PLANNING COMMISSION MINUTES OF MEETING
Wednesday, March 27, 2019
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
Cheylynn Hayman, Chair
Kevin Daly, Vice Chair
Kai Hintze
Thomas Hunt
Gina Hirst
Logan Johnson

MEMBERS ABSENT
Becki Wright

STAFF PRESENT
Brant Hanson, City Manager
Cory Snyder, Community Development Director
Cassie Younger, Assistant Planner
Jamie Brooks, Recording Secretary

VISITORS
Interested citizens

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS
Chair Hayman introduced Centerville’s new City Manager Brant Hanson. Mr. Hanson explained
that he formerly worked in Yuma, Arizona but was more recently the City Manager of Ephraim City. He
grew up in Davis County and received a bachelor’s degree from Weber State as well as two master’s
degrees from the University of Southern California (including an MPA). He said the Planning
Commission was one of the most critical boards a city could have, and he thanked the Commission for its
service.

Cory Snyder announced that Assistant Planner Cassie Young would be leaving Centerville City
for the private sector. Chair Hayman responded that Ms. Younger had been an incredible asset to the City
and would be sorely missed.

OPENING COMMENT/LEGISLATIVE PRAYER  Commissioner Daly

DISCUSSION – RECAP OF WORK SESSION ON MAIN STREET OVERLAY
AMENDMENTS

Mr. Snyder explained that he had attempted to assimilate the information that came from the
recent joint work session between the City Council and Planning Commission. He took the ideas that
came from the session and blended them into some statements as a basepoint for discussion. In his memorandum he highlighted some critical questions that were raised in an attempted to establish a roadmap for the City. He also wished to point out some areas where further direction from the Council was still needed.

Mr. Snyder explained that when approaching a General Plan, it was important to encapsulate the starting point as well as the future direction. Staff was prepared to begin crafting language but was aware that the Planning Commission had agreed to present their written conclusions to the City Council to ensure that both bodies were on the same page. One thing he had failed to include in the memo was that there was a difference between the east side and the west side of Main Street. The old General Plan acknowledged a need for revitalization on Main Street and was the impetus for the 2008 Corridor Plan which lead to further development of zoning ordinances. The City Council had indicated that while Main Street was part of Centerville’s history, it was not a traditional “down town” and was unlikely as a commercial hub. He described his understanding of what “soft commercial” really meant. Questions yet to be answered were:

- What was the City attempting to do?
- What was it aiming for?
- Was the City tackling soft commercial as an existing use? Would it be expanded?

Staff could keep it simple and rescind everything since the 2008 plan. However, he recommended preserving the Corridor Plan because Main Street is a legitimate corridor—not simply a neighborhood.

The next step was the zoning ordinance. It could either be reconfigured, or the overlay could be rescinded. The base zoning of Main Street is Commercial Medium. The overlay is a system where we can maintain base zoning but use it to enhance certain attributes. A decision needed to be made regarding whether or not to keep the Corridor Plan. He also wished for some preliminary zoning ideas.

Chair Hayman recalled that during the joint work session there was some discussion of at least some high-end residential development—perhaps 6 units per acre on the east side and 8 units per acre on the west side. It was certainly something for the City to consider. She likes the idea of redefining the corridor and limiting it to being between Porter and Parrish rather than going all the way to Pages.

Commissioner Hunt inquired if the overlay was opened up to residential, would it apply to the entire corridor? Or could the residential portion be limited? Mr. Snyder responded that it could work either way.

Chair Hayman stated that her takeaways from the joint work session were that several city councilmembers did not like the overlay as it currently stands. They feel it is too restrictive. They wish to change the overlay and most likely add some design guidelines meant to maintain a certain amount of flexibility. They might allow some higher-end residential and do not love the 10 to 15-foot limitation between buildings. In short, she gathered that they wish to loosen the reins on property owners. She asked if those were the impressions the other commissioners were left with as well.

Commissioner Hunt agreed with her assessment. Commissioner Daly pointed out that the City needs to relax the design standards because although certain property owners had followed them, there were some unintended consequences. Commissioner Johnson agrees with Commissioner Daly but feels that relaxing the standards will likely require more restrictions rather than fewer. He also pointed out that Councilmember Fillmore was not present at the work session and it was unlikely she would have supported the general consensus of the remaining councilmembers. Commissioner Daly feels that fewer guidelines will allow property owners increased freedom. Commissioner Johnson feels that more flexibility will result in a much less pedestrian-friendly environment on Main Street.
Chair Hayman is under the impression that the City encouraged buildings to be built close to the street to facilitate the construction of a Trax line down Main Street, but rather to disincentivize UDOT to widen the roadway.

Mr. Snyder’s perspective was that while the light rail discussion was going on, the City had wanted to do something with Main Street either way. The redevelopment of Main Street had not been entirely dependent upon light rail coming to Centerville.

