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

MEMBERS PRESENT
Mayor
Clark Wilkinson
Council Members
Tamilyn Fillmore
William Ince
Stephanie Ivie (arrived at 6:30 p.m.)
George McEwan
Robyn Mecham

PLANNING COMMISSION PRESENT
Cheylynn Hayman, Chair
Kathy Helgesen
Kai Hintze
Gina Hirst (left at 6:30 p.m.)
Logan Johnson

PLANNING COMMISSION ABSENT
Becki Wright

STAFF PRESENT
Steve Thacker, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Cassie Younger, Assistant Planner
Katie Rust, Recording Secretary

STAFF ABSENT
Jacob Smith, Management Services Director

PLANNING COMMISSION GOALS
South Main Street Overlay

Cory Snyder, Community Development Director, stated the Planning Commission is hoping for direction from the Council to start the process for amending the use list for the Commercial-Medium (C-M) Zone (South Main Street Corridor). Cassie Younger, Assistant Planner, presented results of a survey participated in by both the City Council and the Planning Commission regarding uses they believe should be permitted on Main Street, should be conditional on Main Street with a conditional use permit (CUP), and should not be permitted on Main Street. Councilman Ince commented that, even though some of the uses on the list do not make sense on Main Street, they may trigger an idea for a property owner or developer.

The Councilmembers and Commissioners discussed making the proposed use list available to the community for feedback. Chair Hayman said she would expect a majority of the responses to center around particular uses on the list that citizens would not want to see on Main Street. Mr. Snyder agreed the proposed use list should be accompanied by an explanation that the City is looking for feedback on use of zoning on Main Street. He suggested extra noticing efforts, with possibly an open house followed by a public hearing at a Planning Commission meeting, with the public hearing left open for continued public comment online,
followed at the next meeting with a close of the public hearing, discussion, and recommendation. Councilwoman Mecham said it will be important to explain to citizens that a conditional use with a CUP is almost the same as a permitted use. The public needs to understand that the City cannot say no to a conditional use if concerns can be reasonably mitigated.

**West Centerville Neighborhood Plan**

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

**Other Goals and Priorities**

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

**Conditional Use / Permitted Use**

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

**Trails and Bike Lanes**

The Planning Commission and Council discussed a grant received for an Active Transportation Plan for three cities – Centerville, Bountiful, and North Salt Lake. Mr. Thacker estimated that a Parks Master Plan can be completed by next spring.
The Mayor and Council expressed appreciation for the Planning Commissioners and all they do.

**ADJOURNMENT**

The work session was adjourned at 7:45 p.m.

Mackenzie Wood, City Recorder

Katie Rust, Recording Secretary