

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JULY 10, 2019 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Centerville Management Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

Tentative - The times shown below are tentative and are subject to change during the meeting.
Time:

7:00 PM **A. WELCOME AND ROLL CALL**

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Isaac Workman, Commissioner

D. COMMISSION BUSINESS

1. Public Hearing - Administrative Decision - Conceptual Site Plan Amendment - 181 South Main Street
2. Discussion - South Main Street Corridor
 1. Guiding Principles
 2. Draft Concepts for North Gateway & Civic Cultural Areas
3. Community Development Director's Report & City Council Report

Next Meeting, July 23, 2019:

- South Main Street - Traditional Area & Built Environment
- Continuation of Subdivision Ordinance Review

City Council Report:

- Accessory Building Setbacks for Residential - **Approved as Recommended by Planning Commission**

E. MINUTES REVIEW and ACCEPTANCE

06-26-2019 Planning Commission

06-26-2019 Planning Commission and Landmarks Commission

F. ADJOURNMENT

CENTERVILLE

Staff Backup Report

7/10/2019

Item No. 1.

Short Title: Public Hearing - Administrative Decision - Conceptual Site Plan Amendment - 181 South Main Street

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 07-10-2019 PC Staff Report 181 South Main Street Conceptual Site Plan Amended
- ▢ 181 South Main Street Conceptual Site Plan Submittal
- ▢ Street View Proposed Changes
- ▢ Street View Prior Conditions
- ▢ August 1999 Site Plan Approval Amended
- ▢ Public Works - Streets Maintenance Supervisor Comments

**CENTERVILLE CITY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: **THIROS LIVING TRUST
1071 WEST PAGES LANE
WEST BOUNTIFUL, UTAH 84087**

AGENT: **FARAH CONSTRUCTION
c/o SAMEER FARAH
1071 WEST PAGES LANE
WEST BOUNTIFUL, UTAH 84087
(sameerf.farahconstruction@gmail.com)**

PROPERTY: **181 SOUTH MAIN STREET**

ACREAGE: **0.28 ACRES**

ZONING: **COMMERCIAL-MEDIUM, SOUTH MAIN STREET
CORRIDOR (SMSC) OVERLAY DISTRICT ZONE**

APPLICATION: **CONCEPTUAL SITE PLAN APPROVAL FOR
AMENDMENT TO THE LANDSCAPING DESIGN**

RECOMMENDATION: **CONSIDER ACCEPTING THE CONCEPTUAL SITE
PLAN WITH DIRECTIVES**

BACKGROUND

The applicant desires to amend the approved Site Plan (*August 1999*) for property located on 181 South Main Street. The changes involve the “*landscape design*” for the property. Because such changes alter the August 1999 final site plan approval that involved several specifics during the Planning Commission’s original review, the amendment is being re-submitted to the Planning Commission for review and decision regarding the changes to the landscaping.

PREVIOUS SITE PLAN APPROVAL (*ALSO AN AMENDMENT*)

On August 03, 1999, then Domino’s Pizza, the Planning Commission approved an Amended Site Plan. The conditions of the 1999 site plan APPROVAL were:

1. *The applicant extend a 6-foot white vinyl fence along the entire east boundary of*

- the property line.*
2. *Add landscaping in the front near Main Street by taking out the two parking stalls, adding a raised berm with plants, foliage, and trees that would give some color to that corner. That would be an ideal location for a monument sign, of the applicant so desires,*
 3. *Instead of four Canadian Spruce trees in the new landscaped area, two trees be planted near the rear property line and two more be placed along the Main Street frontage to provide shade and beauty to the front of the site. The sidewalk needs to be protected by having a buffer stop to those stalls that abut the sidewalk along Main Street.*
 4. *The applicant will remove the pole sign. Planning Commission recommended a monument sign and that the applicant apply to the City Council for financial assistance for the monument sign.*

SUMMARY OF THE LANDSCAPING CHANGES

According to the applicant, the following elements are being modified with the proposed amendments (see report attachments for pictorial details):

