

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, FEBRUARY 24, 2016, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's Website: www.centervilleut.net and on NovusAgenda at the following link: <http://centerville.novusagenda.com/agendapublic>

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

- 7:00 A. WELCOME AND ROLL CALL
 B. PLEDGE OF ALLEGIANCE
 C. PRAYER OR THOUGHT – Commissioner Gina Hirst
 D. MINUTES REVIEW AND ACCEPTANCE – February 10, 2016 Special Work Session with
 City Council & Planning Commission Meeting
 E. COMMISSION BUSINESS
- 7:10 1. PUBLIC HEARING – CODE TEXT AMENDMENTS FOR THE SOUTH MAIN
 STREET CORRIDOR (SMSC) OVERLAY ORDINANCE (CHAPTER 12-48)
 Consider the code text amendments for the South Main Street Corridor (SMSC) Overlay
 Ordinance, which include the following:
 1. Council directives and changes to the South Main Street Corridor (SMSC) Public Space
 Plan, and
 2. Maximum Unit Allowances and Density Caps for the South Main Street Corridor (if
 deemed necessary)
- 7:45 2. FOLLOW UP ON THE 2016/2017 PLANNING COMMISSION GOALS
- 8:00 3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
 • PC Meeting on March 9, 2016
 Nothing scheduled at this time
- 8:05 F. ADJOURNMENT



PRELIMINARY DRAFT

Minutes of the Centerville City Joint Planning Commission & City Council Special Work Session held Wednesday, February 10, 2016 at 5:30 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul Cutler
Council Members	George McEwan Tamilyn Fillmore William Ince Stephanie Ivie Robyn Mecham
Planning Commission	Becky Wright Cheylenn Hayman David Hirschi, Chair Gina Hirst Kevin Daly Logan Johnson Scott Kjar

STAFF PRESENT

Steve Thacker, City Manager
Corvin Snyder, Community Development Director,
Lisa Romney, City Attorney
Kathy Streadbeck, Recording Secretary

TRAINING – Land Use Training from Brent Bateman, Utah Property Rights

Ombudsman

Brent Bateman, Utah Property Rights Ombudsman, opened the discussion to any items/issues the City Council and Planning Commission wished to discuss. He reviewed the difference between legislative v. administrative decisions. Legislative decisions can only be made by the City Council and is the process of making or changing law and/or policy. Administrative decisions are those which involve applying the law to various applications. He explained how public clamor can and cannot be considered. He explained public clamor is not to be considered when making an administrative decision and public comments are not required to be heard for such decision. If an administrative decision is made based on public clamor it is considered illegal and that decision could be overturned if disputed. However, many municipalities choose to take public comment because occasionally a comment will bring about evidence that is relevant which has not yet been considered. Public clamor is encouraged and should be considered when making a legislative decision. Legislative decisions bring about new laws or changes in current laws and should include public comment so that a decision can be

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made which is in the best interest of the community and its members. Mr. Bateman explained the difference between public clamor and evidence and gave some examples. Clamor is opinion. Evidence is fact.

Mr. Bateman discussed conditional use permits. He explained that all conditions should be clearly stated in the ordinance. If an issue is not listed as a condition then that condition cannot be applied to that permit. He said most conditional use permits should be simple and easily approved by staff because all possible conditions/issues are already listed within the ordinance. If a condition or issue is not listed and is found to be relevant then the ordinance should be amended and the next application will be held to a higher standard.

Mr. Bateman discussed the role of the Planning Commission. He said often times Planning Commissions spend the majority of their time on permits, approvals, and routine applications and not on planning. If Planning Commissions spent the majority of their time on planning then those simple routine applications would be easier for staff to approve because all land use planning issues would be more up-to-date and appropriate for that city. Similarly, the City Council should be freed from hearing the majority of Administrative decisions. City Staff explained Centerville does have a policy for "Routine and Uncontested" matters. This policy allows the Planning Commission and/or City Council to list out which applications they are comfortable allowing staff to approve on their own, which matters need to be heard by either body, and which circumstances would require a greater process.

Mr. Bateman discussed variances. He explained how variances should be used and that they should not be readily used. Variances are for those situations in which a property is hindered (i.e., by a slope, stream channel, geographical issue, etc.) and it is not possible to apply the typical zoning standards.

The meeting was adjourned at 7:00 p.m.

