

1 Minutes of the Centerville City Council and Planning Commission joint **Work Session** held
2 Tuesday, May 22, 2018 at 5:45 p.m. at Centerville City Hall, 250 North Main Street, Centerville,
3 Utah.

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5 **MEMBERS PRESENT**

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7 Mayor Clark Wilkinson
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9 Council Members Tamilyn Fillmore
10 William Ince
11 Stephanie Ivie (arrived at 6:30 p.m.)
12 George McEwan
13 Robyn Mecham
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15 **PLANNING COMMISSION** Cheylynn Hayman, Chair
16 **PRESENT** Kathy Helgesen
17 Kai Hintze
18 Gina Hirst (left at 6:30 p.m.)
19 Logan Johnson
20

21 **PLANNING COMMISSION** Kevin Daly, Vice-Chair
22 **ABSENT** Becki Wright
23

24 **STAFF PRESENT** Steve Thacker, City Manager
25 Lisa Romney, City Attorney
26 Cory Snyder, Community Development Director
27 Cassie Younger, Assistant Planner
28 Katie Rust, Recording Secretary
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30 **STAFF ABSENT** Jacob Smith, Management Services Director
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32 **PLANNING COMMISSION GOALS**

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34 **South Main Street Overlay**

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36 Cory Snyder, Community Development Director, stated the Planning Commission is
37 hoping for direction from the Council to start the process for amending the use list for the
38 Commercial-Medium (C-M) Zone (South Main Street Corridor). Cassie Younger, Assistant
39 Planner, presented results of a survey participated in by both the City Council and the Planning
40 Commission regarding uses they believe should be permitted on Main Street, should be
41 conditional on Main Street with a conditional use permit (CUP), and should not be permitted on
42 Main Street. Councilman Ince commented that, even though some of the uses on the list do not
43 make sense on Main Street, they may trigger an idea for a property owner or developer.
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45 The Councilmembers and Commissioners discussed making the proposed use list
46 available to the community for feedback. Chair Hayman said she would expect a majority of the
47 responses to center around particular uses on the list that citizens would not want to see on
48 Main Street. Mr. Snyder agreed the proposed use list should be accompanied by an
49 explanation that the City is looking for feedback on use of zoning on Main Street. He suggested
50 extra noticing efforts, with possibly an open house followed by a public hearing at a Planning
51 Commission meeting, with the public hearing left open for continued public comment online,

1 followed at the next meeting with a close of the public hearing, discussion, and
2 recommendation. Councilwoman Mecham said it will be important to explain to citizens that a
3 conditional use with a CUP is almost the same as a permitted use. The public needs to
4 understand that the City cannot say no to a conditional use if concerns can be reasonably
5 mitigated.

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7 West Centerville Neighborhood Plan

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9 Mr. Snyder stated the Planning Commission has been interested in another attempt at a
10 revision of the West Centerville Neighborhood Plan. He informed the group that five acres in
11 the West Centerville Neighborhood has been sold to Hogan Construction, most likely for a
12 staging area. Chair Hayman suggested the West Centerville Neighborhood Plan could be
13 moved lower on the priority list for now. Councilwoman Fillmore agreed, but emphasized it
14 should be kept on the priority.

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16 Other Goals and Priorities

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18 • Lisa Romney, City Attorney, commented that continued Zoning/Subdivision
19 Ordinance updates can run concurrently with other goals.
20 • Chair Hayman expressed a desire to streamline administrative processes to allow
21 the Planning Commission more time on priority issues.
22 • Councilwoman Fillmore said she would like the Council to reconsider allowing
23 accessory dwelling units (ADUs) within the City so that property owners have the
24 option of legally operating an ADU in compliance with State regulations. McEwan
25 responded that enforcement would become an issue, with many ADUs not in
26 compliance with State regulations. Councilman Ince agreed the Council should
27 tackle the issue again. Councilwoman Ivie said she feels it would be more
28 productive to support lobbying efforts to change State regulations. Councilman
29 McEwan said he would be willing to look at the issue again, but said he believes
30 ADUs can make neighborhoods less stable. Councilwoman Mecham suggested the
31 Council schedule a work session to discuss what Council members would be willing
32 to support. Mayor Wilkinson agreed it is an issue the Council needs to address.

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34 Conditional Use / Permitted Use

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36 Councilwoman Ivie asked if it would be possible for the C-M Zone use list to include only
37 permitted uses, without any conditional use. Mr. Snyder responded he does not believe
38 eliminating the possibility of a CUP would be a smart thing to do. Allowing only permitted uses
39 results in restrictions that are either too narrow or too broad. He said the CUP is a critical
40 planning tool. Ms. Romney agreed the CUP is a significant, worthwhile tool for the City to have.
41 With the CUP, the City can require additional studies and mitigation. She encouraged the
42 Council and Planning Commission to make sure they are comfortable with any conditional uses
43 on the list.

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45 Trails and Bike Lanes

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47 The Planning Commission and Council discussed a grant received for an Active
48 Transportation Plan for three cities – Centerville, Bountiful, and North Salt Lake. Mr. Thacker
49 estimated that a Parks Master Plan can be completed by next spring.

1 The Mayor and Council expressed appreciation for the Planning Commissioners and all
2 they do.
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4 **ADJOURNMENT**

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6 The work session was adjourned at 7:45 p.m.
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12 Mackenzie Wood, City Recorder

 6/5/2018
13 Date Approved

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17 Katie Rust, Recording Secretary
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