Minutes of the Centerville City Council and Planning Commission joint work session held
Tuesday, February 4, 2020 at 5:30 p.m. at Centerville City Hall, 250 North Main Street,
Centerville, Utah.

MEMBERS PRESENT

Mayor
Clark Wilkinson

Council Members
Tamlyn Fillmore
William Ince (arrived at 5:45 p.m.)
Stephanie Ivie
George McEwan
Robyn Mecham

PLANNING
COMMISSION PRESENT
Cheylynn Hayman, Chair
Mason Kjar
Christina Wilcox
Becki Wright

PLANNING
COMMISSION ABSENT
Kevin Daly
Thomas Hunt

STAFF PRESENT
Brant Hanson, City Manager
Lisa Romney, City Attorney
Leah Romero, City Recorder
Cory Snyder, Community Development Director
Mackenzie Wood, Assistant Planner

SOUTH MAIN STREET GENERAL PLAN REVISIONS

Chair Hayman presented Planning Commission goals for 2020. The four primary
Planning Commission goals are:

- Main Street Overlay and Table of Uses – partially completed late 2019
- Reconsider the allowance of the Shorelands Commerce Park Mixed-Use Node, as
  found in the West Centerville Neighborhood Plan – yet to begin
- Moderate Income Housing Plan and updates in accordance with 2019 Senate Bill 35
  – additional work needed to sync the plan with the City’s Transportation Element to
  comply with State statutes by December 31, 2020
- Subdivision Ordinance Update Revisions – partially completed

Commissioner Wright asked if the Council approved of the goals set, and a majority of
the Council indicated agreement with the goals.

During 2019, the Planning Commission reviewed, discussed, and revised each section
of the South Main Street Corridor General Plan. Cory Snyder, Community Development
Director, stated the next step for the Planning Commission is to present the Plan to the public
after receiving City Council feedback. Mr. Snyder said the Planning Commission discussed the
possibility of reintroducing residential in the South Main Street Corridor as requested by the City
Council, but struggled with the balance between commercial uses and residential. A residential
component is included as an optional section of the Plan. Recognition of the Deuel Creek
Historic District, which includes a portion of the South Main Street Corridor, inspired a desire to
include historic design elements in some way.

Mr. Snyder explained that the Planning Commission proposes reducing the boundaries
of the South Main Street Corridor to the area between the south side of Parrish Lane and Porter
Lane (previously north side of Parrish Lane to Pages Lane), returning the other areas to their
base zoning. The Plan revisions move away from form-based code, and encourage
restructuring of properties without mandating that buildings move closer to the street. Chair
Hayman said the revised Plan is meant to support the service-oriented commercial nature of the
SMSC with some minor historic design cohesion and an optional residential component.
Responding to a question from Councilmember Ince, Chair Hayman emphasized that property
owners would be able to update and remodel without having to move buildings to the street.

Mr. Snyder and Planning Commissioners explained that the Commission has seen an
increased number of requests for parking modifications, with evidence shown that less parking
would be needed than required by City Code. Mr. Snyder stated the Planning Commission
considers future use and parking needs in addition to existing use and needs of a property when
a request for parking modification is received. Councilmember Mecham commented that a lack
of parking has been a problem at some locations on Main Street. The group discussed the idea
of providing sufficient parking versus providing convenient parking. Commissioner Wright
commented that parking is a nuanced issue with many perspectives. Chair Hayman stated the
Planning Commission tends to be conservative about parking requirements.

Councilmembers Ivie and Mecham indicated they like the idea of reducing the
boundaries of the South Main Street Corridor, and the goal of supporting service-oriented
commercial. Councilmember McEwan thanked the Planning Commission for examining the
possibility of reintroducing residential, and said he would agree with the Planning Commission
presenting the optional residential component to the public for feedback. Councilmember
Fillmore said she would like to see mixed-use explored as a possibility in the Plan to provide
more flexibility for property owners. Councilmember Mecham spoke in favor of density
restrictions. Chair Hayman commented that expanding allowed uses would be an alternative
mechanism to density for encouraging property owners to upgrade their properties along Main
Street.

Commissioner Wright said the Commission discussed the possibility of City-supported
cohesive elements along the SMSC. Mr. Snyder suggested City-sponsored entry signs and
upgraded street signs as examples of minor elements that would contribute to a cohesive feel.
Commissioner Wright suggested the possibility of involving local schools in some unifying art
elements.

**ADJOURNMENT**

Councilmember Ince **moved** to adjourn the work session at 6:40 p.m. Councilmember
Ivie seconded the motion, which passed by unanimous vote.
Leah Romero, City Recorder

Katie Rust, Recording Secretary

Date Approved

February 12, 2020

February 18, 2020
CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF MEMORANDUM

DATE: JANUARY 22, 2020

FROM: CENTERVILLE CITY PLANNING COMMISSION

SUBJECT: DISCUSSION – 2020 PLANNING COMMISSION GOALS

As requested by the Planning Commission, the Planning Staff is providing the previous list of Commission work goals and indicating the general status of each work goal.

PRIMARY GOALS OF 2020

☞ Main Street Overly and Table of Uses - Revisions
  o STATUS: A revised South Main Street Corridor Plan was partially completed late 2019. A request was made to the City Council for a joint work session. It is anticipated that the works session will be sometime next month.

☞ Reconsider the Allowance of the Shorelands Commerce Park Mixed Use Node, as found in the West Centerville Neighborhood Plan.
  o STATUS: Has yet to begin

☞ Moderate Income Housing Plan and updates in accordance with 2019 Senate Bill 35
  o STATUS: 2019 Needs Completed – However additional work is needed for syncing the plan with the City’s Transportation Element to comply with the state statutes by December 31, 2020.

☞ Subdivision Ordinance Update Revisions
  o STATUS: Partially Completed – City Attorney is continuing the rewrite of the remaining expected chapters and regulations.

Other matters that were to remain on the PC Goal List:
  ▪ Resolving the Residential-Medium Density that is currently limited to six (6) units per acre, whereas the General Plan policy allows up to eight (8) units per acre.
  ▪ Community Pathways Planning by interconnecting existing trails and bike lanes with future expected pathways and bike paths.
- **1250 West Transit Corridor** - Considering the alternative transit (e.g. Frontrunner Station and/or Bus Rapid Transit), needs within the West Centerville Neighborhood Area.
- **West Centerville Neighborhood Plan Update** for the Re-envisioning the Trinity Industrial Area.