Marsha L. Morrow, City Recorder

Date Approved

David Hirschi, Planning Commission Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, February 10, 2016

7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Becki Wright
Cheylynn Hayman
David Hirschi, Chair
Gina Hirst
Kevin Daly
Logan Johnson
Scott Kjar

STAFF PRESENT

Corvin Snyder, Community Development Director
Lisa Romney, City Attorney
Kathy Streadbeck, Recording Secretary

VISITORS

Interested Citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Johnson

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held January 27, 2016 were reviewed and amended. Commissioner Hirst made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Daly and passed by unanimous vote (7-0).

COMMISSION BUSINESS – Continuation of Discussion on 2016/2017 Planning Commission Goals

Cory Snyder, Community Development Director, reminded the Commission that each year the Planning Commission develops a prioritized list of planning goals or issues for City Council consideration. The City Council has not yet outlined their goal setting process, but this will likely take place in the coming months. The Planning Commission will likely be asked to participate in this process by providing their goals/priorities. This is the Planning Commission's chance to raise any concerns and to be proactive in their planning.

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1 Chair Hirschi asked the Commission to share their thoughts and ideas regarding planning
2 goals. He believes the Planning Commission can be more effective as planners by providing a
3 list of their priorities for City Council consideration. He said the West Centerville Neighborhood
4 Plan, the South Main Street Corridor Plan (SMSC), and the Subdivision Ordinance update are
5 important issues to be considered in the near future.

6
7 Commissioner Kjar said his top priorities are the West Centerville Neighborhood Plan
8 and the SMSC plan, specifically Pages Lane redevelopment. He sees great opportunities for
9 redevelopment on Pages Lane and feels a set plan needs to be considered sooner rather than later.

10
11 Commissioner Hirst said she would like to plan for better trails and pathways throughout
12 the city. She believes this element is often overlooked and needs to be planned for early on
13 during development. Mr. Snyder said this has been a priority in the past and the Trails
14 Committee has done a great job to get several trail segments developed throughout the city. It
15 would be beneficial to plan for the connectivity of these trail segments including the
16 development of additional trail segments. The Commission also discussed having a member of
17 the Trails Committee come visit with the Planning Commission and show what progress has
18 been made.

19
20 Commissioner Daly said the Foothills Plan is important and he would like to proactively
21 address this issue. He said there has been a lot of rumors and confusion around the Foothills and
22 what could be developed. He said it would be better to look at options that may be viable and
23 desirable rather than getting caught off guard with an application that may not be the best fit.

24
25 Commissioner Wright said there are several issues that will come to the Planning
26 Commission in the next year because they are currently hot topics. Perhaps it is more beneficial
27 to prioritize those items which the Commission feel are important for the growth of the
28 community like trails and the foothills.

29
30 Commissioner Hayman said she was intrigued by the discussion about "Routine and
31 Uncontested" matters during the work session just prior to this meeting. She agrees the Planning
32 Commission spends most of their time approving routine applications. If this function was
33 delegated to staff then the Commission would have more time to deal with planning issues and
34 their list of priorities could be extended.

35
36 Mr. Snyder said the ability to delegate "Routine and Uncontested" matters to staff for
37 approval is possible but there are challenges. He explained this would require some education for
38 the public. The public could become frustrated as things are approved and developed without
39 their previous knowledge. The public may not understand how one application was approved
40 when another was required to be heard at the Planning Commission. Lisa Romney, City

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1 Attorney, suggested the Commission review the "Routine and Uncontested" ordinance and
2 understand how the policy works, then perhaps a recommendation can be made in the future.

3
4 Commissioner Johnson agreed there are several routine applications that could be
5 approved by staff rather than coming to the Planning Commission. He also suggested that public
6 hearings be eliminated from the conditional use permit process as they are considered public
7 clamor which cannot be considered in an administrative decision.

8
9 Lisa Romney, City Attorney, summarized the potential goals discussed by the Planning
10 Commission as follows:

- 11 • South Main Street Corridor Plan, including Pages Lane area
- 12 • West Centerville
- 13 • Trails and Pathway element
- 14 • Foothills Plan
- 15 • Review administrative decisions and procedures, including elimination of public
16 hearing for conditional use permits and staff approval for some administrative
17 decisions
- 18 • Subdivision Ordinance updates and recodification

19 20 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 21
- 22 1. The next regularly scheduled Planning Commission meeting will be Wednesday,
23 February 24, 2016 at 7:00 p.m.
 - 24 2. Upcoming Agenda Items:
 - 25 • 2016/2017 Planning Goals
 - 26 • South Main Street Corridor Plan, density & space plan

27
28
29 The meeting was adjourned at 8:00 p.m.

