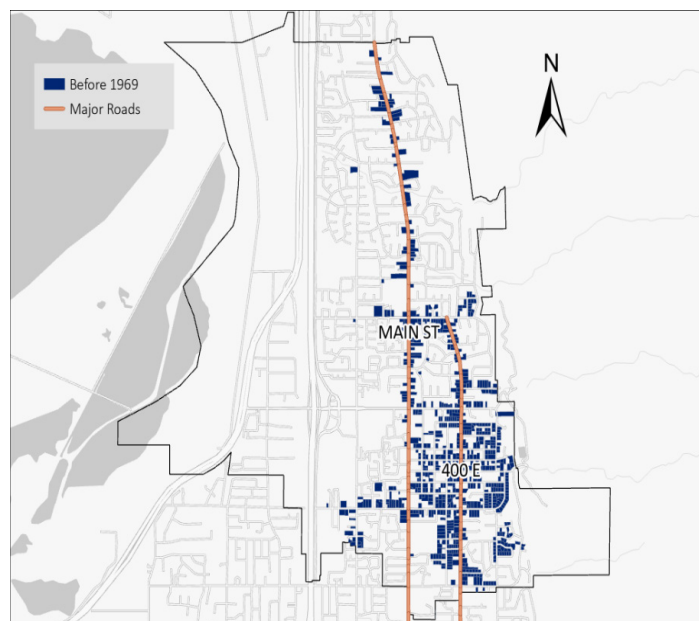
Year Built

On average, Centerville homes are much newer than Davis County homes overall. More than half of homes in Davis County were built before 1970 in comparison to only 12.8 percent of homes in Centerville. The majority of Centerville homes (59.8%) were built between 1970 and 1999 as shown below.

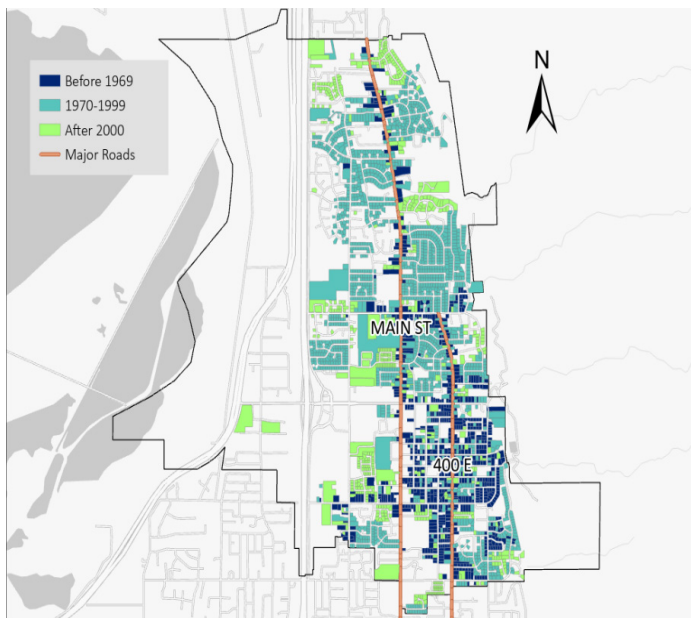
Decade	Centerville: Units	Davis County: Units	Centerville: % of Units	Davis County: % of Units	Centerville: Cumulative	Davis County: Cumulative
1939 or earlier	162	2,244	2.8%	0.7%	2.8%	0.7%
1940 to 1949	86	62,035	1.5%	19.1%	4.3%	19.8%
1950 to 1959	235	59,660	4.1%	18.4%	8.3%	38.2%
1960 to 1969	259	53,852	4.5%	16.6%	12.8%	54.8%
1970 to 1979	1,392	45,731	24.1%	14.1%	36.9%	68.9%
1980 to 1989	873	33,908	15.1%	10.4%	52.0%	79.3%
1990 to 1999	1,194	26,467	20.6%	8.2%	72.6%	87.5%
2000 to 2009	845	20,219	14.6%	6.2%	87.2%	93.7%
2010 to 2020	657	17,357	11.4%	5.3%	98.6%	99.0%
2020 or later	82	3,103	1.4%	1.0%	100.0%	100.0%

Percentage of Housing Units by Year Built, County Comparison
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

Early development (before 1960) in Centerville began in the south-eastern neighborhoods abutting the mountains and extending north along the major roads, Main Street and 400 East. Centerville experienced an uptick in home development starting around the mid-1960s and the majority of Centerville homes (59.8 percent) were built between 1970 and 1999. From the 1960s to 1980s, homes were built filling out gradually along the eastern side of Main Street Lane or abutting the mountains. From the 1980s to 2000s, large residential developments in the northern neighborhoods began venturing south of Main Street. From the 2000s onward, established neighborhoods approached full build-out and larger multi-family complexes were built, comprising 27.4 percent of the city's total growth to date.



Housing Units Built Before 1969
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024



Housing Units By Year Built

Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

Home Values

The majority of single-family homes in Centerville fall within the \$250,000 to \$499,000 range, which together make up over 53.1 percent of total housing units. This suggests a strong presence of mid-market homes that cater to a broad section of middle-income households, such as second time homebuyers and families. Properties priced over \$800,000 constitute 7.5 percent of the market. Finally, units under \$200,000 make up less than 6.7 percent of the total housing market. This scarcity may indicate a limited supply of entry-level or more affordable single-family homes, potentially impacting first-time home buyers or lower-income residents seeking homeownership.

Distribution of Home Values in Centerville

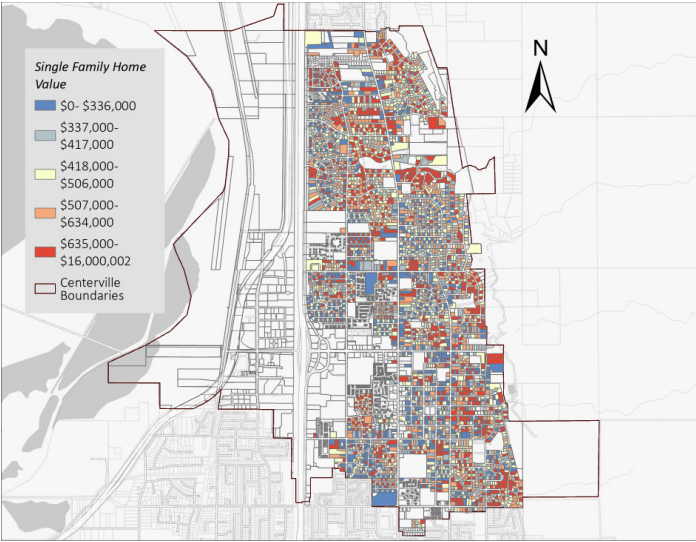
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024; Salt Lake County Assessor, 2023

Square Footage	Units	% of Units	Cumulative % of Units
Under \$100,000	115	2.5%	2.5%
\$100,000 - \$149,999	34	0.7%	3.2%
\$150,000 - \$199,999	164	3.5%	6.7%
\$200,000 - \$249,999	391	8.4%	15.0%
\$250,000 - \$299,999	556	11.9%	26.9%
\$300,000 - \$349,999	549	11.7%	38.7%
\$350,000 - \$399,999	439	9.4%	48.1%
\$400,000 - \$449,999	444	9.5%	57.5%
\$450,000 - \$499,999	496	10.6%	68.1%
\$500,000 - \$549,999	416	8.9%	77.0%
\$550,000 - \$599,999	274	5.9%	82.9%
\$600,000 - \$649,999	193	4.1%	87.0%
\$650,000 - \$699,999	131	2.8%	89.8%
\$700,000 - \$749,999	123	2.6%	92.5%
\$800,000 - \$849,999	67	1.4%	93.9%
\$850,000 - \$899,999	53	1.1%	95.0%
\$900,000 - \$949,999	37	0.8%	95.8%
\$950,000 - \$999,999	37	0.8%	96.6%
Over \$1,000,000	159	3.4%	100.0%
Total	4,678	100.0%	

Home Values in Centerville

Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024; Salt Lake County Assessor, 2023

Centerville is a geographically diverse checkerboard of single home values. Even within the same neighborhood, a mix of high and low values could reflect a blend of older, renovated properties coexisting with newer developments, leading to varied home value assessments. Despite the presence of older homes in the southeastern part of Centerville, their prices remain resilient as price appreciation has occurred at all price levels. This could suggest well-maintained properties and desirable locations.



Single-Family Detached Home Values in Centerville, Map
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

Affordability Analysis

Cost Burden

The U.S. Department of Housing and Urban Development (HUD) defines cost-burdened households as those who pay more than 30 percent of their income on housing. Approximately 19.1 percent of Centerville’s households are cost-burdened, which is smaller than Davis County (22.5 percent). In addition, a greater majority (62.0 percent) of Centerville’s population spends less than 20 percent of monthly income on housing in comparison to Davis County (54.8 percent).



Percent of Monthly Income Spent on Housing	Centerville: Percent of Households	Davis County: Percent of Households
Less than 20 percent	62.0%	54.8%
20 to 29 percent	18.9%	22.7%
30 percent or more (cost burdened)	19.1%	22.5%

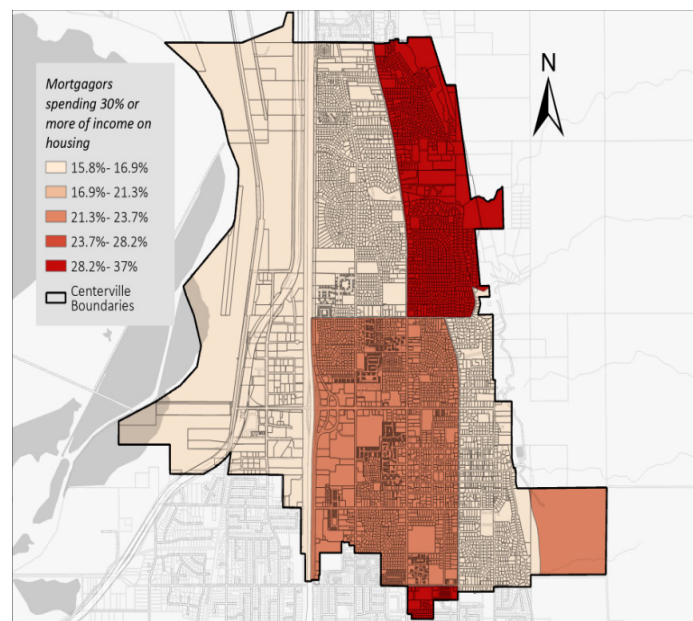
Percent of Monthly Income Spent on Housing Costs
Source: U.S. Census Bureau, ACS 2018-2022

Generally, owner households spend a much lower proportion of their income on housing as compared to renter households. About 34.1 percent of Centerville renter households are cost-burdened, versus 16.8 percent of owner households. Additionally, 44.1 percent of Centerville's renters spend less than 20 percent of their income on rent in comparison to 31.1 percent of renters in Davis County.

Percent of Monthly Income Spent on Housing	Centerville: Percent of Owner/Renter Households	Davis County: Percent of Owner/Renter Households
Owner-Occupied		
Less than 20 percent	64.8%	61.6%
20 to 29 percent	18.4%	21.6%
30 percent or more (cost burdened)	16.8%	16.8%
Renter-Occupied		
Less than 20 percent	44.1%	31.1%
20 to 29 percent	21.8%	26.6%
30 percent or more	34.1%	42.3%

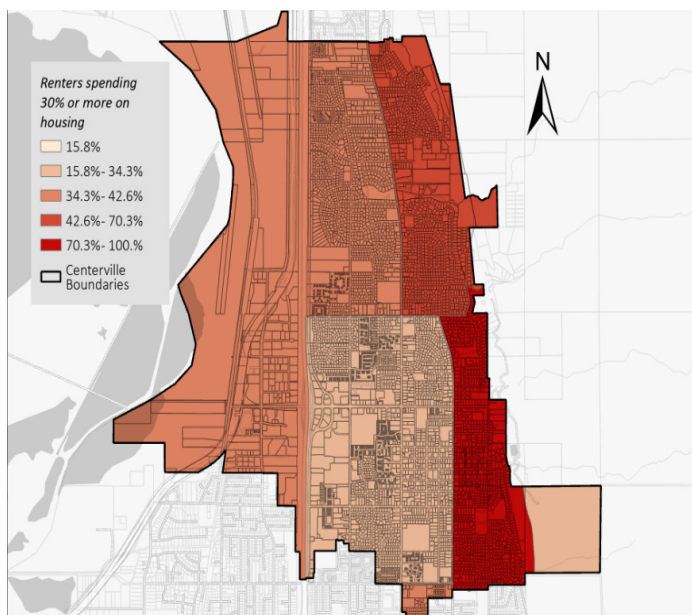
Percent of Monthly Income Spent on Housing Costs by Tenure (Own v. Rent)
Source: U.S. Census Bureau, ACS 2018-2022

The impact of cost burden varies by tenure (renting versus homeownership) and by geographic area. Displayed in the figure below, the northeastern neighborhoods and southern-central neighborhoods show areas of possible cost burden (above 30 percent) or slightly below. The remaining neighborhoods are paying between 15.8-16.9 percent of income on mortgage.



Mortgagors Spending 30% or more of Household Income on Housing, Map
Source: U.S. Census Bureau, ACS 2018-2022

Renters throughout the city's neighborhoods face higher rates of cost burden compared to homeowners. Only a handful of Census tracts in Centerville show less than a quarter of renters with housing costs below 35 percent of their household income displayed in the figure below.



Renters Spending 30% or more of Household Income on Housing, Map

Source: U.S. Census Bureau, ACS 2018-2022

Area Median Income – HUD Income Limits

The U.S. Department of Housing and Urban Development (HUD) sets “income limits” at various income levels based on a metropolitan area’s median family income. These exist to govern Section 8 eligibility; however, this “area median income” measure has become popular among local and state governments, as well as the private and non-profit sectors, to analyze housing affordability. Centerville falls within the Ogden-Clearfield, UT HUD Metro area, for which the median family income limits are provided in the table below. The row corresponding with a 3-person family household is highlighted to reflect the average family size in Davis County.

Family Size	30% AMI	50% AMI	80% AMI	100% AMI
1 person	\$23,200	\$38,650	\$61,850	\$77,280
2 persons	\$26,500	\$44,200	\$70,650	\$88,320
3 persons	\$29,800	\$49,700	\$79,500	\$99,360
4 persons	\$33,100	\$55,200	\$88,300	\$110,400
5 persons	\$36,580	\$59,650	\$95,400	\$119,232
6 persons	\$41,960	\$64,050	\$102,450	\$128,064
7 persons	\$47,340	\$68,450	\$109,500	\$136,896
8 persons	\$52,720	\$72,900	\$116,600	\$145,728

Ogden-Clearfield Metro Area 2024 HUD Median Family Income Limits by Family Size

Source: U.S. Department of Housing and Urban Development

Almost half (49.1 percent) of Centerville households earn less than the Davis County median family income, and a third (33.4 percent) fall into a low-income category (at or below 80 percent AMI).

	30% AMI	50% AMI	80% AMI	100% AMI
% of Centerville Households	9.40%	7.40%	16.60%	15.70%
Cumulative %	9.40%	16.8%	33.4%	49.1%

Share of Households by AMI Categories

Source: U.S. Census Bureau, ACS 2018-2022; ZPFI

Calculation based on HUD Data and Definitions

Affordable Housing Costs

The most common measurement of housing affordability considers total monthly housing costs - including rent, mortgage, taxes, insurance, utilities, and fees - not exceeding 30 percent of a household’s monthly income to be affordable. HUD uses this definition of affordability to calculate income limits and affordable rents for subsidized housing units. Households paying over 30 percent of income towards housing are considered “cost-burdened,” as discussed previously. The table on the following page, lists home prices affordable for households of various incomes,

depending on the mortgage rate. Example occupations are provided, corresponding with the household income range and number of working household members. The calculations assume a 10 percent down payment, a \$300 monthly budget for utilities, and include estimated taxes and fees. For reference, the annual mean wage for all occupations in the Salt Lake Metro area is \$65,880 annually, and the current value of a typical Centerville home is \$561,955.

Based on the HUD definition of affordability, the following table provides the maximum affordable monthly housing allowance at various levels of AMI.

	30% AMI	50% AMI	80% AMI	100% AMI
Monthly Housing Allowance (Including \$300 in Utilities)	\$745	\$1,243	\$1,988	\$2,760
Monthly Housing Allowance (less \$300 in Utilities)	\$445	\$943	\$1,688	\$2,460

Affordable Monthly Housing Payments by AMI Categories

Source: U.S. Census Bureau, ACS 2018-2022; ZPFI Calculation based on HUD Data and Definitions

The table above provides the maximum affordable home price for various levels of AMI, assuming a 6.32 percent mortgage rate and \$300 monthly utility cost. These calculations account for estimated taxes and fees, including mortgage insurance, and assume a 10 percent down payment.

Household Income	Occupations in Household Income Range by Number of Workers in Household	Affordable Home Price Range						
		5.5% Mortgage		6.5% Mortgage		7.5% Mortgage		
		1 worker	2 workers	Low	High	Low	High	Low
Less than \$14,999	1 full-time worker at \$7.25 hourly	2 half-time workers at \$7.25 hourly	-	\$13.0k	-	\$11.9k	-	\$10.8k
\$15,000 to \$24,999	1 full-time worker at \$12.00 hourly	1 full-time + 1 half-time at \$7.25 hourly	\$13.0k	\$56.6k	\$11.9k	\$51.5k	\$10.8k	\$47.0k
\$25,000 to \$34,999	Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist	2 full-time workers at \$7.25 hourly	\$56.6k	\$100k	\$51.5k	\$91.1k	\$47.0k	\$83.2k
\$35,000 to \$49,999	Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician	2 full-time workers at \$12.00 hourly	\$100k	\$165k	\$91.1k	\$150k	\$83.2k	\$137k
\$50,000 to \$74,999	Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations	Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist	\$165k	\$274k	\$150k	\$249k	\$137k	\$228k
\$75,000 to \$99,999	Dental Hygienist, Accountant, Nurse/RN, Physical Therapist	Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician	\$274k	\$383k	\$249k	\$348k	\$228k	\$318k
\$100,000 to \$149,999	Scientist, Construction Manager, Physician Assistant, Lawyer	Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations	\$383k	\$601k	\$348k	\$546k	\$318k	\$499k
\$150,000 to \$199,999	General Physician, Pathologist, IT Manager, Pediatrician	Dental Hygienist, Accountant, Nurse/RN, Physical Therapist	\$601k	\$819k	\$546k	\$744k	\$499k	\$680k
\$200,000 or more	Specialized Physician, Chief Executive, Airline Pilot, Psychiatrist	Scientist, Construction Manager, Physician Assistant, Lawyer	\$819k	-	\$744k	-	\$680k	-

	30% AMI	50% AMI	80% AMI	100% AMI
Household Income Limit (3 persons)	\$29,800	\$49,700	\$79,500	\$110,400
Affordable Home Price (6.32% mortgage, \$300 utilities)	\$71,680	\$151,817	\$271,821	\$396,254

Maximum Affordable Home Prices by AMI Categories
Source: ZPFI Calculation based on HUD Data and Definitions

Affordable Monthly Housing Payments by AMI Categories
Source: Bureau of Labor Statistics' May 2023 Occupational Employment and Wage Estimates for the Salt Lake Metropolitan Area; ZPFI Calculation based on HUD Data and Definitions

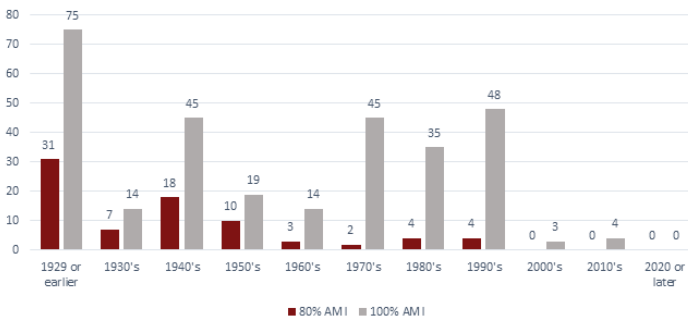
Affordable Housing Inventory

The following table shows the affordable inventory of for-sale and owner-occupied units in Centerville across various levels of AMI.

	30% AMI	50% AMI	80% AMI	100% AMI
Household Income Limit (3 persons)	\$29,800	\$49,700	\$79,500	\$110,400
Affordable Monthly Rent (excluding utilities)	\$445	\$943	\$1,688	\$2,460
# of Affordable Rentals (Rented and For-Rent)	0	93	412	177
Cumulative #	0	93	504	681
% of Centerville Rentals	0.0%	12.8%	56.9%	24.4%
Cumulative %	0.0%	12.8%	69.7%	94.2%

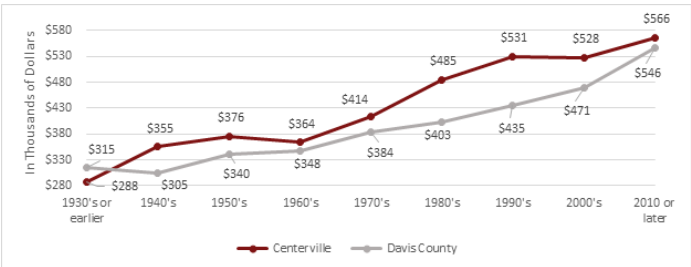
Number of Affordable For-Sale and Owner-Occupied Units in Centerville by AMI Income Category

Almost three quarters (70.9 percent) of Centerville single-family homes and condos affordable to households at or below 80 percent AMI were built before 1949. Whereas Centerville’s for sale and owner-occupied affordable units for 100 percent AMI are distributed more equally, with half of 100 percent AMI homes built before 1949 (50.7 percent), and a little less than half (49.3 percent) built afterwards.



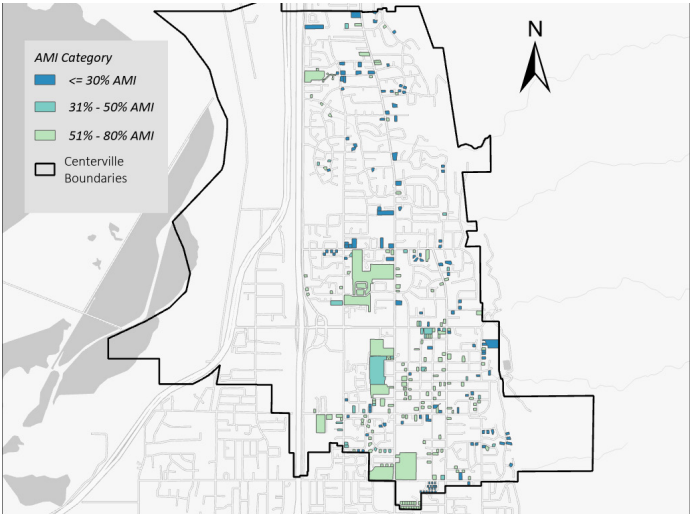
Count of Affordable For-Sale and Owner-Occupied Units by AMI and Decade

Additionally, Centerville consistently ranks higher in overall median home value through the years compared to Davis County.



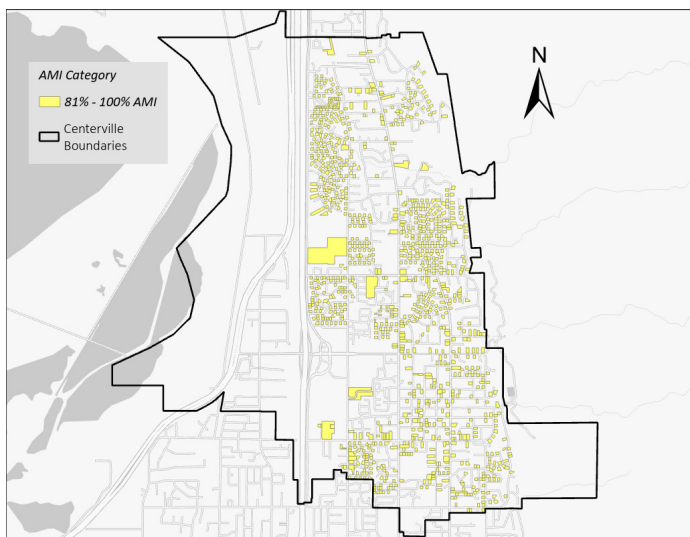
Median Value of Owner-Occupied Homes by Decade Built, Centerville & Davis County Comparison

U.S. Census Bureau, ACS 2018-2022
This analysis of affordability by AMI assumes a 6.32 percent mortgage rate and \$300 monthly utility cost. The following figures visualize where affordable homes are located in Centerville, excluding rental units.



Affordable For-Sale and Owner-Occupied Units, 30% - 80% of AMI, Map
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

Affordable options for homeownership in Centerville are available but sparse. Existing options are clustered in the southern half of the city. Single-family detached homes, along with condos, duplexes, and available townhomes are an important piece of that affordability.



Affordable For-Sale and Owner-Occupied Units, 81-100% of AMI, Map
Source: UGRC/WFRC Utah Housing Unit Inventory, April 2024

Homes affordable to those who make the median income are well distributed throughout the city.

The majority (69.7 percent) of apartments in Centerville are affordable to households with incomes at 80 percent AMI, while 94.2 percent are affordable to households with incomes at 100 percent AMI. Despite this, many renter households remain cost-burdened, largely due to the absence of units available below 30 percent AMI (0 available units). However, some of these cost-burdened households receive assistance from HUD subsidies.

	30% AMI	50% AMI	80% AMI	100% AMI
Household Income Limit (3 persons)	\$29,800	\$49,700	\$79,500	\$110,400
Affordable Monthly Rent (excluding utilities)	\$445	\$943	\$1,688	\$2,460
# of Affordable Rentals (Rented and For-Rent)	0	93	412	177
Cumulative #	0	93	504	681
% of Centerville Rentals	0.0%	12.8%	56.9%	24.4%
Cumulative %	0.0%	12.8%	69.7%	94.2%

Number of Affordable Rentals in Centerville by AMI Categories, 2018-2022

Source: U.S. Census Bureau, ACS 2018-2022; ZPFI
Calculation based on HUD Data and Definitions

Affordable Housing Gap Analysis

A “housing gap” analysis considers the difference between households across income ranges currently living in Centerville and the housing inventory affordable to these households. If the number of households in a given AMI range exceeds the units affordable in that range, then this indicates a tight housing market. For low- to moderate-income households (those with incomes below 80 percent of AMI), the current shortage is 706 units. This “shortage” is comprised of renter and owner households that are already cost burdened or would potentially be cost burdened if they were to purchase or re-purchase at current rates. This does not necessarily mean that the city needs an additional 706 low-income housing units. Moreover, a surplus in a particular income range does not imply vacancy of those units, as they may be occupied by a cost-burdened household or a higher-income household.



The overall gap analysis considers the entire household population, consisting of renters and homeowners alike, in comparison with the total housing inventory — including for-sale, owner-occupied, for-rent, and renter-occupied units. To analyze housing attainability for renters and homeowners in closer detail, the following tables consider renter and owner housing options separately. The rental housing gap analysis, below, considers renter households in comparison with for-rent and renter-occupied units. Overall, the city has sufficient units for its low-to-moderate-income renter population; however, there is a shortage of units affordable for very-low- and extremely-low- income renters (0 to 50 percent of AMI).

	Existing Renter Households	Affordable Rental Units	Surplus (Shortage)
< 30% AMI	119	0	(119)
30-50% AMI	98	93	(5)
50-80% AMI	278	412	134
80-100% AMI	116	177	61
Total Below 100% AMI	611	681	70
Total Below 80% AMI	495	504	9

The owner housing gap analysis, below, considers homeowner households in comparison with for-sale and owner-occupied units. With a shortage of units affordable for homeowners in all income categories less than 80 percent of AMI, the city faces bottlenecks in housing turnover and risks elevated housing cost burden for low-income homeowners. However, the city has sufficient ownership units for moderate-income buyers earning between 80 and 100 percent of AMI.

	Existing Owner Households	Affordable Owner Units	Surplus (Shortage)
< 30% AMI	416	148	(268)
30-50% AMI	320	71	(249)
50-80% AMI	663	464	(199)
80-100% AMI	774	1,282	508
Total Below 100% AMI	2,173	1,966	(207)
Total Below 80% AMI	1,399	683	(716)

Future Affordable & Special Housing Needs

Assuming the distribution of households by income groups remains similar, the table below projects the growth of low-to-moderate income households by AMI categories.

	30% AMI	50% AMI	80% AMI
2022 % of Households	9.4%	7.4%	16.6%
2022 Households	535	418	941
2030 Households	639	499	1,124

Projected Households by AMI Income Categories
Source: U.S. Census Bureau, ACS 2018-2022;
Wasatch Front Regional Council, 2024; ZPFI
Calculation based on HUD Data and Definitions

There is a current and growing need for housing options for households at or below 100 percent of AMI. Below shows a gap analysis that considers existing and future housing needs for low-to-moderate income households.

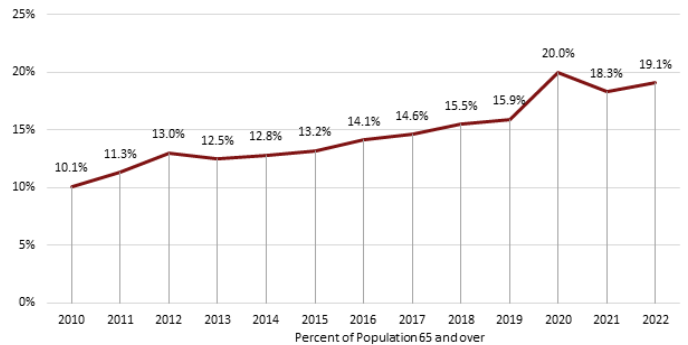
	30% AMI	50% AMI	80% AMI	100% AMI	Total Below 100% AMI	Total Below 80% AMI
Current Surplus (Shortage)	(386)	(254)	(65)	569	(137)	(706)
2030 Additional Surplus (Shortage)	(461)	(304)	(78)	680	(163)	(843)
Total Surplus (Shortage) in 2030	(847)	(558)	(144)	1,249	(300)	(1,549)

Housing Gap, Current and Future Need
Source: U.S. Census Bureau, ACS 2018-2022; ZPFI
Calculation based on HUD Data and Definitions

The future housing gap shown above does include 20 HUD Housing Subsidy units. If the housing market continues status quo, then in 2030 the total shortage for low- to moderate-income households (those with incomes below 80 percent of AMI) will grow to 1,89 units.

Future Housing Needs for Special Needs Groups

Between 2010 and 2022, Centerville experienced rapid population growth in adults aged 65 and over. These adults comprised only 10.1 percent of Centerville's population in 2010 and nearly doubled by 2020 to reach 20.0 percent, before declining slightly to 19.1 percent in 2022. Centerville's 65 and older population is 1.7 times larger than Davis County and the largest older adult population of any city within the County.



Centerville's Rapid 65 and Over Population Growth
Source: U.S. Census Bureau, ACS 2018-2022

As Centerville's population grows, so too will residential care needs. Other special needs groups, including individuals needing mental health, substance abuse, or injury recovery rehabilitation, are also likely to grow along with the overall population.

The total supply of residential care beds in Centerville likely does not meet current or future demand, with only 16 licensed beds across nursing homes, retirement homes, and rehabilitation centers. Additionally, Centerville's 65 and over population living in an assisted facility is non-proportional to the total older adult population. Centerville's older adult population is 1.5 times larger than Davis County yet their 65 and over population living in an assisted facility is half that of Davis County. According to the 2018-2022 American Community Survey (ACS),



99.1 percent of Centerville’s older adult population live in regular housing units. Older adults in Centerville are less likely to live in residential care facilities as compared to their counterparts in Davis County, whether due to preferences or due to limited availability of facilities.

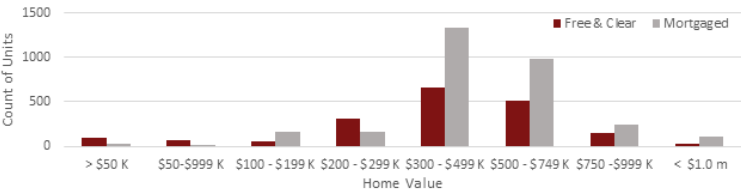
	Centerville	Davis County
% of population 65 & over	16.3%	10.7%
% of 65 & over in an assisted facility	0.15%	0.29%

Older Adult Population Living in an Assisted Facility, County-City Comparison

Free-and-Clear Homeowners & the Lock-in Effect

Due to high mortgage rates and price growth, homeowners often have monthly payments significantly lower than the cost to re-purchase at current rates and prices. In turn, many homeowners feel reluctant or unable to sell. This is often referred to as the “lock-in effect.” According to Fannie Mae’s 2023 Q1 National Housing Survey®, 29 percent of owners plan to stay in their home longer than originally intended.

More than a third (38.3 percent) of homeowners in Centerville own their homes free-and-clear with no monthly mortgage payments. The following table compares homeowners with a mortgage and outright (“free-and-clear”) owners across the home value range, revealing a strong presence of free-and-clear homeowners in Centerville. While these homeowners have equity to put toward a new down payment, many enjoy low monthly housing costs by remaining in place. High rates disincentivizes moving, leading to a bottleneck in the market that challenges first-time, move-up, and downsizing buyers.



Distribution of Mortgaged and Free-and-Clear Owner-Occupied Homes by Home Value
Source: US Census Bureau, ACS 2018-2022

The table below compares mortgagees with free-and-clear owners overall and for homeowners age 65 or over, revealing that older adults are much more likely to own their homes outright.

	Mortgagees	Free-and-Clear Owners
% of Total Home-owners	61.7%	38.3%
% of Homeowners Aged 65 or over	36.0%	64.0%

Distribution of Mortgaged and Free-and-Clear Owner-Occupied Homes by Home Value
Source: US Census Bureau, ACS 2018-2022

AARP’s 2021 Home and Community Preferences Survey shows that most adults wish to age in place - including 80 percent of adults 50 and older, who make up the majority of free-and-clear homeowners. The combination of preferences to age in place, comparatively high costs to re-purchase in the current market, and low availability of residential care facilities contribute to slow turnover of Centerville homes.

Financial Tools & Affordability Mechanisms First Home Investment Zones (FHIZ)

SB268, passed by the Utah Legislature in 2024, allows cities to use tax increment to create a town center, with owner-occupied units, in areas not covered by HTRZs.

There must be a minimum of ten acres and a maximum of 100 acres in a FHIZ. As established with the RDA, a committee needs to be created to aid in the approval process for a FHIZ, and HTRZ. The remainder of the approval process for the FHIZ is similar to that of HTRZs, requiring committee approval.

There is a per-acre minimum residential density requirement of 30 units per acre, and 51 percent of the developable acres in the FHIZ zone must be residential development. However, up to half of these homes can be outside the FHIZ zone. Homes within the zone must be 25 percent owner occupied and homes outside must be 100 percent owner occupied. At least 12 percent of homes inside the FHIZ zone, and at least 20 percent of homes outside the zone must be affordable. Owner-occupied homes are defined to be affordable at 80 percent of the county median sales price; rental homes are affordable at 80 percent AMI. New homes outside the FHIZ zone, but within the proposing city (“extraterritorial homes”), can count towards the requirement of 30 units per acre if they are owner-occupied for at least 25 years and meet other requirements: minimum of six units per acre, single-family owner-occupied, and 80 percent detached units.

If a FHIZ is approved, the municipality can receive up to 60 percent of property tax increment capture from all taxing entities inside the zone for 25 out of 45 years, with a maximum of three tax increment phases. Increment can be used for project and system infrastructure costs for the benefit of the FHIZ and related homes outside the zone.

Community Reinvestment Areas (CRA) Housing Fund

In a CRA area, ten percent of tax increment revenue to the Agency that exceeds \$100,000 in a given year must be set aside for affordable housing. These funds can be used anywhere in the city or transferred to housing agencies.

A CRA is a defined area, created under Utah Code 17C-5-104, that allows for the tax increment generated by new development, over a specified period of time, to be set aside to the city’s redevelopment agency for specific purposes within the CRA, including the creation of affordable housing. As the city creates additional CRA areas, it will also generate additional housing funds.



Description	CRA Requirements
Geographic Limitations	Limited to municipal boundaries (or any defined portion therein)
Funding Mechanism	Tax Increment Financing
Taxing Entity Participation	Beneficial to gain the support of the other taxing entities within the defined project area
State of Utah Participation	No
Governing Body	Municipal Redevelopment Agency
Committee Formation Required	No
State Approval Required	No, but documentation filing is required
Area of Expenditure	Within defined boundaries or for improvements that benefit the area
Zoning and Use Requirements	No requirements
Affordable Housing Requirements	Ten percent affordable set-aside for CRAs generating more than \$100,000 in increment annually
Other Economic Development and Housing Tools	Can be used in combination with other tools

CRA Utah Code 17C-5-104 Requirements Limited to Municipal Boundaries (or any defined portion therein)

Deed Restrictions

Deed restrictions are recorded covenants against a property that “run with the land,” remaining in effect upon repeated sale or transfer. Cities across Utah use deed restrictions to maintain affordable rents, limit property value growth, restrict ownership to certain levels of income, and control property uses (example: Park City). A city may record a deed restriction on land it owns, or through an agreement with a private landowner.

A deed restriction is a non-legislative requirement on landowners without the creation of new laws or changes to code. To record a deed restriction on private property, restrictions need to be counterbalanced with incentives for the landowner. Alternatively, the city could record deed restrictions against land it purchases or currently owns without the need for incentives. However, doing so could lower the asset value by reducing its income and/or profit potential. Once a deed restriction is recorded, the party filing the covenant (i.e., the city) bears the burden of enforcement. This involves dedicating personnel to track compliance and handle non-compliant landowners. Deed restriction is a tool to ensure the affordability of a residential property in perpetuity, but it comes at a price: the cost of incentivizing acceptance of the covenant or mitigating loss of asset value, cost of tracking compliance, and cost of legal enforcement.

Home Ownership Promotion Zones (HOPZ)

HOPZs were enacted by the Utah Legislature in its 2024 session in SB168. The basic requirements for a HOPZ are as follows:

Can be established directly by a municipality;

- Must be 10 acres or less;
- Must be zoned for at least 6 units per acre;
- 60 percent of the housing units must be affordable (less than 80 percent of the median county home price);
- Housing must be deed-restricted for at least five years;

And more provisions are in the bill – details; and, if created, the municipality can receive 60 percent of the tax increment for 15 years.

Appendix C: Moderate-Income Housing Requirements

As a result of the rising statewide housing prices, the Utah State Legislature passed SB34 in the 2019 Legislative Session stipulating strategies that municipalities shall take to encourage and facilitate affordable housing, requiring three or more from a list of possible strategies. This year the legislation did not include funding, but may in future years; State transportation funds, however, are tied to this requirement.

The following is the list of required strategies from Utah Code 10-9a-403. The city must choose at least three strategies:

(A)	rezone for densities necessary to facilitate the production of moderate income housing;
(B)	demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
(C)	demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
(D)	identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
(E)	create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
(F)	zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
(G)	amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
(H)	amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
(I)	amend land use regulations to allow for single room occupancy developments;
(J)	implement zoning incentives for moderate income units in new developments;

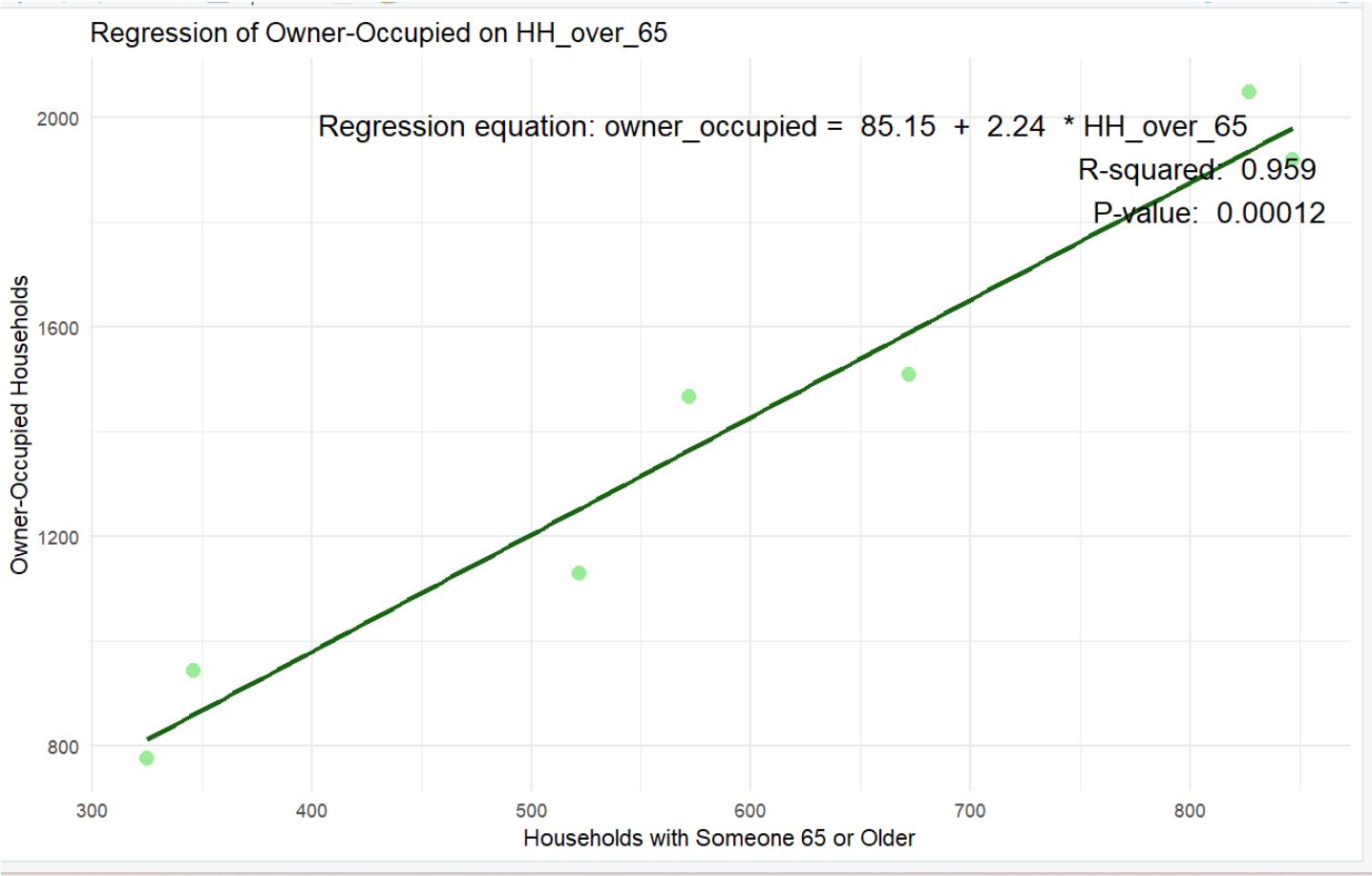


(K)	preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535 , establishing a housing loss mitigation fund;
(L)	reduce, waive, or eliminate impact fees related to moderate income housing;
(M)	demonstrate creation of, or participation in, a community land trust program for moderate income housing;
(N)	implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
(O)	apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
(P)	demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
(Q)	create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

(R)	create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion Zone for Municipalities;
(S)	eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530 ;
(T)	create a program to transfer development rights for moderate income housing;
(U)	ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
(V)	develop a moderate income housing project for residents who are disabled or 55 years old or older;
(W)	develop and adopt a station area plan in accordance with Section 10-9a-403.1 ;
(X)	create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;
(Y)	create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act;
(Z)	demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Appendix D: Supplementary Housing Analysis & Data

Regression of Owner-Occupied Households on 65
and Over Households
Source: US Census Bureau, ACS 2018- 2022, ZPFI
Calculation and Analysis



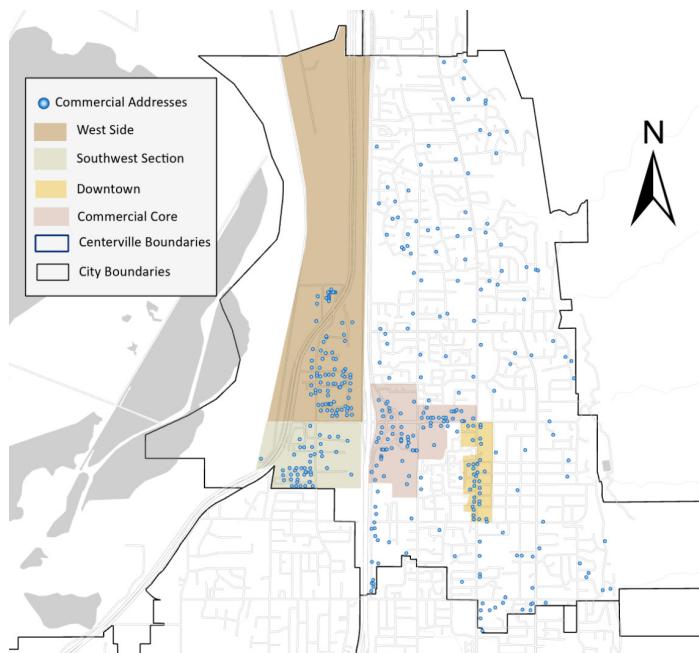
There is a positive correlation between the number of households with one or more residents aged 65 or older and the number of owner-occupied homes, suggesting that areas with a larger older adult population are likely to have higher rates of homeownership. The coefficient for households with someone aged 65 and over is 2.24, indicating that for each additional household with an individual aged 65 or older, the number of owner-occupied homes is expected to rise by approximately 2.24 units. With an R-squared value of 0.959, around 95.9% of the variation in homeownership can be explained by the presence of older adult households. The model's

P-value of 0.00012, which is below 0.05, confirms that the result is statistically significant and unlikely due to random chance. However, this analysis is based on averages from 2018-2022 ACS census tract data and involves a relatively small sample size, which could limit the statistical power of the results. While other independent variables such as households with children under 18, median household income, owner-occupied and renter-occupied housing, and average household size were tested, only the presence of households with individuals aged 65 and over showed a statistically significant impact with a reasonable model fit.



Appendix E: Economic Data

Centerville, Utah, occupies a unique geographic position between the Wasatch Mountains to the east and the Great Salt Lake to the west, with Interstate 15 providing direct regional connectivity. This strategic location offers residents access to diverse employment hubs while fostering opportunities for focused business development. Though constrained by natural and urban boundaries, Centerville's strength lies in its connectivity and proximity to key economic centers, established neighborhoods with a strong sense of community and its solid tax base and role as a regional retail destination. This chapter of the General Plan analyzes Centerville's current and anticipated economic development opportunities, with a focus on four existing key commercial areas. The four areas are the Downtown area, the Commercial Core, the West Side and the Southwest Section.



Commercial Focus Areas with Commercial Addresses

Source: Davis County Tax Commission, Psomas, ZPFI 2024

Goals & Strategies Citywide – Balanced and Sustainable

Goal: Establish and maintain a sustainable economic base with a mix of residential, retail, office and business park development.

Strategies:

- Use economic development tools such as tax increment to encourage the type of development desired at key economic sites.
- Allow for mixed used development that creates vibrant and active commercial and residential destinations as well as a healthy mix of property and sales tax revenues.
- Focus on employment opportunities that will reduce the outflow of commuters to jobs outside of city boundaries.

West Side – Centerville's Next Commercial Center

Goal: Transform the West Side's vacant land into a vibrant retail and employment center that serves both local and regional needs.

Strategies:

- Encourage redevelopment of aging properties by capitalizing on low commercial improvement values, creating opportunities for modern commercial and industrial growth.
- Leverage the largest commercially zoned vacant land in Centerville by attracting retail, office, and commercial developments to establish a thriving business hub.
- Create a unique recreational and outdoor business district by capitalizing on the area's

proximity to extensive parks and open space, enhancing residential appeal and supporting outdoor lifestyle industries.

- Enhance regional connectivity and retail potential by supporting the development of a north-south roadway linking the West Side to Farmington, positioning it as the next prime commercial destination.
- Improve the infrastructure and visual appeal of gateways and entrances to this area.

Southwest Section – Modernizing Industry

Goal: Establish the Southwest Side as a thriving commercial and industrial hub through strategic redevelopment and enhanced business opportunities.

Strategies:

- Foster a balanced mix of businesses by supporting commercial, industrial, and flex office spaces that complement existing movie theaters, retail, and multi-family developments.
- Revitalize underutilized commercial lots by leveraging synergies with nearby developments, such as the Larry H. Miller/Megaplex area, to attract new industries and boost economic activity.
- Enhance connectivity and accessibility by improving road infrastructure to better link the Southwest Section with Centerville's residential neighborhoods and surrounding business districts.

Commercial Core – Supporting Centerville's Economic Center

Goal: Modernize and enhance the Commercial Core by promoting redevelopment, upgrading aging commercial spaces, and attracting destination retailers to further

establish this as a retail destination and improve sales tax capture.

Strategies:

- Target business recruitment efforts toward retail categories with high sales leakage, such as, clothing, electronics, and arts and entertainment.
- Leverage Centerville's strong retail base to attract businesses that complement existing high-performing sectors while diversifying the shopping experience.

Downtown – Main Street Revitalization

Goal: Restore Main Street as the heart of the community by enhancing its historic charm, supporting local businesses, and creating a welcoming, pedestrian-friendly destination.

Strategies:

- Encourage redevelopment and facade improvements by restoring storefronts, and popularizing features like Centerville's History Walk, to celebrate Centerville's first developments.
- Capture through traffic and increase foot traffic by enhancing pedestrian-friendly infrastructure, adding a dedicated street bikeway along Main Street, and activating storefronts to create a more walkable and connected Historic Downtown.



