

1 Minutes of the Centerville City Council **work session** held Tuesday, February 3, 2015 at 5:00
2 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Paul A. Cutler

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8 Council Members Ken S. Averett
9 Tamilyn Fillmore
10 John T. Higginson
11 Stephanie Ivie (arrived at 5:20 p.m.)

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13 **MEMBER ABSENT** Lawrence Wright

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15 **STAFF PRESENT** Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Cory Snyder, Community Development Director
18 Jacob Smith, Management Assistant
19 Katie Rust, Recording Secretary

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21 **STAFF ABSENT** Blaine Lutz, Finance Director/Assistant City Manager

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23 **WEST CENTERVILLE GENERAL PLAN/ZONING CODE AMENDMENTS**

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25 Cory Snyder, Community Development Director, presented recommendations from the
26 Planning Commission regarding the proposed General Plan Amendments, Zone Text and Zone
27 Map Amendments for the West Centerville Neighborhood. Mr. Snyder stated that no changes
28 are proposed for Legacy Crossing, Legacy Village, or the light industrial area directly south of
29 Legacy Village. During the process of developing the Preferred Scenario, what was done at
30 Legacy Crossing (with a PDO) was deemed, in general, acceptable. The General Plan
31 Amendments and Zoning Ordinance were modeled after the same concept, with the creation of
32 a whole new Zoning District rather than using a PDO. Mr. Snyder said that his greatest concern
33 as a Planner for the west side is that Legacy Crossing will remain isolated.

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35 **Parrish-Legacy Mixed Use Preferred Scenario**

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- 38 • Land use pattern consists of a "mixed-use" center
 - 39 • The land uses are to be focused around localized commercial businesses
 - 40 • The core density is located south of 200 North (up to 45 units per net acre)
 - 41 • A secondary density sector begins south of the core (between 30 to 35 units per net acre)
 - 42 • A public park is envisioned in this secondary density area
 - 43 • A potential vehicle fly-over bridge (over the rail line and interstate) is being suggested
 - 44 • Some type of future transit station could be integrated into the area, but is not crucial
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47 The zoning changes would limit the expansion ability of existing uses. There are
48 currently nine property owners within the new district. The proposed park space is located on
49 the current Trinity Industries site. The potential vehicle fly-over bridge has been included in the
50 third phase of the 2040 Regional Transportation Plan.

Zone Text and Map Amendments for the New Zoning District

- The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone
- A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M and R-H)
- Multi-family residential uses cannot be singularly developed without establishing the required supportive commercial uses
- The ratio of commercial vs. residential uses is established using site plan approval process – (staff feels this is a potential weakness)
- The supportive commercial use findings needed to approve the use of multi-family residential are:
 - Provide opportunity for food service or local service type retail commercial service
 - Provide opportunity for personal care and/or instructional type services
 - Provide opportunity for medical care or health type services
 - Provide opportunity for adult or child care type services, or
 - Provide other types of commercial uses deemed appropriate for servicing the local residents

Mr. Snyder stated that he does not think, considering demand, that medium box and Commercial-Very High (C-VH) uses are in the future for this area. He added that the proposed support commercial mixed-uses together would make each other viable. Councilman Averett asked how a hotel would fit into the proposed district. He said that professionally he sees a need for hospitality services in Centerville. Mr. Snyder responded that the Council can edit and alter the proposed new district to match the Council's vision. A hotel would be allowed in a C-VH Zone. Councilwoman Fillmore added that the need to look at the entire west side as a whole was emphasized the last time the Council discussed this issue. She said she feels putting higher densities further north and the C-M Zone in the new zoning district is being respectful of West Bountiful as a neighbor. Councilwoman Fillmore stated she feels the proposed Zoning District provides better control than using the PDO process.

Mr. Snyder said he anticipates a push for more residential development than commercial development. Councilman Averett stated he feels the City needs to figure out how to zone for services to be provided for those already living in the area, such as a sports facility for youth sports, a neighborhood grocery store, emergency services, hotel, medical care, churches, and a bus line. Mr. Snyder responded that development partially creates its own synergy and demand for services. He suggested the Council give a broad category definition and let the market fill itself in. Council members Averett and Ivie both expressed concern for the ability to provide adequate fire services on the west side.

Councilman Higginson pointed out that no matter what is decided now, the market will change over time. The Council and staff discussed the potential weaknesses and benefits involved with including a required ratio of residential and commercial uses. Mr. Snyder agreed that the market is difficult to predict, and pointed out the mixed vote of the Planning Commission. Councilwoman Ivie stated she is not ready to ignore the possibility of attracting larger uses to the area in the future. Councilman Higginson responded that Fred Hale tried for years and was unable to attract larger commercial uses to his property on the corner of 1250 West and Parrish Lane.