30
31
32 _____
33 David Hirschi, Chair

Date Approved

34
35
36 _____
37 Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

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

APPLICATION: ZONING CODE TEXT AMENDMENTS

**APPLICANT REQUEST: AMEND THE SOUTH MAIN STREET CORRIDOR
OVERLAY ZONE/PUBLIC SPACE PLAN, AS FOLLOWS:**

- REMOVING BENCHES, PLANTERS, AND DROUGHT TOLERANT GRASSES
- CHANGE IN POSITION OF THE LIGHTING (i.e. decorative pedestrian street lamps)

**RECOMMENDATION: CONSIDER AND WEIGH IN REGARDING THE TEXT
AMENDMENTS PROPOSED BY THE CITY COUNCIL**

BACKGROUND

The City Council recently directed staff to prepare specific edits to the South Main Street Corridor Overlay Zone related to the Corridor's Public Space Plan. The following has been copied from the City Council Minutes of January 19, 2016:

***"PROPOSED AMENDMENTS TO THE SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ZONE
REGARDING PUBLIC SPACE PLAN AND MAXIMUM GROSS DENSITY***

Public Space Plan – Councilman McEwan expressed concerned with elements included in the SMSC Public Space Plan that could present a liability to the City. Councilwoman Mecham added she is not sure where liability would lie if a car were to hit a break-away light pole, or a skateboarder were to run into a flower pot. She also stated that maintenance of elements included in the Plan could potentially be very high. Ms. Romney responded that liability typically lies with the owner of a property or improvement. The City is responsible and liable for public improvements in the public right-of-way; private property owners are liable for private improvements on private property. Regarding maintenance of lights, Mr. Snyder stated the City replaces and maintains the decorative lights on Parrish Lane. He mentioned that the sporadic installation of decorative lights that tends to occur with redevelopment can be difficult to connect to a City power source. Mr. Snyder agreed that maintenance and liability of the planter boxes is a valid question. Councilwoman Mecham suggested the Police Department discuss with the Council whether or not the tall grasses in planter boxes would be a potential visibility hazard.

Councilwoman Fillmore commented that skateboarding is an issue with any City-installed horizontal

surface. Manufacturers offer benches with an added nub every few feet to discourage skateboarders. Councilman McEwan responded that skateboarders like to show they can jump over the nubs, and added he believes it would be borrowing trouble to mandate a horizontal surface on a busy road with a 40 mph speed limit. He said he feels it is only a question of when an incident would occur. Councilwoman Fillmore commented that through her continuing education, she has seen a lot of research to support that these types of elements increase the safety of a road. Councilman McEwan made a motion directing staff to prepare amendments to the SMSC Public Space Plan removing benches, planters, and drought tolerant grasses, to be redirected back to the Planning Commission. Responding to a question about lights, Mr. Snyder commented that most of the newer light poles on Parrish Lane and 400 West are behind the clear zone. Councilwoman Fillmore commented that during the public comment process for the SMSC Overlay Zone last year citizens stated they did not want Main Street to be just like Parrish Lane. As a former Planning Commissioner, Councilman Ince said he does not remember some of the liability issues being raised during Planning Commission discussions of the Public Space Plan. Councilwoman Fillmore said she will be grateful for the Planning Commission's input. Councilman McEwan added to the motion a change in position of the lighting. Councilman Ince seconded the motion. Due to noticing requirements, the earliest the Planning Commission is able to consider the changes is February 24th. Ms. Romney recommended the Council present the changes as amendments to Section 12-48-180 of the Public Space Plan. Councilwoman Fillmore made a motion to amend the motion to add direction to staff to research experiences of other cities with elements framing their main streets to show the concern is valid. The motion to amend failed for lack of a second. The original motion passed by majority vote (4-1), with Councilwoman Fillmore dissenting.

Maximum Gross Density – Councilman McEwan stated he was not happy with the maximum gross density passed by the previous Council. Councilwoman Ivie said she has had conversations with citizens who have questioned the advisability of using conditional use in any building projects in the future, considering the changes made by the State Legislature limiting the City's ability to deny conditional use. Mr. Snyder commented that conditional use gives flexibility. As an example, he stated that if the Council is comfortable with a maximum of four units, the permitted would be two, and the conditional would be four. The conditional should be the maximum number the Council is comfortable with. Conditional use is allowed unless a negative impact cannot be mitigated. Councilwoman Fillmore cited the Walmart development as a good example of conditional use. The public was able to be involved and express concerns, resulting in an extraordinarily thorough process. Councilwoman Mecham agreed, and said she wants to see Main Street redeveloped and wants to encourage commercial with some incentive to make it viable. She asked if the mixed-use label could be removed, and commercial could be allowed with two or three accessory buildings. Mr. Snyder responded that mixed-use was introduced as a component to encourage redevelopment, but has been watered down to a point that the encouragement is reduced. The mixed-use label could be removed and a new use category created to allow commercial with a few accessory apartments.