Socioeconomics

Population Change

A significant portion of Davis County's population growth from 2020 to 2040 is anticipated in communities such as Syracuse and West Point, as projected by the Wasatch Front Regional Council. Although Centerville's growth rate is expected to be lower than some neighboring areas, the city can still attract sales and benefit from regional growth due to its strategic location along a major commuter and travel route, and its well-established Commercial Core near I-15 exit 319 (Parrish Lane). Furthermore, Centerville's population growth hotspots are predicted to be in the Commercial Core, Downtown, and Southwest Section, where substantial commercial expansion is also expected.

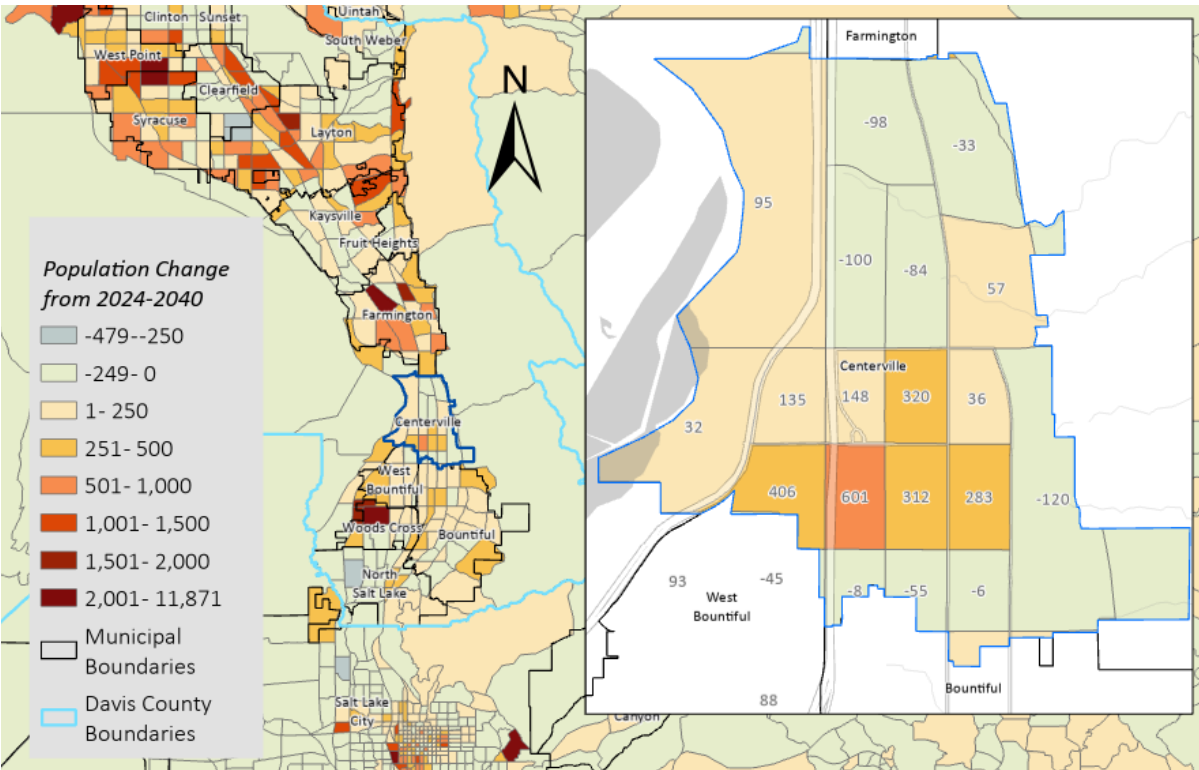
Retail Space Supported by Population Growth:

Based on trends in retail square feet per capita and Centerville's population, it is expected that the city could absorb roughly 13 acres of retail development by 2040 from its internal population growth alone. To better capture the interconnected nature of the region, the population growth of West Bountiful and Bountiful are also considered.

Centerville Retail Space Supported by Population Growth by 2040	
Average Sales Per Capita	\$24,764.50
Centerville Population Growth, 2020-2040	3,197
Growth in Buying Power	\$79,164,430.10
Sales/ SF	\$400.00
Supportable SF	197,911
Floor Area Ratio (FAR)	0.35
Retail Square Feet Per Acre	15,246
Total Acres Supported	13.0

Additional Retail Space Supported by Population

Growth
Source: Utah State Tax Commission, U.S. Census Bureau, ACS 2018-2022; ZPFI Calculation



Centerville and Surrounding Regions Population Change Projections from 2024-2040
Source: Wasatch Front Regional Council, TAZ Data, 2024

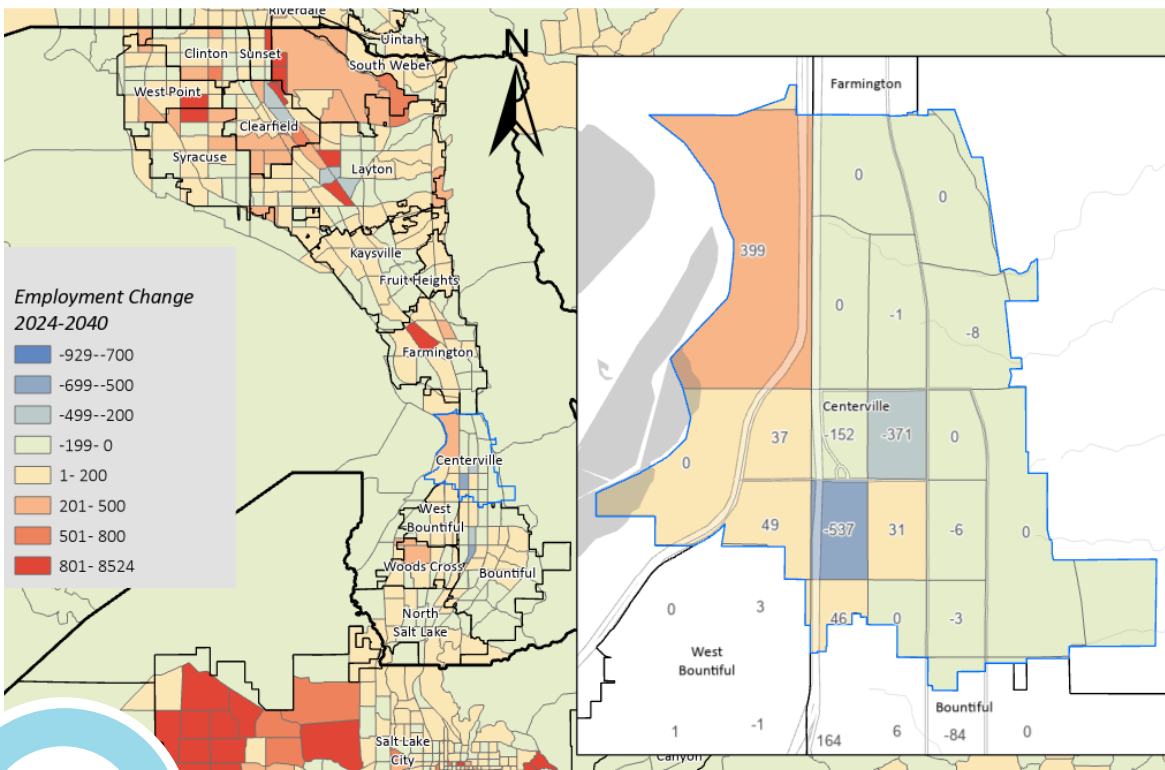
\$24,764.50

Centerville, West Bountiful, & Bountiful Population Growth, 2020-2040	7,494
Growth in Buying Power	\$185,595,565.40
Sales/ SF	\$400.00
Supportable SF	463,989
Floor Area Ratio (FAR)	0.35
Retail Square Foot Per Acre	15,246
Total Acres Supported	30.4

Tri-City Retail Space Supported by Population Growth

Source: Utah State Tax Commission, U.S. Census Bureau, ACS 2018-2022; ZPFI Calculation

This buying power growth projection represents the likely amount of retail acreage that could be supported by projected population growth in both Centerville and surrounding cities. In addition, Centerville could capture some of the leakage that now occurs in surrounding cities, such as in Bountiful and Woods Cross.



Employment Patterns

As the population continues to grow in Davis County, so too will the demand for new employment in the region. While many regional jobs are tied to Hill Air Force Base and the contractors who support its function, the region does have other large manufacturing and administrative employers that include a range of health care businesses, manufacturing ranging from aerospace to recreational products, and retail entities.

Centerville and Surrounding Regions Employment
Change Projections from 2024-2040

Source: Wasatch Front Regional Council, TAZ Data

Most of the employment growth in Centerville is projected to take place on the city's Southwest and West Sides where vacant land is still available and where the city currently has a cluster of industrial and flex offices. This growth, while not as rapid as some other regions in the County, is expected to add roughly 25 new jobs per year from 2024 to 2040. Projections for job growth in the Commercial Core and Downtown are negative or muted, though

there are developments taking place that will add a modest number of jobs. The types of jobs added in this area are likely to follow the patterns already exhibited in the region. the latest Community data, the shares in retail trade

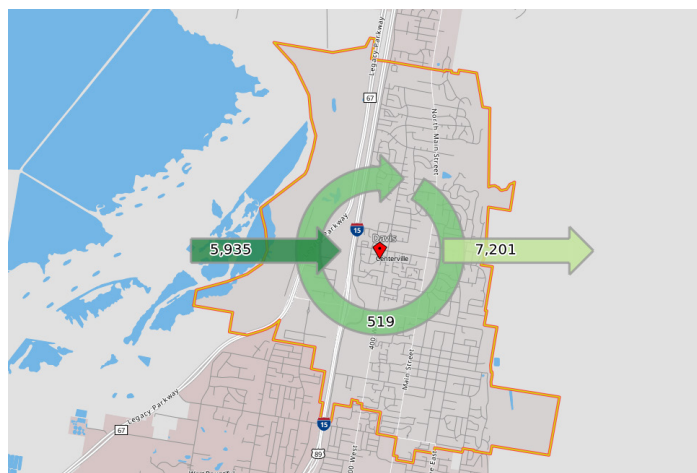
NAICS Industry Sector	Job Count – Centerville	Job Share – Centerville	Job Count – Davis County	Job Share – Davis County
Agriculture, Forestry, Fishing and Hunting	2	0.0%	561	0.4%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	106	0.1%
Utilities	0	0.0%	344	0.3%
Construction	1,166	18.1%	11,734	9.3%
Manufacturing	297	4.6%	14,125	11.1%
Wholesale Trade	252	3.9%	2,992	2.4%
Retail Trade	1,498	23.2%	16,933	13.4%
Transportation and Warehousing	13	0.2%	6,432	5.1%
Information	161	2.5%	1,656	1.3%
Finance and Insurance	333	5.2%	2,970	2.3%
Real Estate and Rental and Leasing	152	2.4%	1,749	1.4%
Professional, Scientific, and Technical Services	352	5.5%	9,939	7.8%
Management of Companies and Enterprises	149	2.3%	783	0.6%
Administration & Support, Waste Management and Remediation	353	5.5%	7,512	5.9%
Educational Services	295	4.6%	12,979	10.2%
Health Care and Social Assistance	251	3.9%	15,766	12.4%
Arts, Entertainment, and Recreation	186	2.9%	3,390	2.7%
Accommodation and Food Services	717	11.1%	10,099	8.0%
Other Services (excl. Public Administration)	222	3.4%	3,745	3.0%
Public Administration	55	0.9%	2,994	2.4%

Employment by Industry by Job Site Location, City & County Comparison (2022)

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2022

(23.2 percent), construction (18.1 percent), and accommodation and food services (11.1 percent). These industries collectively account for more than half of the job share in the city, suggesting that future job growth will likely mirror this distribution. It is anticipated that jobs added in the city will continue to follow these trends, with a focus on sectors that align with existing strengths and community needs.

When comparing Centerville to Davis County, distinct strengths and weaknesses emerge in the job market. Centerville demonstrates notable strengths in construction as well as accommodation and food services, with job shares of 18.1 percent and 11.1 percent respectively, exceeding Davis County's averages of 9.3 percent and 8.0 percent in these sectors. In retail trade, Centerville's share of 23.2 percent nearly doubles Davis County's 13.4 percent, underscoring the city's strong focus on consumer-facing businesses. However, the city exhibits weaknesses in high-skill sectors such as manufacturing (4.6 percent) and professional, scientific, and technical services (5.5 percent), both of which fall below Davis County's averages of 11.1 percent and 7.8 percent, respectively.



Workforce Flow In and Out of Centerville

Source: United States Census Bureau, Longitudinal Employer Household Dynamics, 2022

Addressing this gap may require targeted economic development to attract businesses in high-skill, knowledge-driven industries, thereby diversifying Centerville's job base.

Centerville has a strong employment base, but the city suffers from spatial mismatch. Most working residents (7,201) commute to employment centers outside the city, while only 519 employees or 5.9 percent work within city boundaries. Similarly, employers within the city rely heavily on commuters (5,935 employees) to fill their roles. Focusing on strategies to reduce spatial mismatch, such as the co-location of employment and housing opportunities, could facilitate a host of benefits to the city. Mixed-use development that locates housing and employment in close proximity may lead to reduced traffic congestion and infrastructure costs as well as reduced transportation costs for residents.

Transportation

The following map identifies these areas along with year 2022 traffic counts on major roadways within the city. By strategically placing focus areas along major roadways or connection points, Centerville can stimulate economic growth, improve infrastructure, and enhance community development.

Nearby Interstate 15 saw an average of 149,338 AADT trips (average annual daily traffic - AADT) as of 2022, while Legacy Parkway saw 38,899 AADT, serving to alleviate I-15 traffic. Within Centerville, major roadways include Main Street, capturing as much as 16,315 AADT; Parrish Lane, with 18,192 AADT; 400 W, with 9,254 AADT; and 400 E, with 6,146 AADT. Based on these traffic counts, the top two major intersections within Centerville are located along Main Street, running through Downtown, and Parrish Lane, passing through the Commercial Core and Southwest Section.

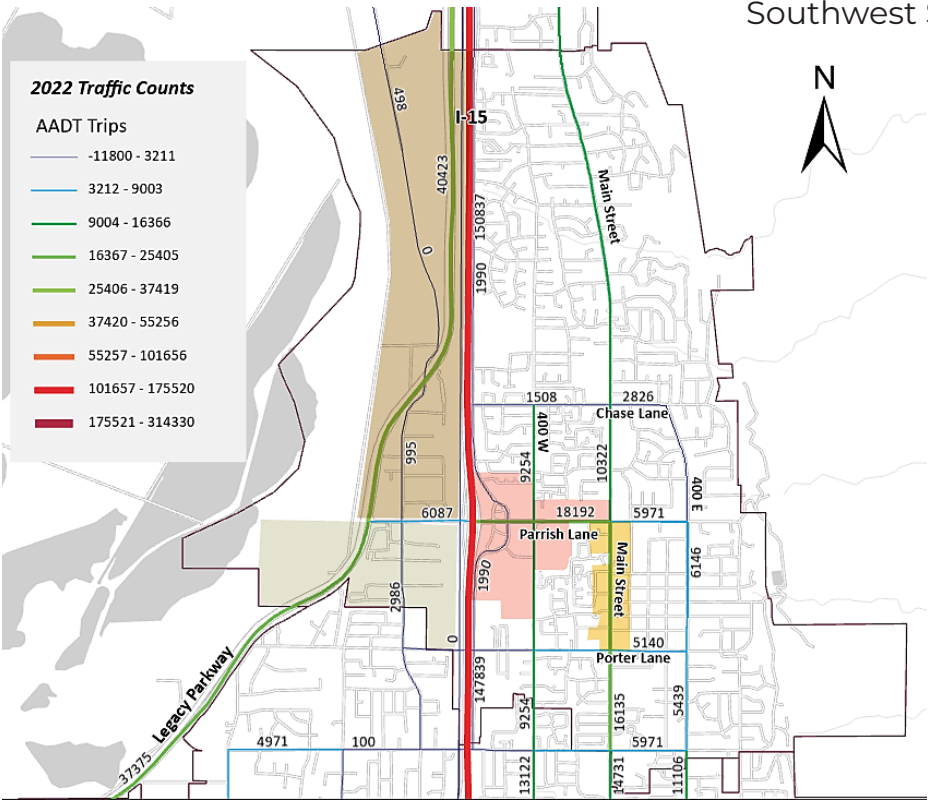


Figure 5: Traffic Counts and Focus Areas
Sources: WFRC Travel Demand Model RTP 2023; UGRC



Sales Leakage & Capture Rates

Table 4 highlights the city’s retail performance in 2024, revealing both areas of strength and opportunities for growth. Overall, the city shows net positive leakage of \$183,889,029 and a total capture rate of 151 percent, indicating a net inflow of retail spending from outside the city.

Category	2024 Surplus Leakage	2024 Capture Rate
General Merchandise Stores	\$100,558,617	304%
Building Material and Garden Equipment and Supplies Dealers	\$79,582,190	384%
Motor Vehicle & Parts Dealers	\$19,733,876	139%
Food Services and Drinking Places	\$16,277,240	141%
Other Services - Except Public Administration	\$15,571,542	229%
Sporting Goods, Hobby, Book, and Music Stores	\$2,022,490	127%
Gasoline Stations	\$1,432,599	115%
Non-store Retailers	\$50,168	100%
Miscellaneous Store Retailers	(\$772,912)	94%
Electronics and Appliance Stores	(\$1,539,724)	78%
Furniture and Home Furnishings Stores	(\$2,765,558)	55%
Health and Personal Care Stores	(\$3,125,032)	34%
Media, Entertainment, and Recreation*	(\$5,810,728)	78%
Clothing and Clothing Accessories Stores	(\$8,039,779)	36%
Food and Beverage Stores	(\$12,740,131)	62%
Accommodation	(\$16,545,830)	2%
TOTAL	\$183,889,029	151%

Table 4: Sales Tax Leakage 2023
Source: Utah State Tax Commission, ZPFI Analysis

Categories such as general merchandise stores and building material and garden equipment supplies and dealers lead in positive leakage, generating \$100,558,617 and \$79,582,190, respectively. These sectors exhibit strong capture rates of 304 percent and 384 percent, affirming the city’s role as a regional hub for these industries. The table also identifies considerable leakage in specific sectors, which presents opportunities for targeted development. Accommodations shows the highest loss, with \$16,545,830 in leakage and a capture rate of only 2 percent, followed by food and beverage stores at \$12,740,131 in leakage and a capture rate of 62 percent. Clothing and clothing accessories stores also exhibit significant leakage, losing \$8,039,779 with a 36 percent capture rate. Another sector that could be targeted is the media, entertainment, and recreation exhibiting significant leakage, losing \$5,810,728 with a 78 percent capture rate. The CenterPoint theater area could help increase and turn this sector into a positive for the city. Generally these gaps indicate that residents are traveling outside the city to meet these needs, representing untapped economic potential. Addressing leakage in these categories could further diversify the city’s economy and enhance its appeal as a destination for both residents and visitors. Continued economic development may also sustain the momentum of the city’s high-performing sectors.

Regional Sales Leakage & Per Capita Comparisons

Regional sales leakage and per capita comparisons serve to benchmark Centerville’s retail performance against nearby cities, comparing Group One cities (Farmington, Kaysville,

Layton, and Bountiful) with Group Two cities (North Salt Lake, West Bountiful, and Woods Cross). The Group One cities, with mixed-use destination retail sites like Station Park in Farmington and Layton's retail base, largely serve central and northern Davis County. Group Two cities, with increased accessibility to the Salt Lake County market, capture interregional demand but currently lack destination retail sites. Centerville, geographically situated between these two groups, has the potential to capture increased sales not only from its own population growth but from its accessibility to surrounding areas. The following comparison offers insights into Centerville's competitive position amongst regional cities as well as potential areas for growth or investment.

Group One Cities: Sales Leakage & Per Capita Comparison
 Centerville ranks first among Group One cities with an overall per capita capture rate of 152.9 percent, outperforming Farmington (119.1 percent), Layton (112.9 percent), Bountiful (71.6 percent), and Kaysville (62.3 percent) using 2023 Group One Cities data. Similar is assumed given year over year outcomes.

Centerville's dominance is particularly evident in building material and garden equipment & supplies, with a capture rate of 427.2 percent and per capita sales of \$6,789, far exceeding its neighbors. Its general merchandise stores also achieve a high capture rate (312.7 percent) and per capita sales of \$9,031, reinforcing its position as a regional retail hub.

	Center-ville	Farm-ington	Kays-ville	Layton	Bounti-ful
Population	16,502	25,660	32,761	82,601	44,481
Motor vehicle & parts dealers	\$3,562	\$3,104	\$3,104	\$3,104	\$3,104
Furniture & home furnishings stores	\$166	\$400	\$400	\$400	\$400
Electronics & appliance stores	\$331	\$453	\$453	\$453	\$453
Building material & garden equip. & supplies	\$6,789	\$1,701	\$1,701	\$1,701	\$1,701
Food & beverage stores	\$1,267	\$1,995	\$1,995	\$1,995	\$1,995
Health & personal care stores	\$97	\$290	\$290	\$290	\$290
Gasoline stations	\$651	\$588	\$588	\$588	\$588
Clothing & clothing accessories stores	\$265	\$757	\$757	\$757	\$757
Sporting goods, hobby, book, & music stores	\$586	\$467	\$467	\$467	\$467
General merchandise stores	\$9,031	\$2,888	\$2,888	\$2,888	\$2,888
Miscellaneous store retailers	\$811	\$802	\$802	\$802	\$802
Non-store retailers	\$2,406	\$2,371	\$2,371	\$2,371	\$2,371
Arts, entertainment & recreation	\$30	\$397	\$397	\$397	\$397
Accommodation	\$15	\$995	\$995	\$995	\$995
Food services & drinking places	\$3,316	\$2,323	\$2,323	\$2,323	\$2,323

Table 5: Regional Per Capita Sales - Group 1 Cities
 Source: Utah State Tax Commission, ZPFI Analysis

However, Centerville is roughly in the upper middle half of Group One Cities in performance within in the arts, entertainment, and recreation, with a capture rate of 78 percent, compared to Farmington's 1,034.6 percent. The CenterPoint theater and Megaplex theater help provide some capture within this category, but more could be done to further emphasize these areas in terms of capture rate. The city also has limited offerings in accommodation, with a capture rate of only 1.5 percent. These gaps present opportunities to diversify its economy while maintaining its strength in core retail categories.



	Centerville	Farmington	Kaysville	Layton	Bountiful
Motor vehicle & parts dealers	114.7%	54.5%	79.9%	122.1%	158.6%
Furniture & home furnishings stores	41.4%	33.9%	15.4%	346.0%	34.3%
Electronics & appliance stores	73.1%	230.9%	53.3%	45.7%	129.9%
Building material & garden equip. & supplies	427.2%	11.5%	23.1%	127.9%	5.6%
Food & beverage stores	63.5%	173.5%	28.5%	101.2%	112.0%
Health & personal care stores	33.6%	190.7%	352.4%	86.3%	112.6%
Gasoline stations	110.7%	53.0%	345.1%	53.8%	42.0%
Clothing & clothing accessories stores	35.0%	534.3%	47.2%	103.0%	48.8%
Sporting goods, hobby, book, & music stores	125.5%	305.1%	65.4%	99.2%	40.3%
General merchandise stores	312.7%	7.3%	10.0%	144.8%	10.3%
Miscellaneous store retailers	101.1%	62.8%	52.9%	105.1%	53.3%
Non-store retailers	101.5%	128.5%	107.1%	95.0%	92.8%
Arts, entertainment, & recreation	78.0%	1034.6%	79.0%	45.0%	39.5%
Accommodation	1.5%	32.3%	2.1%	38.1%	4.0%
Food services & drinking places	142.8%	109.2%	41.1%	130.1%	62.0%
Other services - except public administration	0.0%	70.0%	86.7%	85.2%	117.6%
Overall Per Capita Capture Rate	152.9%	119.1%	62.3%	112.9%	71.6%

Table 6: Regional Per Capita Capture Rate – Group 1 Cities, 2023

Source: Utah State Tax Commission, ZPFI Analysis

	Centerville	North Salt Lake	West Bountiful	Woods Cross
Population	16,502	22,537	5,888	11,487
Motor vehicle & parts dealers	\$3,562	\$5,020	\$5,365	\$17,865
Furniture & home furnishings stores	\$166	\$200	\$850	\$552
Electronics & appliance stores	\$331	\$315	\$62	\$1,661
Building material & garden equip. & supplies	\$6,789	\$927	\$5,517	\$1,480
Food & beverage stores	\$1,267	\$1,177	\$1	\$5,084
Health & personal care stores	\$97	\$83	\$372	\$371
Gasoline stations	\$651	\$1,316	\$382	\$174
Clothing & clothing accessories stores	\$265	\$278	\$3,361	\$279
Sporting goods, hobby, book, & music stores	\$586	\$177	\$900	\$516
General merchandise stores	\$9,031	\$228	\$33,991	\$439
Miscellaneous store retailers	\$811	\$438	\$1,630	\$1,373
Non-store retailers	\$2,406	\$2,450	\$2,047	\$2,457
Arts, entertainment & recreation	\$30	\$223	\$276	\$19
Accommodation	\$15	\$222	\$425	\$578
Food services & drinking places	\$3,316	\$1,312	\$5,100	\$2,627

Group 2 Cities: Sales Leakage & Per Capita Comparison

Table 7: Sales Leakage Regional Per Capita - Group 2 Cities, 2023

Source: Utah State Tax Commission, ZPFI Analysis

	Centerville	North Salt Lake	West Bountiful	Woods Cross
Motor vehicle & parts dealers	139%	161.7%	172.8%	575.4%
Furniture & home furnishings stores	41.4%	49.8%	212.3%	137.8%
Electronics & appliance stores	73.1%	69.4%	13.6%	366.3%
Building material & garden equip. & supplies	427.2%	54.5%	324.4%	87.0%
Food & beverage stores	63.5%	59.0%	0.1%	254.9%
Health & personal care stores	33.6%	28.8%	128.6%	128.2%
Gasoline stations	110.7%	223.7%	65.0%	29.6%
Clothing & clothing accessories stores	35.0%	36.7%	444.0%	36.8%
Sporting goods, hobby, book, & music stores	125.5%	38.0%	192.6%	110.5%
General merchandise stores	312.7%	7.9%	1176.9%	15.2%
Miscellaneous store retailers	101.1%	54.6%	203.1%	171.2%
Non-store retailers	101.5%	103.3%	86.3%	103.6%
Arts, entertainment, & recreation	78.0%	56.0%	69.5%	4.9%
Accommodation	1.5%	22.3%	42.7%	58.1%
Food services & drinking places	142.8%	56.5%	219.5%	113.1%
Other services - except public administration	229.0%	257.8%	43.8%	929.8%
Total	152.9%	79.8%	299.6%	207.2%

Table 8: Regional Per Capita Capture Rate - Group 2 Cities, 2023

Source: Utah State Tax Commission, ZPFI Analysis

When compared to its Group 2 neighbors, Centerville's standing is more modest. West Bountiful leads the group with an exceptional overall per capita capture rate of 299.6 percent, followed by Woods Cross with 207.2 percent. Centerville places third among Group 2 cities, still ahead of North Salt Lake's 79.8 percent.

This juxtaposition reveals that while Centerville excels among its Group One neighbors, it faces stiffer competition in retail and sales from its smaller but more specialized Group 2 counterparts.

Centerville ranks last among Group 2 neighbors in the following sales categories: motor vehicle and parts dealers; furniture and home furnishings stores; clothing and clothing accessories stores. These trends suggest Centerville maintains strongholds in core retail categories but has opportunities to expand into experiential and specialized sectors to better compete with its Group Two peers.



Major Retail Sites - Proximity & Competition

When looking at potential retail sites, brokers and developers consider surrounding business locations in the region to determine where there is growth in buying power and gaps in services that could be filled by large retail pads. Centerville is located within a 20-minute drive of several large retail centers that all have good visibility from main throughways, excellent access, large space for development, and enough households or “doors” driving demand to justify the expense of building.

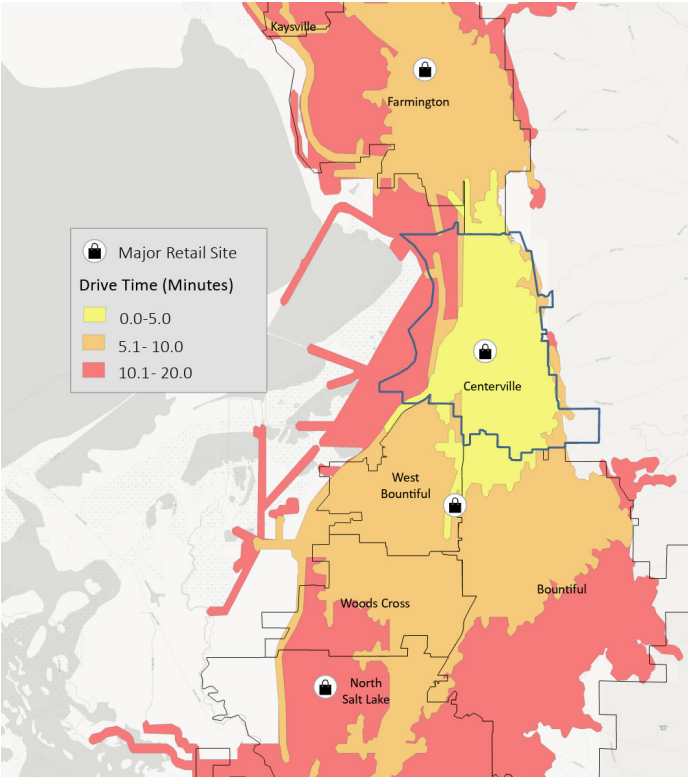


Figure 6: Major Retail Sites by Drive Time from Centerville
Source: Utah Geospatial Resource Center,2024; U.S. Census Bureau, 2022

Below, Table 9 illustrates the projected growth in buying power by 2030 and 2040 within five, ten, and twenty minutes of Centerville. Within five minutes of Centerville, buying power will grow nearly 7.7 percent to reach \$61.6 million by 2040. The ten-minute range grows marginally, around 2.7 percent, reaching \$260.1 million by 2040.

Commercial Site	Driving Time	Growth in Buying Power	
		(In Millions of Dollars)	
		2030	2040
Centerville	5 Minutes	\$57.20	\$61.60
	10 Minutes	\$253.30	\$260.10

Table 9: Major Retail Sites by Drive Time & Growth in Buying Power
Source: Utah State Tax Commission, U.S. Census Bureau, ACS 2018-2022; ZPFI Visualization

The chart above highlights the projected buying power within proximity of major commercial centers, including Centerville, Farmington and West Bountiful by 2030. Centerville’s immediate buying power within a five-minute drive is projected to grow by \$57.2 million, comparable to West Bountiful’s buying power growth and significantly higher than North Salt Lake’s \$30.5 million. However, Farmington emerges as the regional leader, growing by \$196.1 million in buying power within the same radius. Within a ten-minute drive, Centerville’s buying power grows to \$68.3 million, yet it is notably outpaced by West Bountiful’s \$283.8 million and Farmington’s \$253.3 million.

These numbers reflect Centerville’s role as a smaller but steadily growing hub within the competitive landscape of Northern Utah’s retail market.

Land Use

Centerville’s existing land use is a diverse mix of residential, commercial, and open spaces, with key distinctions across different areas of the city. Residential areas dominate the eastern and central portions, while commercial properties, including retail, office, and mixed use or commercial apartment and condos, are concentrated along major corridors like Parrish Lane and Main Street that run through the Commercial Core and Downtown. Parks and open spaces are interspersed throughout the city, enhancing community livability. The Southwest Section is primarily dominated by industrial properties, highlighting its role as a hub for industrial activity and potential business expansion. Industrial and vacant commercial land, particularly on the West Side, represents opportunities for future development and economic growth. Centerville’s land use supports both residential and business needs while offering potential for strategic growth.

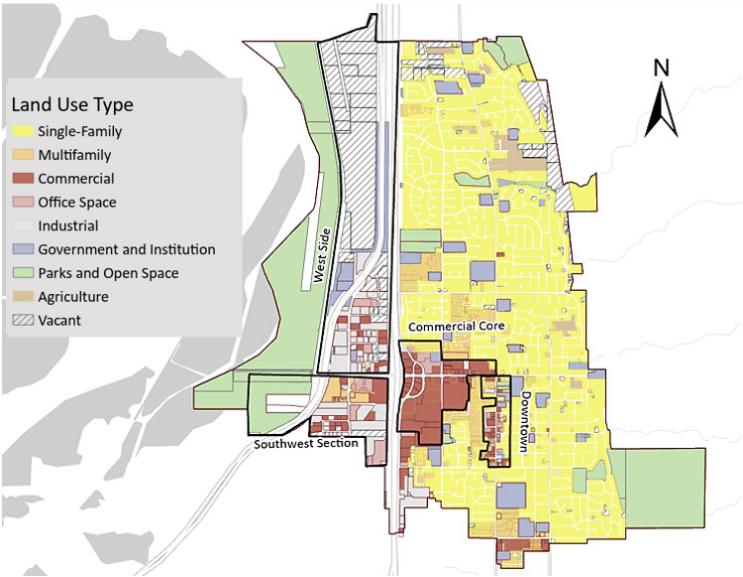


Figure 8: Existing Land Use
Source: Davis County Assessor’s Office, Psomas, ZPFI, 2024

Commercial Focus Areas

While businesses are distributed throughout Centerville’s boundaries (Figure 9, below), a few key areas account for most of the city’s retail sales as well as retail square feet: the Commercial Core, Downtown, and Southwest area. The West Side stands as a key focus for future commercial development.

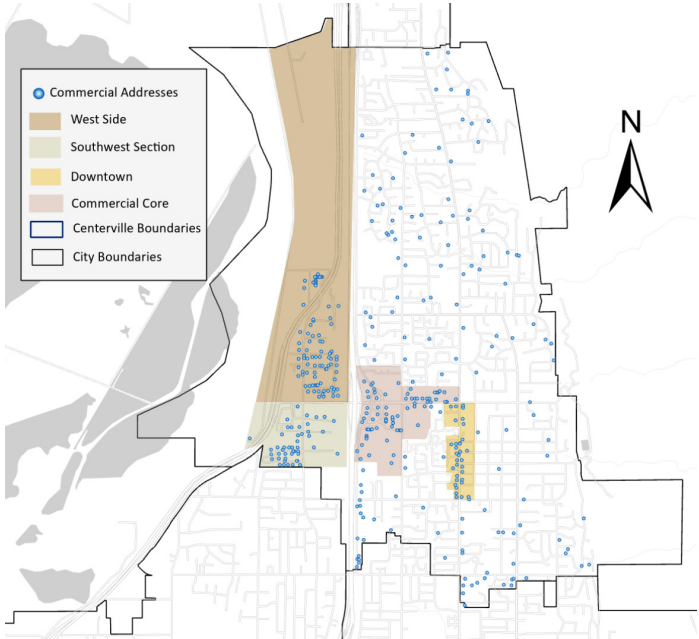


Figure 9: Commercial Focus Areas and Commercial Addresses in Centerville, 2024
Source: Davis County Assessor’s Office, Psomas, ZPFI, 2024

To understand the economic dynamics of these areas, the total retail sales for each focus area is analyzed. These insights inform targeted strategies for growth and development tailored to the distinct characteristics of Centerville’s commercial landscape.

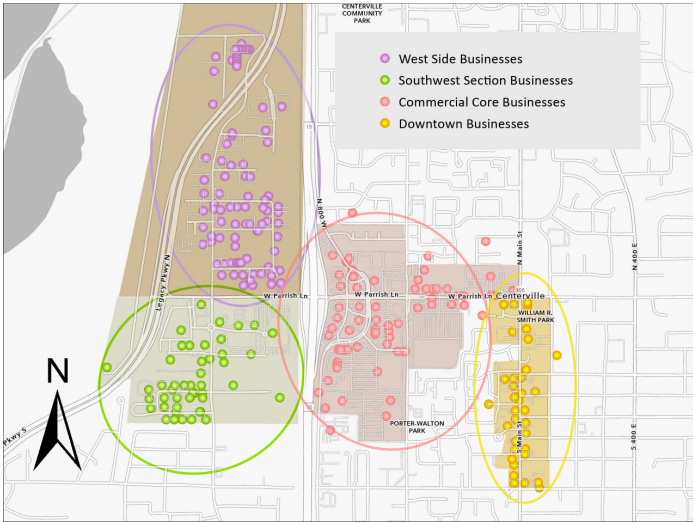


Figure 10: Business Clusters within Focus Areas, 2024
 Source: Davis County Tax Commission, ZPFI 2024

	West Side	Southwest Section	Commercial Core	Downtown
Total Sales	\$51,662,057	\$101,748,534	\$498,019,722	\$22,480,649
Number of Businesses	106	53	104	46
Average Sales Per Business	\$487,378	\$1,919,784	\$8,884,240	\$488,710
Growth in Business Units Since 2021	44	28	14	14
Growth in Businesses Relative to 2021	71.0%	112.0%	28.0%	43.8%

Table 10: Total Retail Sales per Business Node
 Source: Davis County Tax Commission, U.S. Bureau of Labor & Statistics, Consumer Price Inflation Index, ZPFI 2024

West Side – Centerville’s Next Commercial Center
 The West Side produces less than \$500,000 per business because businesses are not retail oriented and therefore do not produce sales tax revenues. Many of them are more industrial in nature and produce good property tax revenues from both their real property and personal property investments. It is important for the city to have a good mix of both property and sales tax revenues as sales tax revenues are more variable with changes in the economy.

Encourage Redevelopment of Aging Properties
 The West side of Centerville presents a fair share of low commercial improvement values, as shown on the map. These lower values indicate properties that are less developed or underutilized, which creates significant opportunities for developers to pursue redevelopment projects. By targeting these sites, developers can modernize and upgrade commercial and industrial spaces while avoiding costly demolition or renovation of existing high-value improvements.

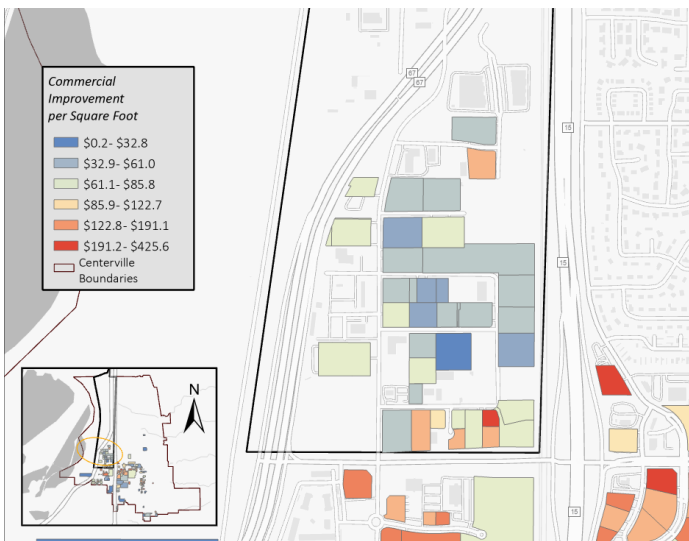


Figure 11: Commercial Improvement Value per Square Foot of West Side
Source: Davis County Assessor's Office, ZPFI

Leverage the Largest Commercially Zoned Vacant Land in Centerville

Although the West Side accounts for the majority of Centerville's vacant commercial land, it faces challenges in attracting retail and office development. Businesses are often drawn to the city's established retail nodes, where they can benefit from shared infrastructure, customer traffic, and complementary services. Investments in transportation improvements and other infrastructure could increase the viability of commercial development outside of established clusters. A north-south connection to Farmington could enable the vacant land in this area, over time, to duplicate some of the success of Farmington Station.

Enhance Regional Connectivity & Retail Potential

Recent efforts to establish a north-south road are underway in this area (see figure 12 below), aiming to improve access to the city's west side and through to Farmington, supporting its potential as a future commercial destination.

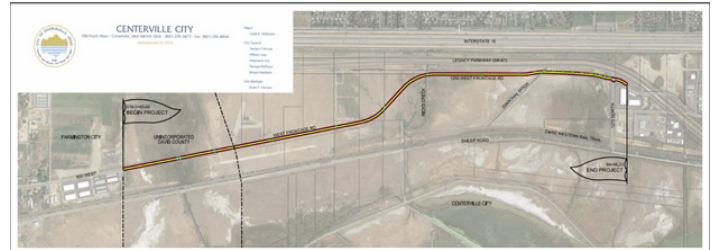


Figure 12: Proposed Extension of 1250 West Frontage Road in Centerville
Source: Centerville City

Create a Unique Recreational & Outdoor Business District

As shown in the Land Use map, the West Side is bordered by extensive parks and open space, which presents both opportunities and constraints. The proximity to open space enhances the area's appeal for residential development and lifestyle-oriented businesses, creating the potential for a unique niche in recreational, retail, entertainment or nature-focused enterprises.

Southwest Section – Modernizing Industry

With land uses dominated by industrial and flex office properties, the Southwest Section tends to generate lower sales revenue as compared to its eastern counterparts. Southwest Section produces an average of nearly \$2 million in sales revenue per business

Despite challenges in attracting new development to the city's southwest side, Southwest Section experienced substantial growth in new businesses in recent years. Since 2021, the Southwest Section added 44 new businesses — growing 112 percent. Addressing concerns and limitations regarding new development, such as through transportation and other infrastructure improvements, may help to promote continued business growth and generate additional property and sales tax revenue.

Enhance Connectivity & Accessibility

Based on 2022 Average Daily Trip Traffic counts, the segment of Parrish Lane east of I-15 running through the Commercial Core sees a notably larger AADT (18,192), with 76.2 percent of drivers exiting onto I-15, rather than continuing to the Southwest Section with only 6,087 AADT (see Figure 13). Limited transportation access to the Southwest Side, which relies heavily on Parrish Lane, poses challenges for business development, particularly for retail businesses requiring robust customer access.

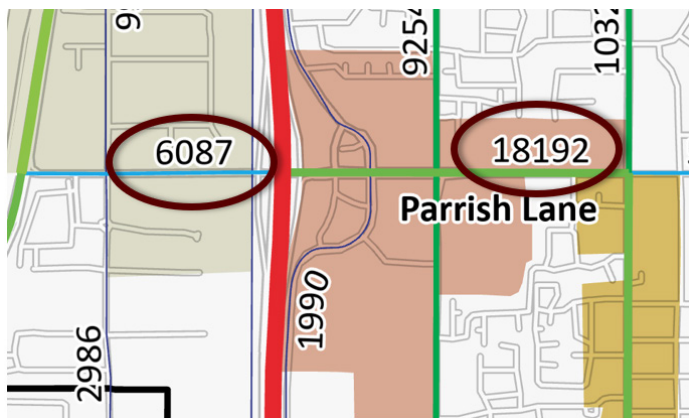


Figure 13: Traffic Counts Comparison between Commercial Core & Southwest Side
Sources: WFRC Travel Demand Model RTP 2023; UGRC

Expanding through roads and enhancing public transit options would help mitigate these challenges by improving connectivity, reducing congestion on Parrish Lane, and making the Southwest Section more accessible to both consumers and employees. Increased mobility options could also attract a more diverse business mix and support future economic growth in the area.

Develop Underutilized Commercial Lots

Southwest Section businesses present a balanced mix of commercial and industrial uses, such as movie theaters, smaller-scale

retail, multi-family residential buildings, electric industrial suppliers, and some flex office spaces. Along the southern border with West Bountiful, there are vacant commercial lots suitable for flex office use and potential synergies with the Larry H. Miller / Megaplex development.

Recruiting other industries to the area is possible, and given the flexible nature of flex office, it's possible to target recruitment to multiple industries. Furthermore, this area has great access to major transportation corridors such as I-15 and I-80, as well as proximity to the Salt Lake International Airport.

Flex office space, which can occupy smaller parcels than traditional offices, is ideal for small businesses or startups looking to reduce overhead expenses. Within the Southwest Section, flex office space would complement existing business operations and diversify the business mix. Its light impact and flexible nature make it suitable for areas near multifamily housing, allowing for commercial development with minimal impact on residents. While much of the flex office space in Centerville is aging, new, tastefully constructed flex offices could enhance the city's image. The Southwest Section is particularly suited for flex office use, as it is already the primary use for the site and small vacant lot sizes.

Commercial Core – Strengthening Centerville's Economic Center

Just east of I-15 and off Parrish Lane, is Centerville's "Commercial Core" which produces the majority (73.9 percent) of city sales revenue. These areas are characterized by established retail businesses, with little-to-no growth in business units but strong and sustained sales revenue. The Commercial Core, the most accessible to I-15 of the

focus areas, generates nearly \$6 million in sales revenue per business. As businesses continue east along Parrish Lane, average sales revenue diminishes to just under \$3 million per business, demonstrating the importance of accessibility and transportation infrastructure in generating sales.

Leverage Centerville's Strong Retail Base

The Commercial Core serves as Centerville's retail hub, with general merchandise stores and building material and garden equipment suppliers generating substantial positive sales leakage of \$101,363,788 and \$83,963,903, respectively. These sectors achieve capture rates exceeding 300 percent, reinforcing the city's role as a regional draw for these industries. Leveraging this strong retail base presents an opportunity to attract complementary businesses that enhance the shopping experience while diversifying the commercial landscape.

Target Business Recruitment Efforts

The Commercial Core has a significant opportunity to expand its retail mix by addressing sales leakage in key sectors. With clothing and clothing accessories, electronics, arts and entertainment showing sales leakage, recruiting supportive businesses in these categories can help retain spending within the city. The clothing sector captures only 35 percent of potential revenue, indicating a strong demand for fashion retail. Similarly, arts, entertainment, and recreation capture 78 percent, suggesting the need for additional venues and attractions that serve both residents and visitors. Strengthening these sectors within the Commercial Core can enhance its role as a regional economic hub and destination, reduce retail leakage, and create a more dynamic shopping and entertainment environment.



The Downtown Commercial District of Centerville is home to the city's oldest commercial and office buildings, with many structures dating back before the 1960s and a few before 1912 (see Figure 14). Preserving and enhancing Main Street's historic character is essential to maintaining its unique charm while promoting economic vitality. Improving facades, restoring storefronts, and incorporating pedestrian-friendly design elements will help revitalize the area while respecting its historic integrity. Additionally, popularizing features like the History Walk—which highlights Centerville's first developments and key landmarks—can further engage visitors, celebrate the city's heritage, and attract more foot traffic to local businesses.

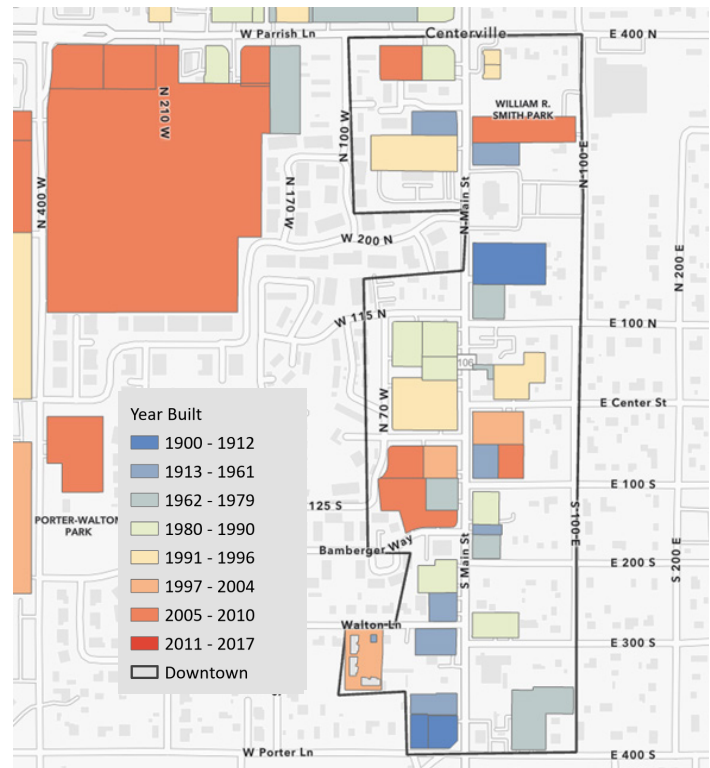


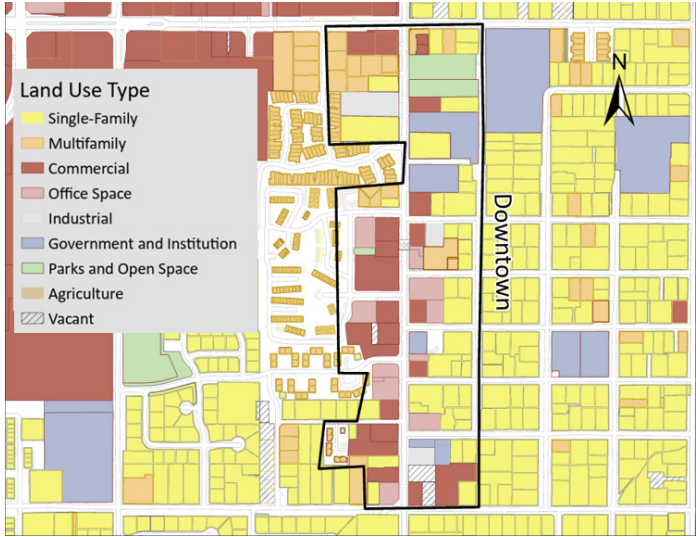
Figure 14—Commercial Parcels Year Built—
Downtown

Source: Davis County Assessor's Office, ZPFI

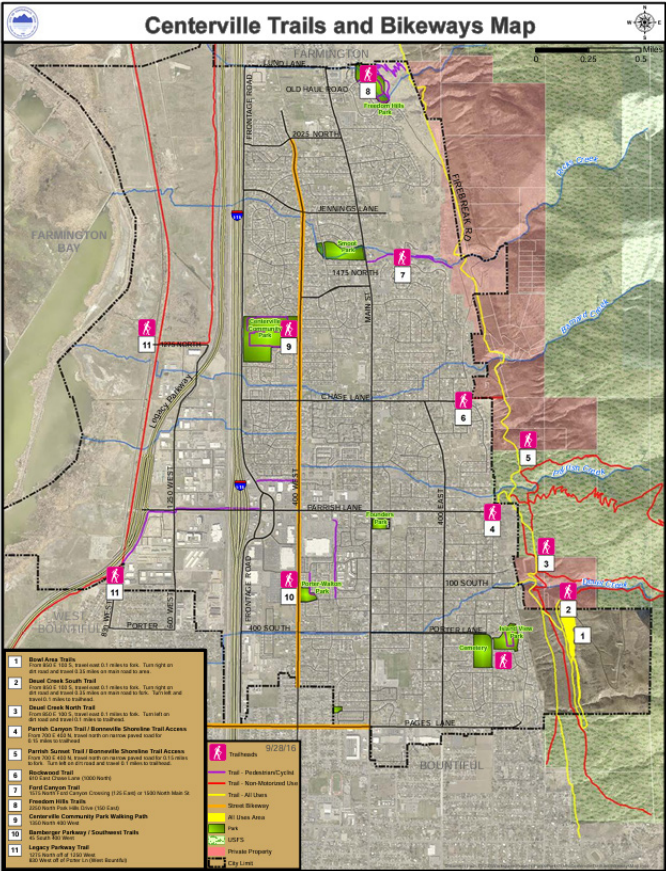
Capture through traffic & increase foot traffic

Centerville’s Historic Downtown has a unique opportunity to capture through traffic and increase foot traffic by leveraging its position as the second busiest corridor in the city, with Main Street carrying up to 16,315 AADT in 2023. Capitalizing on this steady flow of vehicles by enhancing pedestrian-friendly infrastructure, activating storefronts, and promoting local businesses can transform Downtown into a more vibrant destination. Improving accessibility through a dedicated street bikeway along Main Street would further integrate Downtown with existing pedestrian, hiking, and cycling routes (see Figure 15), making it more attractive for commuters and recreational users. These efforts will not only support local businesses but also strengthen Downtown’s identity as a walkable, engaging community hub.

