



CENTERVILLE WORK SESSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS WORK SESSION MEETING AT 5:30 PM ON JULY 6, 2021 AT CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 N. MAIN STREET, CENTERVILLE, UTAH.. THE AGENDA IS SHOWN BELOW.

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

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups materials can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. BUSINESS

1. Discuss Goals with Planning Commission
Combined discussion with Planning Commission to go over goals and future plans.

C. CLOSED SESSION (Closed Meeting, if necessary, for reasons allowed by State Law, including, but not limited to, the provisions of section 52-4-205 of the Utah Open and Public Meetings Act, and for the Attorney-Client matters that are privileged pursuant to Utah Code ann. 78B-1-137, as amended)

D. ADJOURNMENT

Jennifer Hansen
Centerville City Recorder

CENTERVILLE

Staff Backup Report

7/6/2021

Item No. 1.

Short Title: Discuss Goals with Planning Commission

Initiated By: Cory Snyder, Community Development Director

Staff Representative: Cory Snyder, Community Development Director

SUBJECT

Combined discussion with Planning Commission to go over goals and future plans.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ PC Selected Planning Goals

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

PLANNING COMMISSION MEMORANDUM

DATE: JUNE 09, 2021

TO: CENTERVILLE CITY COUNCIL AND MAYOR

FROM: CENTERVILLE CITY PLANNING COMMISSION

SUBJECT: DISUCSSION AND GOALS PLANNING

As you may be aware, the Planning Commission met on June 09, 2021, to review and discuss planning goals of the past as well as identifying work goals for the coming fiscal year. The Planning Commission is seeking an agreeable direction regarding which particular goals the City Council would also support or recommend. It has been reported to the Commission that a potential work session between the two entities has been recently discussed. Please let us know the direction of the City Council.

2021 PLANNING COMMISSION SELECTED GOALS

- I. Major Future Planning Goals**
 - General Plan Update/Economic Planning – pending budget approval.
- II. Significant Planning/Regulatory Goals**
 - Accessory Dwelling Ordinance – state requirement.
 - Subdivision Ordinance Update – state requirement.
- III. Straightforward Planning/Regulatory Goals**
 - Parking Ordinance Update – *Commission directed.*
 - Residential Development (i.e., Single-family uses) Outside A Platted Subdivision - *Commission directed.*
 - Food Truck Ordinance – *state requirement.*

PREVIOUS 2020 PLANNING COMMISSION SELECTED GOALS

- I. South Main Street Corridor Plan Update** – This update is currently “placed on hold” due to COVID-19 Outbreak.
- II. Residential Buffering Regulations** – Completed
- III. Transportation Plan Element Update (related to Moderate Income Housing)** – Completed
- IV. West Centerville Neighborhood Plan Update** – There has been discussion to consider the elimination of the SCP mixed-residential option depicted in the NW corner area of this neighborhood. The Commission was briefed on the current language on February 12, 2020.

- V. **Parking Standards Update** – This item is “currently in progress.” During the COVID-19 outbreak, the Commission reviewed the parking standards for the various uses and identified a number of uses to consider modifying. **Staff is currently reviewing the uses identified.**

PLANNING STAFF SUGGESTED PLANNING GOALS LIST

MAJOR PLANNING PROJECTS

General Plan Update/Economic Planning – The City Council has tentatively allocated up to \$80,000.00 for a combined General Plan/Economic Plan Update for the City. The General Plan Update portion would involve updating portions of the Plan that are either outdated or in need of significant changes to meet the needs of the City for the next 20 years. Mainly, the updates would be for the generalized elements regarding Residential/Housing, Commercial/Industrial Development, Natural Hazards, Transportation/Circulation, etc. and not for the various neighborhood plans.

Staff Rating: **PRIORITY**

Moderate Income Housing Element Update - This could be coupled with the General Plan Update. However, staff listed this separately to emphasize the need to further refine the States required strategy expectations. Additionally, the Moderate-Income Housing needs to be further refined by tying in aspects of Employment and Transportation Planning for the future. The Wasatch Front Regional Council has/is collecting and providing data for these types of future growth projections for most of the cities along the Wasatch Front - **link <https://data.wfrc.org/>**

Staff Rating: **PRIORITY**

South Main Street Corridor Plan Update – This planning project has been ongoing for the past several years. However, it is staff’s opinion that the City has not really identified a clear vision of expectations. There has been a varied response to whether the South Main Street area is a significant corridor feature for the City. Questions such as “*Is this a focal service commercial area?*” or “*Is this a ripe for redevelopment for housing?*” Additionally, there has been varied ideas regarding whether the “*public space area*” of this portion of the corridor should be enhanced or remain relatively the same as it is now.

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

Staff Rating: **UNDETERMINED**

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

Staff Rating: **PRIORITY**

MINOR PLANNING PROJECTS

Accessory Dwelling Ordinance – SB 82 of the 2021 Legislative Session requires cities to implement the allowance of “*interior accessory dwelling units*” as permitted uses within a municipality. However, there are some conditions or terms that cities are allowed to regulate. Staff has prepared an initial draft ordinance, which will be presented to preliminary review by the Commission, shortly.

Staff Rating: **PRIORITY**

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

Staff Rating: **PRIORITY**

Food Truck Ordinance – The 2020 Legislative Session specifically set regulatory allowances that are supportive of food truck type vendors. Currently, such uses are covered by the City’s Temporary Use Ordinance. Centerville does not currently experience a synergy for these type of vendors. When they have applied, staff processes such applications under the Temporary Use Ordinance, subject to modification by state statutes. A new revised ordinance, specific to food trucks ought to be adopted.

Staff Rating: **SEMI-PRIORITY**

Parking Ordinance Update – As mentioned earlier, the Commission reviewed the parking standards for the various uses and identified a number of uses to consider modifying.

Staff Rating: **SEMI-PRIORITY**

Residential Development (i.e., Single-family uses) Outside A Platted Subdivision – As identified earlier by the Commission, the two-step process for a site plan approval is fairly cumbersome for single-family home development. The Commission suggested a revisit for this type of approval process. Staff believes that it could possibly be performed at a staff level.

Staff Rating: **SEMI-PRIORITY**

Parrish Lane Gateway Design Standards Modifications – A while back, staff presented several edits to this ordinance, specifically regarding concerns that the UDOT roadway standards conflict with some of the City’s design standards. Consequently, a few of the more recent developments,

do not fully comply with the gateway standards with regards to pedestrian pathway placement and landscape berming. The Parrish Gateway Design standards need to be modified to reflect the actual built environment that has taken place. Additionally, some members of the City Council had concerns over the cost and maintenance related to the decorative streetlight poles, as well as the pedestrian crossings stamped design expectations.

Staff Rating: **LOW-PRIORITY**

West Centerville Neighborhood Plan Update – As also mentioned earlier, there has been discussion to consider the elimination of the SCP mixed-residential option depicted in the NW corner area of this neighborhood.

Staff Rating: **LOW-PRIORITY**

R-M/R-H Building Design Standards – Due to a specific concern, Governor Cox vetoed a bill regarding residential building design standards and asked that it be brought back in a special legislative session to correct one of his concerns. This bill originally prohibited municipalities from regulating building designs for single-family, duplex, and townhome structures. Staff will have to perform further research to see what provisions were potentially passed. Preliminarily, it would require the City to amend the adopted R-M/R-H design standards regarding these types of buildings.

Staff Rating: **LOW-PRIORITY**

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

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

• Staff Rating: **LOW-PRIORITY**

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

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

Staff Rating: **LOW-PRIORITY**