

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

**PLANNING COMMISSION TRANSMITTAL REPORT**

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

**APPLICATION:** **GENERAL PLAN TEXT AMENDMENT**

**APPLICANT REQUEST:** **AMEND THE SOUTHEAST NEIGHBORHOOD PLAN  
(PART 2) REGARDING FUTURE PLANNING OF THE  
PAGES LANE COMMERCIAL AREA**

**RECOMMENDATION:** **PLANNING COMMISSION IS RECOMENDING THE  
PROPOSED CHANGES TO THE CITY COUNCIL IN THE  
FORM OF TWO (2) ALTERNITIVES**

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**BACKGROUND**

At the request of the Centerville City Council, the Planning Commission has evaluated potential ideas for redeveloping the Pages Lane. This effort began a few months ago with the Commission hosting a “public forum” inviting residents, business owners and property owners to share their ideas with the City. At several following Commission meetings, the Commission considered and discussed these ideas that ranged from keeping the commercial uses, to developing a park, and possibly allowing residential use redevelopment. The Commission then narrowed the potential redevelopment scenarios down to two (2) alternatives. The Commission then directed staff to prepare those alternatives for a public hearing on the September 13<sup>th</sup> Planning Commission Agenda. In addition to the required official noticing, the staff also sent a notice to all business and property owners along Pages Lane (*as was done in the past for previous public discussions*).

**GENERAL PLAN AMENDMENT REVIEW PROCESS**

*Procedures for a General Plan Text Amendment, Section 12.21.070*

A decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a). After the public hearing described in Subsection (d)(5), the City Council may make any modifications to the proposed General Plan amendment that it considers appropriate. The City Council may adopt or reject the proposed General Plan amendment either as proposed by the Planning Commission or after making any revision that the City Council considers appropriate. The City Council may also table the matter for further information, consideration or action.

## SUMMARY OF PLANNING COMMISSION'S ACTIONS, MOTION, AND VOTE

On September 13, 2017, the Planning Commission reviewed the matter, held a public hearing and then voted to recommend **APPROVAL** by the City Council of the General Plan Text Amendments forwarding two (2) alternatives, one with a Public Park proposal and the other with a private/public feature space in lieu of a park. The Commission also expressed that the City Council should evaluate the park scenario (*Alternative Scenario "A"*) first and determine its merits. After the Council considers the park matter, the Council could choose, if desired, to remand that scenario back to the Commission for further exploration or could move forward with the second private/public feature option and decide its merits in lieu of a public park. Additionally, the Commission forwarded to the Council the following findings:

- a. *The Planning Commission finds that a decision to amend the General Plan is a matter within the legislative discretion of the City Council as described in CZC 12.21.060(a).*
- b. *The Planning Commission finds that there is a synergy distinction between the western and eastern halves of the Pages Lane area with viable commercial uses on the western half and long-term vacancies of within the eastern half.*
- c. *The Planning Commission finds there are still valuable opportunities along the collector and arterial streets to accommodate future housing needs of the City, such as the redevelopment of the eastern half of the Page Lane Commercial area.*
- d. *The Planning Commission finds that Centerville City has a strong desire to maintain a lower density single-family environment as described in the General Plan Element, "Residential Development" – Section 12-420.*
- e. *The Planning Commission finds that the residential areas of the Southeast Community are primarily single-family residential and should be afforded the general plan polices of maintaining, as much as reasonably possible, a compatible style of housing.*
- f. *The Planning Commission finds that a residential medium density is a more appropriate and compatible residential redevelopment scenario than is residential high.*
- g. *The Planning Commission finds that historical single-family development in the Community (e.g. R-1-8 Zoning) is also consistent with the lower end of Medium Density for residential development.*
- h. *Therefore, given the findings above, the amendments recommended by the Planning Commission are the appropriate future land use patterns for this neighborhood area.*

### Planning Commission Vote (4-1):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson		X	
Daley			X
Hayman	X		
Wright			X
Helgesen	X		

## PREVIOUS PLANNING COMMISSION MEETINGS HELD ON THIS MATTER

- ✓ May 10, 2017 – Hosted a Public Forum for Pages Lane Commercial Area
- ✓ May 24, 2017 – Received a Summary Analysis of the Public Forum
- ✓ June 14, 2017 – Commission Work Session about Pages Lane Commercial Area
- ✓ July 12, 2017 – Review of Pages Lane Commercial Values and Park Impact Fees
- ✓ August 09, 2017 – Commission Hosted Discussion with Business and Property Owners
- ✓ August 23, 2017 – Reviewed and Narrowed Scenarios for Pages Lane Commercial Area
- ✓ September 13, 2017 – Held a Public Hearing, Engaged in Discussion, and Made a Recommendation