Councilman McEwan said he appreciated a comment made by Councilman Averett predicting that any redevelopment would be office space rather than mixed-use. Mr. Snyder responded that office space is a competing use in many places in Centerville, and the saturation for office space is currently pretty high. Farmington Station Park is a heavy influence on retail commercial, and Woods Cross is gaining ground on their retail commercial center. Mr. Snyder said the long-term viability of retail in Centerville is probably not very strong. He acknowledged that demand for office space could increase in the future. He expressed the opinion that the tug of redevelopment is difficult with the current density numbers. If the numbers are reduced further, the expectation could be for small commercial use with a small number of dwelling units as support. He questioned whether tearing down and rebuilding at the street would ever happen without redevelopment incentive.

Councilman McEwan said that, considering the information presented, he does not wish to make a motion for action at this point. He said he can see enough competing forces that he does not know what will happen on Main Street. Councilwoman Fillmore mentioned that data collected by staff regarding demographics and ownership of the corridor was helpful to the previous Council. She agreed that the market has yet to speak regarding where Main Street will land, but said she likes giving property owners, many of whom are local, the option to have value in their land and be incentivized a little to redevelop and diversify their investment. Councilman McEwan expressed his concern that mixed-use is a density driver, and Centerville is not a destination city, it is a bedroom community. He said he would like to see the conditional use reduced to four units. Councilwoman Fillmore agreed that holding off on making changes is a good idea, and pointed out that the City went from having no caps in the corridor to establishing thoroughly thought-out caps that are at or

below the range of the residential neighborhoods behind. Councilwoman Mecham responded that density on Main Street was intensified from commercial. Councilman Ince said he would prefer commercial up front with a couple ADUs above, rather than a row of commercial with dwelling units behind. Mr. Snyder repeated that if redevelopment is not the goal, a new use could be added providing the opportunity to have accessory apartments supplementing commercial. Councilwoman Fillmore commented that density would be increased without the benefit of an improved, beautified core area."

Although the City Council did not specifically direct any changes to the maximum gross densities, the planning staff has prepared and published a notice to include such possibility, if the Council desires to do so as they receive a recommendation from the Planning Commission about the Public Space Plan edits. If the Planning Commission so desires, the Commission may choose to weigh in about the maximum density matter also.

ZONE TEXT AMENDMENT – SOUTH MAIN STREET PUBLIC SPACE PROVISIONS

Factors to be Considered

The deciding entity must consider three (3) factors when making a recommendation and a final decision for a zone text amendment. These required factors are found in Section 12-21-080(e) of Centerville City's Zoning Ordinance. Staff's review and conclusions for these factors are provided below:

1. **Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?**
 - ✓ **Goal #2, South Main Street Corridor Plan** – "Preserve and enhance mobility throughout the Main Street Corridor," and "accommodations" for all types of users.
 - ✓ **Goal #3, South Main Street Corridor Plan** – "Enhance and promote the [SMSC] as the setting for attractive, convenient, active, safe, and enjoyable destination and place of residence."
 - ✓ **Objective 3.A, South Main Street Corridor Plan** – "Develop and implement a coordinated standard for streetscape improvements along the entire [SMSC]. Improvements should include street lighting, landscaping, street furnishings, and signage and other amenities..."
 - ✓ **Other potential related goals and policies to be considered:**
 - **Objective 2.D & 7.H** – width of sidewalks
 - **Objective 7.I** – use of street trees
 - **Objective 5.G** – use of landscaping and hardscaping
 - **Objective 2.B** – motorist/pedestrian conflicts and safety, lower speed limits
 - **Objective 8.A** – continuity of streetscape into the residential district

Staff's Conclusion – From review of the General Plan policies, it is staff's position that the plan desires the use of street trees, furniture, landscaping, wider pathways to enhance the use of the corridor for all various modes of transit. However, it is reasonably debatable as to whether such improvements are provided entirely in private or public space and/or split between the two.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property, and
3. What is the extent to which the proposed amendment may adversely affect adjacent property?