A land use map of downtown shows a mix of single-family, multifamily and commercial uses. In general, three to four blocks of commercial uses are considered necessary to establish a commercial core and walkable downtown. The most promising stretch appears to be between 100 North and 300 South.



Existing Property Class Map - Downtown
Source: Davis County Assessor's Office, 2024



Centerville Trails and Bikeways Map
Source: Centerville City, 2025

Appendix F: Open Space Types

Delineating open space types helps distinguish the general use of each open space and increases usable open space as the types differentiate end goals of each amenity. The delineation of open space also increases the diversity of open space offerings available further ensuring that each demographic of the city is met with amenities that appeal to them as opposed over allocating amenities to single demographic groups (Ex. playgrounds supporting children under 10). Specific amenities may also fit into multiple open space types. Descriptions of each open space type are as follows:

- **Aesthetic** – this open space type is meant to preserve views, maintain historic or rural character, increase community interest, or signify entrance of a location.
- **Recreational** – this open space type is for active and passive recreation uses.
- **Historical** – historical open space types are meant to protect or promote historic locations, buildings, and features.
- **Connective Link** – this type is specific to connectivity of various modes and is intended to join source locations to destination locations.
- **Buffer** – this open space type's primary use is to separate non-compatible land uses or establish boundaries for development.
- **Environmental** – the environmental open space type is established to conserve wetlands, agricultural land, critical habitats, wildlife preserves, and other sensitive lands.

OPEN SPACE CATEGORIES

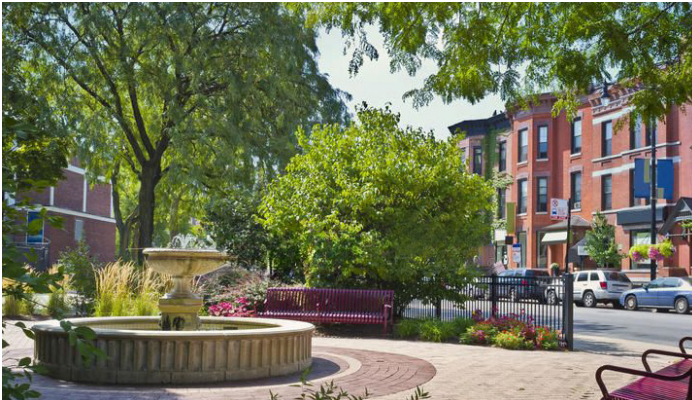
The open space categories below illustrate how the Open Space/ Recreation Preference Survey amenities are categorized and give an overview of their general character, type, classification, location, size, and spacing.



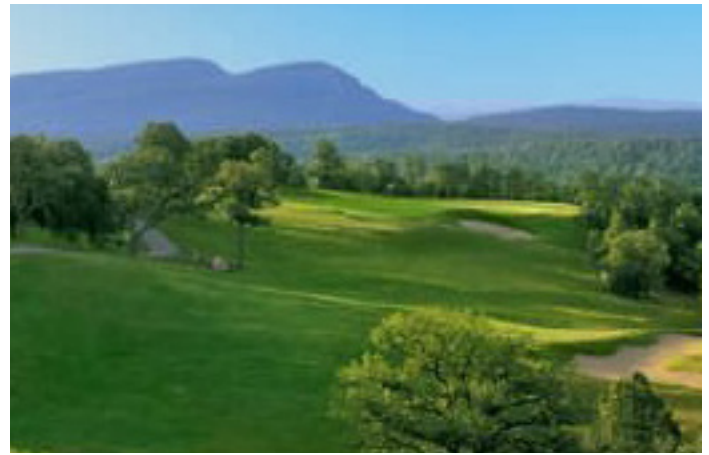
- **Plaza** – A plaza is a more urbanized public community space that offers opportunities for civic gathering. Plazas add to the vibrancy of streets within the more urban, higher intensity areas. They create formal community spaces available for civic purposes and commercial activity. These spaces are typically defined by building frontages and contain a mix of hardscape and planting areas with various types of seating and trees provided for shade.



- **Square** – A square is a public community space available for civic purposes, commercial activity, unstructured recreation and other passive uses. The square should have an urban, formal character and be defined by the surrounding building frontages or adjacent tree-lined streets. All buildings adjacent to the square should front onto the square, with adjacent streets lined with appropriately scaled trees. Shaded areas for seating should be provided, with the potential addition of a civic element or small structure such as an open shelter, pergola, monument or fountain.



- **Courtyard** – A courtyard is a developed space that offers a variety of opportunities for public, semi-public and private gatherings. Courtyards provide a more intimate spatial experience apart from the streets within the more urban, higher intensity areas. They can be formal, paved spaces framed by buildings or restful, garden spaces that can be experienced visually from within building spaces such as offices, retail shops or residences. Building frontages, walls or fences typically define these spaces with a mix of hardscape and planting surfaces dependent upon location and expected use patterns. Shade and heating units should be provided to extend the seasonal use for gatherings or dining, with various forms of seating.



- **Green** – A Green is a public community space available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens are primarily naturally landscaped with many shaded places to sit. The space may include thoughtful open lawn areas, paths, civic elements, fountains or open shelters. Greens are typically adjacent to a public right of way and are spatially defined by buildings which front onto this space.



- **Pocket Park** – Small and frequently dispersed throughout the community, these infill spaces support passive recreation that ensures walkable green space access for everyone within the immediate neighborhood. They may contain specialized facilities that serve a specific demographic or limited population or group such as younger children, pets or senior citizens.

Thematic elements and uses may be determined by the needs of the target demographic or the nature of the location within the community. Pocket Parks must be adjacent to a public right of way and be fully developed and maintained as finished recreational open spaces. Native landscapes and natural areas do not constitute a Pocket Park.



- **Neighborhood Park** – The neighborhood park remains the basic unit of the local open space system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood and may function as the recreational hub of adjacent neighborhoods. These parks are frequently developed adjacent to civic uses such as an elementary school. Parks should be connected to the greater community through multi-use pathways or trails. Parks should also be adjacent to a public right of way on at least one side, with a minimum of 25% of the total park perimeter on a street.



- **Regional Park** – Regional parks are diverse in nature, serving a broader purpose than the neighborhood or pocket park. While there may be overlap in amenities within these park categories, the focus of a regional park is meeting regionally based recreation, athletic, and open space needs. These parks should be centrally located within the greater region and should function as the recreational hub for the region. Regional parks should be connected to the region through multi-use pathways, trails, and streets with a minimum of 50% of the total park perimeter on a street.



- **Community Garden** – Space programmed specifically for edible or ornamental gardening. Located in the center of a neighborhood to

provide convenient and safe access. Oftentimes, community gardens may be included in pocket parks and parks. They are a valued asset in urban or higher intensity areas where residential yards are rare. Community orchards and vineyards may also be included in this category of open space as long as they are operated as a non-profit organization that provides produce to the local community and they are not a commercial or agricultural use. Appropriate irrigation sources must be provided, and the garden must be locally managed and maintained. Seasonal farmer's markets may occur in these spaces.



- **Special Use** – This category covers a range of parks and recreation facilities oriented toward single purpose uses. Special uses fall into three categories: Historic/Cultural/Social Sites (ex. Historic areas, performing arts parks, arboretums, ornamental gardens, indoor theaters, churches, public buildings and amphitheaters). Recreation facilities (i.e., either specialized or single-purpose facilities) fall into this category, for example, community centers, senior centers, hockey arenas, golf courses, campgrounds, skate and water parks. Community buildings and recreational facilities are usually located within parks.



- **Paseo** – Pedestrian passages or paseos are linear public community spaces that connect one street to another at through-block locations. Pedestrian passages create linkages through buildings or lots at designated locations. These pathways may provide direct pedestrian access to residential, commercial, office, or educational addresses. Pedestrian passages allow for social and commercial activity to spill into the public realm and should consist of a hardscape pathway with landscaped edges and must be connected to public paths or thoroughfares at both ends of the corridor.

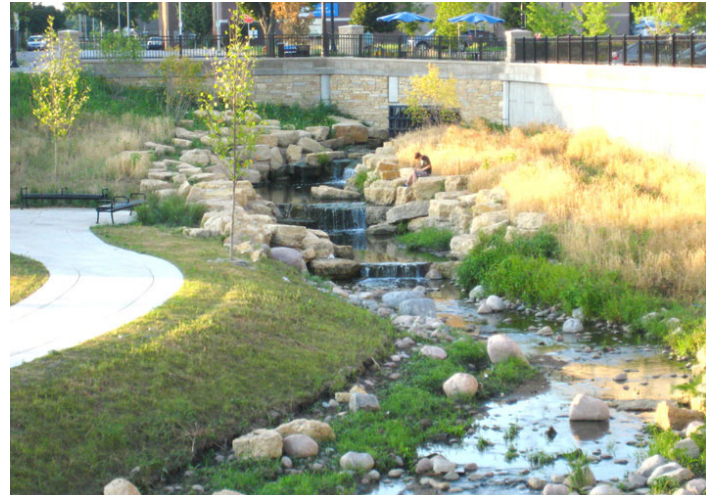




- **Multi-Use Path** – A multi-use path is an improved linear public transportation and recreation corridor that accommodates two or more users on the same, undivided pathway. Path users could include pedestrians, bicyclists, skaters, etc. A multi-use path frequently provides an important place for active recreation and creates a connection to regional paths and biking trails. Multi-use paths should be clearly defined with refined paving materials that provide for safe use and low maintenance. Pedestrian amenities add to recreational opportunities, and may include drinking fountains, scenic viewpoints, fitness stations, bike repair stations, and directional signs. These elements may be spread along the pathway or grouped in high use areas.



- **Trail** – A trail is an unimproved, or semi-improved, linear public transportation and recreation corridor that traverses more natural areas or connecting corridors. Trails could include pedestrians, bicyclists, and equestrian users. A trail provides an important place for active recreation and serves as the backbone for regional non-vehicular connectivity. Pedestrian amenities add to recreational opportunities, add to recreational opportunities, and may include drinking fountains, scenic viewpoints, fitness stations, bike repair stations, parks, and directional signs. These elements may be spread along the pathway or grouped in high use areas.



- **Stream/River Channel or Canal** - Linear space defined by a waterway. The space should serve as a pedestrian connection or recreational opportunity, enhancing adjacent property values (waterfront property). It can serve as a secondary connection to a natural open space or a greenway. Paths and trails that parallel a water course may also serve as maintenance easements. Riverwalks fall under this category.



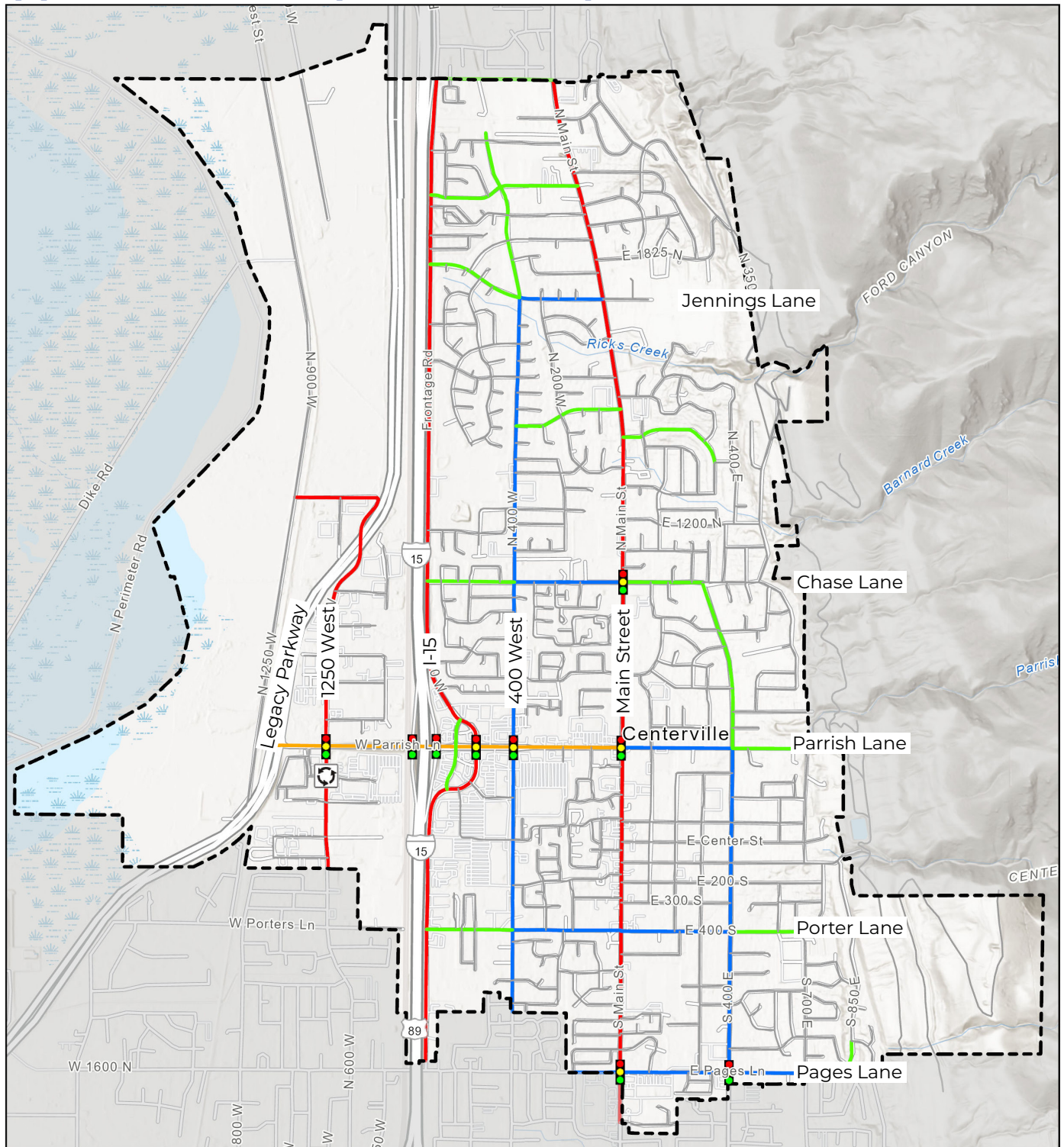
- **Natural Open Space & Greenway**
– Natural open space or greenway areas may occur at the edges of rural neighborhoods or serve as boundaries to development. These may be areas of hillsides, forests, rangelands, or agricultural land that lies outside of the development limits. Selection of an area for preservation may not be required by legislation or ordinance but may be preserved through formal open space or preservation easements or within a development agreement. Trails or raised trails may occur in these areas with low impact paving materials so there is minimal disturbance to the existing landforms and vegetated patterns. Developed trailheads at key locations may contain parking and other facilities to support recreational opportunities.



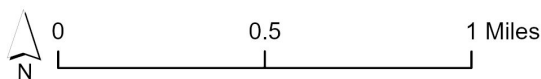
- **Sensitive Lands** – Sensitive Lands contain elements that can influence or limit development through physical or regulatory restrictions. The types of lands represented in this typology may include steep slopes, wetlands, critical habitats, stream corridors, ridgelines, and unique vegetation patterns. Non-physical, locational characteristics, such as critical view sheds and highway corridor buffers, may also be factors that determine the extent of sensitive land designations. Additional elements may relate to historic or culturally significant landforms or existing development patterns or structures. Preservation of these areas in a natural state may be based on regulatory controls, cost controls or amenity-based strategies.



Appendix G: Transportation Maps



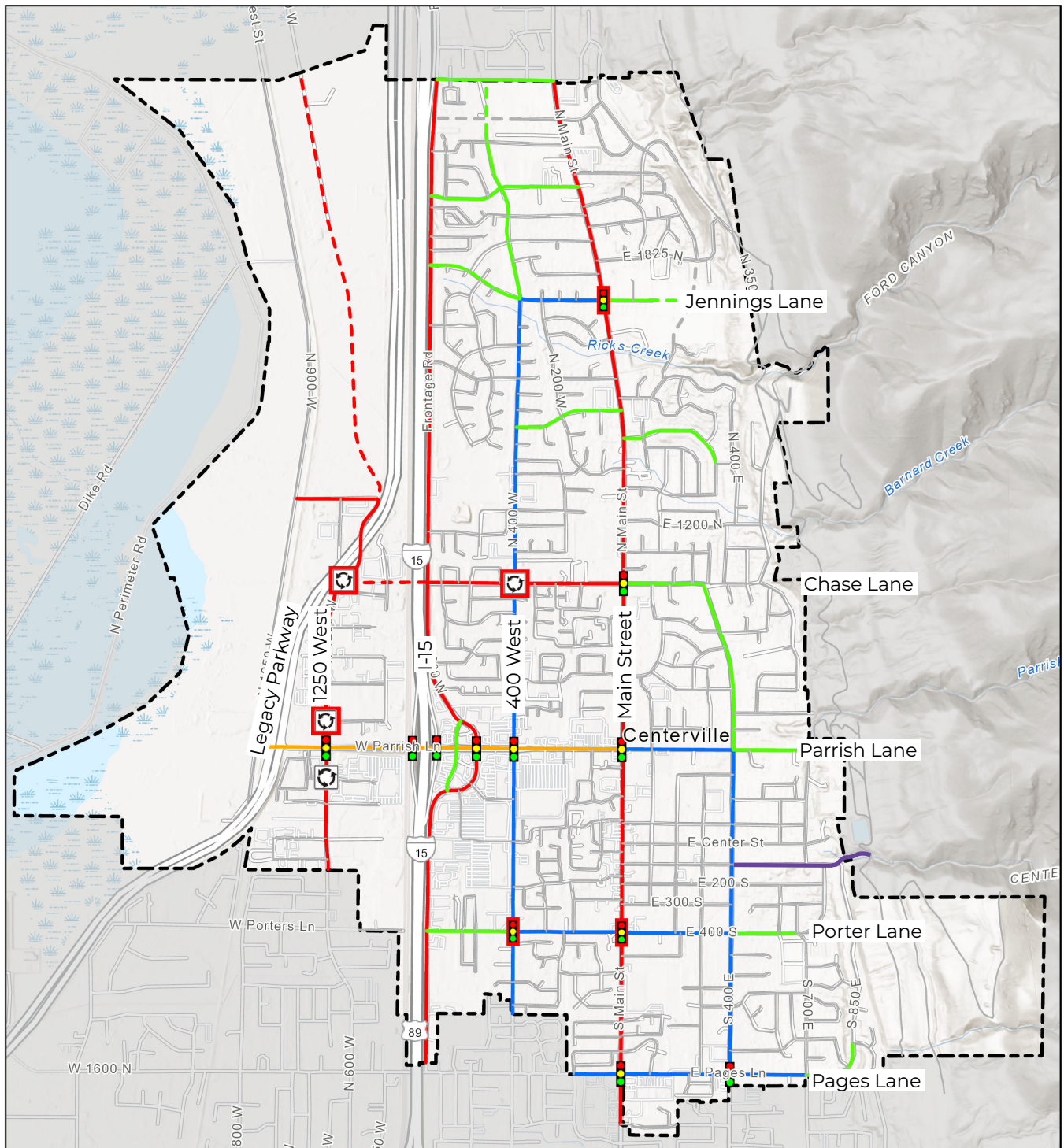
Existing Functional Classification and Intersection Control



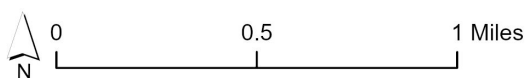
Legend

- | | |
|--------------------------------------|----------------------------------|
| Centerville City Boundary | Existing Functional Class |
| Existing Intersection Control | Major Arterial |
| Existing Roundabout | Minor Arterial |
| Existing Signal | Major Collector |
| | Minor Collector |
| | Local |





Future Functional Classification and Intersection Control



Legend

- | | |
|------------------------------------|--------------------------------|
| Centerville City Boundary | Future Functional Class |
| Future Intersection Control | Major Arterial |
| Existing Roundabout | Minor Arterial |
| Existing Signal | Future Minor Arterial |
| Future Roundabout | Major Collector |
| Future Signal | Future Major Collector |
| | Minor Collector |
| | Future Minor Collector |
| | Local |
| | Future Local |
| | Destination Local |

Transportation Connectivity Barriers

Centerville has a few impediments which limit general transportation connectivity for the city. This section will outline these general connectivity barriers holistically as transportation and active transportation improvements are pursued by the city. These barriers or impediments include:

- **The I-15 corridor** bisects the city limiting east west active and vehicular connectivity for the city. This specifically creates a barrier for the following proposed projects:
 - A pedestrian bridge connecting the residents west of I-15 to the Centerville Community Park.
 - An additional multi-modal bridge connecting Chase Lane and 1250 W
 - A proposed Bus Rapid Transit Connector to the potential future Centerville FrontRunner Station
- **The FrontRunner Rail Line** also bisects the city limiting east west active and vehicular connectivity for the city compounding the existing I-15 barrier mentioned above.
 - Additionally Centerville has no direct access to the FrontRunner line and must use limited bus services, active transportation routes, or personal vehicle to access the Woods Cross or Farmington Stations.
- **The Legacy Parkway Corridor** is also a limiting factor to connectivity in Centerville widening the gap between the east side and west side in central and northern Centerville by 700 - 800'. This causes significant additional cost for bridging across the combination of Legacy Parkway, I-15, and the FrontRunner Rail line.
- **Main Street** is also a barrier for multimodal access through the center of Centerville City. Main Street is a state owned road with significant limits to active transportation access across the north south roadway. There are 8 crossings for the approximately 17,000 linear feet of roadway running the length of the city. Roughly .4 miles between crossings. The lack of crossings causes traffic incidents along the corridor between varying modes of transportation and vehicular incidents.
- The lack of bus service west of Main Street is another barrier to public transportation. The largest destinations within the city in terms of trip generation manual are all west of Main Street along 400 West and west of I-15, however there are no existing or proposed routes that service this area limiting the functional use of the existing routes.



Fwd: CGPD

From Dave and Sheri Layton <dashlayton@gmail.com>

Date Thu 11/20/2025 3:50 PM

To Michael Eggett <michael.eggett@centervilleutah.gov>

 1 attachment (34 KB)

CGPD w DL Comments.docx;

You don't often get email from dashlayton@gmail.com. [Learn why this is important](#)

Michael.

I just realized that my draft note submissions did not come through as I would have hoped. I have reformatted it for enter review. Please forward the attached to the members of the planning commission. Thanks. Dave

Page 2, Paragraph 1, “As required by Utah State Code..”

Comment: What is the required Utah State Code?

Page 2, Paragraph 2, “...it represents the collective vision of residents and stakeholders...”

Comment: I realize that there have been several attempts to capture the collective vision of the Centerville city residents. Opinions have been shared about the effectiveness of these surveys, post-it notes in the park, and other public engagement attempts. I found that the surveys were designed to guide my answers. For example, one of the questions regarding the hillside gave an option that included something that I approved of with something that I was less interested in. It seems like surveys should be designed with clarity in mind rather than confusion. My understanding is that the sets of data from the engagement events have been handed to a consultant that has drafted this plan. It seems like a good logical next step would be to review the content of this plan, section by section with a group of interested citizens, with the planning commission to assure that the plan aligns with the residents and stakeholders. This should be done one section at a time and will require careful word smithing to assure that an accurate understanding of the responses. This step will ensure that potentially poor, misunderstood or even biased data is better understood and corrected.

Page 3, paragraph 1, “..the Wasatch Front region. Centerville benefits form its proximity to SLC...Major roadway transportation systems...and main street, the key state road connection between communities

Comment: I agree that Centerville has become the South Davis County hub. People come from the north and the south to Parish Lane. This puts a lot of pressure on transportation, safety and other utilities. This should be kept in mind with the understanding that increased population to Centerville along with the pressure from neighboring communities is already a significant challenge.

Page 3, paragraph 2, “...easy access to urban amenities. This unique access to urban amenities.....has made Centerville an increasingly desirable location...”

Comments: Agreed. Centerville is wonderful but has no more regional connectivity than our peer cities - Bountiful, West Bountiful, No. Salt Lake, Woods Cross, Farmington, Fruit Heights, Kaysville and others.

Page 5, paragraph 2, “...comprehensive framework that honors past commitments while charting a path forward that reflects contemporary needs and opportunities.”

Comments: The general plan should be careful in its attempts to define "needs" These needs are very subjective and are somewhat progressive. Many of Centerville's would identify as more traditional than contemporary.

Page 5, paragraph 3, "...changing state requirements..."

Comment: please cite and summarize the requirements

Page 6, paragraph 2, "...state mandates"

Comment: please cite and summarize these mandates

Page 6, photograph of three homes

Comment: I appreciate this graphic that defines Moderate Income Housing. If Moderate income Housing means smaller single unit "starter" homes, I am in favor. If it means higher density that includes more apartments, condominiums and twin homes, my favor is reduced significantly.

Page 5, paragraph 3, "the plan must address five issues:"

Comment: "Must" is a strong word. What must be included in the general plan required significant review and discussion with interested citizens.

Page 6, List of Issues.

Comments: The issues listed in the general plan required significant review and discussion with interested citizens.

Page 11, The Ten Goals

Comments: It would be helpful to understand how the ten goals were developed. When I attended last month's public hearing, I heard a couple commission members make comments that made me wonder if they were very familiar with, or if they had read, or were very familiar with the draft general plan. Were the goals developed by the planning commission, by the city council, by the consultant creator of the plan?

It seems like more time with a public subcommittee might be helpful obtain public buy-in.

Page 11, last paragraph, "...safeguards against landslides, fires..."

Comment: This goal should be vetted with input from residents of the hillside. Not all recreation opportunities are welcome on the hillside.

Page 12, goal 4

Comment: Centerville's Main street is a transportation corridor and should not necessarily be made to be anything otherwise. Bountiful main street is close by. If we desire a walk, eat and shop we can go to Bountiful, Farmington Station or downtown SLC.

Page 12, goal 7

Comment: Townhomes, apartments and senior housing options are not necessarily smart. This goal is flawed and needs to be further vetted with citizen input.

Page 12, goal 10

Comment: Centerville needs to halt housing development until the so called water shortage is sorted out. To continue to build, especially high density housing with a shortage seems unwise.

Page 15, first pic

Comment: this is not the look that most citizens of Centerville are looking for.

Page 15, paragraph 1

Comments: "could" might be a better word than "should"

Page 16, paragraph 1, "Centerville's family oriented nature requires diverse housing..."

Comment: Requires? Centerville is not required to provide housing for all of our offspring. This is a flawed theory that should not be used as a foundation for Centerville's housing policies.

Page 16, Key takeaways:

Comments: state mandate? Please provide information on what the mandate is. Stating that we are mandated to do this or that, when in fact we are not, is direction leading.

Page 20, attached residential: "while maintaining residential scale and character, supporting the city's goal of providing diverse housing options..."

Comments: Caution should be used when describing the city's goals housing options. Centerville is doing its part in providing an average number of high density units in South Davis County and our peer communities.

Page 27, table at bottom page

Thank you for sharing these \$costs. Some sort of cost could have been shared with citizens when taking the survey. Sure, we'd all like a shared use path, but at almost \$3.5M

many would have thought differently about asking for or recommending. I'm a runner and would love a running trail, but not for \$3.4M.

Page 49, paragraph 1, "centerville's housing stock (is) 83% single family housing.

Comment: I agree with this metric. 83% is right at the mean with our neighboring peer cities. We need not do more than our share. Good job Centerville!! I have studied this and found other data that suggests that we are only around 70% single family housing.

Page 49, paragraph 2, "the housing reflects limited inventory...creating barriers for ...moderate-income households..."

Comment: I do not disagree that Centerville's housing inventory limits many first time buyers from owning a home in Centerville. This is okay. This fact is part of what makes Centerville attractive. We have five children, all of which live outside of Centerville. They are fine with not living in Centerville. They find satisfaction living in neighboring communities. One daughter has elected to purchase a fixer-upper in Centerville. In doing so, she is taking a house size downgrade due to affordability. She is okay with that since living in Centerville is a priority to her. She will live here but not without a sacrifice that she is willing to bear.

Page 50, paragraph 4, "current deficit of 1549..."

Comment: this should read projected deficit. see appendix pg. 93. 706 is the current deficit while 1549 is projected for 2030.

And -- Since housing deficit numbers are not concrete, they should be used carefully. Rather than state that Centerville's "housing deficit of 1549 units...", the recommending body should use the word "if", "if the current deficit of 1549 units..."

Page 50, table

Comment: it seems that this general plan has adopted AMI as its metric of choice to calculate housing deficit. Other sources should be cited and considered.

For example, in a story on KSL.com <https://www.ksl.com/article/51317374> the C. Kem Gardner Institute states that the state has a housing deficit of 44,000 units. If that is the case then, Centerville with a population of approx 17,000 and Utah 3.5 Million, puts Centerville at under 0.50% of Utah's population. While our 706 deficit against 44,000 is 1.6%. 0.50% population making up a deficit of 1.6% does not seem equitable to the citizens of Centerville.

Page 51, bullet 1 and bullet 2

Comment: Having experienced parents at "late-in-life" living establishments, I believe that other, "live-at-home" options are much more economical and should be considered and studied.

Page 51, bullet

Comments: Centerville is doing its part. We are right on average for high density, lower income housing compared to our neighboring peer cities. Centerville does not have an obligation to provide housing for all income levels any more that it is already doing.

Page 51, paragraph 2, "...Utah code requirements..."

Comment: again, please cite this regulation.

Page 51, second set of bullets. Bullet number 2

Comment: I agree with this with the caution to protect against over crowding of interstecions between I-15 and Legacy highway. If this is a bottle neck, the effective usefulness of Legacy Highway to Centerville residents will be compromised.

Page 52, bullet 1, "...6 units/ acre..."

Comment: I agree with this metric. Centerville needs to promote lower cost, first time buyer programs, for single unit smaller starter homes. This is not to be confused with multi-unit attached housing.

Page 52, second to last paragraph, "...Centerville can ... ensure housing for all residents.

Comment: Centerville is currently already providing housing opportunities for all residents

General Plan Comments

From Nancy Smith <nancy_cobblestone@yahoo.com>

Date Mon 12/1/2025 3:10 PM

To Michael Eggett <michael.eggett@centervilleutah.gov>

 5 attachments (2 MB)

City.GP pgs 4-8.pdf; City.GP pgs 9-12.pdf; City.GP Chart A & B.pdf; City.GP pgs 14-17.pdf; City.GP pgs 20-24.pdf;

You don't often get email from nancy_cobblestone@yahoo.com. [Learn why this is important](#)

Hello Mike and Planning Commissioners,

Attached are the files I had pretty much completed 3 weeks ago, but found that after reading the remainder of the Chapters in the draft proposal, some corrections needed to be made on my end.

I hope that you will consider these pages and my notes as to why I've recommended each changes or at least have a good discussion on your part as to the value or not of my concerns.

I have been very thoughtful going through these pages and have used my professional skills to put together in as easy as possible way, why the red line additions and strikethroughs have been made.

Thank you for your care and concern as you move forward with this very important document for the citizens of Centerville.

Regards,
Nancy Smith

Introduction

Pages 4, 5, 6, 7, 8

CONCERNS:

1. Reading the Introduction was confusing specifically as it relates to MIH. It seems out of place, unnecessary, and arbitrary because the plan doesn't also address other recent policies that have been enacted (i.e., Foothills Management Plan, West Side Plan, etc.). By only listing MIH it signals a false emphasis that MIH is the central focus and our GP is shaped primarily around state housing mandates. It's doubly confusing because the Chapter on Moderate-Income Housing has been entirely left off as a Chapter in the draft proposal.
2. An **introduction** should set the stage, and geography, community context, purpose of the plan, not specific regulatory mandates. The MIH should be placed under its own chapter.
3. Pages 7 & 8 specifically reference WFRC, SDATP & SDRDMP. Images **strongly imply adoption** unless the text directly beneath them clearly says otherwise. Their regional plans belong in the Appendix (commonly used for external plans) where it is a **supporting non-binding section**. Referencing regional transportation plans in the *introduction* shifts tone *from community driven to regional driven*, and creates a subtle impression that Centerville is **obligated** to follow regional priorities – which is **not correct under Utah Code**. Below are statements in the city's draft plan that imply as if the city is guarantying construction of the WFRC, SDATP & SDRDMP. We shouldn't imply **their projects will occur** in our document. Having their document in the city's plan appears adoptive instead of informational. It also appears regional goals are framed as community goals (which they may or may not be).

Examples: these phrases give **an implied adoption** (not merely referential) of **External Plans**.

- Pg7 '*This collaborative plan addresses...*'
- Pg7 '*Ensures that investments...*'
- Pg7 '*Creating an integrated network...*'
- Pg8 '*will increase*' (we can't possibly know this)
- Pg8 '*establishes priorities for capital improvements*' (another entity shouldn't be prioritizing our priorities)

If images are kept here, at a minimum add the following statements under each RTP graphic insert:

- *Image of SDCAT add the following words: 'Image from SDC Active Transportation Plan (2020), included for information reference only; not adopted by Centerville City.'*
 - *Image of WFRC Regional Transportation Plan (2019-2050), included for regional context only; not adopted by Centerville City*
 - *Image of SDRC Master Plan (2020, information only; Centerville has not adopted this plan*
4. The draft wording page 6 incorrectly cites the Utah State Code. We should not keep referencing '*mandates*' incorrectly and confusing that word with density, mixed-use, etc., it is not accurate and twists what MIH is really all about. Utah municipalities are required to:
 - Prepare and adopt a Moderate-Income Housing Plan element
 - Select and implement at least 3 state-approved strategies
 - Report annually on progress**NOT** required to:
 - Upzone citywide
 - Place MIH near transit
 5. Following are recommended changes for pages 4-8

Regional Context

Centerville, Utah, located in Davis County, is positioned between Farmington to the north and Bountiful to the south, within the Wasatch Front region. Centerville benefits from its proximity to Salt Lake City, approximately 15 miles to the south; **as well as its proximity to the Great Salt Lake and nearby mountains and canyons.** Major roadway transportation systems include Interstate 15 (I-15), which runs through Centerville, providing easy access to both Salt Lake City and Ogden; Legacy Parkway (SR-67), a scenic alternative route; and Main Street, the key state road connection between communities.

~~Centerville has public transit options provided by the Utah Transit Authority (UTA), with several bus routes connecting to other parts of Davis County and the greater Salt Lake City area. The nearest FrontRunner commuter rail stations, located in Farmington and Woods Cross, offer convenient commuting options. Centerville features popular trails such as the Legacy Parkway Trail and the Bonneville Shoreline Trail, which connect with regional trail systems.~~ **Centerville is served by UTA bus routes operating along 400 West, Main Street, and 400 East, providing north-south transit access to regional destinations. While the nearest FrontRunner commuter rail stations are located in Farmington and Woods Cross, these routes connect Centerville residents to the broader regional transit system. This plan does not propose or endorse fixed-guideway transit (such as light rail or bus rapid transit) on Main Street.**

The city is also connected to popular regional trails such as the Legacy Parkway Trail and the Bonneville Shoreline Trail, which link Centerville to the broader Wasatch Front trail network

This strategic location provides residents with exceptional access to employment, education, and recreation throughout the Wasatch Front. Major employers, universities, and world-class outdoor recreation options are all within a 30-minute radius, allowing residents to enjoy small-town living while maintaining easy access to urban amenities. This unique positioning has made Centerville an increasingly desirable location for families seeking the perfect balance between community character and regional connectivity.

Existing Plans & Codes ~~Building upon previous planning efforts ensures continuity of community vision while adapting to changing circumstances. Reviewing past studies provides essential context for understanding how Centerville has evolved, which strategies have proven successful, and which challenges persist.~~

~~These documents represent years of community input, professional analysis, and strategic thinking that inform current planning decisions. By synthesizing insights from multiple plans across different time periods and focus areas, this General Plan Update creates a comprehensive framework that honors past commitments while charting a path forward that reflects contemporary needs and opportunities.~~

~~Several past city studies have been reviewed which add context and background for this General Plan Update. The project team reviewed these studies and other data to further understand the vision, needs, and desires of residents. Those existing studies and plans for the city were reviewed and synthesized as follows:~~ **Several past studies and policy documents were reviewed as part of this General Plan Update, including prior general plans, area plans, transportation studies, utility master plans, and housing analyses. These documents represent years of community input, professional analysis and strategic thinking that that should be honored as they still provide essential background for understanding how Centerville has grown and what new policies are now required.**

Centerville General Plan (1995-2023)

The existing general plan evolved over nearly three decades, with its foundation established in 1995 and various sections updated through 2023 to address changing state requirements and community needs. ~~The plan accurately predicted substantial growth, forecasting Centerville's transformation from approximately 12,000 residents in 1995~~

to over 16,000 by 2020. The plan guided land use, transportation, and community development through multiple growth cycles. Despite recognizing approaching build-out conditions, the plan anticipated continued growth pressures requiring strategic infill development.

Centerville's General Plan builds upon decades of prior planning efforts, including transportation and utility master plans, open space and trails planning, hillside and geologic hazard studies, and housing analyses. Where earlier plans remain consistent with current community values and state law, this General Plan incorporates their key concepts. Where conditions, best practices, or legal requirements have changed, this Plan updates the city's policy direction and provides clearer guidance for future land use, transportation, housing, conservation, and economic development decisions.

PAGE 6

This comprehensive document's twelve elements addressed residential development with neighborhood character, zones, commercial and industrial growth along major corridors, and natural hazards including hillside protection policies. Infrastructure elements covered transportation networks, community facilities, and public utilities that have served the city well but now require updates. The plan established strong traditions of citizen participation through neighborhood planning policies and provided framework for orderly growth through annexation guidelines. Centerville's previous General Plan addressed land-use, transportation, housing, utilities, and hazard mitigation through a series of adopted elements, hillside protection. Many of the concepts remain relevant today, but changing conditions, state statutes, and community priorities now require a more focused, updated framework for land use, transportation, housing, and conservation.

The moderate income housing element, added in 2019 and updated in 2023, represents the most recent addition, addressing state mandates and regional affordability challenges and regional affordability challenges that have intensified significantly since the original adoption. While many policies remain relevant, changing demographics, technology, and development patterns necessitate this comprehensive update

Moderate Income Housing Plan (2023)

(The unedited statement following is pretty much a duplicate of the above ¶) The moderate income housing plan was the most recent addition to the general plan in 2023. Utah State Code requires that every municipality adopt a plan each municipality to prepare and periodically update a moderate income housing for moderate income housing within the community;

The plan must address the following five issues:

1. An estimate of the existing supply of moderate income housing located within the municipality.
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised biannually.
3. A survey of total residential land use.
4. An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
5. A description of the municipality's program to encourage an adequate supply of moderate income housing.

In response to these State requirements, Centerville created their prepared its Moderate Income Housing Plan to address the city's affordable housing needs. The plan highlights the study's findings, such as the predominance of single family homes and the limited availability of new affordable housing. Strategies include rezoning, density bonuses, and flexible zoning classifications to encourage diverse housing types, implementation efforts have led to various developments, including apartment complexes, and mixed use projects.. Implementation efforts have led to various developments, including apartment complexes and mixed use projects.

~~The plan emphasizes the need for regular updates, efficient use of existing infrastructure, and collaboration with other local entities to meet future housing demands. The guiding principles focus on good design, sustainable neighborhoods, and providing housing options for different income levels and life stages.~~

Moderate-income housing requirements, along with other state-mandated planning topics, are addressed in the Housing and Moderate-Income Housing chapters of this General Plan rather than in the Introduction. Those chapters provide the appropriate level of detail on data, strategies, and compliance tools while allowing this section to remain focused on overall planning context.

PAGE 7

The South Davis County Active Transportation Plan is a ~~multi-jurisdictional~~ collaborative effort ~~between~~ involving Bountiful, Centerville, and North Salt Lake, completed in January 2020. This collaborative plan ~~addresses~~ provides recommendations related to the growing demand for safe, ~~connected~~ bicycle and pedestrian infrastructure across ~~municipal boundaries~~, identifying existing facilities and gaps while providing a prioritized list of improvements to create a seamless system for all users offering potential strategies that participating municipalities may consider, modify, or decline based on local needs and priorities.

For Centerville specifically, the draft plan ~~identifies two priority projects~~ includes two concepts for possible consideration: buffered bike lanes along 400 West and separated bike lanes on 400 East, both ~~critical~~ noted as important regional north-south corridors. The plan emphasizes creating ‘walkable centers’ around key activity ~~nodes~~ opportunities to improve pedestrian safety near public amenities, particularly near schools, parks, and commercial districts, with recommendations including such as enhanced crosswalk treatments, sidewalk gap closures, and trail connections to the Legacy Parkway Trail and Bonneville Shoreline Trail systems.

Implementation strategies focus on ~~coordinating improvements with roadway projects for cost efficiency, pursuing grant funding, and establishing consistent design standards across jurisdictions~~ possible efficiencies if multiple entities voluntarily align improvement timing or design elements. Any future consideration or implementation would remain subject to City review, funding, approval, and public process. The SDCATP is advisory and does not establish land-use policy, zoning authority, or capital commitments for Centerville.

~~By taking a regional approach, the plan ensures that investments in one community complement neighboring cities, creating an integrated network that encourages walking and biking as viable transportation options throughout South Davis County.~~

PAGE 8

The WFRC 2019-2050 Regional Transportation Plan (2019)

The Wasatch Front Regional Transportation Plan (RTP) outlines long-range regional transportation concepts and ~~priorities~~ projections through 2050 within the Wasatch Front region. This plan is prepared by the Wasatch Front Regional Council and provides ~~direction~~ regional planning context for a multi-county area. The RTP is advisory and does not establish land-use policy, zoning authority, or capital commitments for Centerville.

WFRC’s long-range transportation plan provides a ~~comprehensive roadmap~~ regional context for transportation ~~investments~~ planning considerations impacting Centerville. This federally-required plan balances projected growth with transportation needs while considering air quality, fiscal constraints, and regional connectivity is prepared for multi-county planning purposes and is advisory to municipalities. The plan employs a three-phased approach: Phase 1 (2019-2030), Phase 2 (2031-2040), Phase 3 (2041-2050)

These phases ~~reflect~~ represent project readiness, funding availability, and regional priorities established through public engagement and technical analysis.

Regional projects identified in the plan include:

Transit: Frontrunner double-tracking (Phase 1) ~~will increase~~ **is intended to improve** commuter rail frequency and reliability ~~for residents using the nearby Farmington station.~~

Roadway: I-15 widening through Davis County (Phase 1) ~~addresses~~ **is identified to relieve** current congestion ~~while accommodating projected growth.~~

Roadway: Legacy Parkway capacity improvements (Phase 2) ~~will manage increasing traffic volumes~~ **are identified as a potential response to projected corridor usage on this important alternative route.**

Transit: Enhanced bus service from Clearfield to Woods Cross (Phase 2) ~~improves~~ **is proposed to improve** east-west connectivity across Davis County.

~~These regional investments complement Centerville's local transportation priorities while ensuring the city remains well-connected within the broader Wasatch Front transportation network:~~ **These regional concepts may be considered for compatibility with Centerville's transportation vision, infrastructure capacity, safety priorities, and public input.**

South Davis Recreation District Master Plan (2020)

The South Davis Recreation District Master Plan was created in conjunction with Bountiful, North Salt Lake, Woods Cross, and West Bountiful to address regional recreation needs. The plan covers all types of recreation facilities including parks, recreation centers, aquatic facilities, sports complexes, and trails.

Through public engagement and needs assessment, it identifies service gaps and ~~establishes priorities for capital improvements~~ **suggests long-term investment priorities for consideration.** ~~Although not officially adopted by City Council, the plan provides valuable data relevant to Centerville, including recommendations for trail connectivity, park renovations, and potential cost sharing agreements for joint facility development.~~ **The SDRDMP is advisory and does not establish land-use policy, zoning authority, or capital commitments for Centerville.**

Pages 9, 10, 11, 12 - Introduction

CONCERNS:

1. Page 9 last paragraph was changed because the current version frames MIH results as if they were policy direction, which can be weaponized later. The results are input, not policy and because the **introduction** does **not** set land-use decisions it shouldn't be stated in this section the way it was.
2. I have big concerns over pages 9-12!! The draft plan states different community priorities on each of these pages causing conflict and confusion. First, '*resulting in clear priorities*' on page 9 and then '*top 5 priorities for the General Plan update are to...*' on page 10. Then all of a sudden on pages 11 & 12 we now have '*The Ten Goals*', referencing the top 10 priorities. It's a strange numbering system on page 9, why say 5 but not number accordingly and then show 6 Results? These pages are not accurate and have actually elevated lower-ranked goals above higher priorities and completely left a goal off that should be included in the top 10. The multiple pages on basically the same topic are hard to follow and more confusing than beneficial (review taken from page 83 top priorities + page 84). Do we need 4 pages in our *introduction* talking about our survey results? Could be lumped together more precisely and SIMPLIFIED. Not only should it be simplified, according to the survey results what the draft plan is showing is not correct. The following pages do not reflect the same priorities. I hope the following boxes below will reflect the confusion I read:

Page 9 -Top 5	Page 10 – Top 5
Maintaining Centerville's culture and quality of life	Maintain Centerville's existing culture, history , and quality of life
Preserving hillside open space	Preserve the city's hillside for open space and recreation opportunities
Improving parks	Creating, maintaining , and improving city parks
Beautifying Main Street	Fostering city beautification practices throughout the city and along Main Street
Creating a cohesive plan for the west side	Create a cohesive plan for the west side of the city

Pages 11-12 list in order these Top 10 Goals	
Maintain Centerville's culture and quality of life	Improve connectivity and active transportation
Preserve the hillside for open space & recreation	Facilitate smart family-centered housing options
Create, maintain, and improve city parks	Encourage quality dining and entertainment
Foster City Beautification Along Main Street	Strategic redevelopment of key areas
Create plan for the west side	Implement water conservation & environmental stewardship

The box below reflects the actual results from the survey responses. The correct priorities are significantly different than what the draft plan is showing. For more specific details go to Chart A&B which is a separate attachment

According to survey results these should be the Top Ten Goals – based on highest votes	
Maintain Centerville's existing culture, history & quality of life	Create a plan for West side (Flood Control, land uses, commercial, housing, industrial, etc.)
Preserve the hillside for open space & recreation opportunities	Implement water conservation & environmental stewardship practices
Create a plan for Moderate Income Housing on West side of I-15	Improve street connectivity, trails, public & active transportation throughout the city
Create, maintain, and improve city parks	Locate an area for a new cemetery
Foster city beautification practices, including along Main Street	Encourage a range of entertainment & restaurant options

The survey responses as listed on page 83 had a very specific question '*Create a Plan for the West Side (IE Flood Control, Land Uses, Commercial, Housing, Industrial, etc.)*'. However, there was also another question asked '*Where in Centerville Should Moderate Income Housing Be Built?*' These are two very separate questions. The second question was (in my opinion) a leading question because most people think that Moderate Income Housing is density. We have different response tallies for both questions. Yet, in the Goal Priority Setting, these two questions have been blended together, which I think is an inaccurate representation of the responses and leads one to think that the West Side should only have MIH. This is not true. The community responded to two separate questions. I went through very carefully the tally numbers for each question asked and they do not align with what is being proposed as our top 10 priorities. You can also review the findings on Chart A & B which is attached. My summation is as follows:

1. Stated goal #5 – **Major Discrepancy.** ‘Create a plan for the west side of the city’ according to the tally votes is #6. Goal # 5 should be ‘Foster city beautification practices, including along Main Street’.
2. Stated goal # 6 – **Major Discrepancy.** ‘Improve connectivity and active transportation’ according to the tally votes is #8. Goal # 6 should be ‘Create a plan for the west side, i.e. flood control, etc...’
3. Stated goal #7 **Major discrepancy.** ‘Urban design/streetscape elements’ according to the tally votes is #5. The survey response for Goal #7 is ‘Implement Water conservation & environmental stewardship...’
4. Stated goal #8 – **Major discrepancy.** ‘Encourage Quality dining and entertainment.’ according to the tally votes is #10. The survey response for Goal #8 is ‘Improve Street connectivity, trails, etc....’.
5. Stated goal #9 – **Major discrepancy.** ‘Strategic Redevelopment of Key Areas’ according to the tally votes is #12. The survey response for Goal #9 is ‘Locate an area for a new cemetery’ which has been completely left off.
6. Stated goal #10 – **Major discrepancy.** ‘Implement Water Conservation & Environmental Stewardship’ according to the tally votes is goal #7. The survey response for Goal #10 is ‘Encourage a range of entertainment & restaurant options.’