Commissioner Johnson and Mr. Snyder agreed that the citizens spoke clearly against light rail as well as high-density residential development. Chair Hayman pointed out that all the councilmembers present at the work session had agreed Main Street was deteriorating to one degree or another. The Planning Commission’s job is to plan independently from the City Council but she does not believe a sweeping change on Main Street is very likely to be approved by the City Council. She likes the discussion between the overlay and the performance standards and hopes that the result will be a cohesiveness that has thus far been lacking.

Commissioner Hintze asked Mr. Snyder if City restrictions cause developers to avoid Centerville. Mr. Snyder responded that most developers look for bigger projects. Brighton Homes wanted to be in the South Davis area and O’Brien’s was able to attract Brighton because they had already been looking in the area for residential development. Brighton had not grown into a commercial builder. Developers are looking for opportunities in the City, but Main Street is a very unique niche.

Commissioner Hintze asked if the City or County has targeted any specific area for a specific purpose. Mr. Snyder indicated they have not, other than the move of City Hall over where Iggy’s was. Early on, Councilmember Fillmore had explored the idea of the area potentially qualifying as an RDA but there were not yet any targeted economic tools to Main Street.

Chair Hayman asked for the best way to move forward to ensure that the Planning Commission was on the same page as the City Council. Mr. Snyder responded by asking what further additions the Commissioners wished to make the statements in his memo. He feels it comes down to the General Plan. He recommends the City maintain an independent Corridor Plan within the General Plan. There are no cohesive neighborhood plans addressing Main Street although the two neighborhood plans mimic each other. Look for a different corridor plan and maintain it. Next, determine if a different overlay should be created in order to customize the base zoning. Or instead, should the design guidelines be written. Where is the threshold to bring existing development to a new design standard? A typical threshold was when a property owner wished to add 30% or more to a building. Change to a new use was another standard marker. Most ordinances would allow a re-configuration of the interior of an office building if it remained an office. Centerville’s ordinance had some weak language in that it that leaves change of use somewhat up to interpretation. Commissioner Hintze asked if a dental office would be changing its use if it becomes an accounting office. Mr. Snyder indicated that was the unclear area he was referencing in the example. But from a building code standpoint, both offices should fall into the same category.

Chair Hayman said it sounded like the first step is to upgrade the Corridor Plan. She reiterated that it should be kept from Porter to Parrish rather than Pages to Parrish. Mr. Snyder agreed. Commissioner Johnson stated that the design guidelines will be peeled back and that the Commission needed to be prepared to argue the importance of some of some of them, as well as why they are important.

Mr. Snyder summarized: there were a couple policy statement changes-- following up on the differences between the east and west sides and also adding a residential component; a Corridor Plan should be maintained within the General Plan; and everyone is leaning towards performance design standards and the Commercial-Medium based zone. The commissioners agreed with Mr. Snyder’s summary.
LAND USE TRAINING #1 – WHAT HAT DO YOU WEAR?

The Planning Commission viewed a brief video created by the Land Use Academy of Utah (LUAU). It explained the different types of land use decisions—legislative, administrative and quasi-judicial. It also addressed the three branches of government, the roles each plays and provided some examples:

- The role of the legislative branch of government is to make laws. Some examples at the municipal level are changing the General Plan, adopting/amending ordinances (laws), and annexation of property.
- The executive/administrative branch is to enforce the laws. Some examples are subdivision plans, conditional use permits and building permits.
- The judicial branch is charged with interpreting those laws. Every City is required to have an individual or body fill this role and is referred to as a local Appeal Authority.

The final thought expressed in the video was that every time one makes a land-use decision, one must consider what type of decision it is. Doing so greatly increases the likelihood of making the best decision possible for the city.

Mr. Snyder described some of the challenges governmental bodies are faced with and he pointed out that at times, there is a difference between doing what one should do and doing what one wanted to do.

Chair Hayman indicated she learned a lot when she was appointed to the Planning Commission as far as what role the commission fills. The general public often did not understand that role, which led to feeling sometimes as though their comments are not heard by the Commission. Educating the public prior to public hearings is important—explaining that although the public’s comments are certainly welcome, the Planning Commission is quite limited on what it can consider.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Mr. Snyder asked Ms. Younger to list the four items scheduled for the next Planning Commission meeting—a conditional use permit, the Barrus Cove final plat, a review of Subdivisions Chapter 5, and a continuation of the Main Street discussion.

CITY COUNCIL REPORT

Mr. Snyder pointed out that there had been no Planning Commission recommendations presented at the most recent City Council.

MINUTES REVIEW AND ACCEPTANCE

The minutes of February 27, 2019 were reviewed and amendments suggested. Commissioner Daly moved to accept the minutes as amended. The motion was seconded by Commissioner Johnson and passed unanimously (6-0).

The minutes of March 13, 2019 were reviewed and an amendment suggested. Commissioner Hirst moved to accept the minutes as amended. The motion was seconded by Commissioner Johnson and passed unanimously (6-0).

ADJOURNMENT
Commissioner Daly moved to adjourn. Chair Hayman seconded the motion which passed unanimously (6-0). The meeting adjourned at 7:59 p.m.

Cheylynn Hayman, Chair

Jamie Brooks, Recording Secretary