Staff's Conclusion: The text amendment would predominately affect the areas of the City Center and Traditional Main Street Districts of SMSC Overlay Zone. Nonetheless, staff believes that the use of such amenities should be consistent amongst the various areas in order to create the desired unified theme of the Public Space Plan.

PROPOSED CITY COUNCIL EDITS – *as interpreted and written by staff*

- See attachment for redline edits -

PLANNING STAFF RECOMMENDATION

Staff believes that the original adopted language and newly proposed edits are predominately a preferential argument regarding the Public Space Plan. Thus, the Planning Commission will need to decide what the preference design should be and then make a recommendation accordingly.

I. SMSC PUBLIC SPACE PLAN

12-48-180 Public Space Plan

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Page Lane. Main Street is owned and maintained by the Utah Department of Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private versus public space along the corridor with the Public Space Plan.

a) Public Space Design Sectors

STREET PARK STRIP SECTOR

The Street Park Strip Sector is important in creating a consistent form and function for the Main Street Corridor. This sector is a supplement to the Pedestrian Path Zone. This sector provides expanded pedestrian pathway along with low level landscaping, including utility service structures and other streetscape elements to create a protective environment- buffer zone for the pedestrian from vehicular flow. Together, these two sectors are to unite themselves cohesively with the public spaces of the Building RBR Space/Plaza Sector.

PEDESTRIAN PATH SECTOR

The Pedestrian Path sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Park Strip Sector from the Building RBR Space/Plaza Sector. However, this sector also serves as the transition from private space to public space to unite the corridor in both function and form or visual appeal.

BUILDING RBR SPACE/PLAZA SECTOR

The Building Required Build-to Range (RBR) Space/Plaza sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

- b) **Public Space Plan for the South Main Street Corridor**— The South Main Street Corridor is designated as the historical, cultural, and civic heart of Centerville City. This is a great asset for the City and provides the necessary foundation for the future revitalization of the corridor. In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired relationship between public space and private development. The Public Space Plan and associated illustrations shall be utilized when reviewing and approving any development project, except for areas that are located within the Civic and Residential Districts of the SMSC Overlay Zone. The Public Space Plan depicts an A/B Design and Layout Pattern that is to be implemented along street frontage of Main Street. The expected public space design and layout for development approvals shall include and are described as follows:

1. Priority Street Park Strip Sector Design Elements:

- A. Sector Location — The Street Park Strip Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4'). Primarily, the Street Park Strip sector shall be used for widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use. All improvements within this sector shall be appropriately maintained by the adjacent contiguous land owner fronting along the Main Street, unless otherwise established by the City.
- B. Street Park Strip Sector Design and Layout Pattern — The design and layout pattern shall consist of an alternating A/B layout (see example illustrations in this Chapter). Generally, this A/B Design

and Layout Pattern is to be implemented in 50 foot segments. The spacing of the A/B Design and Layout Pattern may be implemented on a block by block basis dependent upon which property is developed and its relation to established entry points of buildings. Nonetheless, if there is no building entry point being installed at a particular location, the desired A/B Pattern shall be installed anyway.

1. Street Park Strip Uses and Materials – Approved Uses and Materials shall consist of patterned concrete and/or pavers, planting beds and plantings, pedestrian street lighting fixtures, ~~combined traffic and pedestrian lighting fixtures, bike racks, and benches~~ (see example illustrations in this Chapter). All elements within this sector shall satisfy applicable clear zone and/or lateral clearance standards of state or local specifications or regulations. The Street Park Strip sector may also utilize and install necessary traffic signals and related signage, as deemed necessary by authorized agencies of the City and State.
2. Decorative Hard Surfacing – When hard surfacing is used in the Street Park Strip Sector, it shall be installed in a manner that meets the desired A/B Pattern of the Public Space Plan (see example illustrations in this Chapter). All hard surfacing shall meet applicable City specifications for material and colorization. Generally within the Street Park Strip sector, all decorative hard surfacing shall be located, using the “A” Pattern element that is associated with the building entry points within the RBR Zone. Typical standardized hard surfacing, meeting City Specifications, may also be installed outside of the A/B Pattern areas or such areas may be planted in lawn or other approved landscaping material, as approved on any final development plan.
3. ~~Pedestrian Street Lighting – Lighting fixtures shall be located and regularly spaced no less than 50 feet and no greater than 80 feet apart along the streetscape, or as authorized by any final development approval. Lighting fixture shall be design shall meet City Specifications and installed in a manner to allow it to break loose in case of a vehicular accident in accordance with City and/or State Specifications. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway, and where deemed necessary for street traffic lighting. All lighting fixtures used for traffic lighting shall use a double mount light fixture with one placed higher for traffic and other placed lower for pedestrian lighting. Lighting fixtures shall be alternately located and/or offset from the street tree spacing, located in the Building RBR sector, to prevent unnecessary conflicts between these two design elements. Additionally, lighting fixtures shall be designed in a manner to incorporate joint use of community banners, and other community identity needs.~~