- *All turf/lawn areas have been removed and replaced with medium size cobbles/rock.*
- *[Proposed] Additional flowering perennials will be planted within the two planting beds (front and rear side) along north side of 200 South. The flowering perennials consist of Clematis (2 types-) and Ice Plant (pink color).*
- *The previous trees along the east boundary have been removed.*
- *The 1999 requirement for trees along Main Street (unknown previous missing status) will not be replaced.*
- *The park strips along Main Street and 200 South have been replaced with cobble and plantings – appears to be daylilies and two (2) trees. Changes to park strip areas are subject to review and approval of the Public Works Department. Such plantings and trees do not count towards compliance with the on-site landscaping requirements of the Zoning Ordinance.*
- *One of the two previous park strip trees along 200 South was replaced without Public Works Authorization (see attached e-mail from Mark Marchant – Street Maintenance Supervisor).*

STAFF COMMENT AND REVIEW OF THE AMENDMENT REQUEST

Staff has reviewed the Zoning Ordinance and believes that following policies and regulations are applicable to the applicant's proposal to make changes to the approved landscaping:

CZC 12.22.080 - Nonconforming Development with Approved Plan. Nonconforming development that is consistent with an approved site plan or other approval granted before the effective date of this Title shall be deemed in conformance with this Title to the extent it is consistent with the approved plan and to the extent such plan or conditions imposed thereon directly address the specific issue involved in a determination of conformity.

STAFF COMMENTS – The site was developed prior to today’s zoning regulations. Consequently, the existing landscaping plan and layout contains non-conformities regarding expected landscaping elements required today. Therefore, the question at hand is how are the proposed “*landscaping changes*” regulated. It is staff’s opinion that “*landscaping design*” must, at minimum, comply with the required “*plant materials and coverage*” amounts of today’s ordinance.

CZC 12.51.070.a. 1 – Landscaping Requirements - Landscaped areas shall include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

1. Required landscaping areas shall include live plant material at least to the following extent:
 - Perimeter and internal landscaping: 75%; and
 - Buffer landscaping between residential and non-residential development: 50%.
2. Non-live landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streams, decorative boulders and sculptures, or materials such as wood chips, bark, stone, or similar materials. Non-live landscaping materials shall not be deemed to include artificial plants or landscaping...
 - Decorative paving materials may include bricks, pavers, flagstones, and textured concrete.
 - Untextured concrete, gravel or lava rocks shall not be used in a required landscaped area unless specifically permitted by an approved landscaping plan.

STAFF COMMENTS – Accordingly, the changes to the landscaping plan must provide at least “*live material*” that constitutes at least 75% coverage of the landscape area. The applicant desires to add the proposed flowering perennials to meet this 75% requirement. Staff has two concerns with the proposed plan, as follows:

- There is a significant amount of cobble that would create a “*heat sink*” during the hot summer months. The overheating the soil could stress the plantings.
- The choice of flowering perennials may not be a sufficiently robust nature to be planted and grown in the heavy cobble.
- A landscape design professional may need to review the design and plantings to help ensure a successful outcome to comply with the intent of the regulations.

CZC 12.51.070.f.2 – Landscaping Requirements - One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the park strip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.01.150 regarding street tree regulations and permit requirements.

STAFF COMMENTS – The applicant is proposing to eliminate/relocate the trees on the approved 1999 Approval. Staff believes that the total tree count of the 1999 approval needs to be accounted for in the proposed landscaping amendment. If this is not the case, staff believes that any new approval needs to comply with today's requirement, as indicated above. Here are the two options for the applicant to pursue:

- Comply with the 1999 tree count approval, which is four (4) trees,
OR
- Comply with the current ordinance for required trees, which is approximately 9 total trees.
- Any tree to be planted in the park strip must be reviewed and approved in accord with applicable regulations by the Public Works Department (see attached e-mail from Mark Marchant – Street Maintenance Supervisor).

PLANNING STAFF RECOMMENDATION

The planning staff believes that the Commission could ACCEPT the conceptual plan to amend the August 1991 Final Site Plan Approval for 181 South Main Street, subject to the following directives:

