PLANNING COMMISSION MINUTES OF MEETING
Wednesday, June 26, 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
Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Thomas Hunt
Logan Johnson
Isaac Workman
Becki Wright

MEMBERS ABSENT
Kai Hintze

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, City Recorder/Assistant Planner

VISITORS
Jeff Bassett, South Davis Metro Fire Chief
Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Vice Chair Daly

FINAL SITE PLAN AMENDMENT, SOUTH DAVIS METRO FIRE STATION 83

Cory Snyder, Community Development Director, explained the proposed Final Site Plan Amendment for the new Fire Station on Main Street. Commissioner Wright made a motion to approve the Final Site Plan to amend the original SDMFD Station #83 Final Site Plan of September 2018, subject to the following conditions and findings. Vice Chair Daly seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. The amendment is limited to changes shown on the applicant’s submittal known as “Architect’s Supplement Info. No. 16 Centerville Station #83” and associated “Narrative Summary,” as presented to the Planning Commission.
2. All other previous conditions of approval of the September 2018 Final Site Plan remain in effect.

Findings:

a. The Planning Commission finds that with the conditions of this amended approval, the proposed development remains compliant with the applicable General Development Standards developing a Fire Station [Chapters 12-34, 12-51, 12-52].
b. The Planning Commission finds that with the conditions of this approval, the proposed development remains compliant with the applicable development provisions of the South Main Street Corridor Overlay Zone [Chapter 12-48].

GENERAL PLAN, SOUTH MAIN STREET CORRIDOR (SMSC)

Mr. Snyder presented a suggested task outline and schedule for discussing the early draft of the South Main Street Corridor Plan and related Overlay Zone Ordinance. The Commission discussed the possibility that potential changes to the makeup of the City Council as a result of the upcoming election could impact the direction given by the Council. Commissioner Johnson said he wishes the process could move faster. Mr. Snyder emphasized the significant amount of work involved. Vice Chair Daly said he likes the idea of starting over with a clean slate rather than trying to work new ideas into the old plan.

The Planning Commission reviewed comments made/submitted during the SMSC public process, and made a list of terms associated with community identity: historic, quaint, local, feel, respect, blend, and community. The Commissioners then worked together to compose the following two statements:

- We are attempting to respect the local, historic feel of the community.
- We need to blend the residential and commercial needs for a unified outcome.

The Planning Commission made a list of terms associated with design for the SMSC (improvement, options, incentives, and enduring/lasting), and composed the following statements:

- Creating incentives for lasting improvement through reasonable options.
- Encouraging classic/timeless improvement by providing options and incentives.

The Commissioners discussed what they mean by "options" and "incentives". Vice Chair Daly said he views incentivizing certain historic design elements as one option, and taking a modern approach with very little historic reference as another option. Chair Hayman said she thinks of "options" in terms of taking the hand-cuffs off of existing commercial to allow more uses and flexibility, and "incentives" in terms of offering some kind of enticement to include historic elements. Commissioner Wright said she views the use list and zoning as incentives for redevelopment.

The Planning Commission made a list of terms associated with the market/economic aspect of the SMSC (traffic, tourism, allowing market patterns, local business), and composed the following statements:

- Encouraging small-business entrepreneurial opportunities.
- Several factors affect how the market may respond for the Corridor's success.
- Small, locally owned businesses may be burdened by constraints.

Commissioner Wright said she believes residents are attached to Main Street in a way that is difficult to describe. Chair Hayman commented that significant incentives would be needed to drive design change. A majority of the Commission appeared to agree that encouraging locally-owned business in the SMSC is desirable.

The Planning Commission and staff discussed the possibility of encouraging a residential component. Commissioner Wright asked if mixed-use works in a way that Centerville
residents would be comfortable with in the Corridor. Commissioner Johnson said he does not think it does. He suggested that small accessory apartments on a couple levels would be a better fit. The Commission agreed on the following statement:

- Residential may play a limited or accessory role on Main Street.

The Commissioners discussed public comments related to the idea of long-range pledge, and made a list of terms: trust, consistency, stability, conservative, thoughtful, deliberate, and realistic.

- Find a compromise to achieve consistency for a committed, realistic outcome.

Discussing transportation on Main Street, the Planning Commission listed the following terms: safety, access, traffic flow, and walkability. UDOT access requirements were discussed.

Staff will compile the terms and statements discussed to present to the Planning Commission at a future meeting.

**SUBDIVISION ORDINANCE UPDATES – CHAPTER 10 (PROPERTY LINE ADJUSTMENTS)**

As part of the process to update and revise the City Subdivision Ordinance, City Attorney Lisa Romney presented Chapter 10, which addresses property line adjustments. Ms. Romney discussed the various types of property line adjustments and the procedures for each. Ms. Romney noted that some amendments to this Chapter will be necessary based on revisions to State statutes adopted with H.B. 315 (2019).

**COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**

Mr. Snyder updated the Commission on upcoming agenda items and recent actions taken by the City Council.

**MINUTES REVIEW AND ACCEPTANCE**

The minutes of the June 12, 2019 Planning Commission meeting were reviewed. Vice Chair Daly made a motion to accept the minutes. Commissioner Johnson seconded the motion, which passed by unanimous vote (6-0).

**ADJOURNMENT**

At 8:54 p.m., Chair Hayman made a motion to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Leah Romero, City Recorder

Katie Rust, Recording Secretary

July 10, 2019
Date Approved