In addition to the above concerns. I feel important words have been left off of some of the goals that changes the overwhelming response and exact meaning or intent of the original responses that were given. These concerns are listed next:

7. Goal #2 –Residents stated ‘no new non-recreational development, these words have been left off of the draft proposal. Does it matter, yes it does. When we talk about ‘...protected from development’ sounds absolute, but usually isn’t. The word *protected* is vague and the community thinks it means ‘no new non-recreational development’, but it doesn’t.
 - ‘...will be protected from development beyond the base of the foothills’ is unclear and may allow development up to the base, is this the intent? We have not incorporated the existing Foothills Master Plan into the new GP so we can’t evaluate if/what is really correct. The wording under this goal may or may not be correct.
8. Goal #3 – Referring to city parks. When we project future growth or density, are we also projecting demands on water resources, or future open space needs to match new population? I don’t see in this draft a no-net-loss policy.
9. Goal # 4 – Residents supported: *Uniform streetscapes, plaza space, raised planters, outdoor dining, street trees, Main Street pedestrian improvements and historic walking/biking tour.* The question had a very important phrase which was ‘including Main Street’. The goal now appears to be focusing only on Main Street.
10. Page 11, ‘Conservation & Preservation’ icons on second column, need to be corrected to reflect 8 elements. Separate these two words, ‘Conservation/Preservation’ and create one for ‘Historic Preservation’ and one for ‘Conservation’. Change wording from ‘The seven elements of the Centerville General Plan’ to state ‘eight’
11. Recommend adding a new subsection called ‘How to Use This Plan’
As a past councilmember I learned that the public doesn’t always understand how to navigate a GP and that it is a policy guidance, not a regulation. That it is the zoning code and municipal code that implement the policies contained in the GP. Most modern general plans now include a “How to Use This Plan’ in their General Plans.
12. The tone of this chapter is written by a regional planning consultant who has interpreted resident comments in a more urbanizing way and has projected certain philosophies into the written draft plan. Pages 9, 10, 11,

and 12 have been adjusted to reflect less regional planning and more the actual resident feedback.

EXAMPLES:

- Top #1 goal – ‘history’ was left off of the overwhelming #1 priority
- ‘The Top 5 priorities’ were phrased inaccurately. The original list is fine conceptually, but the word ‘creating’ and ‘fostering’ imply development, intensification, or adding new elements not requested by residents
- ‘Overwhelming majority agreed the best location for MIH is west of I-15’ is risky. This statement misrepresents both
 - 1. What the state requires, and
 - 2. What the survey actually means. Could be construed as a public endorsement of density on the west side, developers could argue for a rezoning, could be interpreted as an obligation rather than a preference, incorrectly suggests MIH requires geographic placement (it does not)
- Residents asked for: Preservation, Maintenance, Enhancements. They did not ask for expansive new programs or redesign of entire corridors.
- Main Street improvements phrasing implied expensive or intensive redesign. Original phrasing reads as though the city is committing to: shared use paths, pedestrian islands, major transportation redesign,
- Pg11 ‘the foothills & mountain areas will be protected from development...’ sounds absolute, but usually isn’t because the word protected is vague
- Pg11 ‘integral part’ suggests regional obligations or expectations for density, regional centers, etc
- Pg11 ‘housing throughout all stages of life’ a common phrase used as justification for higher densities, mixed-use, multi-story apartments
- Pg11 ‘transform’ could be interpreted as permission for large-scale redevelopment
- Pg11 ‘meeting state requirements’ suggests the plan is structured for the state rather than for residents
- Pg11 ‘more connected, sustainable, vibrant’ is regional planning language typically tied to increased density, TODs, town centers, multifamily infill
- Pg11 ‘will’ a city is accountable for every ‘will’ in a GP, which becomes evidence in land-use decisions
- Pg12 ‘will’ binding commitment
- Pg12 ‘transform’, ‘revitalize through mixed-use’, ‘vibrant town centers’, ‘walkable mixed-use development’, ‘town centers that blend commerce and housing’ are repeatedly being promoted and are commonly used to justify upzoning, increased density, multi-story mixed-use projects, and redevelopment commercial into residential conversion. These match regional planning language (WFRC/UDOT), not small-town character.

PAGE 9

Public Engagement

The Centerville General Plan update process prioritized ~~extensive~~ **broad** community engagement to ensure the plan reflects residents’ vision for their city’s future.

The project team conducted stakeholder interviews with city staff, decision makers, public officials, developers, and key community members to gather diverse perspectives.

To maximize accessibility, the General Plan team attended popular community events including the Movie in the Park (Summer 2024), July 4th Celebration, Christmas Tree Lighting Event (December 2, 2024), and hosted presentations at City Hall (January 30, 2025) and a Spring Event (March 2025). Interactive boards and maps at these events encouraged hands-on participation.

Digital engagement also played a crucial role through an informative story map website and multiple virtual surveys, including a Visual Preference Survey, Maps Survey, and Interactive Feedback Map.

~~This multi-faceted approach ensured broad community participation across all neighborhoods and demographics, resulting in clear priorities.~~ **This multi-faceted approach was designed to reach residents from different neighborhoods and age groups and helped identify recurring themes in community feedback, including:** maintaining Centerville’s culture and quality of life, preserving hillside open space, improving parks, beautifying Main Street, and creating a cohesive plan for the west side.

~~The overwhelming consensus (83.5% of respondents) identified west of I-15 as the preferred location for moderate income housing, demonstrating unified community vision for growth management. Survey responses indicated that a large share of participants (approximately 84%) viewed areas west of I-15 as a preferred potential location for moderate-income housing. These results provide important public input to inform future policy discussions but do not, by themselves, establish land-use entitlements or commitments.~~

PAGE 10

Public Engagement Results

Significant efforts ~~have been~~ **were** made throughout Centerville's 2025 General Plan Update to involve residents and stakeholders. This report reviews the Resident Feedback Survey and General Plan Map Survey sent out to residents over the course of the study. Here are ~~some significant~~ **the primary** findings from these survey results:

1. 418 out of 419 responses were submitted by Centerville residents, residing in all areas of the city.
2. Residents ~~responded that their top 5 priorities for the General Plan update are to~~ **identified their highest priorities as:**
 - Maintain Centerville's existing culture, history, and quality of life.
 - Preserve the city's hillside for open space and recreation opportunities.
 - ~~Creating, maintaining, and improving city parks.~~ **Maintain and improve city parks.**
 - ~~Fostering city beautification practices throughout the city and along Main Street.~~ **Enhance city beautification, particularly along Main Street**
 - ~~Create a cohesive plan~~ **Develop a community-supported plan** for the west side of the city.
3. ~~The overwhelming~~ majority of Residents agreed that the best location for Moderate Income Housing within the city is west of I-15
4. The Urban Design/Streetscape elements that received the most support were ~~Uniform Streetscapes,~~ **consistent design elements**, Street Trees, Raised Planters, Outdoor Dining, and Plaza Space.
5. 82.9% of Residents expressed a desire for Main Street improvements, with 41% of those respondents preferring both a Shared Use Path & a Pedestrian Safety Island **where feasible and context-appropriate.**
6. Residents support the proposed update to the city's Historic Walking/Biking Tour.

In addition to this report, please reference the raw data collected from respondents ~~to see individual comments and feedback~~ (Appendix A)

PAGE 11

Vision & Goals

Centerville stands at a ~~pivotal~~ **defining** moment—a thriving community of ~~over 16,000~~ **approximately 18,000** residents that has successfully maintained its small-town character while ~~becoming an integral part of the Wasatch Front~~ **coexisting within the Wasatch Front Region**. Our vision embraces this duality: honoring our pioneer heritage ~~and continuing to honor our present residents, while thoughtfully planning for the future~~ **planning carefully for the community's long-term well-being.**

This vision, shaped by ~~extensive~~ **broad** community engagement, imagines a city where families can find housing ~~throughout all stages of life,~~ **appropriate to Centerville's scale and identity**, where local businesses thrive ~~alongside regional destinations,~~ **in neighborhood-serving areas**, where trails and parks connect every neighborhood, and where sustainable practices ~~protect~~ **conserve and protect** our resources.

We ~~will~~ **seek to** preserve our scenic hillsides, revitalize historic Main Street, ~~develop the west side with its own unique identity,~~ **guide west side planning in a way that respects community character**, and ~~transform aging commercial areas into vibrant gathering places.~~ **support reinvestment in appropriate commercial areas and increase our economic development.**

The General Plan's ~~seven~~ **eight** interconnected elements—Land Use, Transportation, Housing, Open Space & Recreation, Public Facilities, Conservation ~~& Preservation~~, **Historic Preservation**, and Economic Development—provide the framework to achieve this vision while meeting ~~state requirements~~ **applicable provisions** under Utah Municipal Code 10-9a-403.

Through strategic action and ~~continued collaboration~~ **ongoing community involvement**, Centerville ~~will demonstrate~~ **aims to ensure** that growth and preservation work together to create an exceptional community. Our commitment is clear: ensuring future generations inherit a Centerville that is ~~more connected, more sustainable, and more vibrant~~ **well-maintained, fiscally responsible, and community-centered**, while remaining unmistakably **small-town** Centerville

The Ten Goals:

Goal #1: Maintain Centerville's Culture and Quality of Life

Centerville residents cherish their smalltown, community-first atmosphere and convenient access to services. The city ~~will~~ **intends to** protect its historic buildings, support community events, and preserve the ~~unified small-town feel~~ **family-oriented values that** defines Centerville's character.

Goal #2: Preserve the Hillside for Open Space & Recreation

The foothills and mountain areas ~~will be protected~~ **should be permanently preserved and no new development permitted from development** beyond the base of the foothills. This preservation safeguards against landslides, fires, and habitat loss while maintaining valuable recreation opportunities for current and future residents. **(OR ANOTHER OPTION) The foothills and mountain areas shall be protected from urban development, allowing only limited, low-impact uses such as trails, open space preservation, and essential public safety infrastructure...**

PAGE 12

Goal #3: Create, Maintain, and Improve City Parks

Existing parks ~~will be enhanced~~ **should be improved** with modern amenities while new park spaces ~~will be strategically developed~~ **may be considered for development only** in underserved areas. This includes updating playgrounds, adding sports courts, and creating gathering spaces ~~that serve residents of all ages and abilities~~ **appropriate to Centerville's size, needs, and long-term maintenance capacity.**

Goal #4: Foster City Beautification Along Main Street

Main Street ~~will be transformed~~ **may be enhanced** through thoughtful streetscape improvements including uniform design standards, street trees, planters, and pedestrian amenities. These enhancements ~~will create~~ **aim to promote** a cohesive identity and welcoming atmosphere throughout the corridor **while maintaining the established scale and historic character.**

Goal #5: Create Plan for the West Side

The area west of I-15 ~~will be developed with a clear identity and purpose~~ **should be planned carefully to ensure land uses remain compatible with existing community character, integrating better with the rest of the city strengthening connections through** improved connectivity, amenities, and ~~mixed-use development that creates a vibrant, walkable community~~ **appropriate, community-scaled development patterns.**

Goal #6: Improve Connectivity and Active Transportation

A comprehensive network of trails, bike lanes, and pedestrian pathways ~~will connect~~ **should improve connections between** neighborhoods, parks, and commercial areas. Priority connections include linking Centerville Community Park to Legacy Parkway and improving east-west connectivity across I-15 **where feasible and financially responsible.**

Goal #7: Facilitate Smart Family Centered Housing Options

Diverse housing types ~~will ensure residents can remain in Centerville through all life stages~~ **should support long-term residency for current and future residents, This includes including** townhomes, ~~apartments~~ **select multi-unit**

options, and senior housing options that maintain affordability while preserving neighborhood character only where demonstrated compatible with neighborhood character and infrastructure capacity.

Goal #8: Encourage Quality Dining and Entertainment

New sit-down restaurants, family entertainment venues, and gathering spaces will be recruited to enhance may be supported when they enhance Centerville's appeal as a destination. These amenities will serve should serve residents while generating economic vitality while maintaining small-town scale, traffic expectations, and neighborhood compatibility.

Goal #9: Strategic Redevelopment of Key Areas

Underutilized properties, particularly in the CenterPoint/Parrish Lane area and along Main Street, will be revitalized through mixed-use development, may be considered for context-appropriate reinvestment, creating vibrant town centers that blend commerce, housing, and public spaces. prioritizing neighborhood-serving uses and maintaining scale appropriate to Centerville.

Goal #10: Implement Water Conservation & Environmental Stewardship

The city will lead should demonstrate leadership by example in waterwise practices, promoting drought resistant landscaping, efficient irrigation systems, and sustainable development practices that protect practices to protect our natural resources for future generations.

How to Use the Plan

The General Plan serves as a long-range policy guide for land use, transportation, housing, conservation, economic development, and public facilities. It establishes the community's vision and priorities while providing direction for future decision-making.

The plan is **advisory**, not regulatory. Zoning ordinances, development standards, capital plans, and other municipal codes implement the policies contained here.

Each chapter includes:

- **Background & context** – summarizes existing conditions and key issues
- **Goals & policies** – provide direction for City decision-making
- **Implementation strategies** – identify potential actions the City may consider

When reviewing land-use applications or capital improvements, the City should consider the plan as a whole, recognizing that policies must be interpreted together rather than in isolation. If conflicts arise between policies, decision makers should rely on the **Community Values & Vision** section to guide interpretation.

The General Plan is intended to be updated periodically to reflect changing conditions, State requirements, and evolving community priorities.

Top 5 Priorities listed Pg10	Correct numbering system	Chart A - Taken from page 10 What residents supposedly responded as their top 5 priorities Important words are left off that add contextual meaning (highlighted in red) & numbering system is strange! Which causes confusion	How they match up with the other Top 5 goals listed elsewhere
2	1	Maintain Centerville's existing culture, history, and quality of life	Accurate
	2	Preserve the city's hillside for open space and recreation opportunities (No new non-recreational development)	Accurate but missing important words
	3	Creating, maintaining and improving city parks	Accurate
	4	Fostering city beautification practices throughout the city and along Main Street (placemaking, branding, etc.)	Accurate but missing important words
	5	Create a cohesive plan for the west side of the city (IE Flood Control, land uses, Commercial, housing, industrial, etc.)	Accurate but missing important words
3	6	Improve connectivity and active transportation	This is actually #8 goal according to page 84 with 122 votes
4	7	The Urban design/streetscape elements that received the most support were Uniform Streetscapes, street trees/raised planters, outdoor dining, and plaza space	Not sure
5	8	82.9% of residents expressed a desire for Main Street improvements, with 41% of those respondents preferring both a shared use path and a pedestrian safety island	Not sure
6	9	Residents support the proposed update to the city's Historic walking/biking tour	Repeat of #1 possibly?

TOTAL VOTES	Goal #	Chart B - ACTUAL SURVEY DATA – PRIORITIES taken from page 83 - 84	DRAFT - PRIORITIES AS LISTED on pages 11, 12
210	1	Maintain Centerville's existing culture, history & quality of life	Maintain Centerville's existing culture, history & quality of life #1
204	2	Preserve the hillside for open space & recreation opportunities (no new non-recreational developments)	Preserve the hillside for open space & recreation opportunities#2
192	3	*Create a plan for Moderate Income Housing on West Side of I-15	Create, maintain, and improve city parks #3
191	4	Create, maintain, and improve city parks	Foster city beautification along Main Street #4
144	5	Foster city beautification practices, including along Main Street (placemaking, branding, right -of-way)	Create plan for the west side #5
141	6	Create a plan for the West side (IE Flood Control, land uses, Commercial, housing, industrial, etc.)	Improve connectivity and active transportation #6
129	7	Implement Water conservation & environmental stewardship practices	Facilitate smart family-centered housing options #7
122	8	Improve Street connectivity, trails, public & active transportation throughout the city	Encourage quality dining and entertainment #8
119	9	Locate an area for a new cemetery (Left off completely)	Strategic Redevelopment of key areas #9
104	10	Encourage a range of entertainment & restaurant options	Implement water conservation & environmental stewardship #10
89	11	Facilitate a variety of family centered housing options (Senior housing, starter homes, ADU's etc.)	(This page is missing #9 goal locate an area for new cemetery)
63	12	Locate strategic areas for redevelopment	(Goals are out of order according to survey responses)

***If truly going by votes, create a plan for Moderate Income Housing would be #4 goal with 192 votes**

Chapter 1-Land Use

Pages 14,15, 16, 17

CONCERNS :

1. This page leans heavily toward **density-first planning**, which may conflict with stated values on Pages 3, 6, 8, and 10. This could be misinterpreted by developer-driven pressure. The language in this section appears to extend beyond what residents actually supported. Residents emphasized protecting small-town character, preserving historic culture and assets, open space, maintaining high quality of life, and improving parks and amenities. These values form the basis for evaluating future land-use decisions and ensuring that change occurs in a thoughtful, compatible, and community-driven manner. These pages focus on higher-intensity concepts and create the appearance of over-interpreting resident feedback and introducing concepts that were never among the community's top priorities. These pages selectively elevate professional planning trends over public sentiment. Strike-throughs and replacement comments for pages 14-17 have tried to reflect authentic community values and not adopt growth-forward planning frameworks that were NOT publicly requested **nor** voted as priorities.

2. Under ***Principles & Best Practices*** there are 4 subtitles

Page 15 identifies 3 'Create <i>Unifying Town Centers</i> ' as:	page 23 identifies ' <i>Town Centers</i> ' as:
• Commercial Centers • Historic Centers • Mixed-Use Centers	• CenterPoint/Parrish Lane • Civic Center/Main Street • West-side

- Why is it being made so hard to keep straight? SIMPLIFY
 - Under this same subsection, Sub-title #2 – 4th bullet: Introduces a new term, *Mixed-Use Centers*. Is it different from our Mixed-Use definition because our current definition is tailored specifically for Main Street and is not called '*Mixed-Use Center*'. Where are these to go and what is the definition?
 - Sub-title #4 – 4th bullet is not accurate as written and is misleading. Utah law **does not** require every city to locate moderate-income housing **specifically near transit and employment centers**. Instead, the law requires **cities to adopt at least three state-approved strategies** from a menu, and **some** of those optional strategies involve locating housing **near transit, commercial centers, or employment centers**. Those are **options**, not universal mandates. This only applies if the city chooses that strategy.
3. Added to page 14 a **Land Use Vision Statement**
 4. The following phrases that were replaced and the reason why:

Pg14 '*growth is necessary*', '*growth will continue*', '*infill opportunities exist throughout*' '*creating a memorable downtown*' convey increased development is inevitable and the city must accept compact forms. It's a developers or regional planners dream to argue for higher density, higher buildings, compact development, mixed-use in historic neighborhoods or east side infill

Pg14 '*set to help alleviate this issue*' creates false pressure to increase density or change zoning. Housing mandates only require planning, not guaranteed production or land-use changes

Pg14 '*equitable*', '*smart planning*' and '*compact development*' are buzzwords tied to TODs, regional development models, mixed-use, larger buildings

Pg15 '*vibrant community hubs*' could be argued the GP endorses this phrase that are used in regional planning for high-density mixed-use, vertical mixed-use (residential over commercial), major redevelopment, significant intensification near intersections

Softened mandatory transformation language such as: Main Street '*centers*' must be fully activated, '*commercial corridors should become multipurpose hubs*

Pg15 '*create unifying town centers*' -not requested in top public responses

Pg15 '*increase density efficiently*' – density was not requested

Pg15 **My favorite code phrase found** '*sustainable practices prioritizing people over cars*' is widely recognized signaling TODs, higher-density nodes, **walkable mixed-use corridors**. **It implies shifting away from development patterns that are dominated by cars** (e.g., wide roads, large parking lots) toward patterns that support walkable neighborhoods, transit. Will zones change? We can preserve mobility goals without implying higher-density land use

Pg16 *'Meet state requirements for moderate-income housing near transit and employment centers'* Utah Code does not mandate MIH be located near transit or employment centers. It only applies if the city voluntarily selects it from the menu. If this wording is left in as originally drafted, it suggests MIH is geographically required when it is not, could be misinterpreted as a legal obligation to upzone. Developers could claim the city must approve density near transit. To date Centerville does NOT have a 'major transit investment corridor' based on statutory definition

Pg16 *'increase density efficiently while preserving quality of life'* concept is valid, but *'efficiency'* signals developer benefit, not resident benefit, and *'preserving quality of life'* is not defined. Implies density is a goal rather than an option. It presumes efficiency = density, which is a regional planning narrative (WFRC, MAG, UDOT)

Pg16 *'balance uses based on demographics, infrastructure, and market trends'* is a red flag *'market trends'* implies upzoning based on developer demand, *'demographics'* implies shaping zoning around population projections. Both weaken local control.

Pg17 This page framed Centerville as a growing regional suburb, rather than the small-town, family-oriented community residents identify with.

Pg17 *'mature residential suburb'* is commonly used in large regional planning and carries implications of redefining community character

Pg17 *'concentrates along corridors'* suggests a pattern of density that could be expanded

5. According to State Statute the Land Use Plan is missing the following 1-7 mandates:

1. Required: Population Density Standards (DU/acre)

Statute: Utah Code §10-9a-403(2)(a)(i)(B)

Requirement:

The Land Use Element **must include population density standards** for *each* land use category (detached residential, attached residential, mixed-use, etc.).

Missing:

The draft plan does **not** include **any** density ranges (e.g., 1–4 DU/acre).

No density charts, ranges, or projections appear anywhere.

2. Required: Building Intensity Standards

Statute: Utah Code §10-9a-403(2)(a)(i)(B)

Requirement:

The Land Use Element must describe the **intensity of buildings**, such as height ranges, scale, or massing for each land use category.

Missing:

The plan contains **no building intensity standards**:

- no height ranges
- no intensity descriptions
- no scale guidance
- no massing descriptions

3. Required: Integration of Land Use Element with Water Element

Statute: Utah Code §10-9a-403(2)(a)(i)(C)

Requirement:

The Land Use Element must be **coordinated and integrated** with the Water Use & Preservation Element.

Missing:

No section links land use decisions to water supply.

No cross-references.

No coordination language.

4. Required: Accounting for Water Demand by Land Use Category

Statute: Utah Code §10-9a-403(2)(a)(i)(D)

Requirement:

The Land Use Element must **account for how each land use category affects water demand**.

Missing:

The draft contains **no water demand analysis**, tables, or estimates for any land use category.

5. Required: Full Water Use & Preservation Element Content

Statute: Utah Code §10-9a-403(2)(a)(iv)(A–D)

Requirement: Water Element must address:

- A: Effect of development patterns on water demand
- B: Ways to reduce future demand
- C: Ways to reduce existing demand
- D: Identification of city operations that waste water

Missing:

The “Water” section mentions conservation goals but **does not** satisfy items A–D as required. Specifically, items A and D are entirely absent.

6. Required: Moderate Income Housing Element Strategy Compliance

Statute: Utah Code §10-9a-403(2)(b)(iii–iv)

Requirement:

City must select **at least three** strategies and provide a **full implementation plan**.

Missing:

The plan references MIH broadly, but:

- The required **strategy list is not provided**
- The required **implementation plan is missing**
- Some language incorrectly implies the state requires higher density in specific geographic locations (not legally accurate)

7. Required: Correct Description of State Authority

Statute: Utah Code §10-9a-403 (and Utah Constitution separation of powers)

Requirement:

Cities may not misstate state-mandated planning requirements.

Missing / Incorrect:

The plan repeatedly implies the state requires higher-density housing “near transit,” which is **not** mandated unless the city voluntarily selects that strategy.

Introduction & Background

Since its 1915 incorporation by the State of Utah, Centerville has developed into a primarily residential community with commercial areas and some agricultural land. The city has significant undeveloped land opportunities west of I-15 and ~~some~~ **select** redevelopment or infill opportunities ~~throughout~~ **in limited areas**. This chapter emphasizes planning for key areas where beautification and ~~sound development practices~~ **context-appropriate improvements** can occur, thus preserving the remainder of the city's character.

Centerville's population grew from 15,335 in 2010 to 16,884 in 2020 (10.1% increase). This growth ~~is expected to continue~~ **may continue**, though newer residential developments ~~may be more compact~~ **should remain compatible in scale with** than historical development due to multiple factors ~~like cost of living and land availability~~ regardless of regional development pressures. The State mandated moderate-income housing requirements (outlined in the Housing Element) ~~is set to help alleviate this issue~~ **are addressed separately and do not dictate land-use changes beyond legal minimums**.

With most land east of I-15 ~~built out~~ **largely established and mostly built out**, new development ~~occurs~~ **is expected to occur** primarily on the west side, though ~~infill and redevelopment opportunities exist~~ **limited reinvestment opportunities may be considered** on the east side. ~~While growth is necessary, it's possible to preserve the city's existing character through smart planning practices that maintain the city's vision while satisfying state housing mandates.~~ **Although some growth may occur, the city will preserve its existing character by ensuring that any development is carefully scaled, compatible, and supported by infrastructure and public safety capacity.**

Residents identified Parrish Lane as the ~~current heart~~ **primary commercial corridor** of the city and expressed strong desire for creating a "more unified" Centerville through improving streetscape elements and ~~creating a memorable downtown~~ **enhancing public spaces without altering the city's small-town scale**. This element focuses on that ideal and the city's vision, promoting thoughtful, ~~equitable~~ **community-supported**, and accessible distribution of different land uses.

Land use planning envisions each area's future, addresses location-specific issues, and interacts with all other plan elements.

Principles & Best Practices

The public engagement process revealed several key community sentiments and corresponding best practices:

1. Preserve Centerville's Character

The community strongly desires to preserve Centerville's existing character, history, and heritage. While change is inevitable, careful planning can accommodate growth without altering the city's essence by:

- Preserving existing neighborhoods and ~~historical~~ **historic** sites
- Identifying ~~areas suitable for future growth~~ **areas where minor, compatible improvements may occur**
- Thoughtfully planning development to maintain Centerville's unique ~~culture~~ **character and charm**.

Land Use Vision Statement:

Centerville's land-use vision is to preserve its small-town character, protect established neighborhoods, and guide future growth in a balanced and fiscally responsible manner. Higher-intensity commercial and employment uses should be directed to the West Side and freeway-adjacent areas where regional access and infrastructure can support them, while the Main Street corridor and east-side neighborhoods remain predominantly residential, historic, and community-scaled.

Because Centerville has only one primary access point to I-15 and limited east-west connections, land-use decisions must be shaped by transportation capacity and public safety realities. The city will avoid intensifying development in locations where additional population, traffic, or height could worsen congestion, emergency response, or evacuation reliability.

Centerville values the stability of its established neighborhoods and will ensure new development is compatible with surrounding uses, meets adopted design and buffering standards, and maintains safe, efficient transportation conditions. Land-use choices should strengthen Centerville's long-term economic base without encouraging unwanted density, excessive height, or transit-oriented intensification in areas not suited for it.

The city will manage change thoughtfully - focusing growth in appropriate locations, maintaining high-quality design expectations, and ensuring that infrastructure and public services keep pace with development, so that Centerville remains a safe, connected, family-oriented community for generations to come.

PAGE 15

2. Create Unifying Town Centers

~~Town Centers should serve as vibrant community hubs with varied primary purposes~~ may serve as small-scale community gathering areas when compatible with surrounding neighborhoods:

Commercial Centers: ~~Economic hubs with retail, offices, and dining, enhanced by pedestrian-friendly spaces and mixed residential units.~~ Neighborhood-serving areas with retail, offices, and dining scaled appropriately to Centerville, without introducing some mixed-use residential intensity or regional destination uses that are appropriate to ensure compatibility with neighborhood scale and infrastructure capacity.

Historic Centers: ~~Celebrate cultural heritage while offering modern amenities like cafes, boutiques, and cultural venues~~ Support preservation of cultural heritage with carefully selected small-scale amenities that reinforce, rather than alter, historic character.

Mixed-Use Centers: ~~Combine residential, commercial, and recreational uses in walkable environments~~ If considered, mixed-use should be limited, low-intensity, and evaluated case-by-case to ensure compatibility with neighborhood scale and infrastructure capacity.

Essential Elements for All Town Centers:

- Pedestrian-friendly design with walkable blocks and sidewalks
- ~~Architectural diversity promoting street activity~~ Building design that respects historic patterns and avoids out-of-scale intensification
- Public amenities (parks, plazas, community centers)
- Strong connectivity through trails, bike paths, and transit
- ~~Sustainable practices prioritizing people over car~~ Design that maintains mobility choice without encouraging development intensity

3. Balance Commercial and Residential Development

Achieving balance is crucial for quality of life and commercial vitality. This ~~is measured by~~ may include reviewing commercial square footage per resident, considering:

- Population size, demographics, and income levels
- Trade area requirements (e.g., grocery stores need 7,000-10,000 residents within 1 mile ~~its~~ of its location)
- Regional context ~~extending beyond municipal boundaries~~ without obligating Centerville to serve regional demand

PAGE 16

4. Maintain Family-Centered Housing Options

Centerville's family-oriented nature requires diverse housing options to:

Allow multiple generations to remain in the community

- Lower living costs and reduce ownership barriers
- ~~Meet state requirements for moderate-income housing near transit and employment centers~~ Meet applicable moderate-income housing reporting requirements which are addressed in the MIN chapter, not through land-use intensification.
- ~~Increase density efficiently while preserving quality of life~~ Consider only context-appropriate housing options that preserve neighborhood character and infrastructure capacity

Additional Land Use Best Practices:

- Focus intensity around major intersections and infrastructure
- ~~Maximize infrastructure efficiency at development nodes~~ Ensure public investment remains fiscally sustainable, avoiding or minimizing development patterns that increase long-term care
- Buffer incompatible uses and facilitate compatible ones
- Step down intensities away from major nodes
- ~~Ensure multi-modal access and context-appropriate development~~ Improve transportation choices in ways that do not induce increased development intensity or mixed-use pressure
- Provide recreation opportunities near residents
- ~~Balance uses based on demographics, infrastructure, and market trends~~ Evaluate land uses based primarily on community values, compatibility, and capacity; taking into consideration demographics, infrastructure and market trends

Key Takeaways:

By following these principles, Centerville can grow strategically ~~creating vibrant town centers, diversifying housing options, and meeting state mandates~~ supporting some appropriate reinvestment, maintaining compatible housing choices, and meeting state planning obligations - while protecting the neighborhoods and small-town character residents value most.

PAGE 17

Existing Land Use

Centerville's existing land use patterns reflect its evolution from a ~~small agricultural settlement~~ historic rural settlement to a ~~mature residential suburb~~ primarily residential small town with strategic commercial corridors. The city displays a clear geographical division created by Interstate 15, which fundamentally shapes development patterns on both sides of the freeway.

East of I-15: The Established Residential Core

The majority of Centerville's developed area lies east of I-15, dominated by detached single-family residential neighborhoods that comprise the largest land use category. The oldest homes cluster around the original townsite near Main Street with its traditional gridiron street pattern, while newer subdivisions with curvilinear streets and larger lots extend eastward toward the foothills. Attached residential developments ~~concentrate~~ are located primarily along major corridors, and no additional attached residential is planned unless clearly supported by infrastructure and neighborhood compatibility. particularly near Parrish Lane and Main Street, ~~providing housing diversity within the predominantly single-family character.~~

Commercial Development Patterns

Commercial uses follow a ~~linear~~ corridor-based pattern along three primary corridors. Parrish Lane has emerged as the dominant commercial center, featuring big-box retailers and restaurants that benefit from excellent ~~I-15 access~~ access of I-15 and Legacy Parkway. Main Street maintains a more traditional commercial character contains smaller-scale retail and professional offices, while ~~Porter Pages~~ Lane includes some community commercial uses. ~~Regional commercial development~~ Larger commercial uses concentrate near the I-15 interchange, taking advantage of high visibility and accessibility while remaining limited in scale.

Community Facilities and Open Space

Civic uses including schools, churches, and government facilities ~~distribute~~ are located throughout residential neighborhoods, with concentrations near major intersections. Natural open space dominates the eastern edge where development meets the Wasatch foothills, creating a distinct urban boundary. The western areas contain significant open space associated with the Legacy Nature Preserve and wetland areas.

West of I-15: Employment and Future Growth

Land west of I-15 presents a ~~markedly different~~ **distinct** character, with substantial employment uses including office parks, light industrial facilities, and business parks that leverage proximity to regional transportation corridors. This area contains ~~significantly vacant~~ **remaining** agricultural land, **representing long-term options for employment-focused development, consistent with infrastructure capacity and environmental constraints.** ~~opportunities for future development.~~ The existing land use pattern reflects Centerville's identity as a family-oriented residential community with ~~supporting commercial services and emerging employment centers~~ **limited commercial services and modest employment areas that can be beneficial to our economic development goals,** all while preserving natural areas that ~~contribute~~ **are essential** to the quality of life of the community.

Pages 18 to 24 Land Use Map Section Chapter 1 continued

CONCERNS:

1. Please note that the bottom numbering on each draft page shows 'Chapter 2 Land Use – is should read **Chapter 1** Land Use.
2. The first paragraph blends resident desire with state mandates in a way that could be misinterpreted as 'Residents want the city to stay the same, but the state requires higher density.' Really? One important part is inaccurately framed – since Utah does **NOT** require higher density near transit/employment centers, but rather **lists it as one optional strategy among many**.
3. Current pictures don't always align with the adjacent statement and could, therefore, give a broader intent than planned (pages 20,21,22). If kept need a protection statement under the '*Land Use Categories*' that pictures shown are intended as informational only and do not constitute entitlements or automatic ...
4. The '*Land Use*' section should include a 'no-net-loss policy' for Improved Open Space and Natural Open Space
5. The current GP has a chapter on **buffering and screening**, which disappears **entirely** unless it is captured back into this draft plan. Before page 23, a proposal from the current plan has been inserted in, under its own subsection. If added in to this section, the Table of Contents will need to be updated as well, identifying another subsection.
6. Page 23 and page 15 seem disjointed because we say different things, can we simplify?

Page 15 lists:

- Commercial Centers,
- Historic Centers
- Mixed-Use Centers.

Page 23 lists 'Town Centers' as:

- CenterPoint/Parrish Lane
- Civic Center/Main Street
- West Side

AND then page 22, under '*Land Use Categories*', lists:

- Community Commercial
- Focus Areas (Town Centers)

7. '*Residential Overlay*' appears to be a new term. Is it the same as Mixed-Use? Or Mixed-Use Center?
8. '*Focus Areas (Town Centers)*' appears related to '*Town Center*' but is actually separate – need definitions
9. Page 23 refers to '*A detailed neighborhood plan should guide future development in each location*'. Do we have one somewhere? Or is this being worked on to do right now, or in the near future?
10. Should the **Future Land Use Map** have a legal note at the bottom of the map saying something like: "*This map expresses long-range planning intent and does not grant automatic development rights, rezoning, or density increases*".
11. The **Future Land Use Map** does not show (color-coded) the Whitaker museum and community gardens. They should be shown as they are part of the 'Improved Open Space' calculations. Please add to the map.
12. The **Future Land Use Map** does not identify the Agriculture Zone we have. Needs to be added
13. **Page 24 contains the most aggressive** pro-density, pro-mixed-use, and pro-transit language in the entire draft plan. It justifies mixed-use rezoning citywide, converting parking lots into housing projects, reclassifies three areas as redevelopment districts, etc.
14. The following criteria is missing. Centerville must add the following to comply with Utah Code 10-9a-403:
 - Density **standards** for each land-use category (403(2)(a)(i)(B))
 - Building **intensity standards** (heights/FAR) (403(2)(a)(i)(B))
 - Land-use + water-use **integration** (403(2)(a)(i)(C)–(D))
 - Water-demand **reduction methods (existing & future)** (403(2)(a)(iv))
 - Moderate-Income Housing **implementation plan** (403(2)(c))
 - List of **3+ MIH strategies** (403(2)(b)(iii))

15. Residential Overlay is shown on the Future Land Use Map with black, orange, pink and purple diagonal stripes. There are several important reasons why keeping this overlay on the map is not in the city's/community's best interest and recommend it be removed and addressed through written policy language in the Land Use section, where it can be managed through the public legislative process on a case-by-case basis.
- It creates an unintended commitment to higher-density development and once drawn on the map, it becomes very difficult for the city to argue that no commitment was intended.
 - It blurs the legal purpose of the Future Land Use Map. State law requires specific land-use categories and density standards. It does NOT require or recommend overlays on the Land Use Map. Overlays are supposed to be information only, not regulatory or prescriptive. Putting them on the map gives them the appearance of future land-use entitlement.
 - It adds confusion and risk without adding any required information. A Residential Overlay is redundant because zoning, the Housing Element, and MIH strategies already provide the necessary guidance. The overlay adds ambiguity, increases interpretive risk, and could be used later to justify rezoning that the community does not support.
16. The following phrases that were reworded and the reason why:
- Pg20 *'state requirements for higher density or moderate-income residential development...'* *'near transit, commercial centers, or employment centers.'* – this is factually incorrect
- Pg20 *'relatively the same'* is vague and can be twisted to support change
- Pg20 *'zones that fit within the land use as notated below'* developer-friendly language it implies if a property fits a listed category, rezoning is justified. Land-use map provides an *'entitlement'* framework
- Pg20 *'appropriate infill development'* is risky, it is subjective
- Pg20 *'efficient land use'* and *'diverse housing options'* are actually density-supporting buzzwords
- Pg21 *'campus-like settings'* language used to justify multi-story office buildings, extensive parking lots
- Pg21 *'Large-scale retail, entertainment, and service destinations that draw customers from throughout the region'* invites regional traffic demands, encourages highway-oriented entertainment uses
- Pg21 *'draw customers from throughout the region'* doesn't protect residents from regional traffic burdens
- Pg22 **High Risk:** under Residential Overlay, these phrases *'density allowances...facilitate moderate-income housing...senior housing...mixed-use development'* would allow all overlays to override underlying zoning. Also, if identified on the legend map, it becomes a land-use entitlement
- Pg22 *'creating vibrant town centers'* *'achieving multiple general plan goals through integrated development approaches'* planning-jargon for mixed-use nodes, higher density at centers, form-based codes, parking reductions, etc.
- Pg23 *'town centers'* *'Mixed-use district'* *'commercial and entertainment heart'* *'a FrontRunner station'* *'housing variety in all centers'* *'neighborhood plans'* (which typically enable rezoning. Developers, regional planners, and UTA will use these statements as leverage for TOD, entertainment districts, density nodes, mid-rise housing, etc.
- Pg23 *'designated town centers'* when listed this way become targets for state/federal TOD funding
- Pg23 *'commercial & entertainment heart'* invites bars, nightlife, large entertainment complexes, etc.
- Pg23 *'all will feature...housing variety'* dangerously implies mixed-use by default, housing at all town centers, apartments added to commercial areas, rezoning pressure citywide
- Pg23 *'a detailed neighborhood plan should guide future development'* trigger phrase used to upzone, create TOD overlays, add density, mixed-use TOD nodes, adopt form-based codes, raise building heights, reduce parking. This phrase can either protect a neighborhood or become a Trojan horse for upzoning, **depending entirely on how it is written.**
- Pg24 *'develop mixed-use residential/commercial projects'* *'walkable mixed-use neighborhoods'* *'transform underutilized parking into housing'* are effectively rezoning recommendations

- On the Future Land Use Map, 'Residential Overlay' should not appear on any map because:
 - Typically, GP Land Use Map shows *future land-use categories*, not *zoning tools* or *optional overlays*
 - Overlays are discretionary tools, applied case-by-case, not a 'land use'. They should only be described in the text, not in the map.
 - Including 'Residential Overlay' on the Future Land Use Map implies automatic upzoning
 - Confuses the public and invites developer misinterpretation
 - Is inconsistent with Utah Code §10-9a-403 (Land Use Element mapping requirements)
 - Checked Bountiful, Farmington, Kaysville, North SLC, South Weber...none have an Overlay Map

Remove the 'Residential Overlay' from the legend map entirely
The legend shows Residential Overlay as black striped, the west side shows orange, rose and purple – assume this is implying attached residential, community commercial and civic uses that are deemed Residential Overlay – need a definition for this term. Again, shouldn't be mapped as an Overlay
- The 'Transit Center' Red star should be labeled as 'Potential'
 - It visually implies a planned or approved FrontRunner station.

Future Land Use

The future land use vision reflects strong community input emphasizing preservation of Centerville's small-town residential character, protection of open space, and context-appropriate reinvestment. The future land use map is based on public engagement, existing and proposed plans, and applicable state requirements for moderate-income housing. State law does **not** mandate higher-density zoning, does **not** require mixed-use development, and does **not** designate specific locations for moderate-income housing; those decisions remain under local control. ~~general land use vision from residents was to keep Centerville relatively the same with potential increases in preserved open space and amenities. The changes shown in the future land use map are based on public engagement feedback, existing and proposed plans, and state requirements for "higher density or moderate income residential development in commercial or mixed use zones near major transit investment corridors, commercial centers, or employment centers."~~

The future land use map illustrates the general development pattern intended for each area of the city. Designations correspond to existing zoning districts but do not grant entitlement to rezone property. Any rezoning must be reviewed and approved by the Planning Commission and City Council to ensure compatibility with surrounding neighborhoods, infrastructure capacity, and community values.

The land uses delineated on the future ~~use~~ map are meant to indicate the general development type for each area within the city and correspond to the existing zoning designations. These land use designations are listed for information purposes, and do not give a property owner the right to rezone their property to any of the associated zones that fit within the land use as notated below without prior approval from the Planning Commission and City Council.

Open Space Protection Policy – No-Net-Loss

Centerville will maintain its Improved Open Space and Natural Open Space through a no-net-loss policy, meaning that any proposal to convert designated open space to another use must demonstrate replacement of equal or greater acreage, community function, and recreational or environmental value. This policy guides long-range planning and does not imply development rights but ensures the community's open space assets are preserved as the city evolves.

Land Use Categories

Detached Residential:

Single-family ~~neighborhoods remain homes on individual lots that form the foundation of Centerville's established community character. neighborhoods.~~ This category preserves the traditional residential ~~patterns character~~ while allowing for appropriate infill development ~~only limited, context-compatible reinvestment~~ that maintains neighborhood ~~compatibility scale~~ and quality of life.

Attached Residential:

Townhomes, duplexes, and similar housing types that ~~provide offer~~ homeownership opportunities at ~~various~~ varying price points. These ~~units offer efficient land use areas should remain limited in scale to ensure compatibility with established single-family neighborhoods. while maintaining residential scale and character,~~ supporting the city's goal of providing diverse housing options for all life stages ~~Attached residential forms may be considered only where infrastructure capacity, street connectivity, and neighborhood character allow.~~

Community Commercial:

Neighborhood-serving retail, ~~services, service uses such as grocery stores, pharmacies, restaurants and professional offices and offices that meet daily needs of residents.~~ These areas ~~feature businesses such as grocery stores, pharmacies, restaurants, and professional services located at key intersections and designed to be accessible by multiple transportation modes~~ are intended to remain small-scale, locally oriented, and consistent with Centerville's small-town character. Future reinvestment should focus on improving walkability, supporting small businesses, and minimizing traffic impacts.

Land Use Policy – Regional & Community Commercial Structure

Existing Regional Commercial areas east of I-15 shall remain but will not expand further eastward into residential neighborhoods. These locations, primarily the big-box anchors along Parrish Lane, serve a multi-city retail market and are appropriate for their current scale but not for additional expansion toward established neighborhood.

New Regional Commercial designations shall be directed to the West Side of I-15, where freeway adjacency, larger parcel sizes, and transportation capacity can better support regional-scale commercial and employment uses without impacting residential neighborhoods. The West Side is the city's preferred location for future retail anchors, employment clusters, and supporting commercial uses that strengthen Centerville's long-term economic base.

Community-scale commercial districts along Main Street, and east-side neighborhoods shall remain local-serving. These areas should not intensify into regional commercial or high-density residential forms and should continue to support small businesses, professional service, and neighborhood-oriented uses consistent with existing character.

Limited residential opportunities on the West Side may be considered for small-scale, low-intensity senior cottages or similar housing types, and only where transportation access, drainage capacity, and compatibility with surrounding development can be demonstrated. Larger multifamily and apartment shall not be directed to the West Side.

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Employment:

Employment areas include office parks, research facilities, and professional services, and similar job-producing uses that provide quality jobs for residents. These areas emphasize campus-like settings with enhanced landscaping and design standards that create attractive work environments while minimizing impacts on adjacent uses should feature high-quality site design, enhanced landscaping, and context-appropriate buffers that protect adjacent neighborhoods. Employment areas must maintain compatibility with Centerville's small-town scale while supporting local job opportunities and a stable economic base.

Civic:

Public and institutional uses including schools, government facilities, churches, and community centers that serve residents' educational, spiritual, and civic needs. These facilities function as community anchors and gathering places that strengthen Centerville's social fabric for educational, cultural, and civic life, contributing significantly to Centerville's identity. Civic uses should reinforce neighborhood character and remain thoughtfully integrated into surrounding residential areas.

Regional Commercial:

Large-scale retail, entertainment, and service destinations that draw customers from throughout the region. These areas capitalize on highway benefit from high visibility and direct access to I-15, and high-visibility locations, contributing significantly to the city's tax base while providing shopping and employment opportunities.

To maintain compatibility with community character, Regional Commercial areas should:

- Avoid entertainment-oriented intensification (e.g. nightclubs, bars, late-night venues) that could introduce regional traffic or disruptive activity.
- Maintain building height and intensity at levels appropriate to Centerville's small-town scale.
- Limit expansion east of I-15 to protect established neighborhoods.
- Direct future regional commercial growth to the West Side where transportation, access, and parcel size can support it safely.

Existing east-side regional anchors (Target, Home Depot, Kohl's, etc.) are appropriate in their current locations but should not expand further into residential areas.

Industrial: Light manufacturing, warehousing, distribution, research labs, and flex-space facilities that support the regional local economy. These areas are strategically located with excellent transportation access while being appropriately buffered from residential neighborhoods and limited in scale to avoid long-term impacts on air quality, noise, and traffic.

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Improved Open Space:

Improved open space areas include developed parks, recreational facilities, trails, sports courts, and community gathering spaces. and programmed outdoor spaces that provide active and passive recreation opportunities. These areas include playgrounds, sports courts, trails, and community gathering spaces that enhance quality of life for all residents and should be preserved through a no-net-loss policy to maintain long-term community benefits.

Natural Open Space:

Preserved hillsides, wetlands, and undeveloped lands that protect sensitive environments and natural hazards hazard areas. These spaces maintain Centerville's scenic backdrop, provide wildlife habitat, and offer opportunities for trails and nature-based recreation while remaining protected from development beyond minimal safety or access improvements.

Residential Overlay:

Special planning areas where ~~additional design standards or density allowances apply~~ **supplemental design expectations may be used** to achieve specific community objectives. ~~These overlays facilitate moderate-income housing, senior housing, or mixed-use development in appropriate locations~~ **Overlays shall not be used to increase density, introduce mixed-use development or alter underlying zoning unless expressly approved by the City Council on a case-by-case basis and supported by documented infrastructure capacity, compatibility findings, and public input.**

Focus Areas (Town Centers):

Strategic locations identified for coordinated planning and development efforts. ~~These areas represent opportunities for creating vibrant town centers, enhancing community identity, and achieving multiple general plan goals through integrated development approaches.~~ **These areas provide opportunities for modest reinvestment, context-appropriate improvements, and community-driven enhancements that strengthen Centerville's identity. Any planning efforts within these areas shall maintain existing scale, protect surrounding residential neighborhoods, and avoid intensification beyond what current zoning allows, unless formally approved through a transparent legislative process.**

(This is a new recommended insertion into this Chapter)

Land Use Compatibility, Buffering, and Screening

Effective land use planning requires thoughtful transitions between different types and intensities of development. Centerville supports context-sensitive design standards that protect existing neighborhoods, reduce conflicts between adjacent land uses, and improve the visual character of the built environment.

Buffering and screening techniques shall be used to reduce the impacts of noise, lighting, traffic, building massing, and incompatible adjacent uses through appropriately scaled design strategies.

