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A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

Kevin Daly, Vice Chair
Cheyllynn Hayman, Chair
Thomas Hunt
Logan Johnson
Isaac Workman
Becki Wright

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Cheyllynn Hayman, Chair
Thomas Hunt
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Kai Hintze

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

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Jeff Bassett, South Davis Metro Fire Chief
Interested citizens

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OPENING COMMENT/LEGISLATIVE PRAYER Vice Chair Daly

Vice Chair Daly

Cory Snyder, Community Development Director, explained the proposed Final Site Plan 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 November 2018, subject to the following conditions and findings. Vice Chair Daly seconded the motion, which passed by unanimous vote (6-0).

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.

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].

- 1 b. The Planning Commission finds that with the conditions of this approval, the
2 proposed development remains compliant with the applicable development
3 provisions of the South Main Street Corridor Overlay Zone [Chapter 12-48].
4

5 **GENERAL PLAN, SOUTH MAIN STREET CORRIDOR (SMSC)**
6

7 Mr. Snyder presented a suggested task outline and schedule for discussing the early
8 draft of the South Main Street Corridor Plan and related Overlay Zone Ordinance. The
9 Commission discussed the possibility that potential changes to the makeup of the City Council
10 as a result of the upcoming election could impact the direction given by the Council.
11 Commissioner Johnson said he wishes the process could move faster. Mr. Snyder emphasized
12 the significant amount of work involved. Vice Chair Daly said he likes the idea of starting over
13 with a clean slate rather than trying to work new ideas into the old plan.
14

15 The Planning Commission reviewed comments made/submitted during the SMSC public
16 process, and made a list of terms associated with community identity: historic, quaint, local, feel,
17 respect, blend, and community. The Commissioners then worked together to compose the
18 following two statements:
19

- 20 • We are attempting to respect the local, historic feel of the community.
21 • We need to blend the residential and commercial needs for a unified outcome.
22

23 The Planning Commission made a list of terms associated with design for the SMSC
24 (improvement, options, incentives, and enduring/lasting), and composed the following
25 statements:
26

- 27 • Creating incentives for lasting improvement through reasonable options.
28 • Encouraging classic/timeless improvement by providing options and incentives.
29

30 The Commissioners discussed what they mean by "options" and "incentives". Vice Chair
31 Daly said he views incentivizing certain historic design elements as one option, and taking a
32 modern approach with very little historic reference as another option. Chair Hayman said she
33 thinks of "options" in terms of taking the hand-cuffs off of existing commercial to allow more
34 uses and flexibility, and "incentives" in terms of offering some kind of enticement to include
35 historic elements. Commissioner Wright said she views the use list and zoning as incentives for
36 redevelopment.
37

38 The Planning Commission made a list of terms associated with the market/economic
39 aspect of the SMSC (traffic, tourism, allowing market patterns, local business), and composed
40 the following statements:
41

- 42 • Encouraging small-business entrepreneurial opportunities.
43 • Several factors affect how the market may respond for the Corridor's success.
44 • Small, locally owned businesses may be burdened by constraints.
45

46 Commissioner Wright said she believes residents are attached to Main Street in a way
47 that is difficult to describe. Chair Hayman commented that significant incentives would be
48 needed to drive design change. A majority of the Commission appeared to agree that
49 encouraging locally-owned business in the SMSC is desirable.
50

51 The Planning Commission and staff discussed the possibility of encouraging a
52 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

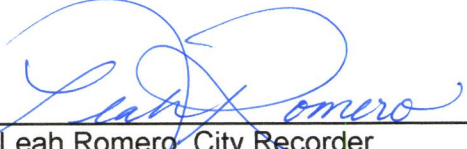
Mr. Snyder updated the Commission on upcoming agenda items and recent actions taken by the City Council.

MINUTES REVIEW AND ACCEPTANCE

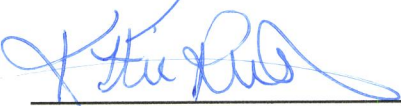
The minutes of the June 12, 2019 Planning Commission meeting were reviewed. Vice Chair Daly made a **motion** to accept the minutes. Commissioner Johnson seconded the motion, which passed by unanimous vote (6-0).

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


Date Approved


Katie Rust, Recording Secretary