4.3. Planting Beds – Planting Bed locations within the Street Park Strip Sector shall be installed in a manner that meets the desired A/B Design Pattern of the Public Space Plan. Planting bed improvements are to have a compatible or coherent enhanced design appearance along the Main Street frontage and shall consist of the following:

- i. At Grade Planters – For an at grade planting bed, a four-inch high by six-inch (4”x6”) wide curb shall be installed along the sidewalk side of the planter area. Plants shall consist of salt tolerant low level grasses, ~~flowers~~ shrubs, or other appropriate low level perennial plants. Plantings shall consist of a mixture of at least two-types of plantings, with 40% of one type used for in the central portion of bed to present a strong visual element to the planting bed. At Grade Planters are to be primarily used in the “B” Pattern element of the Public Space Plan.

- ii. ~~Metal Box Planter~~ A Metal Box Planter is one of the two style choices required to implement the "A" Pattern instance of the Public Space Plan. For the choice of a metal box planting bed, an 18" high by 24" wide plant box shall be located along the sidewalk side of the planting bed and shall be installed over a compacted and stabilized crush rock paving material that fills the entire planting bed area. The box shall be anchored using an approved "break away" mounting system. Plants, within the planting box, shall consist of salt tolerant grasses, shrubs, or other perennial plants. Tall ornamental grasses shall be included and used to create a strong vertical element to the planting box.
- iii. ~~Bench/Planter Combination~~ A Bench/Planter Combination is one of the two style choices required to implement the "A" Pattern instance of the Public Space Plan. For the choice of a bench and planter system, a sitting bench flanked by raised plant boxes shall be located along the sidewalk system (see example illustrations in this Chapter). The bench/plant boxes shall be installed over a compacted and stabilized crush rock paving material that fills the entire planting bed underneath. The bench shall be anchored using an approved "break away" mounting system. For the raised boxes, tall ornamental grasses shall be used to create a strong vertical element to the planting box. Other plant materials such as grasses and shrubs, not exceeding 24 inches in height, shall be used in the roadside portion of the planting bed.

- C. Major Utility Infrastructure. The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter.
- D. Utility Structure Landscaping. Where utility structures are physically located and where feasible, the structure is to be incorporated into the landscaping planting beds of the Street Park Strip sector to provide buffers around the structure and to add visual quality and appeal to the streetscape.

2. **Priority Pedestrian Path Sector Design Elements:**

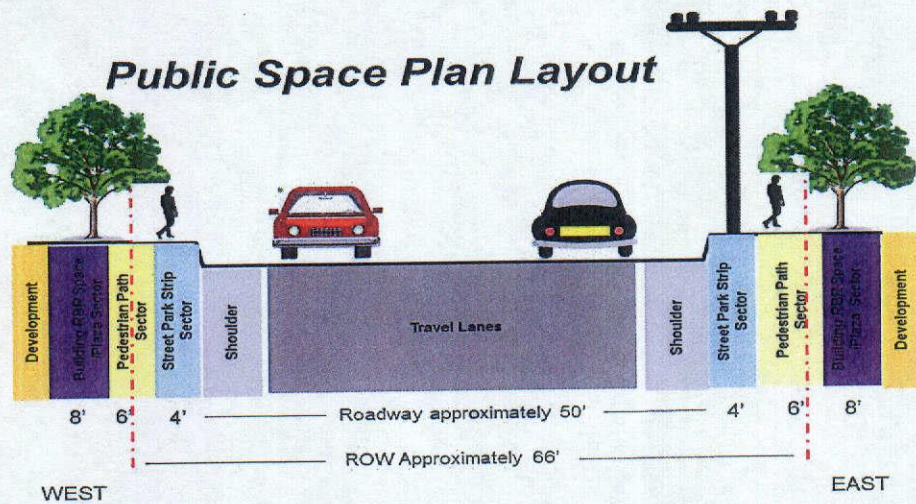
- A. Pedestrian Path Sector Design and Layout Pattern – The design and layout pattern shall consist of an alternating A/B layout (see example illustrations in this Chapter). Generally, this A/B Design and Layout Pattern is to be implemented in 50 foot segments. The spacing of the A/B Design and Layout Pattern may be implemented on a block by block basis dependent upon which property is developed and its relation to established entry points of buildings. Nonetheless, if there is no building entry point being installed at a particular location, the desired A/B Pattern shall be installed anyway.
- B. Sector Location – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least six feet (6'). In some instances along Main Street, it may require a sidewalk easement behind the existing right of way, as part of the required 10 foot public utility easement for land fronting Main Street.
- C. Pedestrian Path Uses and Materials – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Park Strip Sector for facilitating pedestrian movement. The sidewalk system shall be installed in a manner that meets the desired A/B Pattern of the Public Space Plan (see example illustrations in this Chapter). All hard surfacing shall meet applicable City Specifications for material and colorization. Generally within the Pedestrian Path sector, all decorative hard surfacing shall be located, using the A/B Pattern elements that are associated with the building entry points within