Use Transition Principles

The City encourages the use of buffers and screening when:

- **Different use intensities** are located next to each other (e.g., commercial next to residential).
- **Higher-density residential** development is adjacent to low-density neighborhoods.
- **Industrial or service-oriented uses** may create noise, traffic, or visual impacts.
- **Vehicular areas** (parking lots, drive-throughs, loading areas) are adjacent to pedestrian-oriented spaces or residential areas.
- **Outdoor storage, mechanical equipment, refuse areas**, or similar features are visible from public rights-of-way.

Acceptable Buffer Types

Appropriate buffering strategies may include:

- **Landscaped setbacks** with trees, shrubs, or mixed planting areas.
- **Fencing or walls**, designed for compatibility with surrounding development.
- **Earthen berms** or elevation changes that soften visual or noise impacts.
- **Building orientation and site design** to minimize conflict between uses.
- **Pedestrian pathways or open-space corridors** that provide both separation and connectivity.

Where feasible, natural features such as slopes, vegetation, and drainage corridors should be incorporated as functional buffers.

Screening Standards

Screening should be used to reduce visibility of:

- Parking areas
- Outdoor storage
- Service/loading zones
- Trash enclosures
- Mechanical equipment

Screening elements should be durable, maintainable, and consistent with architectural design guidelines for the surrounding area.

Connectivity Considerations

Buffer areas should be planned to:

- Maintain or improve neighborhood walkability
- Provide bicycle and pedestrian connections between developments
- Support connectivity goals identified in the Transportation and Active Mobility elements

Maintenance Responsibility

Buffers and screening treatments shall be maintained by the responsible property owner, HOA, or development entity unless otherwise approved by the City

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Town Centers

Based on extensive stakeholder and public feedback, ~~we have~~ Centerville has identified three key locations to serve as Centerville's town centers ~~community-oriented focus areas~~. These ~~centers are essential to creating areas~~ are intended to support a more unified city identity and providing residents with ~~vibrant, accessible~~ appropriate, small-scale community gathering spaces, strengthening local businesses, and enhancing neighborhood connections. Each location offers unique opportunities to enhance quality of life, support local businesses, and strengthen neighborhood connections without altering existing neighborhood scale or character.

The three ~~designated town centers~~ conceptual focus areas are:

1. CenterPoint/Parrish Lane - Commercial & Entertainment heart
2. Civic Center/Main Street - Historic core
3. West Side - Emerging mixed-use district (Note to consider: The West Side North is different from the West Side South – maybe consider 2 districts for the West Side rather than just one. Should get business feedback on this!)

Each ~~center area~~ has its own identity and purpose. Together they provide opportunities for commercial service, civic amenities, and limited housing variety while prioritizing stability and compatibility with surrounding neighborhoods. ~~plays a unique cohesion and vibrancy. All will feature commercial services, public spaces, and housing variety while preserving neighborhood stability.~~ A detailed neighborhood plan should guide future development in each location.

A potential *FrontRunner* train station (noted by the star on the map) has ideal spacing relative to surrounding stations and could be considered if regional partners advance the project. ~~between existing stations for an additional stop. This station would help economic vitality, reduce congestion, and increase transportation opportunities for the city.~~ A new station could improve east-west mobility, reduce congestion on Parrish Lane and I-15, and strengthen transportation access for regional commercial users.



1. CenterPoint & Parrish Lane

Centerville's **primary** commercial hub houses ~~the majority of most~~ **of the city's major** retail and economic activity, anchored by the CenterPoint Theater, **and big-box commercial uses**. While successful, the area's ~~large parking lots and auto-oriented design present opportunities for creating a more vibrant, walkable district. Infill specifically focused on arts, entertainment would help increase the vitality of the area as a regional draw~~ **auto-oriented design and large parking fields present opportunities for targeted beautification, pedestrian-safety upgrades, and streetscape improvements**. Future changes should reinforce the district's local-serving commercial purpose, not introduce regional destination uses or high-intensity development inconsistent with existing scale.

Enhancement Opportunities:

- ~~Create pedestrian-friendly pathways and connections~~ **Improve safe pedestrian connections where appropriate**
- ~~Develop mixed-use residential/ commercial projects~~ **Maintain commercial uses and avoid mixed-use or residential intensification**
- ~~Transform underutilized parking into retail, housing, or mixed-use spaces~~ **Consider small-scale beautification of parking areas without reducing essential parking capacity**
- **Add family dining and entertainment options that fit neighborhood scale**
- ~~Incorporate plaza spaces, green areas, and public art~~ **Allow modest public-space enhancements where feasible**
- ~~Enhance landscaping, street design, and beautification~~ **Enhance landscaping and corridor beautification consistent with existing character**

2. Main Street & Civic Center

This historic corridor from Parrish to Porter Lane contains City Hall, Ron's Service Station, William R. Smith Park, **the** Whitaker Museum, and ~~dozens of~~ **numerous** Historic Register homes. **With its unique cultural and civic assets, the area would benefit from coordinated preservation efforts, streetscape refinements, and continued protection of historic resources.** ~~Despite these assets, the area feels disjointed due to inconsistent design and lacks the cohesive feel of a true town center~~

Public feedback strongly supported improving Main Street as a walkable, bike-friendly historic district where residents can safely enjoy local shops, parks, and civic landmarks. Enhancing pedestrian comfort, lighting, crossings, and streetscape character will help reinforce Main Street's cultural identity without changing its small-town scale. These improvements are intended to celebrate Centerville's heritage while strengthening community pride and local business vitality.

Centerville's Historic Walking/Biking Tour offers an opportunity to further celebrate the city's heritage along the Main Street corridor. Modest enhancements such as wayfinding signs, interpretive plaques, and clearly marked walking routes can help residents and visitors explore historic homes, civic landmarks, and cultural sites at a comfortable neighborhood scale. These improvements reinforce MainStreet's identity as Centerville's historic anchor without altering building scale or land use patterns.

Enhancement Opportunities:

- **Implement consistent design standards and signage**
- **Coordinate landscaping areas**
- **Improve pedestrian pathways**
- **Add public seating and enhanced lighting**
- ~~Create gathering spaces for events~~ **limited community-appropriate gathering spaces**
- **Preserve and highlight historical elements**
- **Support existing boutique retail and offices without altering current building scale**

The West Side

Located west of I-15, this area contains most multi-family housing plus significant commercial and industrial uses, anchored by the LHM Megaplex Theater. There is significant opportunity for a passenger rail station in this area, which should be studied further.

Enhancement Opportunities:

- ~~Build walkable, mixed-use neighborhoods~~ Support context-appropriate commercial and employment improvements
- Plan for potential future transit station and supporting compatible development
- Install bike lanes and pedestrian ways
- Incorporate public art and signage
- Improve street lighting and seating
- Develop family-friendly gathering spaces
- Create community event venues
- ~~Street improvements to Parrish Lane~~ Coordinate West Side enhancements with Parrish Lane corridor scale and character
- Support 1250 West street connection to Farmington north



Outlook

Housing, Open Space & Rec, Public Facilities, and Conservation

From Nancy Smith <nancy_cobblestone@yahoo.com>

Date Thu 12/4/2025 5:55 AM

To Michael Eggett <michael.eggett@centervilleutah.gov>

 4 attachments (1 MB)

City.GP 48-52.pdf; City.GP 54-58.pdf; City.GP 59-64.pdf; City.GP 65-71.pdf;

Dear Mike and Planning Commissioners,
Attached are Chapters 3, 4, 5, 6 with my comments and suggestions.
Thank you,
Nancy Smith

Chapter 4 Housing Plan

Pages 48,49,50,51,52

OPINION:

1. Please note at the bottom of the draft plan pages for chapter 4 it reads - Chapter 4: Housing, it should read **Chapter 3: Housing**
2. The draft plan doesn't seem to address full compliance with Utah Code citations. The following are missing but some would go in the Moderate-Income Housing Plan - which is completely missing from this proposed draft plan and Table of Contents. See fixes that need to be addressed as identified in this chart:

Required Item	Code Section		Fixes Needed
10-year MIH demand projection	§10-9a-403(2)(b)(iii)	Not included	Add a 10-yr demand calculation using WFRC numbers
Existing MIH inventory	§10-9a-403(2)(b)(ii)	Missing	Add current number of MIH units, rental rates, & AMI levels
MIH strategies with timelines	§10-9a-403.1(2)	Missing	Add an implementation table with policies +dates +milestone
Senior housing needs assessment	§10-9a-403(2)(b)	Incomplete	Add projected senior housing demand shortages
Accurate use of Strategy G	§10-9a-403.1	Incorrectly described	Clarify that high-density near transit is <i>optional</i> , not required
FHIZ/HOPZ accuracy	Utah Code Title 11 Chapter 58	Numerical errors	Correct density, acreage affordability % and tax-increment rules
Infrastructure capacity statement	§10-9a-403(2)(b)(iv)	Missing	Add water, sewer, and transportation capacity summary
Barriers to moderate-income housing	§10-9a-403(2)(b)(v)	Missing	Identify barriers (land cost, limited supply, zoning constraints)
Annual reporting plan	§10-9a-403.1(3) and §10-9a-408	Missing	Add a one-paragraph section on annual reporting compliance

Overall, the Housing Chapter seemed weak in the areas that matter to the residents and strong in steering Centerville toward higher density and housing intensification, transit-supportive, higher-growth corridors, a city role more aligned with regional growth accommodation than self-determined growth limits. This was done subtly – through phrasing, assumptions, **omissions**, and framing. The consultant's growth vision was not aligned with Centerville's existing community direction which was **overwhelmingly identified in the survey: 'Maintain Centerville's Existing Culture, History, & Quality of Life.'** The proposal **reduces** references to 'small-town character' (which was also a foundational principle in prior plans) by mentioning the number one priority (small town) a mere **5 times**, while '**mandates for higher intensity housing**' are mentioned **50 times**, with an additional incorrect statement from '**State or Utah code mandates**' **4 times**. Effect of this bias:

- Clearly frames 'small-town character' as secondary to regional growth needs, shifting decision-making weight toward intensification. A regional planning lens, rather than a Centerville-first lens.
- Implies growth must occur through intensification, pressuring rezonings regardless of infrastructure limitations,
- Creates an impression that intensification is both inevitable and required, when in reality it must be conditional, modest, and infrastructure-driven.
- Omitting infrastructure realities that should govern growth protentional, aligns with a plan structured to accommodate more intensified development without having all the tools to make proper decisions. Below is a list that subtly reframes Centerville as a city expected to pursue mixed-use intensification and rail-adjacent planning patterns typical of larger urban jurisdictions:
 - A. No acknowledgement of Centerville's infrastructure limits. The draft failed to recognize: emergency-access redundancy, single freeway interchange, water system capacity limits, storm drainage issues, high water table areas and more. Important concepts when determining where additional housing is safe or not feasible

- B. No recognition that growth projections are not mandates. The draft treated WFRC projections, state dashboards as if they were required targets. In reality, Utah law does not require cities to match projections or supply regional housing demands. The are required to have a plan.
- C. Missing legal guardrails. The consultant omitted Utah Code 10-9a-403(2) requirements, **omitted explicit statements** each time they cited the code, that MIH strategies are chosen from the state menu, and **omitted statements** that adoption does not obligate rezonings.
- D. There is NO strong neighborhood-preservation policy. Did not sufficiently address: stability of established neighborhoods, avoidance of cut-through traffic, protection of small-town character, limits on intensity in areas without adequate infrastructure, or the unique characteristic and challenges each quadrant of the city faces.
- E. Weak treatment of housing affordability realities. The affordability analysis used gap numbers without expecting variation, implied the City had a deficit requiring development action, **omitted** feasibility limitations, and presented the AMI table without policy interpretation.
- F. No clarity on what types of housing are compatible with Centerville (other than ‘density’). The draft avoided identifying which housing forms fit Centerville’s character, where ADUs are appropriate, senior housing, where moderate-scale infill may fit, where it should not occur, or how to protect residential character.
- G. No articulation of a ‘Housing Vision’ unique to Centerville. It did not describe small-town character, emergency-access vulnerability, infrastructure constraints, preservation of stable neighborhoods, or measured-sensible growth. Without this vision, the policies defaulted to regional assumptions.
- H. No analysis of how additional housing would impact infrastructure or safety. The draft avoided connecting housing growth to safety, environmental, and infrastructure impacts.

The Housing Chapter was structurally incomplete, regionally biased, and inadequately grounded in local constraints and desires.

3. The Housing Element is the chapter with actual statutory compliance requirements (Utah Code 10-9a-403 & 10-9a-108). If the City accidentally incorporates an appendix that contains outdated numbers, understates or overstates moderate-income needs, lacks required strategies or included consultant errors, it could **create state compliance issues**. The following suggested changes take this into consideration, as well as under #5 -2nd bullet.
4. RECOMMENDED EDITS for page 48. The following bullets have been corrected remove/changed:
Added a new subsection ‘Vision Statement’ and ‘ADUs’
 - In the third statement ‘*Centerville...faces unique housing challenges and opportunities that require strategic planning to maintain affordability while accommodating growth.*’, implies the city **must** ‘accommodate’ growth as a mandate – Utah law does **not** require that. Cities must *plan*, not *accommodate* a specific amount of growth.
 - ‘*A detailed analysis...is found in Appendix A.*’ This is not an incorrect statement, but can be misused as a requirement to justify increased density. While Appendix material is non-binding, if referred to in the GP, *informational documents* can turn into binding adopted maps or standards if the following language is used, ‘*See Appendix E for required standards*’, ‘*Appendix E establishes...*’, ‘*The following map*’, ‘*(Appendix E) shall be used to guide decisions*’ or ‘*is found in*’.
 - ‘*...building permit trends averaging just 30 units annually indicating that the city is not on track to meet projected housing needs.*’ There is no legal requirement to meet projected WFRC growth forecasts. Their projections are **not mandates** and the sentence could be interpreted by developers as ‘Centerville is required to approve more housing’ which is simply NOT true.
 - 2nd paragraph ‘*However, recent building permit trends average...*’ Removed language implying mandatory growth targets, original wording implies a legal obligation to increase supply. The 6,779 was removed because the statistic was not supported by the underlying data and could be misleading. It also implies the city is expected to produce more units than market demand will actually support, 20-year projections are speculative and should not anchor policy commitments.
5. RECOMMENDED EDITS for page 49:

- ‘*Barriers for younger families*’ legally risky because it sounds like the city must resolve affordability through rezoning. It does not.

6. RECOMMENDED EDITS for page 50 - The following bullets have been corrected, removed/replaced):

- Removed sweeping phrase ‘*faces a significant shortage of affordable units*’ This is subjective and can be used to justify upzoning. Clarified that deficit numbers depend on methodology. The phrase ‘*legal deficit*’ implies a requirement, in order for there to be a legal deficit, there must be a legal requirement that is not being met. There is no legal requirement, reframed as indicators, not mandates. Both expressions need to be corrected as terms used are incorrect.
- Corrected mislead ‘*By 2030 the need will reach 1,894 units.*’ State law **does not** require cities to meet **any projected unit total**.
- The chart at the bottom of page 50 doesn’t appear to be correct?

7. RECOMMENDED EDITS for page 51

This page contained serious legal risks because it implies the following. The following bullets have been corrected, replaced/removed:

The west side must become a density node
 FHIZ/HOPZ are planning commitments instead of optional tools
 Centerville must meet ‘*future demand*’
 Uses terms developers can use in litigation
 Uses state codes B/G/P/Y/Z as *mandates* but they are only *options*

- Currently, there is no MIH Plan in this draft. The concern with this is, how can the Planning Commission/City Council know the direction you are working towards without the MIH? Are the ‘*Highlighted Strategies*’ and ‘*Key Economic Development Tools*’ listed on page 51 still the direction both bodies are correctly heading with the findings in the recent surveys? This is the time to re-look at the 24 options against this chapter and the missing MIH plan.
- Removed all ‘*must*’ language. Cities do **not** have to meet projected demand, build new units, or expand density. Plenty of options to choose from.
- Corrected MIH strategy requirement. Centerville must select **three**, not all strategies
- Removed density mandates in strategies B and G. These are the **most dangerous** for unintended rezoning. State law only provides them as optional strategies – **not obligations**.
- FHIZ/HOPZ language neutralized. They are powerful tools for redevelopment with
 - a. high density minimums,
 - b. major tax increment capture,
 - c. state-defined ratios.

They should never appear to be **pre-committed** and are now described as **tools** requiring careful evaluation, not commitments.

- Removed ‘*workforce housing*’ as a directive. This term is used to justify large rental projects,
- Corrected affordability language. Affordability challenges exist, but there is **no legal deficit requirement** to fill.

8. RECOMMENDED EDITS for page 52

This page also contains significant legal exposure because it (again) implies that Centerville is **committing** to density shifts, tax-increment tools, and **affordability mandates** that the city does NOT have to adopt.

The following bullets have been corrected and replaced/removed language:

- Corrected implied density mandates like ‘*minimum 6units/acre*’, ‘*density shifts through zoning consideration*’, ‘*development potential is greatest on the west side*’, these all create de facto commitments to higher density.
- Corrected misstatements of state requirements. State law does NOT require HOPZ, FHIZ, density shifts, Mixed-Use, Transit-oriented development or tax increment financing.
- Removed developer-leveraged trigger words which are repeatedly used to push rezonings ‘*critical juncture*’, ‘*development potential*’, ‘*density shifts*’, ‘*maximize resources*’, ‘*affordability outcomes*’.

- Removed commitments to use CRA tax increment as this draft implies CRA funds **must** be used for affordability, TIF was preferred and CRAs would be paired with housing tools. This creates a false obligation.
- Replaced ‘*housing diversity*’ with ‘*housing options*’ Legal Planning Best Practice definition: ‘**Diversity**’ implies density ‘**Options**’ implies flexibility.
- Removed language implying West Side upzoning. Draft language would be used to argue that the west side is ‘*designated*’ for density, the city has pre-committed to multifamily, future rezonings are expected.
- Regarding the specific unit counts, affordability percentages, density minimums, or income-targeting requirements on page 52 they now have a strike-through. These numerical requirements are governed by Utah State Code and are subject to periodic legislative changes. Including such percentages in the GP could:
 1. Create unintended City obligations by converting State minimums into local policy commitments
 2. Reduce the City’s flexibility when State law is amended in future years
 3. This causes inconsistencies between adopted City policy and State statute
 4. Allow developers to assert compliance claims based on obsolete or superseded numbers

For the above reasons, the GP references the use of State housing tools only at a policy level, directing staff and applicants to the **current** Utah Code for the most up-to-date, legally binding requirements.

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Executive Summary

Centerville, located in the heart of Davis County, is a city that has successfully balanced its historic charm with thoughtful development. With a total population of 18,159 (2024) ~~projected to reach 18,745 by 2030~~ **projected by WFRC to modestly increase over time**, Centerville faces unique housing challenges and opportunities that require strategic planning to maintain affordability while accommodating **appropriate** growth. ~~A detailed analysis of Centerville’s housing, with its accompanying data is found in Appendix A.~~ **Appendix A contains supplemental background data for reference only and does not establish City policy.**

Housing Vision Statement

Centerville’s approach to housing prioritizes long-term community stability by preserving established neighborhoods, enabling seniors to age in place, and expanding moderate-income options within realistic infrastructure, geographic constraints and emergency access limitations. The city supports carefully scaled residential opportunities, located where appropriate and compatible, that respect Centerville’s small-town character, emergency access limitations, and surrounding natural features. Responsible housing growth should strengthen the city’s fiscal health and ensure that families, seniors, and essential workers have viable options to remain in the community. All housing strategies will be evaluated through the lens of public safety, community character, infrastructure capacity, and long-term livability.

Neighborhood Preservation Policy

Protecting the character and stability of existing neighborhoods is a central housing priority. Upzoning or intensification may only occur when transportation capacity, school capacity, emergency access, and existing infrastructure can safely support additional households.

Infrastructure-Based Growth Limits: Future housing decisions must account for Centerville’s transportation vulnerability, including reliance on a single freeway interchange, limited east-west roadway connections, and constrained emergency access. Residential intensification shall not be directed to locations where increased population would degrade evacuation routes, emergency response times, or overall neighborhood safety.

West Side Development Guardrails: The West Side may offer long-term opportunities for a balanced mix of employment uses, commercial activity, and limited residential components; however, any residential consideration is contingent upon roadway improvements, emergency-access redundancy, drainage capacity upgrades, and demonstrated compatibility with surrounding uses.

Housing Goals

- Protect the character and stability of existing neighborhoods
- Ensure housing growth does not exceed roadway, water, sewer, and emergency-access capacity
- Support moderate, context-appropriate housing options (such as ADUs) without altering neighborhood scale
- Strengthen housing maintenance and reinvestment in existing neighborhoods
- Provide housing opportunities near employment centers only where transportation access is adequate
- Encourage housing compatible with Centerville's geography: foothills, floodplains, and I-15 chokepoint

Accessory Dwelling Units (ADUs): Centerville permits internal and detached ADUs in accordance with Utah Code 10-9a-530. The city will continue to regulate ADUs to protect neighborhood character, manage parking impacts, and maintain safe, residential-scale development.

Geographic & Infrastructure Constraints: Centerville's ability to accommodate additional housing is limited by steep foothills on the east, regulated shorelands on the west, a narrow north-south urbanized corridor, and a single freeway access that constrains emergency response and evacuation. These geographic and transportation constraints require cautious evaluation to ensure public safety and infrastructure viability.

Housing Demographic Context

Centerville's demographic trends, including an aging population, limited new land supply, and rising construction costs, continue to place pressure on the existing housing stock. These trends reinforce the need for diversified and attainable housing options that meet the needs of young adults, families, and seniors while preserving the stability of established neighborhoods.

Population Growth and Demographics Centerville's population has grown steadily from 15,335 in 2010 to an estimated 18,159 in 2024. ~~The Wasatch Front Regional Council projects continued growth to 18,745 by 2030, with 6,779 households expected by that time.~~ Regional projections anticipate gradual growth; **however, these forecasts change regularly and should not be interpreted as fixed targets or development requirements.** However, recent building permit trends averaging just 30 units annually indicating that the city is **unlikely to meet on track to meet** projected housing needs **under current conditions.**

The city's demographic profile reveals:

- A mature population with 35.4% of households having someone 65 or older (compared to 23.1% countywide)
- Lower percentage of households with children (34.8% vs. 44.3% countywide)
- Median household income of \$113,697, higher than Davis County's \$101,285
- Average household size of 2.94 persons

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Housing Inventory and Market Conditions

Centerville's housing stock consists predominantly of single-family homes (83%), with limited multi-family options (17%). The housing market reflects ~~limited inventory~~ **constrained availability** with homes typically priced above first-time buyer ranges, creating ~~barriers~~ **challenges** for younger families and moderate-income households.

Key characteristics include:

Any future shifts in housing type or density must be evaluated against transportation constraints, school capacity, emergency access, and utility system limits. Centerville's limited east-west mobility and I-15 pinch points require that residential intensification occur only where the city's infrastructure and emergency response can reliably support it.

- Home Values: Over 53% of homes valued between \$250,000-\$499,000

- Size: 83.2% of homes have 3+ bedrooms; average single-family home is 2,033 sq ft
- Age: Majority built between 1970-1999 (59.8%)
- Tenure: 86.6% owner-occupied (compared to 77.7% countywide)

Aging-in-Place Needs:

Centerville's high percentage of long-term homeowners indicates strong neighborhood stability and suggests that age-friendly housing options, may be beneficial where compatible with infrastructure capacity, ADUs, small 2 story beginner homes, and single-level units for senior-oriented developments near services/

PAGE 50

Housing Affordability Analysis

Using HUD's definition of cost-burdened households (spending >30% of income on housing), Centerville shows relatively strong affordability metrics:

- Only 19.1% of households are cost burdened (vs. 22.5% countywide)
- 34.1% of renters are cost-burdened (vs. 43% countywide)

However, the city ~~faces a significant shortage of affordable units~~ experiences affordability pressure consistent with regional growth trends and the city's constrained land supply:

- ~~Current deficit of 1,549 units for households below 80% Average Median Income (AMI)~~ Estimated gap numbers vary significantly depending on methodology, and should not be interpreted as City production requirements or obligations.

Average Median Income (AMI)

- Greatest shortage at extremely low-income levels (<30%AMI):~~386 Unit deficit~~ where market-rate production does not typically serve this income group.

~~By 2030, the total affordable housing need will reach 1,894 units~~ Future estimates on housing needs represent projections only and are **not** mandated production targets. See Utah State code for updated information.

PAGE 51

Future Housing Needs

Centerville ~~must address~~ should plan for both current ~~deficits~~ affordability pressures and future ~~demand~~ housing needs:

- ~~An a~~ Aging population will increase demand ~~require expanded~~ for senior-oriented housing options
- Only 16 licensed beds for nursing/ rehabilitation services currently exist within the city
- ~~Need for diverse housing types to accommodate various income levels~~ Select, context-appropriate housing options may help address needs across different income levels.
- ~~Focus on workforce housing to support local employment~~ Opportunities may exist to support locally employed workers through appropriate housing policies.

Workforce Housing Coordination:

The city may coordinate with major regional employers to identify realistic strategies for retaining essential workers, such as teachers, first responders, and healthcare staff, within proximity to their workplaces. Any such efforts must remain voluntary and must align with Centerville's neighborhood character, infrastructure capacity, and long-term planning direction

Financial Tools and Affordability Mechanisms

To address housing challenges, Centerville ~~can implement~~ may evaluate various strategies under Utah Code requirements. As a specified municipality, Centerville ~~must select and implement moderate income housing strategies~~ is required to select **three** Moderate-Income Housing (MIH) strategies under Utah Code 10-9a-403. The city may select strategies from the state's menu based on local suitability and compatibility with Centerville's infrastructure and small-town character.

Highlighted Priority Strategies:

- **Infrastructure Investment (B):** Demonstrate investment in roads and utilities on the west side where multi-family development is most likely (B) appropriately scaled development is most likely to support adopted land use policies
- **Context-Appropriate Zoning Adjustments (G):** Allow higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors (G) Consider zoning adjustments only where compatible with neighborhood character, infrastructure capacity, and community direction.
- **Moderate Income Housing Set-Asides (P):** Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (P) in coordination with a community reinvestment agency or community development and renewal agency to create or subsidize moderate-income housing.
- **Home Ownership Promotion Zones (HOPZ) (Y):** Create zones for the west side to promote homeownership (Y) Evaluate whether HOPZ tools align with Centerville's land use direction before considering any application.
- **First Home Investment Zones (FHIZ) (Z):** Establish zones to assist with creating town centers on the west side (Z) Assess FHIZ only if consistent with community scale, infrastructure constraints, and adopted planning policies.

Key Economic Development Tools:

First Home Investment Zones (FHIZ)

- ~~10-100-acre zones with 30 units/acre minimum density~~ Includes state-defined density standards that must be carefully evaluated for compatibility before any local consideration
 - 51% must be residential, 50% owner-occupied
 - ~~42% affordability requirement inside zone,~~ component should be reviewed for feasibility
 - ~~60% tax increment capture for 25 years~~ 20% outside 60% tax increment capture for 25 years Allows tax increment financing subject to City Council discretion and public process.
- 10-100-acre zones:
 - Must meet state-defined density standards; applicability must be evaluated carefully.
 - Not require unless voluntarily selected as one of the City's three MIH strategies.
 - Any implementation must align with Centerville's transportation capacity, emergency access, and neighborhood compatibility.

PAGE 52

Home Ownership Promotion Zones (HOPZ)

- Maximum 10 acres, minimum ~~6 units/acre~~ density requirements defined by state statute; any consideration should occur only after evaluating compatibility with local infrastructure and land-use policy
- ~~60% affordable units requirement~~ State-defined housing requirements include an affordability component that requires careful feasibility review
- ~~5-year deed restriction minimum~~ State State-defined deed-restriction requirements apply if a Home Ownership Promotion Zone (HOPZ) is used
- ~~60% tax increment capture for 15 years~~ Allows the optional use of tax increment financing, subject to City Council discretion and public input

Community Reinvestment Areas (CRA)

- ~~10% of increment must support affordable housing~~ State law allows CRA housing set-asides, which the City may allocate based on local priorities
- Funds can be used throughout the city or transferred to **qualified** housing agencies
- ~~Can be used in combination with other tools to leverage greater affordability impact~~ **CRA tools may be paired with other housing strategies only when consistent with adopted land-use policies and fiscal capacity**

Implementation

Successful implementation of these housing strategies will require coordinated efforts between city departments, the Planning Commission, City Council, and community partners. The city should prioritize strategies ~~that can be implemented in the near term, particularly those affecting the west side where development potential is greatest~~ **aligned with Centerville's land-use vision, infrastructure capacity, and community direction**. Regular monitoring of housing ~~production~~ **trends**, affordability metrics, and demographic shifts will be essential to ensure strategies remain ~~effective and~~ responsive to changing conditions.

The city should establish an annual review process to track progress on moderate income housing goals and adjust strategies as needed. This includes monitoring building permit data, affordability levels, and the utilization of financial tools ~~like~~ **such as** CRA set-asides and tax increment financing **when authorized and appropriate**. Partnerships with housing agencies, developers, and ~~regional organizations~~ **qualified organizations** will be ~~critical to maximize resources and achieve meaningful affordability outcomes~~ **evaluated based on compatibility with community goals**.

Conclusion

Centerville stands at ~~a critical juncture~~ **an important decision point as it considers** its housing future. While the city enjoys strong economic conditions and **a** high quality of life, rising home prices and limited housing ~~diversity threaten to exclude~~ **options may create challenges for** younger families, essential workers, and ~~seniors~~ **residents** on fixed incomes.

By ~~implementing~~ **assessing and carefully evaluating** the strategies outlined in this chapter—particularly ~~those focused on infrastructure investment, density shifts through zoning consideration, impact fee reductions, and innovative financing tool efforts~~ **Centerville context-appropriate zoning reviews, infrastructure planning, and selective use of state-permitted financial tools**, the City can preserve its character while ensuring housing opportunities for all residents.

The path forward requires deliberate action, community support, and ~~a commitment to creating a more inclusive and sustainable housing market that serves residents across all income levels and life stages~~ **thoughtful planning that respects Centerville's existing character, infrastructure limits, and long-term vision**.

Implementation Summary:

To ensure that new housing supports, not strains, Centerville's long-term stability, the city will continue to monitor market conditions, infrastructure capacity, and demographic trends. Housing decisions should prioritize public safety, fiscal sustainability, and compatibility with established neighborhoods while enabling thoughtful, attainable options for future generations.

Chapter 4 Open Space & Recreation

Pages 54, 55, 56, 57, 58

CONCERNS:

1. Suggestions are all self-explanatory for the following draft pages (all in red)
2. Please note in the draft plan, at the bottom of the chapter it reads - Chapter 5: Open Space & Recreation, it should read **Chapter 4: Open Space & Recreation**.
3. Concerns specific to the map, page 56:
 - In the **'Open Space Amenities Accessibility Map'** the following should be reviewed:
The map on page 56 shows schools, churches, or private land as *'Quasi-public open space'*. Utah law does not recognize *'quasi-public open space'* as a land use category. It also **cannot** be counted toward open-space inventory or LOS standards. Why this matters: The city can be accused of overstating open space inventory, failing to meet actual open-space retention goals, using private land to avoid acquiring public parks, misrepresenting compliance in future grant applications.
Need to relabel as: Privately owned recreation areas (limited access) or Private Facilities (non-public open space. And they must NOT be shown in green shades.
 - The maps on page 55 and 56 should have the same legends listed, they are different.
 - *'Future Wetland Park'* + *'Future CenterPoint Plaza'* show as if approved. Neither of these appear in the GP as adopted policies. The map makes it appear as **committed projects**. Can *'CenterPoint Plaza'* be part of the *'Open Space Amenities Accessibility Map'*, the city owns the land perhaps, but there is no designated open space – is this the direction of the City Council? Needs to clarify wording, or add text explanation.
label as: Conceptual Only – Not Approved, or remove them from this map and place them in a Potential Projects figure instead.
 - Need to confirm: Trails shown as *'Future Trails'* seem to be crossing private, unacquired land. Several future trail alignments extend through private parcels, sensitive wetlands and areas without public ROW. This creates takings/compensation risk, opposition from affected residents, misalignment with state requirements (a trail cannot be mapped on private land unless a ROW exists or an adopted acquisition plan is in place)
Need to use dotted lines labeled *'Conceptual alignment only – subject to feasibility, ROW acquisition, or environmental review.'* And not count towards existing open-space inventory.
 - Need to confirm: *'Future Public Open Space'* shaded in blue violates NRPA standards. The blue-shaded areas west of I-15 include land that is undeveloped wetlands, probably NOT city-owned, therefore not guaranteed for public access?
Need to rename this category as *'Potential Open Space/Preservation Opportunity Area (not public land)'* Unless owned by the city.
 - The ¼ mile and ½ mile buffers are technically inaccurate. Buffers appear centered on school yards, fenced church lawns, private recreation fields, and future open space areas that may never be public. This distorts the open-space access analysis, equity mapping, LOS compliance, and justification for future park locations.
 - **Need to make sure buffers** are only calculated around improved public open space, city-owned natural open space, and publicly accessible trailheads. NOT schools, churches, private parks, future conceptual parks
 - **Consider adding a Map Note:** This map is conceptual and for planning purposes only. Private facilities shown do not constitute public open space and do not grant public access. Future open space and trails represent *potential opportunities* and are not approved projects, alignments, or land acquisitions. All improvements are subject to feasibility, property rights, environmental and City Council approval.

INTRODUCTION & BACKGROUND

The Open Space and Recreation chapter outlines the vision, goals, and strategies for open space and recreation in Centerville. Open space ~~comprises undeveloped land, parks, preserves, trails, golf courses, and sport fields~~ includes public parks, natural open areas, recreation fields, trails, and other publicly accessible outdoor lands. (The definition of open space aligns with Utah planning standards and avoids overly broad categories that are not applicable locally. Recreation includes ~~activities~~ amenities and facilities in both indoor and outdoor spaces activities that support quality of life, public health, and environmental sustainability. These amenities are vital for improving quality of life and environmental sustainability. This chapter ~~provides a comprehensive inventory to ensure the community maintains desired open space as it grows~~ documents existing open space assets and identifies principles for maintaining and enhancing them as the city grows in a manner consistent with Centerville's small-town character. It also outlines ~~outlining~~ best practices for protecting, acquiring, and integrating these facilities throughout the city.

OPEN SPACE STEWARDSHIP PRINCIPLE – No Net Loss

Centerville's open space resources, including parks, foothills, wetlands, and community open spaces are defining elements of its small-town character. The city embraces a no-net-loss stewardship principle, meaning the long-term supply of Improved Open Space and Natural Open Space should be maintained or enhanced as the community grows. While this chapter does not regulate development, this guiding principle supports the Land Use Element's commitment to preserving essential recreational and environmental resources for future generations.

BEST PRACTICES

Key practices for open space and recreation placement, programming, and design include:

- Encourage open space ~~development~~ protection and enhancement during neighborhood planning phases
- Catalogue existing spaces by type, amenities, and size
- Provide open space within 1/4 mile of residents for maximum use*
- ~~Locate Place~~ open space adjacent to roadways with pedestrian lighting for safety and access
- Preserve and enhance ~~historic~~, cultural and natural amenities
- Design ~~recreation~~ spaces with resident input and surrounding neighborhood context in mind
- ~~Diversify recreation opportunities for all abilities~~ Offer recreation opportunities for all ages and abilities
- Preserve areas based on current and projected demographics
- ~~Plan~~ Integrate trail networks with ~~connections to~~ regional systems
- Connect all open spaces with multi-use pathways where feasible

*The National Recreation and Park Association (NRPA) states that “the typical park and recreation agency has 10.4 acres of parkland for every 1,000 residents.”

ELEMENT

A diverse and ~~integrated~~ context-appropriate, well-distributed open space network is ~~critical~~ essential for creating vibrant, and healthy neighborhoods. Centerville's open space falls into two main classifications:

1. ~~public and private~~ Publicly accessible open space, and
2. Private open space with limited access. ~~thereby denoting access availability.~~

Most open spaces are public, ensuring better resident access.

Open space ~~brings people together and encourages healthy lifestyles~~ promotes physical activity and healthy lifestyles. As of 2024, Centerville has approximately 119 acres of developed public parks and 305 total acres of open space land within city limits. This includes parks, school facilities, the cemetery, trails, and undeveloped mountainside areas. Public schools and churches provide additional open space and recreation facilities for their members, ~~sometimes accessible to nearby residents~~ with varying levels of public accessibility depending on site

policies. (Note: schools, churches and private land without ROW, cannot be counted as open space. This needs to be changed as the city may decide to call it ‘*Quasi Open Space*’ with a disclaimer)

PAGE 55

EXISTING OPEN SPACE FACILITIES & TRAILS

The following section and maps show the existing open space facilities and trail networks in and around Centerville. Due to Centerville’s built-out nature, ~~some open spaces are privately owned by schools or churches, providing crucial recreational space where public land is unavailable~~ Some open space shown on the map consists of privately owned school and church facilities; these areas are not guaranteed for public use and should not be classified as public open space for planning or level-of service calculations.

(Map legend shown on this page)

Trails Network

Centerville features an extensive, **well-used** trail system connecting neighborhoods to open spaces and regional amenities. The existing trail network includes:

- Multiple trailheads along the eastern foothills providing ~~access to trails~~ access to foothill trails and natural open space areas
- North-south connections linking residential areas to parks
- East-west corridors connecting to the Legacy Parkway Trail system
- Proposed trail connections ~~to enhance~~ aimed at enhancing east-west connectivity, including critical links over I-15 to Legacy Parkway including opportunities to improve east-west connectivity across I-15 where feasible.

The city’s trails serve both recreation and transportation needs, **linking neighborhoods** through ~~with established routes along~~ major corridors and through natural areas. Future trail development focuses on-closing **network** gaps ~~in the network~~ and improving connections between the city’s east and west sides.

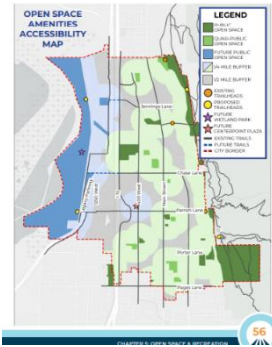
ACCESSIBILITY TO OPEN SPACE

Analysis ~~reveals~~ **indicate that** several residential areas fall outside the desired 1/4-mile radius of open space, creating service gaps throughout Centerville. The following map ~~illustrates these~~ **shows** underserved areas with ~~shaded buffers showing~~ **shading for** both 1/4-mile and 1/2-mile access zones.

Due to the city’s built-out nature, addressing these gaps **will require** ~~requires~~ creative **context-appropriate** solutions including:

- Designating and striping bike lanes on existing streets
- Maintaining high-quality sidewalks for safe pedestrian access
- ~~Establishing trails to connect underserved areas to existing facilities~~ Creating strategic trail or pathway links that connect underserved areas to existing facilities where ROW or easements allow.
- ~~Partnering with schools and churches to enhance community access~~ Exploring partnerships with schools and churches for limited public access where feasible, while recognizing such access cannot be guaranteed long-term.

The eastern border of the city is ~~mountainous~~ **mountainous** and the open space there offers significant **preservation and** recreation potential ~~that could be enhanced through improved trails and facilities~~. The western boundary along the Great Salt Lake presents opportunities for wet-land preservation and nature-base recreation.



Concerns are listed in bullet point #3, first page

AMENITY GAPS

Based on public feedback and the amenity gap analysis map, residents identified the following top 10 desired amenities:

1. **Improved Trails**-Enhanced Mountain trails and completion of the Legacy Parkway connection from Centerville Community Park
2. **Nature Playgrounds** - Updated playgrounds incorporating natural elements and universal accessibility
3. **Sports Courts** - Additional pickleball courts to meet surging demand (some recently added at Community Park)
4. **Splash Pad** - Family-friendly water feature (none currently exist in or near Centerville)
5. **Dog Park** - Designated off-leash area (potentially at Community Park's open fields) **subject to feasibility, environmental review, and Council approval.**
6. **Pump/Cycle Track**-Bike Park facility (would be first in Davis County) **Conceptual only; not yet evaluated for location or feasibility**
7. **Community Event Space** - ~~Enhanced venues for gatherings and programs~~ **Improved or expanded venues for gatherings and programs with scale and location to be determined**
8. **Native Wetland Access** - Improved access to Great Salt Lake wetlands **consistent with environmental protections and land-ownership limitations**
9. **Farmers Market** - Venue for local produce sales (closest is in Bountiful)
10. **Hammock Parks** - Low-cost amenity requiring only trees or posts **pending site suitability**

The amenity gap map shows proposed locations for several of these features, with stars indicating potential sites for new facilities based on geographic distribution and available space. **These locations are conceptual only and do not represent approved projects or funding commitments**

IMPLEMENTATION Upon approval of the General Plan Update, the following implementation steps ~~should~~ **may** be prioritized:

1. Park Renovation Program

Establish dedicated funding for systematic upgrades to existing parks. Conduct facility assessments and community visioning sessions to prioritize improvements based on condition, usage, and equity considerations. **Subject to annual budgeting.**

2. Trail Connectivity

Complete the proposed trail connections shown on the Open Space map, particularly:

- The pedestrian bridge connecting Community Park to Legacy Parkway (currently in planning; **subject to funding**)
- Mountain trail improvements and new connections **pending environmental review and land-owner coordination.**

- Bike lane implementation on designated streets **when consistent with traffic safety analysis and roadway capacity.**

3. Amenity Feasibility Study

Evaluate the addition of identified amenity gaps through:

- Site suitability analysis for each proposed amenity
- Cost-benefit evaluation including maintenance requirements **and long-term operational impacts.**
- **Public input and City Council approval before any facility is advanced to design or construction**

PAGE 58

- Phased implementation plan based on funding availability **(continued from page 57)**
- Consideration of regional facilities that may reduce local demand

4. Open Space Acquisition Strategy

Despite limited opportunities, pursue **carefully evaluated and fiscally feasible** strategic acquisitions or partnerships to serve areas outside the 1/4-mile service radius through:

- Joint-use agreements with schools and churches **subject to availability, liability considerations, and mutual benefit.**
- Conservation easements on private property **only where supported by landowners**
- Pocket-park development on infill sites **when consistent with neighborhood compatibility and long-term maintenance capacity**
- Trail easements to improve connectivity **secured voluntarily and without future acquisition obligations**

FUNDING SOURCES

Multiple funding opportunities exist for open space preservation and development:

State Sources:

- Utah Outdoor Recreation Grant (UORG) - Annual grants up to \$150,000 for outdoor recreation infrastructure **competitive; not guaranteed**
- Recreational Trails Program (RTP) - Federal funds administered by Utah State Parks for trail development **subject to eligibility and matching-fund requirements**
- LeRay McAllister Fund - Critical lands conservation funding through Utah Department of Natural Resources **applicable only to qualifying willing-seller properties**

Regional Sources:

- Wasatch Front Regional Council TLC Program - Transportation and land use planning grants (funded this General Plan update)
- Davis County Tourism Grant - Funding for projects that enhance recreation and tourism

Federal Sources:

- Land and Water Conservation Fund (LWCF) - 50/50 matching grants for outdoor recreation projects **requires long-term federal use restrictions once funded**
 - Community Development Block Grants - For projects serving low-to-moderate income areas

Other Sources:

- Utah Open Lands - Conservation easements and agricultural preservation **require willing landowners and long-term deed restrictions**
- National Recreation and Park Association - Various grant programs for innovative park projects
- Private foundations - Including recreation-focused philanthropic organizations

Chapter 5 Public Facilities

Pages 59-64

CONCERNS :

1. Please note at the bottom of the draft GP, it reads - Chapter 6: Public Facilities, it should read **Chapter 5: Public Facilities**
2. Page 60 references a '*City Master Water Plan*' do we have one?
3. Page 60 – Listed several additional 'Public Facilities' that are not included in the draft but think they should be – you get to decide.
4. Page 62 references '*Implementation of the city-wide bike lane plan*'. The draft does not contain a plan reference anywhere. Is there a plan in place? If not the sentence needs to be re-worded.
5. There are a lot of highlighted changes on page 62 but they reflect key protections added to:
 - Prevents claims that projected population obligates density increases
 - Conceptual locations are not approval, intent, or entitlement
 - Ensure cooperation with DSD does not commit the city to rezonings
 - Stops misinterpretation that bike lanes or trails require road widening
 - Ensures utility coordination does not force rezoning or intensification
 - Removes any implication of mandated infrastructure expansion

PAGE 60

Introduction & Background

The Public Facilities **Element** catalogs existing community facilities and identifies future plans for major ~~facilities~~ **public services** that serve Centerville residents. This **Element** ensures that adequate public services and infrastructure are maintained **at levels that** ~~to~~ support the city's current population and **can** accommodate future growth while preserving **and without compromising** the quality of life that makes Centerville a desirable place to live.

Element

Existing Facilities

Public Safety

- Police Services
The Centerville Police Department, ~~located at~~ (250 North Main Street), provides law enforcement services to the community. ~~The department has achieved~~ **and maintains** accreditation through the Utah Chiefs of Police Association (UCOPA), demonstrating ~~its commitment to professional standards and excellence in service delivery.~~ **quality service.**
- Fire and Emergency Services
South Davis Metro Fire provides fire suppression, emergency medical ~~services~~ response, and disaster ~~response~~ **services** to Centerville and surrounding **neighboring** communities ~~including (Bountiful, North Salt Lake, West Bountiful, and Woods Cross.)~~ The agency operates from strategically located stations **(with a station in Centerville).** ~~throughout the service area to ensure rapid response times to maintain rapid response times throughout its service area.~~

Education

The Davis School District serves Centerville's educational needs through the following facilities:

Elementary Schools:

- Centerville Elementary
- J.A. Taylor Elementary
- Jenny P. Stewart Elementary
- Reading Elementary

Junior High School

- ~~Junior High School: Centerville Junior High~~
- Centerville Junior High

High School

- ~~High School: Viewmont High School~~
- Viewmont High School (located in Bountiful, serving Centerville students)

Solid Waste & Recycling Services

Solid waste collection, recycling, and green waste services in Centerville are provided through a combination of City-coordinated contracts and regional service providers. Residential curbside collection is managed via contract haulers, while long-term disposal and processing are handled by the Wasatch Integrated Waste Management District and the Davis County Transfer Station.

Centerville will continue coordinating with these regional partners to ensure adequate landfill capacity, recycling options, and cost-effective service. Future policies should emphasize waste reduction, sustainable disposal practices, and regular review of collection contracts to maintain service efficiency.

Utilities and Infrastructure

Water Services:

Centerville operates its own culinary water system, with ongoing capital improvements planned to meet growing demand. The ~~city's water master plan~~ **City's Water Master Plan** guides ~~the system~~ expansion, **reliability improvements, and enhancement of the system infrastructure upgrades.** Future development approvals must demonstrate adequate water supply and infrastructure capacity consistent with Utah Code 10-9a-403(2)(a)(iv).

Sewer Services:

The South Davis Sewer District ~~established in~~ **(est. 1959)**, provides wastewater collection and treatment services to Centerville and neighboring communities. The district recently began construction on upgrades at its North Plant facility.

Storm Drainage:

~~The city Centerville maintains a comprehensive~~ **an extensive** storm drainage system; **however, older segments require attention especially where coordination** ~~though aging infrastructure in some areas requires attention, particularly where coordination~~ with Davis County and UDOT is necessary for improvements to major drainage channels and I-15 culvert crossings. **New development or redevelopment must demonstrate no increase in downstream stormwater impact.**

Community Facilities

- Centerville City Hall (250 North Main Street)
- Whitaker Museum

A historic landmark that preserves Centerville's heritage and hosts public programming and tours.

- Centerville Cemetery

A municipally owned cemetery providing burial services, grounds maintenance, and historical preservation.

- ~~Community parks and recreation facilities~~ **Parks & Recreation Facilities**

- Community Park
- Island View Park
- Freedom Hills Park
- Smoot Park
- Smith Park
- Porter-Walton Park
- Additional neighborhood parks, playgrounds, and trail connections

These facilities provide sports fields, courts, playgrounds, trails, pavilions, open lawns, and natural areas.

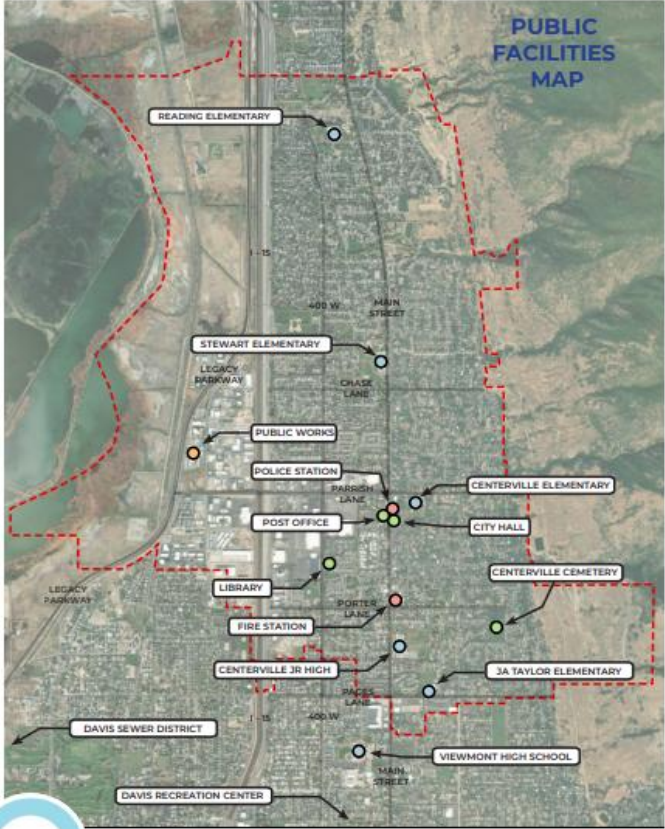
- **Public Works**

Provides streets maintenance, storm drain operations, fleet management, water system maintenance, snow removal, and support for emergency response operations

Regional Facilities Serving Centerville (Consider adding since they show on the map)

Although not city-owned, several regional facilities support residents, including the South Davis Recreation Center, South Davis Metro Fire station, and the Davis County Library

PAGE 61

	1. Add missing facilities as per text or map • Whitaker Museum -missing on map • Community Parks & Recreational Facilities are in the text page 60 but not included on the map • Public Works is listed on map but missing in text under ‘Public Facilities’ • Should South Davis Metro Fire station be added as text and on the map? 2. Standardize callout icons: Create a legend with color matching callouts for each category to match text, such as: - City-Owned Facilities - School District Facilities - County Facilities - Regional Facilities 3. Correct geographic details: Police station should be east of Main Whitaker should be east of Main Davis County Sewer District & So Davis Rec Center should be labeled ‘Regional Facility-located in Bountiful’ 4. Improve callout clarity: Reduce in size and overlap Add consistent icon style for fire/police/schools. i.e. Schools should be one color call outs Public safety (police, fire) should be one color City facilities should share one icon color This just makes it more intuitive
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PAGE 62

Proposed/Planned Facilities

Infrastructure Improvements

- ~~Continued implementation of the city's Capital Facilities Plan for culinary water system expansion~~ Continued implementation of the City's adopted Capital Facilities Plan (CFP), including culinary water system improvements consistent with approved budgets and verified system demand.
- ~~Storm drainage system improvements, particularly addressing areas affected by high water tables~~ Ongoing storm-drainage system upgrades, particularly in areas affected by high-water tables or system capacity limitations, with priority given to locations demonstrating documented need, high-water-table impacts, or regional drainage coordination needs.
- ~~Coordination with utility providers for infrastructure upgrades in areas of planned development~~ upgrades triggered by development applications or required to maintain existing service levels. Coordination does **not** obligate the City to expand densities or approve rezoning.

Education Facilities

As Centerville's population ~~approaches the projected build-out of 20,000 residents~~ continues its modest growth trajectory, coordination with Davis School District (DSD) will be essential to:

- ~~Identify potential sites for new school facilities~~ (The city isn't big enough for this to be a future problem based on our limited land)
 - ~~Ensure schools are located in areas accessible to residential neighborhoods~~ (The city isn't big enough for this to be a future problem based on our limited land)
 - ~~Maximize joint-use opportunities for school facilities to serve community recreation and activity needs~~
- Explore joint-use arrangements for school facilities where mutually beneficial. Such agreements require separate approval by both entities.

Transportation Infrastructure

- ~~Implementation of the city-wide bike lane plan~~ Continued implementation of the City's previously adopted bicycle and pedestrian improvements, as funding and right-of way constraints allow.
- ~~Pedestrian improvements, particularly in the Parrish Gateway area~~ Targeted pedestrian upgrades in high-demand locations such as the Parrish Gateway area, subject to safety analysis and available funding
- ~~Enhanced trail connections, including improved access to Legacy Parkway Trail~~ Evaluate opportunities for enhanced trail connectivity, including improved access to Legacy Parkway Trail where feasible and not requiring property acquisition without Council approval

Future Cemetery Planning

As Centerville approaches build-out population, the need for additional cemetery space has become a priority. The existing Centerville Cemetery has limited remaining capacity, prompting the city to evaluate potential sites for future cemetery development.

Potential Cemetery Sites

The city has ~~identified several potential locations for future cemetery facilities, as shown on the following map~~ evaluated conceptual areas that *could* support future cemetery use; these are planning concepts only and do not represent acquisition intent or land-use commitments. These sites were selected based on several criteria:

- Appropriate topography and soil conditions
- Accessibility from major roads
- Compatibility with surrounding uses
- Availability of utilities
- Distance from residential areas while maintaining convenient access

The ~~potential sites~~ conceptual areas are distributed throughout the city to provide options that could serve different areas of the community:

- ~~Sites in the northern portions of the city near undeveloped foothill areas~~
Possible northern hillside areas (conceptual only, not evaluated for ownership or feasibility)
- ~~Central locations that could provide convenient access from established neighborhoods~~
Centrally located conceptual areas to maintain community accessibility
- ~~Eastern sites that take advantage of natural hillside settings~~
Utilize city-owned hillside land if feasible
- ~~Western locations near existing open space areas~~
General western areas near existing open space, conceptual only and subject to future study

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Possible Disclaimer if the map is kept

All cemetery locations shown are conceptual only, intended to illustrate general geographic distribution. No site has been selected, studied, purchased, designated, or proposed. Further technical review, property owner coordination, and public input will determine whether any location is feasible or appropriate.

Conceptual Cemetery Locations:

The intent of the map is to show high-level, conceptual 'possible areas' where a future cemetery might be feasible based on general geography. However, maps of this type can unintentionally create confusion or alarm if misinterpreted as identifying actual sites. At the GP level, no specific locations have been studied, selected, or evaluated.

Concerns with the map:

1. Several icons are placed on existing neighborhoods, which will create alarm
2. The map does not clarify whether the icons represent:
 - Conceptual areas
 - Feasibility-tested areas
 - Publicly owned land
 - Privately owned land
 - Lands that may or be available

Recommend:

The city remove the map from the GP

OR

Retain the map with a clear disclaimer to ensure the public understands that no site identification has occurred.

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Site Evaluation Considerations

The final selection of **any** cemetery ~~sites-site~~ will require detailed **technical evaluation of review, including:**

- Environmental factors including **conditions** (drainage, slope stability, and soil permeability)
- Transportation access, **circulation** and parking requirements

- Visual impact and landscaping opportunities
- Phasing potential to allow for long-term expansion
- Acquisition costs and development feasibility
- Community input and neighborhood compatibility

Implementation

The following steps ~~should be taken to~~ ensure **that Centerville continues to provide reliable, high-quality adequate public facilities** for current and future residents.

1. Update Capital Facilities Plans

- Review and update annually based on condition assessments and growth projections
- Identify and secure funding sources for priority projects

2. Monitor Service Levels

- Track police and fire response times, utility capacity, and school enrollment
- Address service gaps before they impact residents

3. Plan for Future Facilities

- Reserve **conceptual** sites in developing areas for future **public** facilities
- Design new facilities with expansion ~~capabilities~~ **capability**
- Explore co-location opportunities ~~for efficiency~~ **where efficient and appropriate**
- **Ensure that any conceptual reservation of land for public facilities does not imply development rights, zoning entitlement, or City commitment prior to formal adoption**

3. Implement Cemetery Planning

- Conduct feasibility studies on priority sites
- Engage **the** community and **affected property owners** in location discussions
- Develop **a** cemetery master plan with design standards **and long-term maintenance considerations**
- Consider innovative options like columbariums* to maximize ~~space~~ **land efficiency**
- **Conduct feasibility study on better utilization of existing cemetery for potential burial plots or columbariums**
- **As a top priority, evaluate City-owned hill side property as a potential cemetery site, with a phased development approach of 1-2 acres to address burial-plot shortages, subject to further study, including a formal feasibility study and Council approval**
- **Explore whether a public-private partnership model (such as coordination with a local mortuary or cemetery-management provider) may assist in the immediate need to develop city-owned hillside property. Contingent on legal, fiscal, and public-input review.**

Through proactive planning, ~~and regular evaluation,~~ **infrastructure assessment, and community engagement,** Centerville will continue **to provide dependable public facilities** ~~providing high-quality public services~~ that meet the needs of current and future residents.

*Columbarium – a room or building with individual spaces for funeral urns to be stored

RECOMMENDATIONS :

1. Please note in the draft plan, at the bottom of the page it reads - Chapter 7: Conservation & Preservation, it should read **Chapter 6: Open Space & Recreation**.
2. Over and over, Centerville residents have said, *'Protect our mountains', 'Preserve the skyline', 'No new development on the hillside'*, so far, this hasn't been properly addressed. There should be a separate Chapter in the GP for our Foothills Management Plan – which is currently lacking in this draft proposal. Need to have a Foothills Management Plan in the GP.
3. It is recommended that the Historic Preservation be deleted entirely and put in a separate 'subsection 'Historic Preservation'. Conservation and Historic Preservation have different purposes and require different expertise. Historic preservation is about protecting cultural identity and built heritage, while Conservation focuses on natural resource management. Because they require distinct policies, expertise, and implementation strategies, they should be treated as separate planning elements to ensure each receives adequate focus and clarity.
4. Page 67 references a *'Water Conservations Plan'*. This would be a separate, stand-alone document that is updated every 5 years required by State statute. Because it is mentioned here, can the GP cite the location where to find this plan?
5. Page 67 references a *'Pressure-Management Plan'*. It should also be cited. If not, recommend changing the sentence to read *'...pressure management **strategies**, as applicable, to improve system efficiency and reduce leakage'*. So as to not give the impression of a separate plan.
6. Pages 62 and 71 reference a *'Capital Facilities Plan (CFP)'* which is required by law (Utah Code 11-36a). It is unsure if the city has a stand-alone report by engineering consultants, or if it is published in one place. If it is a published document, the location should be cited here. At a minimum put in the *Introduction* of this chapter something like *'Centerville maintains State-required Capital Facilities Plans (CFPs) for culinary water, storm drainage, transportation, parks, and other applicable services. These technical plans guide budgeting, long range capacity planning, and impact fee structures.'*
7. While the draft plan mentions hillside protection, floodplain management, wetlands, and water conservation within the Conservation chapter, these references are **environmental descriptions**, not infrastructure planning. These brief mentions do not analyze system capacity, identify infrastructure deficits, or guide land-use decisions.
Their placement in a Conservation chapter gives the impression that infrastructure needs were addressed when, in reality, essential components such as culinary water capacity, secondary water allocations, storm drainage systems, roadway capital improvements, emergency access constraints, power system demands, and overall growth-related infrastructure impacts were omitted. Because these topics appear only as high-level descriptions with no policy analysis, they cannot substitute for a true Public Facilities & infrastructure element. The effect is an incomplete and non-actionable plan that lacks the infrastructure guidance required for defensible land-use decision making. Need to check for what other infrastructure planning is missing and add provide policy analysis for infrastructure guidance.
8. Added a Title 'Water Conservation, Preservation & Low Impact Development (page 67)
9. Added a Title 'Water Drain & Subsurface Drainage System' (page 71)
10. Added a section for 'Storm Drain & Subsurface Drain Fees' (page 72)
11. Added a section for 'Stormwater vs. Subsurface Drainage Responsibilities' (page 72)
Please note that these were added based upon questions that surface every time someone reads their utility bill or the rates increase. It would be nice for them to be able to go to policy and get educated. Some of the information was obtained from looking at what other cities in Utah did regarding these issues.
12. Draft Plan is missing a Hazards section. Utah code requires that hazards be addressed somewhere in the plan; while some natural hazard topics are already covered in this and other chapters, it is incomplete or written as engineering techniques, not land-use policy. This plan needs to be added by the consultant with its own chapter
13. Recommend placing a Storm Drain and Subsurface Drain System **Map** in this section under Water System Infrastructure (page 72). This type of infrastructure knowledge plays an important role in hillside protection, floodplain management, groundwater issues, and West Side development. A map is essential for readers to

understand constraints, align with engineering standards, and support land-use decisions – just like has been done for the other maps in the proposal. The map should illustrate:

- Major stormwater conveyance routes (channels, pipes, culverts)
- Subsurface drain systems and known high-water-table zones
- Drainage basins and outfall locations
- Areas with known flooding, groundwater, or slop-stability constraints

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Introduction

This element addresses the conservation of agricultural land, hillside protection, wetlands, floodways, low impact development (LID), water-wise development, ~~and historic preservation~~ **and the long-term stewardship of Centerville's natural landscapes and environment resources.** (Note: the Future Land Use map doesn't identify any agriculture land and it should be on the map)

While many Utah communities address some of these ~~issues~~ **topics individually**, Centerville ~~must~~ **shall** plan comprehensively for all of them. Additionally, Centerville ~~must~~ **shall** consider the preservation of the Great Salt Lake, which forms much of the city's western border.

Agriculture & Conservation Land

Land desired for conservation in growing areas often presents the most cost-effective development opportunity due to its "development-ready" characteristics. In Centerville, most existing agricultural land lies west of I-15 between the interstate and the Great Salt Lake, with small personal farms scattered throughout the city. Several programs exist to preserve agricultural land: (Note: Not sure if this statement is factual, we have a lot of ag land on the east side. Also, if the draft text references ag land it should be identified on the Future Land Use Map)

Conservation Programs:

- Conservation & Farmland Preservation Easements – Voluntary legal agreements that permanently limit land use for agricultural and open space purposes
- Agriculture Conservation Easement Purchase Program (ACEP) – Federal ~~funding to~~ **program for protecting** sensitive lands, working farms, and ranches through conservation easements
- Private Land Trusts and Easements – Legal entities that ~~purchase and manage property for preservation~~ **acquire or manage land for long-term preservation**
- Utah Open Lands Program – ~~A land trust that permanently protects Utah land through title acquisition or~~ **Statewide land trust acquiring or accepting** conservation easements
- Bureau of Land Management (BLM) – Federal agency managing ~~thousands of acres for public use~~ **large-scale public lands**
- United States Forest Service (USFS) – Federal agency maintaining national forests and grasslands

~~Additional programs that may have~~ **tools with** limited applicability in Centerville **may** include Transfer of Development Rights (TDR) programs, TDR Banks, Conservation Subdivisions, Greenbelts, ~~and Historic Preservation designations~~ **These mechanisms may help maintain agricultural character and ecological function when appropriately applied.**

Hillside & Slope Protection easements

Centerville's eastern boundary ~~encompasses~~ **includes** approximately 550 acres of mountainside land, with 61% privately owned, 30% city-owned, and 9% owned by ~~the~~ **Davis** County or other entities. The proximity to the

Wasatch Fault and the composition of loose soils **could** make these hillsides susceptible to earthquakes and landslides.

To minimize landslide risk, three primary techniques can be implemented:

1. Geometric Techniques

- Reduce slope percentages through recontouring
- Remove weight from slope tops

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- Eliminate unstable soil sections
- Construct berms for stability
- Introduce free-draining materials
- Re-compact slip debris

2. Hydrological Techniques

- Install drainage systems
- Implement inverted filters
- Apply thermal techniques (ground freezing/heating)

3. Mechanical Techniques

- Install soil nails and grouting
- Build retaining structures
- Construct gabion walls and embankments
- Install anchors and rock bolts
- Establish vegetation for erosion control

Centerville Residents have expressed strong ~~desire to~~ **interest in protecting** preserve the foothills from **over-**development. ~~The city discourages development on slopes greater than 30% or at elevations above 4,900 feet~~
Detailed slope, hazard, and elevation-based policies will be addressed in the separate Foothills Management Plan chapter, which will govern development on sensitive terrain and high-risk areas.

Floodways & Wetlands

Centerville's proximity to the Great Salt Lake and mountain runoff areas results in significant floodplain coverage and high water tables throughout the city. Development near floodways requires careful consideration ~~of~~ **of the following:**

Design Requirements:

- Optimal floodway dimensions based on ~~500-year flood events~~ **state and federal floodplain guidance (FEMA FIRMs and local engineering standards)**
- Appropriate channel crossing designs and materials
- Armoring and scour protection measures including:
 - Concrete protection
 - Cutoff walls
 - Rock fills
 - Cement-stabilized slopes
 - Bituminous seals

Water Conservation, Preservation, & Low Impact Development

As required by Utah State Code Section 73-10-32, Centerville ~~must~~ **shall** address water conservation through comprehensive planning. The city's semi-arid climate demands careful water management regardless of precipitation levels.

Water Conservation Strategies:

- **Water System Management** – Regular evaluation of infrastructure to reduce leakage, including monitoring distribution systems, upgrading aging pipes, and implementing pressure management programs to minimize water loss throughout the network.
- **Metering** – Individual meters with conservation rate structures that incentivize efficient use through tiered pricing, along with advanced metering

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infrastructure to provide real-time usage data to residents and city staff.

Water Conservation, Preservation & Low Impact Development

Additional Water Conservation Strategies

To further advance sustainable water use, Centerville may evaluate and implement additional conservation practices as appropriate, including:

- **Rainwater Harvesting** – Up to 2,500 gallons per residential unit annually, with proper collection, storage, and distribution systems that can supplement outdoor irrigation needs while reducing demand on the municipal water supply.
- **Sustainable Practices** – Smart irrigation controllers that adjust watering schedules based on weather conditions and soil moisture, water-efficient appliances and fixtures, proper watering schedules that align with plant needs and seasonal variations, and public education programs on water conservation techniques.
- **Water-wise Landscaping** – Drought-tolerant native and adapted plants that require minimal supplemental watering, efficient drip irrigation systems, reduced turf areas in favor of low-water alternatives that improve water retention and reduce runoff
- **Greywater Systems** – Water reuse systems for landscape irrigation that capture and treat wastewater from sinks, showers, and washing machines, reducing both water consumption and wastewater treatment demands
- **Low Impact Development** – Green infrastructure including bioswales for natural stormwater filtration, rain gardens that capture and infiltrate runoff, permeable pavements that reduce surface runoff and recharge groundwater, expanded urban tree canopy for natural cooling and stormwater management, and constructed wetlands that provide both water treatment and habitat benefits

Historic Preservation

~~Historic preservation is fundamental to maintaining Centerville's identity and cultural heritage. The city contains numerous historic sites, including the Roots Service Station, Whitaker Museum, and many homes listed on the National Register of Historic Places.~~

~~**Benefits of Historic Preservation:**~~

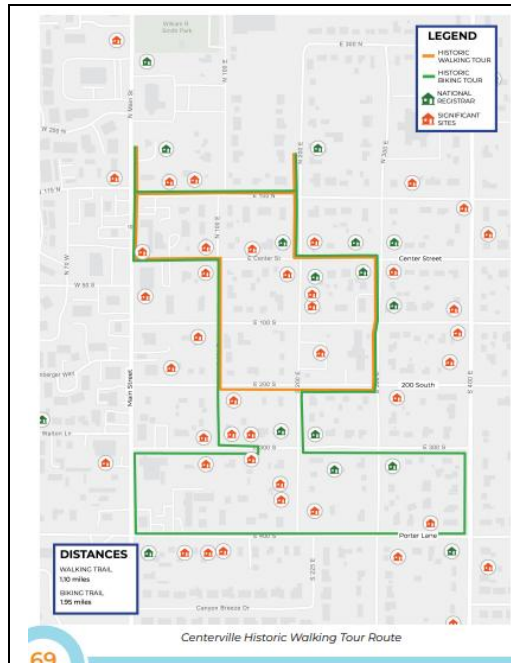
- ~~• Fosters community identity~~
- ~~• Enhances the city's aesthetic character~~
- ~~• Stimulates economic development through heritage tourism~~
- ~~• Creates educational opportunities for residents and visitors~~

~~Updated Historic Walking & Biking Tours have been developed that guide residents and visitors through (25 / 43 respectively) historically significant sites, including 8 / 12 sites on the National Register of Historic Places. The~~

walking tour is 1.1 miles and the biking tour is 1.95 miles, both starting and ending at the Whitaker Museum. These updated tours should feature informational signage and have accompanying audio at each historic location.

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PAGE 69 -should also be deleted and added to the Historic Preservation section with the following corrections:

	1. Has the city adopted a local historic district ordinance? 2. 'DISTANCES' need to match — either change text or map (whichever is correct) • Text shows Walking Tour: Walking Tour 1.1 miles Biking Tour: 1.95 miles • Map Legend shows: Walking = 1.0 miles Biking = 1.35 miles 3. Add a disclaimer to the map: 'This map is provided for educational and interpretive purposes only. It identifies publicly known historic resources and walking/biking routes and does not create or imply any zoning regulations, development restrictions, or adopted boundaries. National Register designations shown on this map are honorific and non-regulatory unless separately established by local ordinance'
--	--

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The above historic structure is currently a residence and is a stop on the existing Centerville Historic Walking Tour. The city's historic walking tour incorporates 20 structures and other important markers which add rich context to the city's heritage and history.

(For more details visit: <https://tinyurl.com/CentervilleWalkingTour>)

Historic District Framework

The Duell Creek Historic District serves as the cornerstone of Centerville's preservation efforts, encompassing the original Old Townsite and extending beyond to preserve historic built structures reflecting early settlement patterns. This district includes residential housing styles showcasing local architectural evolution, the original Main Street commercial corridor, City Hall, and Founders Park.

The district maintains low density, single family residential character while allowing contextually sensitive infill development. The Old Townsite represents Centerville's historic core with its gridiron street pattern and small blocks originally developed with stone homes. Citizens strongly support preserving the single family nature of this area to avoid dense development that could compromise historic character

Preservation Goals and Implementation

The city has established comprehensive goals for historic preservation including the creation of a Historic Preservation Commission, expansion of local and national historic site designations, and the introduction of additional historic districts throughout Centerville. Implementation strategies include conducting reconnaissance-level surveys to identify potential historic resources, working with property owners to establish criteria and guiding principles for proposed historic districts, and creating positive approaches to historic preservation through public education that makes districts more of a celebratory listing rather than a regulatory burden.

To support property owners within historic areas, the city provides information about federal tax credits, benefits for National Register listing, preservation resources, and zoning incentives that promote historic designation. The city also advocates for restoration, preservation, and adaptive reuse before considering demolition of historic

structures, while creating excitement among citizens about historic places through continual outreach programs, educational initiatives, and visual presentations that celebrate the community's rich heritage.

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Best Practices:

- ~~Maintain and restore historic buildings using period-appropriate materials and techniques~~
- ~~Promote adaptive reuse of historic structures~~
- ~~Engage the community through education and participation~~
- ~~Develop interpretive materials for historic sites~~

~~The city should enhance its historic resources by updating the walking tour with modern amenities such as audio guides, wayfinding signage, and informational plaques along the designated route. This historic structure is currently a residence and is a stop on the Centerville Historic Walking Tour. The city's historic walking tour incorporates 20 structures and other important markers which add rich context to the city's heritage and history. For more details visit: <https://tinyurl.com/CentervilleWalkingTour>~~

Implementation

Conservation Land Preservation

- Partner with Utah Open Lands and ~~other~~ possibly similar conservation organizations
- Educate landowners about conservation easement opportunities
- Consider establishing a local ~~land conservation program~~ Conservation Land Program

Hillside Protection

- Conduct geotechnical assessments of high-risk areas
- Implement slope stability measures where ~~needed~~ required
- Maintain ~~strict~~ firm development standards for hillside areas using the Foothills Management as a guide.
- Establish ongoing monitoring programs for areas with known slope movement or instability

Floodplain Management

- Update floodplain maps regularly in coordination with state and federal agencies
- Enforce strict development standards in flood-prone areas
- Coordinate with regional flood control agencies
- Implement green infrastructure techniques to support natural for stormwater management

Water Conservation Implementation

- Continue partnership with Weber Basin Water Conservancy District
- Promote conservation rebate programs such as "Flip Your Strip" and ~~other rebate programs~~ through utility bills and public outreach
- Update landscaping ordinances to require incentivize and promote water-wise efficient design
- Investigate Evaluate partnerships for reclaimed-water reclamation programs or water-reuse programs where feasible

Storm Drain & Subsurface Drainage System

Centerville maintains an integrated storm drain network that manages runoff created by impervious surfaces and mitigates high groundwater conditions that affect structures, roadways and utility corridors. As development

intensifies - particularly on the West Side - these systems must be expanded and upgraded to ensure adequate capacity, water quality protection, and long-term functionality.

The city assesses storm drain and subsurface drain fees based on impervious surface area, consistent with the municipal fee schedule. These fees support ongoing system maintenance, capital improvements, and regulatory compliance. Future commercial and industrial development on the West Side will require sit-specific drainage analysis, and appropriate detention or retention capacity.

Stormwater vs. Subsurface Drainage Responsibilities:

Stormwater Management Responsibilities

Stormwater systems are designed to collect, convey, and discharge surface runoff generated by precipitation. These systems include storm drains, culverts, detention basins, open channels, gutters, and pipes located within public rights-of way or easements.

The city is responsible for:

- Maintaining public stormwater infrastructure
- Meeting state and federal stormwater regulations (including MS4 requirements)
- Ensuring new development does not increase downstream flood risk
- Requiring on-site detention, retention, or infiltration consistent with adopted engineering standards
- Assessing storm drain utility fees base in impervious surface area to support system operation and capacity improvements

Subsurface Drainage Responsibilities:

Subsurface drainage systems – often installed to manage high groundwater, artesian springs, or seepage – are functionally different from surface stormwater systems. These systems may include underdrains, footing drains, engineered gravel trenches, and legacy agricultural drains.

City responsibilities are limited to:

- Public subsurface drainage facilities specifically accepted and maintained by the city
- Reviewing geotechnical reports for development proposed in high-water table areas
- Requiring developments to manage groundwater impacts without shifting risk to neighboring properties
- Enforcing ordinances that prohibit using subsurface drains primarily to enable basement construction in unsuitable areas.

Private property owners are responsible for:

- Maintenance of private subsurface drains
- Mitigation of groundwater conditions that affect private structures unless the city has formally accepted the drainage facility
- Ensuring new construction complies with groundwater, basement, and dewatering regulations

Policy Intent:

- The distinction between stormwater and subsurface drainage is essential for:
- Clarifying long-term maintenance obligations
- Preventing inappropriate reliance on subsurface drains for development feasibility
- Reducing groundwater-related flooding, seepage, and structural risk
- Supporting responsible West Side and hillside development where groundwater and soil conditions are known constraints

The city supports a drainage system where public stormwater infrastructure manages surface runoff, while subsurface drainage solutions remain primarily a geotechnical requirement and private responsibility unless explicitly accepted as a public facility.

Storm Drain and Subsurface Drain Fees:

Centerville assesses storm-drain utility fees based on impervious surface area to fund ongoing maintenance, capital upgrades, and MS4 regulatory compliance. Subsurface drainage systems are generally private unless the city has

expressly accepted the system as public infrastructure; in such cases, applicable fees may be assessed to support long-term maintenance. These fees are found in the Municipal Code and will become increasingly important as future West Side development increases impervious surface area and runoff demand.

Historic Preservation

- Update the historic walking tour with modern interpretive elements
- Establish design guidelines for historic districts
- Create incentives for historic building restoration
- Develop educational program about local history

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Existing City Measures

Current Water Conservation Efforts:

Centerville has adopted multiple water conservation initiatives to improve long-term water reliability:

- Drought resiliency project for enhanced water reliability
- Time-of-day watering restrictions (6 PM to 10 AM only) per CZC 12.51.070(h)
- Required drought-resistant landscaping for commercial properties per CZC 12.51.070(h)
- Recommended water-wise landscaping for residential properties per CZC 12.51.070(d)

Weber Basin Water Conservancy District Programs Available to Residents:

Local conservation programs and resources currently available include: (Note: recently on agenda, any changes need to be incorporated? _

- Free water audits
- Water conservation learning garden classes
- Smart irrigation controller rebates
- Toilet replacement rebates
- Secondary water metering
- Gardening classes
- “Slow the Flow” professional water checks

Water System Infrastructure and Protection

Centerville operates and maintains nine water well sites throughout the city. Each well is each protected by established source protection zones that indicate estimated groundwater travel times to the wellhead sites.

The city has implemented a comprehensive Capital Facilities Plan that guides the financing, construction, and development expansion of the culinary water system to ensure orderly growth expansion as the community grows. develops.

Additionally, the city Centerville also protects its water sources through careful coordinated management of the natural drainage systems, including the major creek corridors of - Ricks Creek, Barnard Creek, Parrish Creek, and Deuel Creek. These channels convey which carry essential snowmelt and surface water from the Wasatch mountains while also contributing to regional secondary-irrigation system. serving as sources for secondary irrigation throughout the valley.

Conservation Goals: The city has adopted Weber Basin Water Conservancy District’s conservation goals aligns its conservation messaging with the Weber Basin Water Conservancy District’s regional conservation programs, and continues to work toward meeting the state’s regional water statewide conservation targets identified by Weber Basin and the State of Utah. as outlined at (conservewater.utah.gov.)

Through these ~~comprehensive~~ **combined** conservation, **water-resource-protection**, and preservation efforts, Centerville demonstrates its commitment to protecting natural resources, preserving its heritage, **supporting sustainable water use**, and ~~ensuring a sustainable~~ **maintaining our resources for future** for generations to come.



Outlook

Economic Recommendations

From Nancy Smith <nancy_cobblestone@yahoo.com>

Date Thu 12/4/2025 3:54 PM

To Michael Eggett <michael.eggett@centervilleutah.gov>

 1 attachment (847 KB)

City.GP 74-80.docx;

Dear Mike and Planning Commission,

The attached are my notes on the Economic Chapter of the proposed General Plan.

Thank you,

Nancy

CONCERNS:

1. Please note at the bottom of the GP draft for this chapter, it reads - Chapter 8: Economic Development, it should read **Chapter 7**: Economic Development. On each page
2. To maintain the proper “general nature” of a GP, changed words from very definitive numerical projections (which in some cases were inaccurately stated) that could be interpreted as required targets, or mandates for zoning changes. Softened wording so that growth would be governed by community character, infrastructure capacity, and zoning limits not WFRC modeling. The city is not required to match TAZ population portrayals.
 - When numbers are presented as exact, it becomes an entitlement tool, changing to ‘*approximately*’ removes legal precision, prevents projections from being treated as mandates, and keeps discretionary control with the City Council and Planning Commission. Which was done specifically on page 77
 - WFRC does **not guarantee** their 2040 numbers, they state their TAZ inputs are scenario-based - not predictions, planning aids – not guarantees, and subject to major revisions every cycle. Financial projections beyond 10 years are vulnerable to economic cycles, consumer behavior shifts, regional retail competition, recessions, etc. Economic forecasts have $\pm 10\text{--}20\%$ variance.
 - General Plans should give general direction, not decimal-level precision, technical model outputs, or interpretable numeric mandates. These are appropriate for an Appendix; the GP body should summarize, not commit.
3. Pg 78 was changed because ‘*Commercial intensification*’ can be interpreted as mixed-use building height increases, eligible for future TOD and density. ‘*Experiential retail*’ was softened because this term is ambiguous and can easily be misinterpreted. Planners often treat ‘*Experiential retail*’ as a downtown revitalization tool because it can mean boutique shops, artisan goods, specialty retail, walkable, locally owned business, etc. BUT the same term is also widely used to describe large regional entertainment draws, such as arcades, bowling complexes, nightlife-oriented venues, performance or entertainment districts. Obviously ‘*nightlife-oriented venues*’ would not be appropriate next to most residential.
4. Pg 79 redlines prevent: ‘*intensification*’ ‘*development incentives*’ are implicit justification for up-zoning, transit-oriented redevelopment pressure (TOD), High-intensity regional entertainment districts, traffic-inducing land-use creep and open-ended CRA leverage were tightened so it cannot be used to justify apartments or mixed-use. CRAs should not imply intensity increases.
5. Pg 80 the term “*leakage*” was incorrectly used. The table shows a *positive number*. A positive number is **sales surplus**, not leakage. “*sales leakage*” in the original sentence was the opposite of what the data shows, so this needs to be corrected for accuracy. “*sales leakage*” corrected to “*sales surplus*”, “*Over \$180 million*” corrected to reflect the published data of “*\$183.9 million*” and “*152.9%*” corrected to match the table that was provided showing 151%.
6. I feel this chapter is totally missing a clear vision for the West Side that doesn’t simply trigger density pressures. The chapter focuses heavily on retail (leakage, sales tax, commercial areas) but true economic development includes: professional office, small business support, startup/entrepreneurial space, medical/wellness services, light tech or flex space, remote-worker and home-business policy support, tourism/cultural assets (CenterPoint, Whitaker Museum, trails). None of this is mentioned.

RECOMMEND:

- **Add a job-creation section.** “Centerville will diversify its economic base by supporting professional office development, medical offices, small-business incubation, and recreation-related businesses, strengthening the city’s resilience beyond retail cycles.” This would help to become more than just a retail hub.
- **Add a financial sustainability statement.** Centerville relies heavily on sales tax but retail is changing nationally. A city our size should have a plan for: tax diversification, long-term infrastructure cost management, evaluating *net revenue impact* of proposed developments. Right now, this chapter has no

financial safeguards. Add a fiscal stewardship policy: “All major development proposals should undergo a fiscal impact review to ensure long-term net revenue benefits, sustainable infrastructure costs, and alignment with Centerville’s character”.

- **Add a small business/home business support statement.** Centerville has a mature population and many home-based entrepreneurs. Encourage streamlined permitting, outdoor markets or events, and mentor partnerships with Davis Tech College.
- **Add a branding strategy** – nothing in this chapter defines what Centerville wants to be known for. Branding helps guide investments.

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Introduction

Centerville occupies a unique geographic position between the Wasatch Mountains and Great Salt Lake, with Interstate 15 and Legacy Parkway, providing direct regional connectivity. This strategic location offers opportunities for focused business development while maintaining the city’s strong sense of community and established role as a regional retail destination.

This chapter analyzes Centerville’s current and anticipated economic development opportunities across four key commercial areas: Downtown, Commercial Core, West Side, and Southwest Section. ~~For comprehensive data, detailed analysis, and additional maps, please refer to the full Economic Development section in the appendix.~~ To ensure economic development strengthens the community without prompting excessive building intensity, traffic burdens, or unintended rezoning pressure, economic strategies shall remain consistent with existing zoning, infrastructure capacity, and neighborhood compatibility. No strategy or map in this chapter shall be interpreted as granting development entitlements, density increases, or mixed-use requirements. Refer to Appendix E for supplemental background information; Appendix materials are informational only and do not constitute adopted policy.

Goals and Strategies

Citywide Goal: Establish and maintain a sustainable economic base with a mix of residential, retail, office, and business development.

Key Strategies by Area:

West Side – Centerville’s Next Commercial Center

- Transform vacant land into a vibrant retail and employment center centers
- Leverage the largest commercially zoned vacant land in Centerville
- Create a unique recreational and outdoor business district
- Enhance connectivity with a north south roadway linking to Farmington
- Improve infrastructure and visual appeal of gateways
- Coordinate with UTA, UDOT, and regional partners to evaluate a future FrontRunner station west of I-15 that supports economic development while ensuring station-area growth remains moderate, employment-focused, and transportation-compatible
- Encourage balanced West-Side development that prioritizes tax-producing uses, employment opportunities, and responsible mixed-use options that do not strain local roads or create extensive regional traffic draws.

Southwest Section – Modernizing Industry

- Foster a balanced mix of businesses supporting commercial, industrial, and flex office spaces
- Revitalize underutilized commercial lots
- Enhance connectivity to link Southwest Section with Centerville’s residential neighborhoods
- Support modernization of older properties to attract higher-value employment uses

Commercial Core – Supporting Centerville’s Economic Center

- Modernize the Commercial Core through improved retail mix
- Target business recruitment toward retail categories with high sales leakage
- Leverage Centerville’s strong retail base to attract complementary businesses
- Strengthen CenterPoint Theatre area as Centerville’s appropriate entertainment node, directing entertainment- or experiential-type uses away from Main Street to preserve neighborhood compatibility

Downtown – Main Street Revitalization

- Restore Main Street as the community’s heart through historic preservation and possible facade improvements
- Encourage redevelopment and pedestrian-friendly infrastructure
- Capture through traffic to increase foot traffic and support local businesses Capture modest pass-through traffic through streetscape improvements that support small-scale, locally serving businesses while avoiding regionally intensive uses

PAGE 75

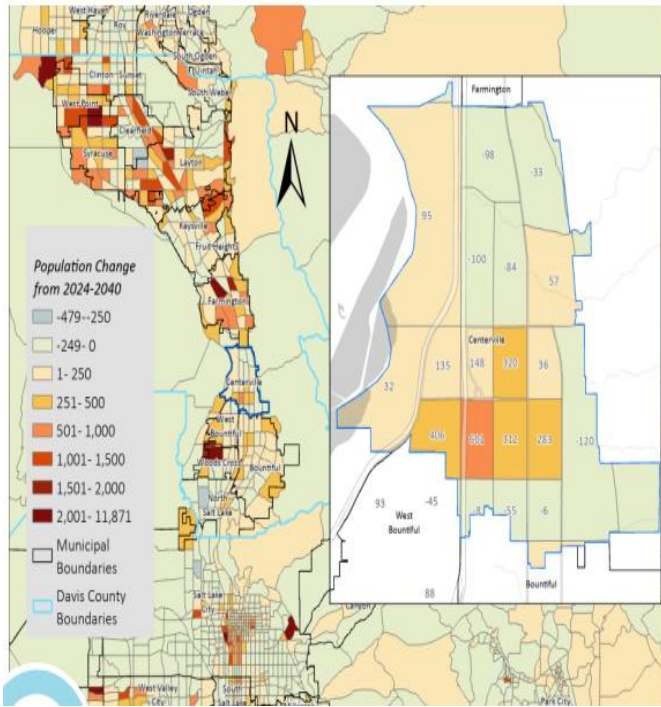
Socioeconomics

Centerville’s population is projected to grow from 18,159 (2024) to 18,745 by 2030 approximately 18,700 by 2030 based on WFRM modeling estimates. These projections are planning estimates only and do not constitute population targets or zoning requirements. The city benefits from regional growth, with its strategic location attracting sales from surrounding communities.

Key economic indicators include:

- Retail Space Demand: Population growth could support 13 acres approximately 10-13 acres (depending on market conditions) of new retail development by 2040
- Employment: Strong presence in retail trade (23.2%), construction (18.1%), and professional services
- Commuting Patterns: Most working residents (7,201), approximately 7,200 commute outside the city, while only 519 about 520 employees work within city boundaries

Centerville and Surrounding Regions Employment Change Projections from 2024-2040 Source: Wasatch Front Regional Council TAZ Data (WFRM data is provided for information planning purposes and does not mandate local land-use intensification.)



Concerns with this map:

The purpose is unclear and can be misinterpreted

1. The map is titled 'Population Change 2024-2040', but it overlays WFRC TAZ-level projections, not city policy. The risk created is that readers may assume the **colored density areas are city-approved growth zones**, especially the darker orange/yellow areas inside Centerville. This could be misused to argue for higher density in specific neighborhoods.

At a minimum add a protective note beneath the map:

"Map reflects WFRC regional Traffic Analysis Zone (TAZ) model outputs for transportation forecasting only. TAZ projections do not represent city-approved land use, zoning, or population capacity."

2. **Growth numbers exceed what the draft plan text states.** The text says: 2024 population: 18,159, and 2030 projections: 18,745 (+586). But the map's TAZ-added growth values (some 400-900 per zone) far exceed what is

possible in real Centerville. This mismatch could create ammunition for developers to claim Centerville is 'required' to accommodate thousands of additional residents. At a minimum a protective note: "TAZ-based forecasts allocate regional growth for modeling purposes and exceed realistic city buildout projections. Centerville is not obligated to accommodate TAZ-assigned growth."

3. The map appears to imply future density on the west side. **Recommend clarifying that** "Growth shown west of I-15 is a model assumption and not a city land-use determination. Future land use for the West Side will be defined by Centerville through its own zoning."
4. **Labeling clarity needed** - Some TAZ cell values (e.g., "820", "408", "582") look like population changes, but the units aren't explained. What do the numbers represent?

Sales Leakage and Capture Rates

Centerville demonstrates ~~strong~~ **generally stable** retail performance with a ~~net positive leakage sales~~ of \$183,889,029 and ~~total capture rate~~ **regional capture rate** of 151% in 2024. **This inflow reflects Centerville's role as a regional retail destination rather than unmet local demand. It should not be interpreted as a requirement to expand commercial or residential intensity.** Key findings:

Strong Capture Categories:

- Building Material & Garden Equipment: 384% capture rate
- General Merchandise Stores: 304% capture rate
- Other Services: 229% capture rate
- Food Services & Drinking Places: 141% capture rate
- Motor Vehicle & parts Dealers: 139%

Leakage Opportunities:

- Clothing & Clothing Accessories: 36% capture rate
- Electronics & Appliance Stores: ~~73.1%~~ **78%** capture rate
- Media, Entertainment & Recreation: 78% capture rate

(*Includes NAICS sectors 51-Information and 71- Arts, Entertainment, and Recreation, and covers industries such as publishing, motion pictures, amusement, gambling, recreation, and other entertainment- and media-related activities.)

Category	2024 Surplus Leakage	2024 Capture Rate
General Merchandise Stores	\$100,558,617	304%
Building Material and Garden Equipment and Supplies Dealers	\$79,582,190	384%
Motor Vehicle & Parts Dealers	\$19,733,876	139%
Food Services and Drinking Places	\$16,277,240	141%
Other Services - Except Public Administration	\$15,571,542	229%
Sporting Goods, Hobby, Book, and Music Stores	\$2,022,490	127%
Gasoline Stations	\$1,432,599	115%
Non-store Retailers	\$50,168	100%
Miscellaneous Store Retailers	(\$772,912)	94%
Electronics and Appliance Stores	(\$1,539,724)	78%
Furniture and Home Furnishings Stores	(\$2,765,558)	55%
Health and Personal Care Stores	(\$3,125,032)	34%
Media, Entertainment, and Recreation*	(\$5,810,728)	78%
Clothing and Clothing Accessories Stores	(\$8,039,779)	36%
Food and Beverage Stores	(\$12,740,131)	62%
Accommodation	(\$16,545,830)	2%
TOTAL	\$183,889,029	151%

(Note: this is a pretty technical page. It would be helpful to have at least an explanation as to how these figures are arrived at, with an asterisk* and small definition at the bottom of the page for 'Capture Rates', 'Leakage' and 'NAICS'. Also, is there a link that keeps an ongoing comparison of yearly data to better understand how things are going from year to year? This would be extremely helpful to know when pursuing economic growth possibilities)

Major Retail Sites: Proximity and Competition

Centerville sits within a competitive regional retail landscape. Within a 10-minute drive, buying power reaches \$253.3 million (**WFRC 2024 estimate**), growing to **approximately \$260** ~~\$260.1~~ million by 2040. Key competitors include:

- Farmington Station: ~~\$196.1 million~~ **approximately \$196 million** in buying power (regional leader)
- West Bountiful: \$283.8 **approximately** million
- North Salt Lake: \$30.5 **approximately** million

Despite strong competition, Centerville's immediate buying power of ~~\$57.2 million~~ **\$57 million** and strategic location position it well for targeted ~~retail development~~ **commercial growth that does not require much if any increased residential density or fixed-guideway transit.**

Commercial Focus Areas

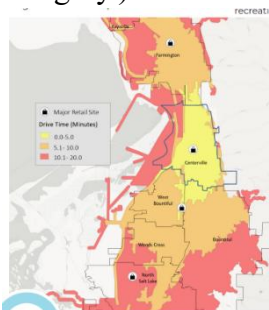
Centerville's four commercial areas collectively generated over \$488 million (**2023**) in retail sales in 2023, each serving unique market needs and offering **appropriate, roadway-supported development opportunities** ~~distinct development opportunities:~~

West Side: Produces less than \$500,000 per business due to industrial nature. ~~Represents the city's greatest opportunity with:~~ **This area represents a significant long-term economic opportunity for Centerville with:**

- Low commercial improvement values **that may allow for cost-effective reinvestment or redevelopment consistent with City zoning and infrastructure capacity** ~~enabling cost-effective redevelopment~~
- Extensive vacant land suitable for **potential retail clusters and mixed-use development, offices, well-planned commercial or employment uses, along with some potential mixed-use limited residential.**
- Proximity to parks and open space ~~for recreation-oriented businesses~~ **that may support compatible commercial in conjunction with limited residential.**
- Potential for unique outdoor business district capitalizing on natural amenities

Commercial Core: Generates nearly \$6 million in sales per business

- Strategic location just east of I-15, **Legacy Parkway**, and Parrish Lane intersection
- Strong retail mix including general merchandise and building supplies
- Serves as regional draw with established anchor retailers
- Opportunity for ~~enhanced retail diversity~~ **targeted retail diversification** to capture leakage in underperforming categories. **This may include improvements to the CenterPoint Theater area to strengthen performance in media, entertainment, and recreation sectors consistent with City zoning and infrastructure capacity.** ~~(Specifically potential to enhance the CenterPoint Theater Area for a higher capture rate in the media, entertainment, and recreation category.)~~



(Notes: Under **proximity and Competition**. Farmington is so different than the other cities listed. Would be more appropriate to also list Woods Cross and Bountiful. Leaving Farmington there but referencing it as Farmington Station. Also helpful to list current population of the city listed at the time of the figures, which gives a truer meaning behind the numbers.

The statement 'West Side: Produces less than \$500,000 per business...' would be helpful to list how many businesses that figure included. Also, is there a link that can be added where this information is updated annually, so as to review periodically? This will get pretty outdated in a couple of years.)

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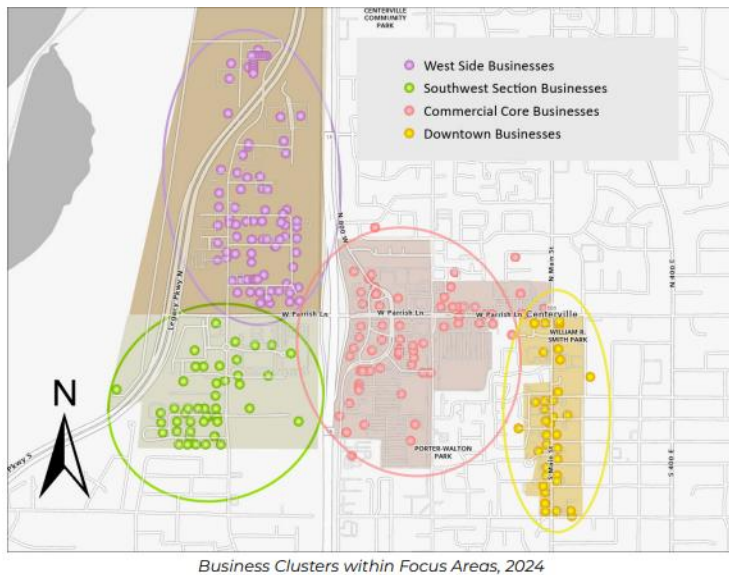
Downtown: Historic commercial district with unique character

- Average Daily Traffic Counts: 16,315 on Main Street (**Note: See below**)
- Mix of single-family, multifamily, and commercial uses
- Prime location between 100 North and 300 South for **commercial intensification for context-sensitive reinvestment and small-scale commercial revitalization**
- ~~Potential to capture pass-through traffic with pedestrian improvements and experiential retail and experiential retail~~ **Potential to capture pass-through traffic with pedestrian-oriented improvements and small-scale, locally-serving neighborhood retail.** Larger regional or entertainment-oriented "experiential" uses are *not appropriate* on Main Street due to safety constraints, school proximity, and state-owned

corridor limitations. Main Street revitalization should prioritize low-impact, daytime, community-serving businesses that reinforce the corridor’s historic and residential character.

Southwest Section: Balances industrial and commercial uses, producing \$2 million per business (See Note below)

- Located along southern boundary with established industrial base
- Recent growth in **low-impact** flex office and mixed commercial development- (Question this statement)
- Strong transportation access near I-15 corridor
- Opportunities for modernization ~~and business diversification to serve both local and regional markets,~~ business diversification, and improved site design to better integrate this district with nearby residential neighborhoods
- While suitable for light industrial and service-oriented businesses, this area is not intended for more regional commercial uses or larger format, which should be considered for the West Side of I-15 to avoid placing more traffic congestion over the bridge going east.



(Note: Need date of this study and where it comes from – it will be outdated within a couple of years and shouldn’t be used 2-4-10 years from now)

(Note: ‘Southwest Section’ – need to identify how many businesses this applies to and the date for reference if this continues to go down or up)

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Implementation

Successful economic development requires coordinated efforts across city departments, business community, ~~and~~ regional partners and **community support**.

Priority implementation strategies include:

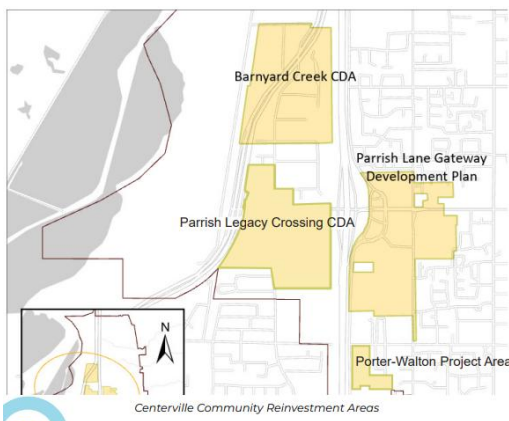
1. Infrastructure Investment: ~~Focus initial improvements on the West Side, including the north-south roadway connection to Farmington and utility enhancements~~ **Prioritize infrastructure improvements in the West Side area, including the planned north-south roadway connection to Farmington, utility upgrades, and context-appropriate streetscape improvements.**
2. Business Recruitment: ~~Target sectors with high sales leakage, or areas with particularly high potential arts/entertainment, clothing, and specialty retail~~ **Recruit businesses in categories where Centerville shows retail**

leakage-such as clothing, specialty retail, and family-friendly arts/entertainment, focusing on uses compatible with Centerville's scale and transportation constraints; along with potential limited moderate-income housing.