the RBR Zone. Typical standardized hard surfacing, meeting City Specifications, is to be installed outside of the A/B Pattern areas.

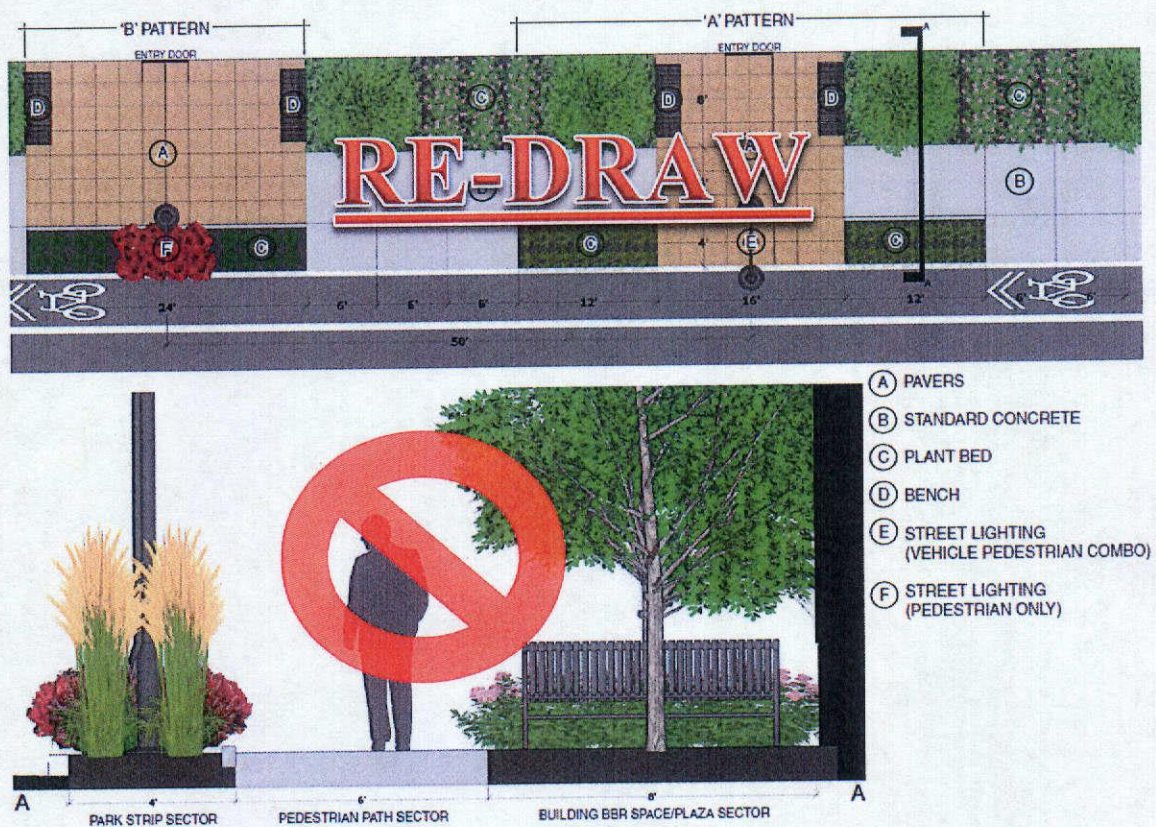
3. Priority Building RBR Space/Plaza Sector Design Elements