3. Development Incentives: ~~Utilize existing CRA areas and explore new tools like business improvement districts~~ Utilize existing CRA areas judiciously to encourage reinvestment, and consider additional tools (such as business improvement districts) only where such incentives support locally-scaled commercial development and do not incentivize residential up-zoning or high-density redevelopment

4. ~~Transportation Improvements: Enhance connectivity between commercial areas and reduce traffic congestion through strategic infrastructure investments~~ Improve multimodal access and roadway connectivity between commercial areas, with a focus on reducing congestion while maintaining safe, neighborhood-scale street design and avoiding transportation changes that would induce higher-intensity land uses.

5. Marketing and Branding: Develop cohesive place-appropriate identity for each commercial district (Downtown, Commercial Core, West Side, and Southwest Section); ~~while promoting Centerville's overall economic advantages, highlighting Centerville's character, history, and quality of life rather than emphasizing large-scale regional attraction.~~



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The city should ~~establish quarterly reviews~~ conduct regular performance reviews (at least semi-annually) with the Economic Development Director and the Redevelopment Administration Agency (RDA) to track key performance indicators including sales tax revenue by district, new business permits, vacancy rates, and progress on infrastructure projects. (Note: Do we have an Economic Development Director or a Redevelopment Administration?)

Annual updates to the City Council should assess market conditions and adjust strategies accordingly. Partnership opportunities with the Davis County Economic Development Department, Utah Governor's Office of Economic Development, and local business associations should be actively pursued to maximize resources and regional coordination.

To strengthen economic development with existing businesses and ensure West Side planning is grounded in real market knowledge the city should establish a structured Business Engagement Program. This may include hosting an annual Business Roundtable luncheon, holding semi-stakeholder workshops, or convening focus groups. These activities will ensure that Centerville's existing businesses have direct opportunities to shape economic strategy, identify barriers, and contribute to the vision and implementation of the West Side development. The city's local business community can greatly enhance future growth decisions by offering input, solutions, and compatibility.

Conclusion

Centerville stands at a pivotal moment in its economic development trajectory **is well-positioned to guide future economic development in a measured and community-appropriate way.** With ~~over \$180 million in net positive sales leakage~~ **183.9 million in net positive sales surplus** and a ~~152.9%~~ **151%** capture rate, the city has proven its ability to draw regional consumers while maintaining its community character. The path forward requires strategic action across all four commercial districts, with particular emphasis on ~~transforming the West Side into a vibrant mixed-use destination~~ **carefully planning West Side development to protect transportation function, community character, and fiscal stability-without assuming or encouraging high-density residential uses that complements the support but do not overburden the**-established Commercial Core.

By leveraging existing strengths— including excellent regional access via I-15 **and Legacy Highway**, a mature retail base, and proximity to both recreational amenities and employment centers—Centerville can address current market gaps while preparing for future growth. The strategies outlined in this chapter provide a roadmap for sustainable economic development that balances business expansion with community values. Success will require continued collaboration between public and private sectors, strategic infrastructure investments, and a commitment to creating diverse commercial environments that serve residents, workers, and visitors alike. With thoughtful implementation of these strategies, Centerville can strengthen ~~its position as a regional commercial hub~~ **and enhance its** ~~while ensuring~~ economic vitality for generations to come.

Dec 3rd, 2025
To: Mike Eggett c/o Planning Commission

From Centerville resident Cami Layton

Thank you for letting the citizens participate in the process of having more time to read the General Plan. Reading it however, does not equate to the time and careful attention it deserves with the possible outcome it can have in our community over the next 15–20 years.

The implications of phrases and paragraphs are very concerning because of the personal interpretation and perceptions from some of them. WHY... Because the impact of these words, ideas etc. are critical to our city's growth vs. quality of life. HOW THIS PLAN IS INTERPRETED MATTERS! The city can be at risk for this, when developers who then could take advantage of words such as on page 6, (*Flexible zoning*.) Is this strategy good for our city when the citizens' vision was (Page 20) "To keep Centerville primarily the same." Our city should be using every strategy to ensure this vision with future land use.

Page 16 on the right hand side states, "Additional land use and best practices." 3 or 4 of these points are a perspective of the consultant of this plan. For example words like focus, intensity, maximize infrastructure, ensure multi-modal access, need to be clarified. These words are scary words that don't comply or represent the citizens' desires from page 20.

Page 24 uses the word *transform*. This word *transform* (left side of page) does not represent the citizens' desire. This enhancement to opportunity with housing ideas does not *enhance* our city with more density like this.

That whole paragraph using the word *transform* does not represent the citizens' vision for the city and ought to be reconsidered with changes on how to enhance our city by preserving what we already have.

Some of the "will be's" on page 11 and 12 need to be removed. Yes, some of the ideas are great, but could we use words such as consider that are not so strong?

Goal 9 on page 12 needs to be looked at. What is meant by the words *mixed-use development*? Citizens have heard this was a thing of the past that the city decided not to have. What is implied in that use of words. Citizens did not desire mixed-use development with housing on Main Street. This clearly needs to be stated with better clarity of intentions so developers can't misinterpret.

Goal 9 needs to be looked over very carefully and adjusted so that it doesn't represent what the plan's consultant's vision is. Goal 9 should reflect the first paragraph found on page 20.

At the top of page 11, it states Centerville is at a pivotal moment of over 16,000 residents, while on page 48 it states Centerville in 2024 had a population of 18,158. This is an easy error to fix, but the question readers are concerned with is, do we have more inconsistencies or discrepancies on other pages with bigger issues. This is confusing and concerning when the new plan has been supposedly read by the planning commission. A quick read of the plan is not the same as a careful review to catch the mistakes or ideas being found that are confusing and thus could be interpreted wrong. This plan needs a careful study of its wording and paragraphs.

Thank you for not sending it on to the City Council yet without further review of it. When the City Council receives it, they also need to critique it, and look for things that might need changing. The new general plan deserves the time to get it right because of the impact it can have on our city in the next 15-20 years and into the future.

Page 14 states in the 1st paragraph on the right side "while growth is necessary" this plan should stay away from the opinions of the consultant. Those words are an opinion. A better word is stated below "while change is inevitable."

Page 15 shows a picture of a Bountiful disaster on Pages Lane. This is exactly what our citizens don't want. Remove the pictures of ideas we don't want the developers to get the wrong impression of. This kind of mixed-use blocked the sunlight and view of the mountains from homes close by and home-owners were not happy.

This picture follows page 14 lower right that says "preserve Centerville's character" so when you turn the page to 15, the picture is shown of exactly how not to preserve our character. Below the picture #2 states "Create Unifying Town Centers."

This picture and concept of mixed use does not prove to us that it will unify our public, it would create exactly the opposite of the intention to unity. Citizens would be horrified and very upset by this type of mixed use. This kind of density cannot be proven to unify its citizens, Centerville would get a horrifying response from its citizens with this type of housing use. Get rid of the picture and this concept in this plan.

Page 52 has a very concerning idea on the top of the left side. One of the bullet points says "maximum 10 acres, minimum 6 units/acre." How can this be interpreted by a developer? (This bullet point is one of the biggest concerns for me so far in my reading of this plan.) It needs a careful study of this idea and more explaining. Who approved 10 acres with a minimum of 6 units/acre? This concept needs careful review before a developer comes in and takes advantage of these words.

Page 52- look at the heading under conclusion. The conclusion with density strategies needs to be looked at, the words "By implementing the strategies in this

chapter" is implying the consultant or the city has already made their mind up with a bias towards favoring more density. Our city cannot preserve its character with some of the density strategies it's suggesting. It completely goes against the statement found on page 20 with future land use" to keep centerville relatively the same with intentional increase in preserved open space and amenities." This concept was from the public engagement feedback.

Page 48 - This page reveals that centerville has a mature population that continues to grow. It also demonstrates the need for senior living options. Where is this need found in the new plan? We need to zone for it. It will be expensive, but Davis County has many seniors with money that want to stay here in smaller homes with nice amenities, and a very small yard. There needs to be space in our future land use for this housing opportunity. Housing cannot be focused only on affordable housing for the young people. No city ought to feel like they have to squeeze in so many people to meet state guidelines that it affects our quality of life. The cities at some point will need to stand together and speak up for their communities. They will need to work together to protect their quality of life vs growth so our vision for our cities doesn't deteriorate. To accomplish this, cities ought to consider getting together soon for further discussion and planning on this manipulation from our state government who wants us to conform to its views. There are other thoughtful ways of growth where we don't have to lose our small town atmosphere and character. Small cities do not want to be an extension of a big city. Those who live in small communities want to try to maintain a different way of life than those of a big busy city such as Salt Lake City. While many choose not to live there, people will have to realize there is not room to house everyone that doesn't want that lifestyle in our smaller city. We are simply going to have to spread out, and we have plenty of land in Utah to do this. Density matters to our quality of life.

After careful reading of most of the pages of the new General Plan, I feel it favors and encourages, and concentrates mostly on density. A plan ought to be more than an education on a housing shortage. The education of this should be left out of the plan. A plan ought to be about a vision for our city and not a manipulation leaning towards adding more density because the consultant or influencers of the plan think we should have it.

This plan with many of its words, suggestions and strategies are unsettling and could be taken out of context by developers. There are many perceptions that could be taken advantage of and be a disadvantage to our city and its vision.

Some of the loose ideas and interpretations can give a developer the opportunity to be in the driver's seat in decision making and not the city leaders as it ought to be. This is our city not theirs.

This plan seems to focus largely on housing shortages rather than a plan to protect our vision and quality of life. A plan for 15- 20 years does not need to inform us of that. Leave it out. We all know that information. We do not need to be reminded in a plan of the shortage of housing. That is not what a General Plan is about.

This Plan, while having many good things about it unmistakably focuses and favors a more concentrated effort in the manipulation of intense use of density.

With increased density, the citizens will pay higher taxes for the services that will be required. More density will not lower our taxes. With higher taxes, we may have those that already live here not be able to afford to stay. How contradictory to the whole vision of our citizens' view of their beloved city. Our city planner has stated there is no rush to push this plan through. We are not getting a reward/grant from the state on this.

If this plan is in our best interest for the next 15-20 years, it is deserving of the effort to study it more carefully and get it right. Centerville is worth it! Centerville residents and their future are worth the investment of this request.

This plan has taken an enormous amount of time and effort and it needs the same time effort given to the editing process to get it better.

The Planning commission has asked for specifics, I would be happy to go over each table of content area and discuss some of the concerns in each of these with you at any time after the holidays. People are busy during the holiday season and so are all of you. Let's enjoy the season with our families and then get to work.

Thank you to all our planning commission who do so much for our community. Please don't give up on your citizens who appreciate you more than you think. Merry Christmas.

Cami Layton



CENTERVILLE

October 24th, 2025

Please see the following public hearing notice for November 12th, 2025

CENTERVILLE CITY

NOTICE OF PUBLIC HEARING – COMPREHENSIVE CENTERVILLE GENERAL PLAN UPDATE

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing continuation on **November 12th, 2025 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **amendment to the Centerville General Plan in the form of a comprehensive Centerville City General Plan document update. The public is invited to share document review comments with the Planning Commission prior to this meeting by submitting written proposed General Plan review commentary to michael.eggett@centervilleutah.gov for provision to the Planning Commission.** If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department



CENTERVILLE

October 9th, 2025

Please see the following public hearing notice for October 22nd, 2025

CENTERVILLE CITY

NOTICE OF PUBLIC HEARING – COMPREHENSIVE CENTERVILLE GENERAL PLAN UPDATE

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **October 22nd, 2025 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **amendment to the Centerville General Plan in the form of a comprehensive Centerville City General Plan document update**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

CENTERVILLE
PLANNING
COMMISSION

Staff Report
12/10/2025

Item No. 2.

Title: Public Hearing — Zoning Code Amendments — Landscaping and Screening — CZC 12.51 (Landscaping and Screening) — Legislative Decision

Initiated By: Mike Eggett, Community Development Director

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consideration of amendments to Centerville Zoning Code regarding water conservation practices and enhanced landscaping and screening requirements for land uses within the landscaping and screening regulations of CZC 12.51.

RECOMMENDATION:

Recommend discussion of proposed amendments and then support the amended language proposal with direction to forward the accepted language proposal to the City Council with a favorable recommendation, only after the Planning Commission agrees that the proposed amended language is ready to be directed for City Council consideration.

BACKGROUND:

The Planning Commission last discussed and reviewed this matter on October 22, 2025. During that meeting, Weber Basin Water representative Jon Parry was present to answer questions and discuss water conservation practices and State guidance with the Planning Commission. After discussion between the Commission and with Mr. Parry, the Planning Commission approved a motion to set a public hearing for the consideration of this proposed zoning code amendment language to December 10, 2025. Further, direction was given to City Staff to work on updates to the proposed zoning code amendment language and then bring the revisions of language back for Planning Commission review during the December 10, 2025, meeting.

The requested revisions and discussed proposed zoning code amendment updates have been processed by City Staff and further sent over to the City Attorney for additional review. A copy of the updated proposed CZC 12.51 zoning code text amendment is provided in the packet for this item.

A public hearing was advertised for the proposed Zoning Code Text Amendments (CZC 12.51) in accordance with State and City Code requirements. Staff has not received any public comments regarding the proposed Zoning Code Text Amendments (CZC 12.51) before the date of preparing the Planning Commission packet. Any additional comments provided prior to the meeting will be shared with the Planning Commission during the meeting.

Below is the previously provided commentary on this matter:

Following the first presentation and discussion of this information to the Planning Commission (during the October 8, 2025 meeting), the Planning Commission requested that staff invite a representative from the Weber Basin Water Conservancy District to be in attendance at the next meeting on October 22, 2025, to answer questions and further clarify their water conservation program expectations, policies, and suggested landscaping code amendments. Representatives from the Weber Basin Water Conservancy District have been contacted, and they have agreed to be in attendance for the October 22, 2025 meeting, in order to answer questions and further clarify details of their programming and suggested landscaping amendments.

This is the summary from the last meeting: Over the last few months, the City and members of City leadership have had discussions with the Weber Basin Water Conservancy District regarding water conservation programs and resources available to the City and residents of the City. As a result of those meetings and other staff training, there have been recent discussions regarding a review of the landscaping and screening ordinance to better facilitate water conservation practices throughout the City and also to align with new State requirements regarding water conservation practices. Please see the attached documents for more information and background.

ATTACHMENTS:

1. CZC 12.51 Amend Cent Landscape Conserve Proj [20251126]
2. Pub Hear Notice - PC Landscape Screen Proposal [20251210]
3. Weber Basin Email Guidance - 20250923
4. WB 2024 Landscape Lawn Exchange Rules and Overview- Revision
5. Weber Basin Email Approval - 20250925
6. Rebates - WeberBasin.gov 20251003
7. Landscape Incent Prog – Conserve Water Utah Website 20251003
8. UCA 10-20-S619 [Water Conserve]
9. Utah Code Section 73-10-37 [Water Conserve]
10. UCA 10-20-S807

Draft version #2 – November 26, 2025

CZC 12.12 Definitions

12.12.040 Definitions

As used in this Title, the words and phrases defined in this Section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the Construction Codes or the Utah Land Use Development and Management Act shall be construed as defined therein.

Hardscape: Any space made up of water features, benches, artificial grass/turf, walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, curbing, and planters or other like materials, approved by the planning commission, that are not of a vegetative nature.

Heavy Industry: An establishment engaged in basic processing and manufacturing of materials or products predominantly from extracted or raw materials; or a use engaged in manufacturing processes utilizing flammable or explosive materials; or manufacturing processes which potentially involve hazardous or commonly recognized offensive conditions. Typical uses include chemical manufacturing and warehousing, dry ice manufacturing, fat rendering plants, fertilizer manufacturing, fireworks and explosives manufacturing and warehousing, petroleum refineries, pulp processing and paper products manufacturing, radioactive materials manufacture or use, slaughterhouses, steel works and tanneries.

Height, Building or Structure: See Building or Structure Height.

Height, Sign: See Sign Height.

...

Recreational Vehicle Park: Any site, tract, or parcel of land on which facilities have been developed to provide temporary living quarters for two or more recreational vehicles.

Recycling Collection Station: One or more outdoor freestanding containers available to the general public occupying an area not greater than 400 square feet (exclusive of area required for vehicular access) and designed to receive and store recyclable materials.

Redevelopment: Alterations of a property that change the footprint of a site or building. Exterior building alterations of less than two thousand (2,000) square feet, that have minimal impact on stormwater and all interior alterations are not considered redevelopment for purposes of requiring a storm sewer connection permit or landscaping updates to a property.

Regulating Plan: The key map for the South Main Street Overlay Zone and the associated Building Envelope Standards that provide specific information on location of lots and

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Commented [ME1]: Should we establish a definition for hardscape here for this landscaping ordinance and other places in land use codes? I just included language used in Riverdale as a starting place; clearly, we can adjust this language accordingly to meet Centerville's needs and assist language in other places of land use codes.

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Commented [ME2]: I just used a definition that we used in Riverdale City for "redevelopment" here. We can obviously modify this definition as we see necessary to meet the intent of this Landscaping Ordinance updates concept. I did add the language, "... or landscaping updates to a property," to the end of this definition to make it more clear how the landscaping updates could attach to this language. Further, we can adjust the square footage number accordingly in tandem with a check with public works and/or engineering.

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districts within the zone, their relation to one another and to the surrounding neighborhoods.

Rehabilitation/Treatment Facility: A facility licensed by or contracted by the State of Utah to provide temporary occupancy and supervision of adults or juveniles in order to provide rehabilitation, treatment, counseling, or educational services. Without limitation, such services may include rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol and drug abuse, sex offenders, sexual abuse, or mental health.

CZC 12.51 Landscaping and Screening

12.51 Landscaping And Screening

12.51.010 Purpose

12.51.020 Scope

12.51.030 Definitions

12.51.040 Landscaping Plan Required

12.51.050 Waiver Of Strict Compliance

12.51.060 Landscaping Design Guidelines

12.51.070 Landscaping Requirements

12.51.080 Plant Material Standards

12.51.082 Artificial Landscaping Standards

12.51.090 Substitute Plant Materials

12.51.100 Installation, Irrigation, And Maintenance

12.51.110 Screening Requirements

12.51.10 Purpose

The purpose of this Chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering materials. The objectives to be achieved by the provisions of this Chapter include the following:

- (a) To protect property values through preservation and planting of vegetation, screening, and use of appropriate landscaping materials;
- (b) To improve the aesthetic appearance of development by establishing minimum landscaping standards;
- (c) To visually separate building areas and development within the City;
- (d) To provide privacy from noise and visual intrusions;
- (e) To promote water conservation by encouraging the use of drought tolerant landscape material, planting systems, and irrigation standards;
- (f) To reduce excessive heat, glare, and accumulation of dust;
- (g) To maintain and improve environmental conditions by providing ground water recharge areas and minimizing storm water runoff, noise, and glare; and

- (h) To prevent the soil erosion and excessive drainage water runoff.

HISTORY

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

12.51.020 Scope

Except as may be specifically provided elsewhere in this Title, the requirements of this Chapter shall apply to any non-residential project, special residential project, building, structure, change in land use, or other improvement which requires approval of a site plan or conditional use permit. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws. Legally established nonconforming situations may be exempt from the provisions of this Chapter as provided in CZC 12.22 (Nonconformities) or as may otherwise be specifically provided in this Title.

HISTORY

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

12.51.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12.

HISTORY

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

12.51.40 Landscaping Plan Required

When a provision of this Title requires landscaping to be provided, a landscaping plan shall be submitted for the project which conforms to the requirements of this Chapter and demonstrates compliance with the provisions of this Chapter and applicable provisions of this Title, including, but not limited to, the visual obstruction requirements of CZC 12.55.230.

- (a) Information Required. A landscaping plan shall show at least the following information:
1. Landscaping and plant materials;
 2. Location, spacing, and number of existing and proposed plantings;
 3. Mature tree canopy line;
 4. Tree and plant list, including sizes and totals;
 5. Treatment of ground surfaces;
 6. Use of non live landscaping materials such as hard surface improvements or artificial landscaping;
 7. Irrigation or watering plan, [specifically highlighting water conservation designs and installation meeting City landscaping standards](#); and
 8. Such other information as may be needed to demonstrate compliance with the provisions of this Chapter.
- (b) Landscape Architect Approval. A landscape plan for a site of one acre or more, or any amendment thereto, shall be signed by and bear the seal of a Utah licensed

landscape architect licensed under the Landscape Architects Licensing Act, as set forth in Utah Code Ann. §§ 58-53-101, et seq.

HISTORY

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

12.51.050 Waiver Of Strict Compliance

- (a) Waivers Authorized. Since site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this Chapter.
- (b) Application. A person desiring a waiver from requirements of this Chapter shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver.
- (c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if it finds the waiver:
 - 1. Preserves the intent of this Chapter and the provision for which a waiver is authorized;
 - 2. The granting of a waiver will not result in an adverse impact on surrounding properties; and
 - 3. (A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or

(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

HISTORY

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

12.51.060 Landscaping Design Guidelines

- (a) General Considerations. Landscaping should be used to:
 - 1. Beautify a site;
 - 2. Define open space areas;
 - 3. Establish a buffer between different land uses and create a transition between them;
 - 4. Absorb sound, filter air, curtail erosion, provide shade, and maintain privacy;

5. Enhance building architectural features, parking functions, and pedestrian activities within a site;
 6. Promote energy efficiency and conservation of resources; and
 7. Provide wildlife corridors where appropriate.
- (b) Minimum Landscaping. Depending upon development type and location, the required landscaping for any given site shall comply with minimum requirements set forth in CZC 12.51.070 and any other minimum landscaping requirements set forth in this Title. Additional landscaping should be provided as needed to achieve compatibility between different adjoining land uses and may be required in accordance with provisions elsewhere in this Title. In the event additional landscaping is provided on any given site, such landscaping shall comply with the percentage limits set forth in CZC 12.51.070 regarding live and non-live plant materials. Landscaping may include a combination of xeriscape, hardscape, plant cover, and grass planting.
- (c) Drainage. Storm water detention areas should not detract from the quality of landscape design. In landscaped detention areas, plant material should be compatible with the use. Artificial plants and landscaping shall not be permitted in storm water detention areas.
- (1) Small water detention areas without aesthetic or secondary benefits should be avoided.
 - (2) Detention side slopes should not exceed a one to three (1:3) vertical to horizontal slope unless fenced to prohibit public access.
 - (3) Detention basins should be designed as an integral part of the landscape theme and not appear as a ditch or pit.
- (d) Foundation Planting. Landscaping should be provided along building foundations in locations visible to the general public.
- (e) Ground Cover. A mixture of Vvegetative ground cover and hardscape should be used along public rights of way and in required front yard landscape areas (not including sidewalks, trails, and entry points).
- (e)(f) New Development and Redevelopment of Properties.
- (1) New Development of Single-Family Dwellings (after year 2025): Turf and lawn areas (grass planting) may not exceed thirty-five (35%) of the overall landscaping areas in the front and side yard landscaped areas. This only applies to new single-family residential dwellings (homes) that are built after the year 2025. Additionally, existing single-family dwelling property owners (before the year 2025) may participate in this landscaping standard if so desired. Other plantings, preferably drought tolerant plantings are still allowed and expected to be planted within the non-turf and non-lawn areas of the property.
 - (2) New Development (after year 2025) and Redevelopment of Multi-Family Dwellings, Commercial, Industrial, and Civic Uses: Turf and lawn areas (grass planting) may not exceed fifteen (15%) of the

Commented [ME3]: Would it be better to clarify one time in this code what the term "new development" means, meaning that it is development after the year 2025 or something like that? Then the term "new development" will tie to this definition/explanation.

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Commented [ME4]: I am not sure if this is the best way to state this here or what a better construction would be to indicate this point, but took a shot at it.

Commented [ME5]: Should we add stronger language or different language to communicate that we still want plantings in the non-lawn and non-turf areas? Please let me know if you have suggestions, ideas, etc on wording for this expectation.

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overall landscaping areas of the development site, outside of designated active recreational areas that meet associated City (or water district?) designs and landscape standards for recreational areas. This applies to all new development and/or redevelopment of a property use. Other plantings, preferably drought tolerant plantings are still allowed and expected to be planted within the non-turf and non-lawn areas of the property.

- (3) New Development and Redevelopment of Single-Family Dwellings, Multi-Family Dwellings, Commercial, Industrial, and Civic Uses: Areas within the public right-of-way between the curb and gutter and sidewalk (parkstrip) shall not be landscaped with turf and lawn (grass planting). Further, watering systems for turf and lawn plantings (grass) are not allowed to be installed in areas of a landscaping space that are less than eight (8) ft wide at the planting area's narrowest point.

(f)(g) Low Water Usage. Drought resistant shrubs and trees, as established by typical planting standards within the Western United States region, should be used wherever possible. A list of low water use plants is available from the Community Development Department.

(g)(h) Maintenance. Low maintenance plants should be considered.

(h)(i) Shade. Landscape designs should include shade for structures, outdoor recreational areas, and parking areas.

HISTORY

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

12.51.070 Landscaping Requirements

(a) General Requirements.

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

- (A) Required landscaping areas for multi-family dwellings, commercial, industrial, and/or civic uses shall include live plant material at least to the following extent:

Commented [ME6]: I added more language to this including the terminology of "redevelopment". We need to determine a definition for the term "redevelopment".

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Commented [DR7]: I would agree that this language is too specific and plant lists get out of date quickly with new varieties on the market and older ones not being sold.

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Commented [ME8]: I am not sure where this list is or how we get access to this. Is this a document provided by Public Works? Should we strike this language and use broader language regarding what this means instead?

Commented [ME9]: I believe this reference needs to be updated to be CMC 11.02.022. I suggest we delete this sentence anyway if we will no longer allow lawn and turf in the parkstrip moving forward with these suggested amendments. This sentence could be amended to include at the end with a new sentence, "except as otherwise note permitted for new single-family dwelling development, new commercial/multi-family/industrial/civic uses development, or commercial/multi-family/industrial/civic uses redevelopment." Or something similar to this language.

- (i) Perimeter and internal landscaping: 50%; of the overall property perimeter length and 50% of the overall landscaping area;
 - (ii) Buffer landscaping between residential and non-residential development: 50% of the property boundaries' perimeter length between residential and non-residential zoned properties; and
 - (iii) For commercial and industrial developments, the expansive area use of water resource intensive law or turf shall be avoided.
 - ~~(iii)~~(iv) For the new development and redevelopment of multi-family dwellings, commercial, industrial, and/or civic uses: turf and lawn (grass planting) installation may not exceed fifteen (15%) of the overall landscaping areas of the development site, outside of designated active recreational areas that meet associated City (or water district?) designs and landscape standards for recreational areas. Other plantings, preferably drought tolerant plantings are still allowed and expected to be planted within the non-turf and non-lawn areas of the property.
- (B) Excluding parkstrips, non-liveInorganic/hardscape landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streamswater features, decorative boulders, planters, decorative ornaments, benches, and sculptures, or materials such as wood chips, bark, stone, decorative gravel, mulch, or other similar materials. Non-liveInorganic/hardscape landscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (3). Decorative paving materials may include bricks, pavers, flagstones, and decoratively textured and colored concrete.
- (C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082; provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.
2. Irrigation systems shall be automatic and include rain delay sensors (e.g. WaterSense labeled smart irrigation controlled systems). Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may be required to assure the system is operational and water is not being wasted.

Commented [DR10]: I would agree with Michael that you need to be more clear on this. 50% of what is the right question.

Commented [ME11]: 50% of what on both cases? The overall landscaping area? Along the property line of the buffering between residential and non-residential?

3. Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.
4. One tree shall be planted for every 500 square feet of landscaped area not including any requirement for plantings for buffers and architectural barriers.
5. Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.

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

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

6. Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with [this Chapter and CMC 11.02.030022](#). To avoid damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.
7. Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.
8. Landscaped areas shall be located:

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

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

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

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

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

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

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

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

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

Commented [ME12]: Per David Rice from Weber Basin: "The density of plant material seems a bit high. We of course encourage plant material but you are asking for a tree in every 20' x 25' square. Depending on the tree, that could result in full shade cover to 100% at maturity. Not saying this is a bad thing, but is that really what should be required here. If they are required to have 50 % plant coverage, this requirement seems to make it more than 50%."

Plan.

- (A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.
- (B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.
- (C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230.
- (4) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.
- (5) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.
- (c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:
 - (1) At least 50% of the building frontage shall be landscaped; and
 - (2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.
- (d) Non-Residential Project Landscaping.
 - (1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right of way.
 - (A) To the extent possible, such landscaping plan shall incorporate xeriscaping.
 - (B) The xeriscaping plan shall be designed by a licensed landscape architect with xeriscape experience.
 - (2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.
 - (A) To the extent possible, such landscaping plan shall incorporate the use of drought tolerant plantings.
 - (B) A drought tolerant landscape design shall be designed by a licensed landscape architect with drought tolerant experience. Additionally, the landscape plan should incorporate Water-Efficient Design Schemes, as listed in CZC 12.51.070(h).

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

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

- (A) Multiple-family residential: 10% of total parking lot area.
- (B) Office and commercial: 7% of total parking lot area.
- (C) Industrial and warehouse: 5% of total parking lot area.

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

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

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

- (A) To define major drives and access ways;
- (B) To delineate ends of parking rows;
- (C) At aisle intersections; and
- (D) Within parking rows.

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

(f) Public Street and Parkstrip Landscaping.

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

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

- (i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;
- (ii) Arterial or collector street: 15 feet; and
- (iii) Minor or local street: 10 feet; and

(B) Within the parkstrip; provided, approved hardscaping may also be used in the parkstrip in accordance with [this Chapter](#) and subject to applicable provisions of CMC 11.02.030022.

(2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6)

and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) regarding street tree regulations and permit requirements.

- (3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.
 - (4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip areas.
- (g) Landscaping for Non-Single Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.
- (1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.
 - (2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.
- (h) Water-Efficient Landscaping Design Schemes. In all zones, when landscaping designs are submitted or installed, the City ~~encourages~~ supports the use of water-efficient plantings and irrigation systems (e.g. WaterSense labeled smart irrigation controlled systems). Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service. It is highly recommended, ~~but not required~~, that all landscaping design plans should implement water-wise landscape practices, as described in the water-efficient design methods and practices set forth in this Section ("Water-Efficient Design Methods and Practices").
- (1) Existing Single-Family Residential Zones Dwellings (up to year 2025).
~~However, T~~there are restrictions on the allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of Development Standards in Residential Zones). Such landscaping design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.
- (1)(2) New Development of Single-Family Residential Dwellings (after year 2025). Turf and lawn areas (grass planting) may not exceed thirty-five (35%) of the overall landscaping areas in the front and side yard landscaped areas. Areas within the public right-of-way between the curb and gutter and sidewalk (parkstrip) shall not be landscaped with turf and lawn (grass planting). Further, watering systems for turf and lawn plantings (grass) are not allowed to be installed in areas of a landscaping space that are less than 8 ft wide at the planting area's narrowest point. Other plantings, preferably

drought tolerant plantings are still allowed and expected to be planted within the non-turf and non-lawn areas of the property.

(2)(3) Multi-Family, Commercial, Civic, and Industrial Zones. For all commercial and industrial developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines), and such design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.

(3)(4) Water-Efficient Design Methods and Practices. For all landscaping designs and plans, the following methods and practices should be implemented.

- (A) Turf and lawn style grass planting should not exceed 35% of the total front and side yard landscaped areas of a single-family residential area. Turf and lawn style grass planting should not exceed 15% of the total landscaped area of any multi-family residential, commercial, civic, or industrial property area. Other plantings, preferably drought tolerant plantings are still allowed and expected to be planted within the non-turf and non-lawn areas of the property.
- (B) Turf style grass should not be placed in landscaped areas less than eight feet in width at the planting area's narrowest point.
- (C) With new development of single-family dwellings, multi-family dwellings, commercial, industrial, or civic uses, no turf and lawn planting (grass) shall be allowed within the public right-of-way between the curb and gutter and the sidewalk (parkstrip). This also applies to the redevelopment of multi-family, commercial, industrial, or civic uses on a property. Parkstrips less than eight feet in width are required to comply with alternative plantings and materials as outlined in this Chapter and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping). Further, watering systems for turf and lawn plantings (grass) are not allowed to be installed in areas of a landscaping space that are less than 8 ft wide at the planting area's narrowest point.
- (D) Ninety percent (90%) of all plant materials should be water-wise plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.
- (E) Rock or mulch used in plant beds outside the parkstrip should have a depth of three to four inches to prevent weed growth and retain soil moisture.
- (F) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches to allow for water and air exchange in soil following site work compaction in all landscaped areas.
- (G) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention in all landscaped areas.

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- (H) Irrigation systems should be designed with water wise controllers (e.g. WaterSense labeled smart irrigation controlled systems), valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings.
- (I) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.
- (J) Irrigation operation and watering should be done between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).

(4)(5) State Law Restrictions. Pursuant to Utah Code § 10-9a-535, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property. The City may not require a property owner to install or keep in place lawn or turf in an area with less than eight feet.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

Amended by Ord. 2020-11 on 11/4/2020

Amended by Ord. 2021-14 on 6/15/2021

Amended by Ord. 2022-10 on 5/3/2022

Amended by Ord. 2022-22 on 11/16/2022

12.51.80 Plant Material Standards for Multi-family Dwellings, Commercial, Industrial, and Civic Uses

(a) Plant Characteristics. Plants used for landscaping shall:

- (1) Be drought tolerant;
 - (2) Have non-invasive growth habits;
 - (3) Have low maintenance characteristics; and
 - (4) Be commercially available.
- (b) Plant Quality. Plants installed to meet the requirements of this Chapter shall conform to or exceed plant quality standards set forth in the most recent edition of American Standard for Nursery Stock published by the American Nursery & Landscape Association.
- (c) Plant Spacing. Plants shall be installed to allow sufficient space for the growth characteristics of plants without adversely affecting maintenance of structures, walks or drives.
- (d) Artificial Plants. No artificial plants or landscaping material shall be used to meet any standard of this Chapter and shall comply with the artificial landscaping requirements set forth in CZC 12.51.082.

- (e) Plant Size. The minimum size of trees and plants installed to meet the requirements to this Chapter shall be as follows:

- (1) Deciduous trees: 2 inch caliper (diameter) measured at 12 inches above the tree base.
- (2) Coniferous trees: 6 feet high.
- (3) Shrubs: 18 inches high.

- (f) Tree Types. Selected tree types should be commonly known to the area; provided, however, that Elm trees shall be prohibited. Box Elder, Salix and Poplar trees shall be prohibited within 25 feet of a public right-of-way and public utility easements.

Commented [DR13]: For residential install, this standard is too much. Buying plants from box stores may not fit this standard in terms of the larger plant sizes for residential it would be nice to have some smaller plant sizes for those doing the work themselves. For contractor installs, maybe leaving the standard would be ok, especially on commercial, HOA or institutional properties.

HISTORY

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

12.51.082 Artificial Landscaping Standards

Subject to the terms and conditions of this Chapter, artificial plants or landscaping may be used as part of a landscaping plan; provided, such artificial plants and landscaping shall not qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter. Artificial plants or landscaping shall meet the following minimum requirements based upon the location of the subject property.

- (a) Parrish Lane Gateway Area. For purposes of this Section, the Parrish Lane Gateway Area is defined as any property subject to the Parrish Lane Gateway Design Standards as set forth in CZC 12.63. As more particularly defined in CZC 12.63.020, the Parrish Lane Gateway Area consists of "any property that has frontage on Parrish Lane, is part of a larger project that has frontage on Parrish Lane, or has a significant visual presence on Parrish Lane, between Main Street and the Legacy Highway right-of-way, within the City of Centerville." The Parrish Lane Gateway Area has been designated by the City as an important gateway to the City and properties within this area are subject to heightened design standards enacted to enhance the economic viability and aesthetic value of this significant gateway to the City. Based on these considerations and the specific regulations set forth in CZC 12.63 (Parrish Lane Gateway Design Standards), artificial landscaping shall not be allowed within the Parrish Lane Gateway Area.
- (b) South Main Street Commercial Area. For purposes of this Section, the South Main Street Commercial Area is defined as any property located within the South Main Street Corridor (SMSC) Overlay Zone as shown on the Zoning Map of the City. As provided in CZC 12.48.040, the SMSC Overlay Zone is intended to be utilized for "properties with frontage along the South Main Street Corridor between Parrish Lane and Pages Lane, including properties associated with the parcel having frontage or developments that are visually prominent as seen from the intersections at Parrish Lane/South Main Street or Pages Lane/South Main Street." The South Main Street Corridor has been designated by the City as an important historic and cultural focal point of the City and properties within the SMSC Overlay Zone are subject to heightened design standards enacted to preserve the historic

character of this area, to encourage development that is sensitive to the City's heritage, and to provide a gathering space and cultural heart for the community by fostering a small town atmosphere. Based on these considerations and the specific regulations of the SMSC Overlay Zone set forth in CZC 12.48, artificial landscaping within the South Main Street Area is regulated as follows. Artificial landscaping shall be prohibited within the following Subdistricts of the SMSC Overlay Zone: the North Gateway/Mixed-Use Subdistrict, the Traditional Main Street Subdistrict and the City Center Main Street Subdistrict. Artificial landscaping shall be permitted in accordance with the terms and conditions of the Chapter within the following Subdistricts of the South Main Street Corridor: the Civic/Cultural Subdistrict, the Residential Boulevard Subdistrict, and the Pages Lane Mixed Use Subdistrict, subject to the following requirements and standards:

- (1) Artificial plants shall mimic the look, texture and color of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.
- (2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.
- (3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of 25 feet.
- (4) Artificial plants and landscaping may only be used in the on-site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.
- (5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of three feet from any property line and artificial plants that are taller than three feet shall be set back a minimum distance from any property line equal to at least the height of the artificial plant. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in CZC 12.51.070.
- (6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.
- (7) The total amount of artificial plants and landscaping on any given site shall not exceed 5% of the total landscaped area on the site.
- (8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any

federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

- (c) Frontage Road Area. For purposes of this Section, the Frontage Road Area is defined as any property that has frontage on the Frontage Road (800 West) within the City and that is not subject to the Parrish Lane Gateway Design Standards as set forth in CZC 12.63. The Frontage Road Area, exclusive of properties within the Parrish Lane Gateway Area, generally consists of commercial and light industrial uses. Given its proximity to the high intensity use, traffic and noise of the adjacent I-15, the Frontage Road Area is generally subject to less restrictive zoning and signage regulations. Based on these considerations, artificial landscaping shall be permitted in accordance with the terms and conditions of this Chapter within the Frontage Road Area, subject to the following requirements and standards:

- (1) Artificial plants shall mimic the look and texture of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.
- (2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated internally or with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.
- (3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of 25 feet.
- (4) Artificial plants and landscaping may only be used in the on-site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.
- (5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of 10 feet from any property line. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in CZC 12.51.070.
- (6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.
- (7) The total amount of artificial plants and landscaping on any given site shall not exceed 25% of the total landscaped area on the site.
- (8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

(d) All Other Areas. Artificial landscaping shall be permitted in accordance with the terms and condition of this Chapter for property within the City which is not located within the Parrish Lane Gateway Area, the South Main Street Commercial Area, or the Frontage Road Area, as such areas are more particularly defined herein, subject to the following requirements and standards:

- (1) Artificial plants shall mimic the look, texture and color of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.
- (2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.
- (3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of 25 feet.
- (4) Artificial plants and landscaping may only be used in the on site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.
- (5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of three feet from any property line and artificial plants that are taller than three feet shall be set back a minimum distance from any property equal to at least the height of the artificial plant. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in CZC 12.51.070.
- (6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.
- (7) The total amount of artificial plants and landscaping on any given site shall not exceed 10% of the total landscaped area on the site.
- (8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

HISTORY

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

12.51.090 Substitute Plant Materials

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on the landscaping plan. The Zoning Administrator may not reduce the number of plants required. Any other change to an approved landscaping plan shall be approved by the Planning Commission in accordance with procedures and requirements applicable to the original approval.

HISTORY

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

12.51.100 Installation, Irrigation, And Maintenance

Required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

- (a) Installation. Landscaping shall be installed according to accepted nursery practices.
- (b) Bond. When landscaping is required as part of a special amenity, public improvement, planned development, or for increased density, the developer shall provide the City with a cash bond or escrow agreement, in an amount equal to the estimated landscaping cost, to guarantee installation and maintenance of landscaping. Such security shall be retained, withdrawn, and/or released in accordance with the City's adopted bond procedures for site plan and subdivision approval.
- (c) Certificate of Occupancy. No certificate of occupancy for development requiring landscaping shall be issued until:
 - (1) Improvements shown on the landscaping plan are inspected and accepted by the Zoning Administrator as complete; or
 - (2) An extension agreement has been executed as provided in Subsection (e).
- (d) Warranty. The developer shall warrant that completed landscaping complies with the approved landscape plan, including the quantities, location, species, and size of plants and other landscape materials, and that such landscaping will remain in good condition free from defects in material and/or workmanship during the warranty period.
 - (1) For the purpose of this Subsection "warranty period" means a period of one year beginning when the City accepts the landscaping as complete.
 - (2) During the warranty period the developer shall promptly repair, correct, or replace defective materials, equipment, and workmanship without charge or cost to the City. The City may at any time during the warranty period inspect, photograph, or televise such landscaping and shall notify the developer of any necessary repair, correction, or replacement.
- (e) Landscaping Extension Agreement. If seasonal or weather conditions prohibit landscaping installation, an applicant may obtain a certificate of occupancy before

required landscaping is completed if the applicant executes a landscaping extension agreement assuring such landscaping will be completed to the satisfaction of the City within a specified period of time not to exceed seven months from the date of occupancy. Any associated bond shall be retained and required during the period of an extension.

- (f) Irrigation. Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation (e.g. utilizing WaterSense labeled smart irrigation controlled systems).
- (g) Maintenance. Landscape areas, including park strips, shall be maintained in a healthy, neat and orderly condition as follows:
 - (1) Landscaped areas shall be free of weeds and litter;
 - (2) Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance;
 - (3) The City may require that any dead trees, shrubs and plants be replaced within the current or next planting season;
 - (4) Non-live landscaped areas, such as hard surfaced improvements, shall be properly maintained and repaired in a safe and appropriate condition; and
 - (5) Artificial plants and landscaping shall be properly maintained and repaired in a safe and appropriate condition. Any faded, deteriorated or damaged artificial plants and landscaping shall be removed and/or replaced.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

Amended by Ord. 2019-16 on 8/20/2019

12.51.110 Screening Requirements

The following features on a development site shall be screened as provided below.

- (a) Trash Receptacles. Trash receptacles shall be screened from view by a wall or fence which:
 - 1. Is at least six feet in height;
 - 2. Provides complete visual screening of the receptacle; and
 - 3. Is compatible in material and color with the main building on the lot or parcel.
- (b) Outdoor Storage Areas. Outdoor storage areas permitted by this Title shall be screened from view by an opaque fence or wall. Non-opaque fencing, such as powder or vinyl coated chain-link, may be used to satisfy this requirement in industrial zones if vinyl slats are inserted into the fence.
- (c) Service and Loading Areas. Service and loading areas in multiple-family residential, public facility, commercial, or I-M zones shall be screened from public view.

(d) Ground-Mounted Utility Boxes, Meters and Mechanical Equipment. Ground mounted utility boxes, meters, and mechanical equipment in multiple-family residential, public facility, commercial, or I-M zones shall be screened from public view by landscaping or architectural elements compatible in material and color with the main building on the lot or parcel. This requirement shall not apply to:

1. Rear and rear side yard locations adjacent to other service or mechanical areas not adjacent to a public street; and
2. Development in agricultural and R-L Zones.

(e) Roof-Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be concealed by material which is consistent with building design and is equal to or greater in height than the mechanical equipment.

HISTORY

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



November 26th, 2025

Please see the following public hearing notices for December 10th, 2025

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT PROPOSAL FOR
LANDSCAPING AND SCREENING (CZC 12.51)

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, December 10th, 2025, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to various sections of CZC 12.51 Landscaping and Screening, concerning proposed amendments for water conservation practices and other associated landscaping standards proposed amendments**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

Re: Weber Basin Water Conservancy - water conservation ordinance guidance

From Jon Parry <jparry@weberbasin.gov>

Date Tue 9/23/2025 8:20 AM

To Michael Eggett <michael.eggett@centervilleutah.gov>

Cc Scott Paxman <spaxman@weberbasin.gov>; Brant Hanson <brant.hanson@centervilleutah.gov>

 1 attachment (32 KB)

2024 Landscape Lawn Exchange Rules and Overview- Revision.docx;

You don't often get email from jparry@weberbasin.gov. [Learn why this is important](#)

Michael,

I hope water school was a great and you left feeling motivated and empowered! I look forward to working with Centerville to help extend our limited water supply while balancing the differing uses to the highest beneficial use. Below are two documents that should help as you begin assessing your existing landscape ordinances for both single family residential, multi-family, commercial, industrial, and institutional uses. Please note that all of these differing types of development will need certain ordinances adopted for new development in order to be eligible for participation in our incentive programs. Please also let us help. When you have drafted an ordinance let us review it to ensure it meets the requirements.

Below is language that we have on our website and attached is a summary of the requirements. Please use both documents and respond with any questions you may have...

This is from our rules and requirements:

“Community Qualifications to Participate in the Program

Minimum requirements for cities to be included in the program are for the intent to promote and allow water-efficient landscaping to be done in park strips, front yards, side yards, back yards, and in commercial and institutional landscapes.

The minimum requirements that must be adopted into landscape ordinances by municipalities or counties include:

- *Areas within the public right of way between the curb and gutter and the sidewalk (park strips) shall not be landscaped with lawn.*
- *Lawn areas will not be allowed in park strips or areas that are less than 8 ft wide at its narrowest point.*
- *Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.*
- *New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.”*

The State has this on the DWR website:

“At a minimum, the following water-efficient landscape ordinances for new construction are required:

- No lawn on parking strips.*
- In new development, no lawn in areas less than 8 feet in width.*
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.*
- In new commercial, industrial, institutional and multi-family development common-area landscapes, lawn areas shall not exceed 20% of the total landscaped area outside of active recreation areas.”*

Jonathan Parry, P.E.
Assistant General Manager
Weber Basin Water Conservancy District

2837 East Highway 193

Layton, Utah 84040

tel: [\(801\) 771-1677](tel:(801)771-1677), ext. 4371

fax: [\(801\) 544-0103](tel:(801)544-0103)

jparry@weberbasin.com

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On Sep 22, 2025, at 3:27 PM, Michael Eggett <michael.eggett@centervilleutah.gov> wrote:

This message is from an external source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good Afternoon Jon:

A little over a week ago I was in attendance at a water conservation school with Scott Paxman and Brant Hanson. During the meeting we discussed next steps to work on a water conservation ordinance update for Centerville City. I have started that work to attempt a first draft of a water conservation ordinance update for Centerville. In order to do so more effectively, I was directed to reach out to you requesting guidance from you on which water conservation elements should be reflected in our water conservation ordinance update for Centerville. I was told by Scott that there are Utah State regulations and Weber Basin Water Conservancy expectations that should be evaluated for inclusion in our water conservation ordinance update.

Would you be willing to provide these Utah State regulations and Weber Basin expectations to me so that I can get the correct information reflected in our water conservation ordinance update? This would be greatly appreciated so that I can continue forward. We as a City team are hoping to have the water conservation draft ordinance before the City Council to give them enough time to evaluate the updates and approve them (hopefully) before the end of this year.

Please feel free to let me know if you have any additional follow-up questions, comments, directive ideas, etc.

Sincerely,
<Outlook-fhnj0s1c.png>

Weber Basin Water Conservancy District

Landscape Lawn Exchange Program Rules and Overview

Lawn areas of a landscape have the highest water demand areas and take the most irrigation compared to other ornamental plants in residential and commercial landscapes. Under this lawn replacement program, lawn areas anywhere in your yard can be removed and replaced with low-water landscaping to qualify for a financial incentive. This is not a rebate program, but rather an incentive to assist you in the cost of re-landscaping to be more water efficient.

Weber Basin's Landscape Lawn Exchange program is intended to remove lawn and replace it with low-water landscape materials including plants, to create attractive, low-water alternatives to grass areas. The incentive for this program will be \$2.50 per square foot for any area in your yard that is currently grass lawn that is removed and replaced with a more water-efficient alternative. Program participants will apply for the program using the MyWater website (mywater.weberbasin.gov). The application must be completed in full and District staff will review applications as they come in to approve participation in the program. Application must be approved before removing the lawn and starting the program.

Eligibility:

- Project area must be a minimum of 250 square feet and currently landscaped with living, well-maintained lawn. If lawn has been killed or removed prior to a pre-conversion site visit, you are not eligible for this program.
- Participation is voluntary. Projects required by governmental codes or policy are not eligible for this program.
- Projects must be located in an eligible area. A list of cities that have adopted the necessary landscape standards is listed below.
- Projects replacing a traditional lawn area with a native or drought-tolerant lawn, are not discouraged, but are not eligible for the incentive program. This is a lawn removal and replacement program where lawn is replaced with low water landscaping without lawn.
- Replacement of existing drip, mulch/rock/gravel, or plants does not qualify for an incentive payment. This program is intended for lawn replacement only.
- It is the participant's responsibility to verify that their project complies with city ordinances and requirements.
- An agreement will be required to be signed by each participant.
- Projects that have been started or completed before applying, digital site visit, or signed agreement are ineligible for this program.

Community Qualifications to Participate in the Program

Minimum requirements for cities to be included in the program are for the intent to promote and allow water-efficient landscaping to be done in park strips, front yards, side yards, back yards, and in commercial and institutional landscapes.

The minimum requirements that must be adopted into landscape ordinances by municipalities or counties include:

- Areas within the public right of way between the curb and gutter and the sidewalk (park strips) shall not be landscaped with lawn.
- Lawn areas will not be allowed in park strips or areas that are less than 8 ft wide at its narrowest point.
- Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.
- New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.

Program Process:

***Do not remove any lawn from existing landscapes until after your property has been approved by program staff. Only lawn that is currently living and in the landscape at the time of the initial visit will be counted toward your incentive payment.**

- Participants log in to mywater.weberbasin.gov to apply for the program. Verify eligibility, check deadlines, and ensure funds are available.
- Create a basic plan/description of the project area (lawn to be removed, and what will go back in).
- Weber Basin will contact eligible participants via email to schedule an online site visit through Zoom, Facetime, or other electronic means.
- Allow up to 3 weeks for application to be reviewed and an initial online visit to be done by staff.
- Participants will need to sign the Program Agreement which has to be notarized. This can be done at the District offices or can be emailed and printed by participant and notarized and returned to the District.
- A W-9 form from the IRS is required to receive payment for the program. Click on the link for the form. <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
- Photos of each step of the process will be required. This includes grass before removal, grass removed, the irrigation system converted to drip, new plants installed, and the final product which includes mulch (bark or rock).
- Participant will then return to Utah Water Savers and schedule a final site visit once all the work is complete. This site visit will be in person and must happen

when water is still on for the season so that the irrigation system operation can be verified. Homeowners do not need to be present but all yard areas must be accessible to District staff on the day of inspection.

- The participant will then receive the incentive payment of \$2.50 per square foot for the area that was converted via a check in the mail. Payments may take 2-4 weeks to be processed.
- This program has a 12-month completion time frame to receive the incentive payment. If not completed in one year, the project will become ineligible for payment.
- If upon completion your project is missing something to qualify, you will have 60 days to correct items and get it inspected again.

District staff will work with participants to make sure they are meeting all the requirements of the program and successfully completing the projects to meet the program objectives.

Program Requirements and Restrictions

- Replacing lawn with concrete or other impermeable surfaces are not eligible for payment. Areas covered with artificial turf will not be included in the incentivized project payment.
- Completed projects may not result in areas of lawn less than 8 feet wide at their narrowest point. Lawn may not be in park strips or used as a path.
- Lawn within the completed project area may not be on slopes greater than 25% or 4:1 grade.
- Lawn (overhead sprinklers) and planting beds (drip irrigation) may not be on the same irrigation valve (irrigation zone).
- Plant coverage is required for all projects. Total relandscaped area must have at least 35% plant foliage coverage at the plant's maturity. (For example: This roughly equals 5- 3' diameter plants for every 100 square feet of project space.) Projects will also require 1 medium (25-40 ft wide) to large (25-40+ ft wide), drought tolerant shade tree be planted for every 3000 square feet of project area. (tree requirement exemptions allowed for properties with overhead powerlines and existing trees.) Trees planted in park strips must follow all city ordinances.
- Annual flowers, other annual plants, and flower bulbs are not eligible to achieve the 35% plant coverage requirement.
- At least 3-4 inches of mulch (such as bark, rock, or gravel), permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
- Participants will be advised to not remove existing trees as part of the conversion, but doing so will not disqualify them from receiving the incentive. Trees must be planted or left in the landscape if required by the city.

- Participant waives and releases Weber Basin Water Conservancy District and their contractors or agents from any and all claims and causes of action arising out of the installation and use of devices pursuant to this program.
- Commercial properties that the footprint of the building(s) occupies multiple parcels will be considered one property and still subject to the maximum of \$50,000 per property.

Irrigation Requirements:

- Planting areas must be irrigated with low-volume drip systems. Drip systems must include filter and pressure regulators visible for inspection.
- Drip emitters must be rated at 5 gallons per hour or less.
- Micro-spray emitters, bubblers and soaker hoses are not allowed.
- Drip emitters and spray heads must be on separate zones.

Weber Basin Water Conservancy District has budget funds for this program each year. The program is based on a first-come, first-served basis and will continue until funding is gone for the current year. Funding will be monitored, and applications may be denied or put on hold if funding runs out. Any participant approved in the program will be allowed to complete the program and receive the incentive.

Institutional Properties (Government, Private, Public)

Public and private institutions that own and maintain more than five properties can qualify for the Landscape Lawn Exchange program. The same requirements for Residential and Commercial properties are applicable. In these institutional applications, WBWCD will only incentivize half of the project square footage up to \$50,000 per institution per year. These entities can apply multiple years for projects.

Qualified Cities as of 5-30-2024:

Bountiful	West Bountiful
Clearfield	Clinton
Farmington	Farr West
Fruit Heights	Kaysville
Oakley	North Salt Lake
Park City	Riverdale
Roy	South Ogden
Summit County (Snyderville Basin)	Sunset City
Syracuse	Uintah City
Washington Terrace	Weber County (unincorporated)
West Haven	Woods Cross

Re: Centerville Landscape Water Conservation 1st draft update proposal

From Jon Parry <jparry@weberbasin.gov>

Date Thu 9/25/2025 4:29 PM

To Michael Eggett <michael.eggett@centervilleutah.gov>; Brant Hanson <brant.hanson@centervilleutah.gov>

Cc Scott Paxman <spaxman@weberbasin.gov>; Sydney DeWees <sydney.deweese@centervilleutah.gov>; Lisa Romney <lisa.romney@centervilleutah.gov>

 1 attachment (52 KB)

CZC 12.51 Amend Cent Landscape Cons Proj 20250923- notes reveiw.docx;

Mike,

Thanks for sending this over. Staff have reviewed the ordinance and believe if passed it would meet the standards for participation in our incentive programs (it meets ours and the states requirements). We will send it to the state for their approval as well. Attached are a few comments for consideration. Let us know if you have any additional questions or concerns. Let us know if we can be of any assistance and let us know how adoption progresses.

Jonathan Parry, P.E.

Assistant General Manager

Weber Basin Water Conservancy District

2837 East Highway 193

Layton, Utah 84040

tel: (801) 771-1677, ext. 4371

fax: (801) 544-0103

jparry@weberbasin.com

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From: Michael Eggett <michael.eggett@centervilleutah.gov>

Sent: Tuesday, September 23, 2025 5:08 PM

To: Jon Parry <jparry@weberbasin.gov>; Brant Hanson <brant.hanson@centervilleutah.gov>

Cc: Scott Paxman <spaxman@weberbasin.gov>; Sydney DeWees <sydney.deweese@centervilleutah.gov>; Lisa Romney <lisa.romney@centervilleutah.gov>

Subject: Centerville Landscape Water Conservation 1st draft update proposal

This message is from an external source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Jon and Brant:

Attached with this email is my first draft attempt at putting together a Centerville Landscaping Water Conservation Code update.

Please look over the attached Word or PDF documents to see the suggested revisions and a few internal comments I had regarding the code. Obviously proposed changes and deletions are in red lettering.

Feel free to suggest changes, amendments, updates, etc as you see best to better reflect, clarify, and/or update the language so we try to get it correct before taking it forward to the Planning Commission and then City Council. I greatly appreciate your feedback and guidance on this project for Centerville City.

Sincerely,

MIKE EGGETT, MPA
Community Development Director

801-677-6437

655 N 1250 W
Centerville, UT 84014

www.centervilleutah.gov

michael.eggett@centervilleutah.gov



Rebate Information

Get money back for purchasing water saving technology and fixtures.



Landscape Lawn Exchange & Flip Your Strip Rebates

To apply or learn more about these programs, please visit mywaterutah.org (<https://mywaterutah.org>).

Why We Offer Rebates

Water conservation is one of the most efficient ways to ensure we have enough water for our growing population. To make conservation easier for homeowners Weber Basin Water provides rebates for various products that help save water.

Rebates Available

Landscape Lawn Exchange Program Rules and Overview



Lawn areas of a landscape have the highest water demand areas and take the most irrigation compared to other ornamental plants in residential and commercial landscapes. Under this lawn replacement program, lawn areas anywhere in your yard can be removed and replaced with low-water landscaping to qualify for an incentive. This is not a rebate program, but rather an incentive to assist you in the cost of re-landscaping to be more water efficient.

Weber Basin's Landscape Lawn Exchange program is intended to remove lawn and replace it with low-water landscape materials including plants, to create attractive, low-water alternatives to grass areas. The incentive for this program will be \$2.50 per square foot for any area in your yard that is currently grass lawn that is removed and replaced with a more water-efficient alternative. Program participants will apply for the program using the mywaterutah.org website (<https://mywaterutah.org>). The application must be completed in full and District staff will review applications as they come in to approve participation in the program. Application must be approved before removing the lawn and starting the program.

Eligibility

- o Project area must be a minimum of 250 square feet and currently landscaped with living, well-maintained lawn. If lawn has been killed or removed prior to a pre-conversion site visit, you are not eligible for this program.
- o Participation is voluntary. Projects required by governmental codes or policy are not eligible for this program.
- o Projects must be located in an eligible area. A list of Cities that have adopted the necessary landscape standards is listed below.
- o Projects replacing a traditional lawn area with a native or drought-tolerant lawn, are not discouraged, but are not eligible for the incentive program. This is a lawn removal and replacement program.
- o Replacement of existing drip, mulch/rock/gravel, or plants does not qualify for a rebate. This program is intended for lawn replacement only.
- o It is the participant's responsibility to verify that their project complies with city ordinances and requirements.
- o An agreement will be required to be signed by each participant.
- o Projects that have been started or completed before applying, digital site visit, or signed agreement are ineligible for this program.

District staff will work with participants to make sure they are meeting all the requirements of the program and successfully completing the projects to meet the program objectives.

Program Process

*Do not remove any lawn from existing landscapes until after your property has been approved by program staff. Only lawn that is currently living and in the landscape at the time of the initial visit will be counted toward your rebate.

- o Participants log in to **mywaterutah.org website** (<https://mywaterutah.org>) to apply for the program. Verify eligibility, check deadlines, and ensure funds are available.
- o Create a basic plan/description of the project area (lawn to be removed, and what will go back in).
- o Weber Basin will contact eligible participants via email to schedule a video call through Zoom, Facetime, or other electronic means to review project.
- o Allow up to 3 weeks for application to be reviewed and an initial online visit to be done by staff.
- o Participants will need to sign the Program Agreement which has to be notarized. This can be done at the District offices or can be emailed and printed by participant and notarized and returned to the District.
- o A W-9 form from the IRS is required to receive payment for the program. **Download W-9 Form** (<https://www.irs.gov/pub/irs-pdf/fw9.pdf>)
- o Once participation in class is verified and the agreement is signed, the participant will be authorized to start the project and do the work.
- o Photos of each step of the process will be required. This includes grass before removal, grass removed, the irrigation system converted to drip, new plants installed, and the final product which includes mulch (bark or rock).
- o Participant will then return to MyWater website and schedule a final site visit once all the work is complete. This site visit will be in person and must happen when water is still on for the season so that the irrigation system operation can be verified.
- o The participant will then receive the rebate of \$2.50 per square foot for the area that was converted via a check in the mail. Payments may take 2-4 weeks to be processed.
- o This program has a 12-month completion time frame to receive the incentive payment. If not completed in one year, the project will become ineligible for payment. No extensions to the deadline will be given.

- o If upon completion your project is missing something to qualify, you will have 60 days to correct items and get it inspected again.

Program Requirements and Restrictions

- o Replacing lawn with concrete or other impermeable surfaces are not eligible for payment. Areas covered with artificial turf will not be included in the incentivized project payment.
- o Completed projects may not result in areas of lawn less than 8 feet wide at their narrowest point. Lawn may not be in park strips or used as a path.
- o Lawn within the project area may not be on slopes greater than 25% or 4:1 grade. Lawn may not be in parkstrips or used as a path.
- o Lawn (overhead sprinklers) and planting beds (drip irrigation) may not be on the same irrigation valve (irrigation zone).
- o Plant coverage is required for all projects. Total relandscaped area must have at least 35% plant foliage coverage at the plant's maturity. (For example: This roughly equals 5- 3' diameter plants for every 100 square feet of project space.) Projects will also require 1 medium (25-40 ft wide) to large (25-40+ ft wide), drought tolerant shade tree be planted for every 3000 square feet of project area. (tree requirement exemptions allowed for properties with overhead powerlines and existing trees.) Trees planted in park strips must follow all city ordinances.
- o Annual flowers, other annual plants, and flower bulbs are not eligible to achieve the 35% plant coverage requirement.
- o At least 3-4 inches of mulch (such as bark, rock, or gravel), permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
- o Participants will be advised to not remove existing trees as part of the conversion, but doing so will not disqualify them from receiving the incentive. Trees must be planted or left in the landscape if required by the city.
- o Participant waives and releases Weber Basin Water Conservancy District and their contractors or agents from any and all claims and causes of action arising out of the installation and use of devices pursuant to this program.
- o Commercial properties that the footprint of the building(s) occupies multiple parcels will be considered one property and still subject to the maximum of \$50,000 per property.

Irrigation Requirements

- o Planting areas must be irrigated with low-volume drip systems. Drip systems must include filter and pressure regulators visible for inspection.
- o Drip emitters must be rated at 5 gallons per hour or less.
- o Micro-spray emitters and soaker hoses are not allowed.
- o Drip emitters and spray heads must be on separate zones.

Weber Basin Water Conservancy District has budget funds for this program each year. The program is based on a first-come, first-served basis and will continue until funding is gone for the current year. Funding will be monitored, and applications may be denied or put on hold if funding runs out. Any participant approved in the program will be allowed to complete the program and receive the incentive.

Institutional Properties (Government, Private, Public)

Public and private institutions that own and maintain more than five properties can qualify for the Landscape Lawn Exchange program. The same requirements for Residential and Commercial properties are applicable. In these institutional applications, BWCD will only incentivize half of the project square footage up to \$50,000 per institution per year. These entities can apply multiple years for projects.

Community Qualifications to Participate in the Program

Minimum requirements for cities to be included in the program are for the intent to promote and allow water-efficient landscaping to be done in park strips, front yards, side yards, back yards, and in commercial and institutional landscapes.

The minimum requirements that must be adopted into landscape ordinances by municipalities or counties include:

- o Areas within the public right of way between the curb and gutter and the sidewalk shall not be landscaped with lawn.
- o Lawn areas will not be allowed in areas that are less than 8 ft wide at its narrowest point.
- o Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.
- o New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.

Qualified Cities to Date:

- o Bountiful
- o Clearfield
- o Clinton
- o Farmington
- o Farr West
- o Fruit Heights
- o Kaysville
- o North Salt Lake
- o Oakley
- o Park City
- o Riverdale
- o Roy
- o South Ogden
- o Summit County (Snyderville Basin)
- o Syracuse
- o Washington Terrace
- o Weber County Unincorporated Areas (Wasatch Front)
- o West Bountiful
- o West Haven
- o Woods Cross

Other Programs:

[View Flip Your Strip Information \(FlipYourStripInfo.aspx\)](#)

Residential Smart Irrigation Controllers and Toilets

Weber Basin offers rebates to all residents living in Davis, Weber, Morgan and Summit counties. There are specific requirements for each rebate offered. Smart controller rebates are now a flat \$75.00 for the purchase of a qualified smart controller or the full cost of a controller for purchases less than \$75.00.

For toilets, if your home is older than 1994 you can qualify to receive rebate on up to two toilets with a flat rebate of

\$100.00 per toilet replaced. Newer homes do not qualify because toilets in those homes are already classified as “low flow”. The District offers these rebates through the Utah Waters Savers program.

Click [HERE \(https://www.utahwatersavers.com\)](https://www.utahwatersavers.com) to go to the application for your rebate

Commercial Smart Irrigation Controllers

For commercial, institutional, multifamily and other large properties that have many more irrigation stations than residential lots or multiple sites that need irrigation control form a central controller, Weber Basin offers incentives for smart central control systems. These are usually much more sophisticated and expensive because of the capabilities they offer. To qualify for rebates, please call the District to ensure that funding is still available. The rebate for commercial controllers is 50% of the cost of the controller up to a maximum of \$1,500 per controller.

Click [HERE \(https://lookforwatersense.epa.gov/products/\)](https://lookforwatersense.epa.gov/products/) for a list of qualifying commercial smart controllers. Click [HERE \(https://rebates.weberbasin.gov\)](https://rebates.weberbasin.gov) to go to the application for your rebate
Unsure if you qualify? Call us at 801-771-1677 to check.

Commerical, Institutional, and Multifamily Unit Toilets

If you are a facility manager and would like to replace old toilets on a larger scale for businesses, apartments, or other non-residential facilities, you may qualify for this rebate. The facility must be older than 1994 and **you must call and be pre-approved prior to the project** to ensure the project qualifies and that there are funds remailing for the program for the year. You may select any toilet as plumbing codes have changed and all new toilets are considered “low flow” or “water efficient”. Rebate in this category is \$100.00 per toilet.

Click [HERE \(/Docs/Commercial and Multifamily application 2025.pdf\)](#) to go to the application for your rebate.

Other Resources

USU: Utah Drought Resources

- **Drought** (<https://extension.usu.edu/drought/>)
- **In-Home Water Conservation** (<https://extension.usu.edu/drought/in-the-home>)
- **Landscape and Garden Water Conservation** (<https://extension.usu.edu/drought/in-the-landscape>)
- **Range and Livestock Drought Resources** (<https://extension.usu.edu/drought/on-the-farm>)
- **Crop Resources** (<https://extension.usu.edu/drought/crops>)
- **Center for Water-Efficient Landscaping** (<https://extension.usu.edu/cwel/>)

Contact US

(../AboutUs/ContactUs.aspx)

Employment

(../PublicResources/Employment.aspx)

About US

(../AboutUs/AboutUs.aspx)

Public Notices

(../PublicResources/PublicNotices.aspx)

Privacy Policy

(../PrivacyAndTerms.aspx)



Business Hours

(../AboutUs/AboutUs.aspx)

Monday-Thursday 7:30 AM – 4:30

PM

Friday 8:00 AM – 4:30 PM

Learning Garden Hours

(../Conservation/LearningGarden.aspx)

Summer: 8:00 AM – 8:00 PM

Winter: 8:00 AM – 6:00 PM

Location:

Weber Basin
Water
Conservancy
District
2837 E Hwy 193
Layton, UT 84040



Main Office

(<https://www.google.com/maps/place/Weber+Basin+Water+Conservancy/@41.1092926,-111.912929>)

111.9128014)

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(<https://www.instagram.com/weberbasinwater/>)

(<https://www.google.com/maps/place/Weber+Basin+Water+Conservancy/@41.1092926,-111.912929>)
Questions?

801-771-1677



LANDSCAPE INCENTIVE PROGRAM

Apply now through Utah Water Savers (<https://utahwatersavers.com/>).

Do not remove or kill grass prior to application approval and a site visit. Doing so will disqualify you from this incentive.

To encourage the use of water-efficient landscape principles, the state and partnering water districts are incentivizing the replacement of lawn with water-efficient landscaping.

Landscape incentives are available to those in communities that have adopted qualifying water-efficient landscape ordinances for new construction.

Learn More (<https://www.utahwatersavers.com/landscapeincentiveprogram>)

If you are looking for information on how to prepare and care for a water-efficient landscape, check out the division's new resource series (<https://conservewater.utah.gov/landscape-resources/>).

Below is a list of communities that have adopted qualifying water-efficient landscape ordinances and are eligible for incentives. Information for communities interested in adopting water-efficient landscape ordinances is available in the second tab.



Waterwise park strip.
Photo credit Jordan
Valley Water
Conservancy District.

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Eligible Locations

Landscape Ordinances

Landscape Resources

Landscape Ordinances

For a property to be eligible for participation in the Landscape Incentive Program, it must be located in a community that has adopted qualifying water-efficient landscape ordinances for all new development.

Landscape ordinance requirements vary by location. Communities within a participating water district service area should work with their water district to adopt landscape ordinances to become eligible for landscape incentives.

Partnering water districts include:

- Central Utah Water Conservancy District (<https://cuwcd.gov/about.html#gsc.tab=0>), 801-226-7100.
- Jordan Valley Water Conservancy District (<https://jvwcd.maps.arcgis.com/apps/View/index.html?appid=e9056a4f5e0548af835efbe424b06e4e>), 801-256-4400.
- Washington County Water Conservancy District (<https://www.wcwcd.gov/about-us/contact-us/>), 435-673-3617.
- Weber Basin Water Conservancy District (<https://weberbasin.gov/CustomerService/ProviderSearch>), 801-771-1677.

Communities outside of a partner water district's service area, including unincorporated areas, should work with the Division of Water Resources. These communities include any located in the following counties: Beaver, Box Elder, Cache, Carbon, Daggett, Emery, Garfield, Grand, Iron, Kane, Millard, Piute, Rich, San Juan, Sanpete, Sevier, Tooele and Wayne.

At a minimum, the following water-efficient landscape ordinances for new construction are required:

- No lawn on parking strips.

- In new development, no lawn in areas less than 8 feet in width.
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common-area landscapes, lawn areas shall not exceed 20% of the total landscaped area outside of active recreation areas.

If you have any questions, please contact your local water district or the division’s landscape incentive coordinator at WaterRebates@utah.gov.
(<mailto:waterrebates@utah.gov>) or 801-928-4270.

[Utah.gov Home \(https://conservewater.utah.gov/\)](https://conservewater.utah.gov/) | [Utah.gov Terms of Use \(https://www.utah.gov/disclaimer.html\)](https://www.utah.gov/disclaimer.html) | [Utah.gov Privacy Policy \(https://www.utah.gov/privacypolicy.html\)](https://www.utah.gov/privacypolicy.html) | [Utah.gov Accessibility Policy \(https://www.utah.gov/accessibility.html\)](https://www.utah.gov/accessibility.html) | [Translate Utah.gov \(https://water.utah.gov/translate-utah-gov/\)](https://water.utah.gov/translate-utah-gov/)

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Give Feedback

Effective 11/6/2025

10-20-619 Water wise landscaping -- Municipal landscaping regulations.

- (1) As used in this section:
 - (a) "Lawn or turf" means nonagricultural land planted in closely mowed, managed grasses.
 - (b) "Mulch" means material such as rock, bark, wood chips, or other materials left loose and applied to the soil.
 - (c) "Overhead spray irrigation" means above ground irrigation heads that spray water through a nozzle.
 - (d) "Private landscaping plan" means the same as that term is defined in Section 10-20-807.
 - (e)
 - (i) "Vegetative coverage" means the ground level surface area covered by the exposed leaf area of a plant or group of plants at full maturity.
 - (ii) "Vegetative coverage" does not mean the ground level surface area covered by the exposed leaf area of a tree or trees.
 - (f) "Water wise landscaping" means any or all of the following:
 - (i) installation of plant materials suited to the microclimate and soil conditions that can:
 - (A) remain healthy with minimal irrigation once established; or
 - (B) be maintained without the use of overhead spray irrigation;
 - (ii) use of water for outdoor irrigation through proper and efficient irrigation design and water application; or
 - (iii) use of other landscape design features that:
 - (A) minimize the need of the landscape for supplemental water from irrigation; or
 - (B) reduce the landscape area dedicated to lawn or turf.
- (2) A municipality may not enact or enforce an ordinance, resolution, or policy that prohibits, or has the effect of prohibiting, a property owner from incorporating water wise landscaping on the property owner's property.
- (3)
 - (a) Subject to Subsection (3)(b), Subsection (2) does not prohibit a municipality from requiring a property owner to:
 - (i) comply with a site plan review, private landscaping plan review, or other review process before installing water wise landscaping;
 - (ii) maintain plant material in a healthy condition; and
 - (iii) follow specific water wise landscaping design requirements adopted by the municipality, including a requirement that:
 - (A) restricts or clarifies the use of mulches considered detrimental to municipal operations;
 - (B) imposes minimum or maximum vegetative coverage standards; or
 - (C) restricts or prohibits the use of specific plant materials.
 - (b) A municipality may not require a property owner to install or keep in place lawn or turf in an area with a width less than eight feet.
- (4) A municipality may require a seller of a newly constructed residence to inform the first buyer of the newly constructed residence of a municipal ordinance requiring water wise landscaping.
- (5) A municipality shall report to the Division of Water Resources the existence, enactment, or modification of an ordinance, resolution, or policy that implements regional-based water use efficiency standards established by the Division of Water Resources by rule under Section 73-10-37.
- (6) A municipality may enforce a municipal landscaping ordinance in compliance with this section.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

[<< Previous Section \(73-10-36\)](#)Download Options [PDF](#) | [RTF](#) | [XML](#)[Next Section \(73-10-38\) >>](#)[Index Utah Code](#)[Title 73 Water and Irrigation](#)[Chapter 10 Board of Water Resources - Division of Water Resources](#)[Section 37 State incentives to use drought resistant landscaping. \(Effective 3/14/2023\)](#)**Effective 3/14/2023****73-10-37. Incentives to use water efficient landscaping.**

(1) As used in this section:

- (a) "District" means a water conservancy district, as that term is defined in Section 73-10-32.
- (b) "Division" means the Division of Water Resources.
- (c) "Landscaping conversion incentive program" means a program administered by a district that pays an owner a financial incentive to remove lawn or turf from a project area on land owned by the owner.
- (d) (i) Except as provided in Subsection (1)(d)(ii), "lawn or turf" means nonagricultural land planted in closely mowed, managed grasses.
- (ii) "Lawn or turf" does not include a golf course, park, athletic field, or sod farm.
- (e) "Owner" means an owner of private or public land where a water end user is located.
- (f) "Program guidelines" means guidelines adopted by a district for the district's landscaping conversion incentive program.
- (g) "Project area" means the area from which lawn or turf is removed and replaced with water efficient landscaping.
- (h) "Water end user" means a person who enters into a water contract to obtain water from a retail water provider for residential, commercial, industrial, or institutional use.

(2) The division may:

- (a) award a grant under Subsection (3) to a district to fund financial incentives provided through a landscaping conversion incentive program administered by the district; and
- (b) provide an incentive under Subsection (4) to an owner to remove lawn or turf from a project area on land owned by the owner in an area without a landscaping conversion incentive program.

(3) (a) (i) A district may obtain a grant from the division to help fund a financial incentive provided to an owner through a landscaping conversion incentive program administered by the district.

(ii) Both the award and use of a grant under this Subsection (3) are subject to Subsections (3)(b), (c), and (d).

(b) To obtain a grant, a district shall:

- (i) initiate and operate a landscaping conversion incentive program;
- (ii) limit the disbursement of grant money in the district's landscaping conversion incentive program to owners that satisfy the minimum requirements of Subsection (4)(c) and:
 - (A) rules made by the division under Subsection (5)(b); or
 - (B) program guidelines approved by the division under Subsection (3)(f);
- (iii) use the grant exclusively to fund financial incentives provided to owners that remove lawn or turf from a project area in the district's landscaping conversion incentive program;
- (iv) provide an equal amount or more of matching funds for the district's landscaping conversion incentive program from sources other than the grant money the district receives under this section;
- (v) file an application with the division that:
 - (A) describes the district's landscaping conversion incentive program, including verification that the program can and shall implement the minimum requirements of Subsection (4)(c) and either rules made by the division under Subsection (5)(b) or program guidelines approved by the division under Subsection (3)(f);
 - (B) includes a copy of the program guidelines governing the district's landscaping conversion incentive program;
 - (C) if the district wants to be subject to program guidelines in lieu of division rules made under Subsection (5)(b), requests that the division approve the district's program guidelines under Subsection (3)(f); and
 - (D) provides additional information requested by the division; and
- (vi) enter into a contract with the division that requires the district to:
 - (A) verify that participants comply and landscaping conversion projects proposed, undertaken, and completed by participants under the district's landscaping conversion incentive program satisfy the requirements in this Subsection (3) and any contract before using grant money for a financial incentive;

- (B) agree not to use grant money for a financial incentive in any landscaping conversion project that fails to satisfy the requirements of this Subsection (3) and either rules made by the division or program guidelines approved by the division under Subsection (3)(f);
 - (C) submit to the division quarterly reports on funding status; and
 - (D) prepare and submit an annual accounting to the division on the use of grant money for financial incentives in the district's landscaping conversion incentive program.
- (c) (i) Upon expenditure of 70% of the grant money awarded to a district and an accounting on the use of that grant money, a district may apply for additional grant money in accordance with Subsection (3)(b).
- (ii) The division may award a district an additional grant based on:
- (A) the availability of grant money;
 - (B) the priority or importance of the grant proposal in relation to availability of grant money, the division's landscaping conversion incentive program under this Subsection (3), other landscaping conversion incentive program grant requests, and regional needs and goals;
 - (C) the effectiveness of the district's landscaping conversion incentive program in incentivizing owners to convert lawn or turf to water efficient landscaping;
 - (D) the district's previous compliance with this Subsection (3) and contract terms and conditions; and
 - (E) any matter bearing on the district's ability to responsibly handle and disperse grant money consistent with this Subsection (3) and contract terms and conditions.
- (d) A district awarded grant money under this Subsection (3) may not use grant money to pay an incentive that exceeds the maximum amounts established by the division by rule under Subsection (5)(c).
- (e) Nothing in this section prohibits a district from expending non-grant money, including matching money, under the district's landscaping conversion incentive program to:
- (i) assist an owner that does not satisfy Subsection (4)(c); or
 - (ii) provide an incentive that exceeds a maximum amount established by the division for grant money under Subsection (3)(d).
- (f) The division may approve a request from a district under Subsection (3)(b)(v)(C) to use program guidelines in lieu of rules made by the division under Subsection (5)(b) if the division determines that the district's program guidelines will:
- (i) result in at least as much water use savings as rules made under Subsection (5)(b); and
 - (ii) accomplish the same objectives as rules made under Subsection (5)(b).
- (4) (a) In an area without an existing landscaping conversion incentive program, the division may provide an incentive to an owner to remove lawn or turf from land owned by the owner and replace the lawn or turf with water efficient landscaping.
- (b) If the division provides an incentive under this Subsection (4), the division shall provide the incentive in the order that an application for the incentive is filed. The division may terminate an application if the division determines that the owner has not completed the project within 12 months of the date on which the owner files the application for the incentive.
- (c) To be eligible for an incentive under this Subsection (4):
- (i) the owner shall at the time the owner applies for the incentive:
 - (A) have living lawn or turf, as determined by the entity providing the incentive, on the land owned by the owner that the owner intends to replace with water efficient landscaping; and
 - (B) participate voluntarily in the removal of the lawn or turf in that the removal is not required by governmental code or policy;
 - (ii) the property where the project area is located, is located within:
 - (A) a municipality that implements regional-based water use efficiency standards established by the division under Subsection (5)(d); or
 - (B) an unincorporated area of a county that implements regional-based water use efficiency standards established by the division under Subsection (5)(d); and
 - (iii) the owner shall agree to:
 - (A) maintain water efficient landscaping and a drip irrigation system installed in the project area and not reinstall lawn or turf or overhead spray irrigation in the project area after receipt of a payment under this section to incentivize conversion of lawn or turf to water efficient landscaping; or
 - (B) return to the division or to a district the payments received for removal of lawn or turf from the project area.
- (d) An owner may not receive an incentive under this section if the owner has previously received an incentive under this section for the same project area.
- (e) An owner may not receive an incentive under this Subsection (4) in an amount that exceeds:
- (i) the maximum amount established by the division in rule, as provided in Subsection (5) for each square foot of lawn or turf converted to water efficient landscaping; or
 - (ii) the maximum aggregate amount established by the division in rule as provided in Subsection (5).
- (5) The division shall make rules, in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act:
- (a) establishing the process by which:
 - (i) a district obtains a grant under Subsection (3); or
 - (ii) an owner obtains an incentive under Subsection (4);
 - (b) defining what constitutes water efficient landscaping, including what irrigation is used after conversion to water efficient landscaping;
 - (c) establishing for funding under this section, the maximum incentive from grant money allowable for each square foot of lawn or turf converted to water efficient landscaping or a maximum aggregate amount; and

- (d) establishing for purposes of this section regional-based water use efficiency standards designed to reduce water consumption and conserve culinary and secondary water supplies.
- (6) This section does not prohibit a municipality or county from adopting landscaping standards that would result in greater water efficiency than provided by division rule made under Subsection (5) if the standards do not conflict with this section or division rules.
- (7) The division shall maintain a public website that, at a minimum, provides the status of a municipal or county ordinance, resolution, or policy that implements regional-based water use efficiency standards as described in Subsection (4)(c)(ii).

Amended by Chapter 247, 2023 General Session

<< Previous Section (73-10-36) Download Options PDF | RTF | XML Next Section (73-10-38) >>

STATE
SENATE

350 North State, Suite 320
PO Box 145115
Salt Lake City, Utah 84114
Telephone: (801) 538-1408
<https://senate.utah.gov>

Contact a Senator

HOUSE OF
REPRESENTATIVES

350 North State, Suite 350
PO Box 145030
Salt Lake City, Utah 84114
Telephone: (801) 538-1408
<https://house.utleg.gov>

Contact a Representative

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Effective 11/6/2025

10-20-807 Subdivision plat recording or development activity before required landscaping or infrastructure is completed -- Improvement completion assurance -- Improvement warranty.

- (1) As used in this section:
 - (a) "Private landscaping plan" means a proposal:
 - (i) to install landscaping on a lot owned by a private individual or entity; and
 - (ii) submitted to a municipality by the private individual or entity, or on behalf of a private individual or entity, that owns the lot.
 - (b) "Public landscaping improvement" means landscaping that an applicant is required to install to comply with published installation and inspection specifications for public improvements that:
 - (i) will be dedicated to and maintained by the municipality; or
 - (ii) are associated with and proximate to trail improvements that connect to planned or existing public infrastructure.
- (2) A land use authority shall establish objective inspection standards for acceptance of a public landscaping improvement or infrastructure improvement that the land use authority requires.
- (3)
 - (a) Except as provided in Subsection (3)(d) or (e), before an applicant conducts any development activity or records a plat, the applicant shall:
 - (i) complete any required public landscaping improvements or infrastructure improvements; or
 - (ii) post an improvement completion assurance for any required public landscaping improvements or infrastructure improvements.
 - (b) If an applicant elects to post an improvement completion assurance, the applicant shall in accordance with Subsection (5) provide completion assurance for:
 - (i) completion of 100% of the required public landscaping improvements or infrastructure improvements; or
 - (ii) if the municipality has inspected and accepted a portion of the public landscaping improvements or infrastructure improvements, 100% of the incomplete or unaccepted public landscaping improvements or infrastructure improvements.
 - (c) A municipality shall:
 - (i) establish a minimum of two acceptable forms of completion assurance;
 - (ii)
 - (A) if an applicant elects to post an improvement completion assurance, allow the applicant to post an assurance that meets the conditions of this chapter and any local ordinances; and
 - (B) if a municipality accepts cash deposits as a form of completion assurance and the applicant elects to post a cash deposit as a form of completion assurance, place the cash deposit in an interest-bearing account upon receipt and return any earned interest to the applicant with the return of the completion assurance according to the conditions of this chapter and any local ordinances;
 - (iii) establish a system for the partial release of an improvement completion assurance as portions of required public landscaping improvements or infrastructure improvements are completed and accepted in accordance with local ordinance; and
 - (iv) issue or deny a building permit in accordance with Section 10-20-1001 based on the installation of public landscaping improvements or infrastructure improvements.
 - (d) A municipality may not require an applicant to post an improvement completion assurance for:
 - (i) public landscaping improvements or an infrastructure improvement that the municipality has previously inspected and accepted;

- (ii) infrastructure improvements that are private and not essential or required to meet the building code, fire code, flood or storm water management provisions, street and access requirements, or other essential necessary public safety improvements adopted in a land use regulation;
 - (iii) in a municipality where ordinances require all infrastructure improvements within the area to be private, infrastructure improvements within a development that the municipality requires to be private;
 - (iv) landscaping improvements that are not public landscaping improvements, unless the landscaping improvements and completion assurance are required under the terms of a development agreement;
 - (v) a private landscaping plan;
 - (vi) landscaping improvements or infrastructure improvements that an applicant elects to install at the applicant's own risk:
 - (A) before the plat is recorded;
 - (B) in accordance with inspections required by the municipality for the infrastructure improvement; and
 - (C) in accordance with final civil engineering plan approval by the municipality; or
 - (vii) any individual public landscaping improvement or individual infrastructure improvement when the individual public landscaping improvement or individual infrastructure improvement is also included as part of a separate improvement completion assurance.
- (e)
- (i) A municipality may not:
 - (A) prohibit an applicant from installing a public landscaping improvement or an infrastructure improvement when the municipality has approved final civil engineering plans for the development activity or plat for which the public landscaping improvement or infrastructure improvement is required; or
 - (B) require an applicant to sign an agreement, release, or other document inconsistent with this chapter as a condition of posting an improvement completion assurance, security for an improvement warranty, or receiving a building permit.
 - (ii) Notwithstanding Subsection (3)(e)(i)(A), public infrastructure improvements and infrastructure improvements that are installed by an applicant are subject to inspection by the municipality in accordance with the municipality's adopted inspection standards.
- (f)
- (i) Each improvement completion assurance and improvement warranty posted by an applicant with a municipality shall be independent of any other improvement completion assurance or improvement warranty posted by the same applicant with the municipality.
 - (ii) Subject to Section 10-20-905, if an applicant has posted a form of security with a municipality for more than one infrastructure improvement or public landscaping improvement, the municipality may not withhold acceptance of an applicant's required subdivision improvements, public landscaping improvement, infrastructure improvements, or the performance of warranty work for the same applicant's failure to complete a separate subdivision improvement, public landscaping improvement, infrastructure improvement, or warranty work under a separate improvement completion assurance or improvement warranty.
- (4)
- (a) Except as provided in Subsection (4)(c), as a condition for increased density or other entitlement benefit not currently available under the existing zone, a municipality may require

- a completion assurance bond for landscaped amenities and common area that are dedicated to and maintained by a homeowners association.
- (b) Any agreement regarding a completion assurance bond under Subsection (4)(a) between the applicant and the municipality shall be memorialized in a development agreement.
 - (c) A municipality may not require a completion assurance bond for or dictate who installs or is responsible for the cost of the landscaping of residential lots or the equivalent open space surrounding single-family attached homes, whether platted as lots or common area.
- (5) The sum of the improvement completion assurance required under Subsections (3) and (4) may not exceed the sum of:
- (a) 100% of the estimated cost of the public landscaping improvements or infrastructure improvements, as evidenced by an engineer's estimate or licensed contractor's bid; and
 - (b) 10% of the amount of the bond to cover administrative costs incurred by the municipality to complete the improvements, if necessary.
- (6)
- (a) Upon an applicant's written request that the land use authority accept or reject the applicant's installation of required subdivision improvements or performance of warranty work as set forth in Section 10-20-905, and for the duration of each improvement warranty period, the municipality may require the applicant to:
 - (i) execute an improvement warranty for the improvement warranty period; and
 - (ii) post a cash deposit, surety bond, letter of credit, or other similar security, as required by the municipality, in the amount of up to 10% of the lesser of the:
 - (A) municipal engineer's original estimated cost of completion; or
 - (B) applicant's reasonable proven cost of completion.
 - (b) A municipality may not require the payment of the deposit of the improvement warranty assurance described in Subsection (6)(a)(i) for an infrastructure improvement or public landscaping improvement before the applicant indicates through written request that the applicant has completed the infrastructure improvement or public landscaping improvement.
- (7) When a municipality accepts an improvement completion assurance for public landscaping improvements or infrastructure improvements for a development in accordance with Subsection (3)(c)(ii), the municipality may not deny an applicant a building permit if the development meets the requirements for the issuance of a building permit under the building code and fire code.
- (8) A municipality may not require the submission of a private landscaping plan as part of an application for a building permit.
- (9) The provisions of this section do not supersede the terms of a valid development agreement, an adopted phasing plan, or the state construction code.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

CENTERVILLE
PLANNING
COMMISSION

Staff Report
12/10/2025

Item No. 3.

Title: Consideration of the Planning Commission Meeting Schedule for Year 2026.

Initiated By: Mike Eggett, Community Development Director

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consideration of the Planning Commission Meeting Schedule for the upcoming 2026 year.

RECOMMENDATION:

Recommend approval of the Planning Commission meeting schedule for the upcoming 2026 year, after determining the best way to make up the November 11, 2026, meeting date prior to making any motion to move forward.

BACKGROUND:

Per State standards, the Planning Commission is required to review and approve a tentative meeting schedule for the upcoming 2026 year. A copy of the proposed meeting schedule has been attached. Please note that there would typically be a meeting on November 11, 2026, due to it being the second Wednesday of the month. That being said, November 11, 2026, is Veterans Day and the City recognizes and respects this holiday by closing offices and City-related activities. Therefore, the Planning Commission will need to discuss alternative date options to make up this meeting. November 10, 2026, and November 25, 2026, are suggested replacement dates for this meeting. After determining this make up date, the Planning Commission could then decide how to proceed with any motion to move forward.

ATTACHMENTS:

1. 2026 PC Meeting Schedule DRAFT



Centerville City Planning Commission 2026 Meeting Schedule

Meetings of the Centerville City Planning Commission are generally held at 7:00pm on the second and fourth Wednesday of each month. Except in the months of November and December where only one meeting is held on the second Wednesday, and when otherwise noted. Unless otherwise determined by the Planning Commission, all meetings are held in the Council Chambers, Centerville City Hall Building, 250 North Main Street, Centerville, Utah.

The meeting schedule for 2026 shall be as follows:

January 14th	January 28th
February 11th	February 25th
March 11th	March 25th
April 8th	April 22nd
May 13th	May 27th
June 10th	June 24th
July 8th	July 22nd
August 12th	August 26th
September 9th	September 23rd
October 14th	October 28th
November 10th or 25th (to make up Veteran's Day)	
December 9th	

Planned Posted: UPMW sent to JR for posting 12/11/2025
City Hall 12/11/2025 by JR
Public Works 12/11/2025 by ME
City Website sent to JR for posting 12/11/2025

CENTERVILLE
PLANNING
COMMISSION

Staff Report
12/10/2025

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
PLANNING
COMMISSION

Staff Report
12/10/2025

Item No. 1.

Title: Minutes Review and Approval - November 12, 2025

Initiated By: Jennifer Robison, City Recorder

Staff Representative:

SUBJECT:

Consideration of Planning Commission meeting minutes from November 12, 2025.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 11-12-25 PC DRAFT

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, November 12, 2025**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting
6 of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Mason Kjar, Chair

10 Shawn Hoth

11 Tyler Moss

12 LaRae Patterson

13 Gary Woodward

14
15 **MEMBERS ABSENT**

16 Amanda Jorgensen

17 Layne Jenkins

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22 Lisa Romney, City Attorney

23
24 **VISITORS**

25 Interested citizens

26
27 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Patterson

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **PUBLIC HEARING – (CONTINUED FROM OCTOBER 22, 2025) - GENERAL PLAN**
32 **AMENDMENTS – COMPREHENSIVE GENERAL PLAN UPDATE – LEGISLATIVE DECISION**
33

34 Chair Kjar opened the continued public hearing for this item.

35
36 Richard Layton, Centerville resident, urged the commission not to rush the general plan
37 review, noting that neighbors were unaware of proposed changes and commissioners needed
38 more time with the lengthy document. He also pointed out what he saw as inconsistencies
39 between the citizen survey and the plan, arguing that while residents preferred housing west of I-
40 15, the plan instead emphasized increased intensity at already busy locations.

41
42 Tami Bryson, Centerville resident, said she had read every word of proposed general plan
43 but felt it required more careful consideration. She questioned whether it reflected the
44 community's vision given only 418 survey responses, noted wording inaccuracies and
45 discrepancies, and urged the commission to table the plan until these issues were addressed.

46
47 Craig Preston, Centerville resident, criticized the plan as more of an action plan than a
48 guiding vision, objecting to specific language, images, and boundaries that he felt were limiting or
49 prescriptive. He questioned the limited survey participation, the use of "will be" mandates, and
50 urged the commission to postpone action and remove certain visuals and references.

51
52 David Layton, Centerville resident, emphasized that citizens are engaged when informed,
53 sharing that five neighbors he spoke with attended the meeting. He questioned the housing deficit
54 numbers, highlighted that Centerville's single-family housing percentage is below peer city

1 averages. He urged the commission to take time reviewing the plan and heed the city attorney's
2 guidance on public comments.
3

4 Cami Layton, Centerville resident, stressed that reading the plan isn't the same as
5 thoroughly reviewing it. She raised concerns about vague language that could favor developers,
6 discrepancies in population figures, repeated use of "will" implying mandates, problematic images
7 and density proposals, and insufficient senior housing zoning, while offering to assist with
8 revisions.
9

10 Debbie Dunn, Centerville resident, emphasized that she is not apathetic but only recently
11 learned about the general plan. She requested the plan be set aside to allow more residents to
12 review it and provide input, stressing the importance of community involvement.
13

14 Nancy Preston, Centerville resident, expressed concern that transportation details and
15 references to regional plans were too specific for the general plan, recommended moving them
16 to the transportation section with clarifying language, and urged that costly community decisions
17 not be rushed.
18

19 Desi Dunn, Centerville resident, emphasized that people moved to the city for space and
20 appreciated its current character, including occasional farm animals. Having only recently learned
21 of the general plan, he cautioned against high-density development based on experiences in other
22 cities and urged the commission to table the plan until more residents were informed and able to
23 provide feedback.
24

25 Nancy Smith, Centerville resident, urged that all city boards, commissions, and
26 committees read the general plan from their areas of expertise. She challenged the plan's
27 emphasis on Deuel Creek as the top historic preservation priority, suggested creating a separate
28 historic preservation section, and criticized language implying the state mandates specific actions
29 when it actually provides options, asking for clarification and more public input during deliberation.
30

31 Grover Marsh, Centerville resident, shared an experience as a professional civil engineer
32 where public input led to scaling back a road project from five lanes to a more community-friendly
33 design. Drawing on this, he recommended tabling Centerville's general plan so more residents
34 could learn about it and provide feedback.
35

36 Brian Plummer, Centerville resident and City Councilmember, acknowledged that the City
37 Attorney and Planning Commission Chair had discouraged him from commenting due to his role
38 on the City Council, but recognized his right at a citizen to do so. He criticized the general plan as
39 flawed and overly influenced by state mandates rather than residents' input. He warned that
40 transit planning could drive unwanted density, opposed west-side development due to flooding
41 risks, and urged the commission to prioritize Centerville residents' interests and carefully address
42 concerns before moving forward.
43

44 Marshall Maughn, Centerville resident, argued that the city's limited land makes it unable
45 to solve the housing shortage and that increasing density would disproportionately impact renters,
46 many of whom are already cost-burdened. He emphasized that new developments are rarely truly
47 affordable and appreciated Centerville's built-out character, noting Legacy Highway limits western
48 expansion.
49

50 Chair Kjar closed the public hearing.
51

52 Chair Kjar led the commission discussion by identifying several "easy fixes," including
53 duplicate paragraphs, incorrect housing deficit figures, population inconsistencies, and
54 reconciling references to three versus five housing strategies. Commissioners discussed how to
55 proceed, weighing the public's desire for more review time against the need to move forward.

Commissioner Patterson recognized resident concerns that they didn't know about the General Plan, but highlighted the efforts that have been made to get the word out. Chair Kjar suggested forwarding the draft to the City Council for review, noting the survey's 418 responses exceeded statistical reliability requirements.

The commission discussed language adjustments, with Community Development Director Mike Eggett confirming the consultant was softening mandatory wording based on feedback. Commissioners decided to review past meeting minutes and compile a list of priorities and revisions before making a recommendation to the City Council.

Commissioner Patterson **moved** to continue receiving public comment through December 4th, have commissioners review minutes and the general plan to bring back lists of redlines and comments for the December 10th meeting, and table the general plan until that meeting. Commissioner Hoth seconded the motion which passed (4-1) with Chair Kjar dissenting.

PUBLIC HEARING – GENERAL PLAN AMENDMENTS – WATER USE AND PRESERVATION ELEMENT SECTION ADDITION TO THE PLAN – LEGISLATIVE DECISION

Mr. Eggett presented the required Water Use and Preservation Element for the city's General Plan, mandated by Senate Bill 110 (2022) to be adopted by December 31st. The amendment addresses four core areas: water demand assessment, reducing water demand, encouraging conservation, and operational efficiency.

Mr. Eggett noted that the proposed language had been reviewed and approved by the city's Assistant Public Works Director/Water Program Supervisor and the Utah State Department of Natural Resources. He emphasized the connection to ongoing landscaping ordinance work and highlighted the urgency of adopting the element before the deadline, warning that non-compliance could risk funding and invite stricter future legislation.

Chair Kjar opened a public hearing for this item. No comments were made, so he closed the public hearing.

Commissioner Woodward asked about the 2,500 gallon rainwater collection limit, which Mr. Eggett explained was a state DNR restriction.

Chair Kjar **moved** to forward a positive recommendation to the proposed general plan amendment regarding the addition of a water conservation element to the current general plan. Commissioner Woodward seconded the motion which passed unanimously (5-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported positive news that on October 27, 2025, Centerville received a letter confirming full compliance with state moderate income housing reporting requirements for 2025. He noted this achievement required extensive consultation with state representative employees and represented a significant effort by the City.

MINUTES REVIEW AND APPROVAL

Minutes of the October 22, 2025 Planning Commission meeting were reviewed. Chair Kjar **moved** to approve the minutes with suggested changes. Commissioner Woodward seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 9:02 p.m., Commissioner Patterson **moved** to adjourn the meeting. Commissioner Hoth seconded the motion which passed by unanimous vote (5-0).

Jennifer Robison, City Recorder

Date Approved

DRAFT