- A. Building RBR Space/Plaza Sector Design and Layout Pattern – The design and layout pattern shall consist of an alternating A/B layout (see example illustrations in this Chapter). Generally, this A/B Design and Layout Pattern is to be implemented in 50 foot segments. The spacing of the A/B Design and Layout Pattern may be implemented on a block by block basis dependent upon which property is developed and its relation to established entry points of buildings.
- B. Sector Location – The Building RBR Space/Plaza Sector is to be measured beginning from back of sidewalk and then a width or depth of at least ten feet (10') as part of the Required Build to Range (RBR) of the land being developed.
- C. Building RBR Space/Plaza Sector Uses and Materials – The use of and/or materials within the Building RBR Space/Plaza Sector is to consist of building entry pathways, grasses or lawn, shrubs or flower plantings, and street trees. In addition at least two (2) pedestrian supportive amenities shall be installed in this sector. Such amenities shall include courts/plazas, benches, bike racks, and any other related amenities to support pedestrian activities, as authorized by any final development approval. The use of decorative hard surfacing shall be installed that the entry points of all buildings using the A/B Pattern elements that are associated with the Street Park Strip and Pedestrian Path sectors. All hard surfacing shall meet applicable City Specifications for material and colorization.
- D. Pedestrian Street Lighting – Lighting fixtures shall be located and regularly spaced no less than 50 feet and no greater than 80 feet apart along the streetscape, or as authorized by any final development approval. Lighting fixture shall be design shall meet City Specifications and installed in a manner to allow it to break loose in case of a vehicular accident in accordance with City and/or State Specifications. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway, and where deemed necessary for street traffic lighting. All lighting fixtures used for traffic lighting shall use a double mount light fixture with one placed higher for traffic and other placed lower for pedestrian lighting. Lighting fixtures shall be alternately located and/or offset from the street tree spacing, located in the Building RBR sector, to prevent unnecessary conflicts between these two design elements. Additionally, lighting fixtures shall be designed in a manner to incorporate joint use of community banners, and other community identity needs.
- D.E. Placement of Street Trees. Street trees shall be placed at the mid-point of the planting bed area, between the sidewalk and building, in a manner to frame the entry door points. Also tree placement shall be off-set from the spacing of pedestrian streets lighting fixtures of the Street Park Strip sector (see example illustrations in this Chapter) Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility line and/or pedestrian circulation along the Pedestrian Path Sector. Additionally, the trees shall be regularly spaced along the street frontage in this sector, except where additional plaza or other public space is provided as authorized by any final development approval.

c) Main Street Public Space Generalized Cross-Section Illustration.



d) Illustrations for City Center and Traditional District Design and Layout Scheme.



e) Illustrations for City Center and Traditional Street Park Strip Sector Planter Design Options.



CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
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PLANNING STAFF MEMORANDUM

DATE: FEBRUARY 24, 2016
TO: CENTERVILLE CITY PLANNING COMMISSION
FROM: CORY SNYDER, COMMUNITY DEVELOPMENT DIRECTOR
MEMO: 2016/17 PLANNING COMMISSION GOALS DISCUSSION

BACKGROUND

As previously done each year, the Planning Commission develops a prioritized list of planning goals or issues for City Council consideration. This prioritized list is completed and forwarded to the City Council by March of every year. The City Council has tentatively scheduled a joint work session with the Commission on March 23, 2016, prior to the regularly scheduled Planning Commission Meeting. The City Council would like to host the work session that evening and then allow the Commission to be excused to conduct the scheduled Commission meeting, while the Council continues to address other City matters and goals.

PLANNING COMMISSION GOALS – *Preliminary Draft from 02/10/2016*

- **South Main Street Corridor Plan, including Pages Lane Area** – With the understanding that the City Council is discussing further SMSC Zoning edits, the Commission also desires to take a closer look at the Pages Lane Commercial Area to encourage appropriate re-use planning for the area.
- **West Centerville Neighborhood Area** – The Commission believes that with the closure of the Masco facility and the operational changes for the Trinity facility, there remains opportunities to guide future development and re-development within this neighborhood.
- **City Trails and Pathway Element** – With the completion of the pedestrian pathway of the I-15 overpass, recent development of the Legacy Trail and DNR&G rails to trails, the Commission believes that taking a macro look at City Pathways and Trails is warranted.
- **Foothills Plan Elaboration** – The Commission believes that there should be a greater focus on the recreational expectations and opportunities of the Foothills Area.
- **Greater Proactive Planning by the Planning Commission** - Review administrative decisions and procedures, including elimination of public hearing for conditional use permits and staff approval for some administrative decisions.
- **Subdivision Ordinance Updates and Recodification** – Continuation of this previous goal to bring the Ordinance up-to-date and improve compliance with recent state statutes.