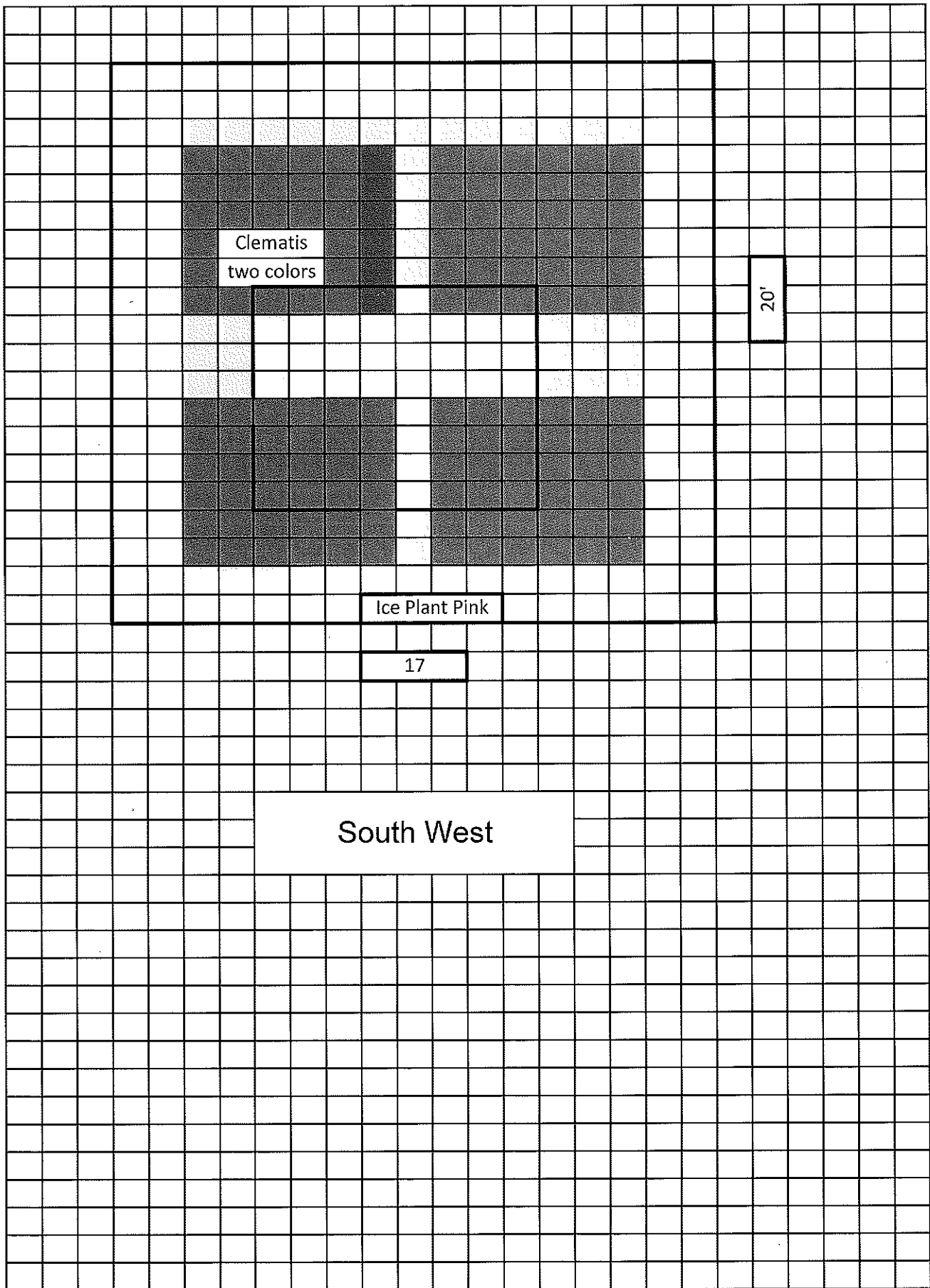
1. *The applicant shall prepare and submit a Final Site Plan Application, as described by the Zoning Ordinance.*
2. *As part of the subsequent Final Site Plan submittal, the applicant will need to address the following regarding landscaping compliance:*
 - a. *Required landscaping areas shall include live plant material with an internal landscaping coverage of at least 75%.*
 - b. *A landscape design professional must review and provide written comment regarding the design and plantings to help ensure a successful outcome to comply with the intent of the regulations.*
 - c. *The landscape plan must comply with the approved 1999 tree count approval, which is four (4) trees, OR*
 - d. *The landscape plan must comply with the current ordinance for required trees, which is approximately 9 total trees.*
3. *Any tree to be planted in the park strip must be reviewed and approved in accord with applicable regulations by the Public Works Department (see e-mail provided by Mark Marchant – Street Maintenance Supervisor).*

Suggested Findings (reasons for action):

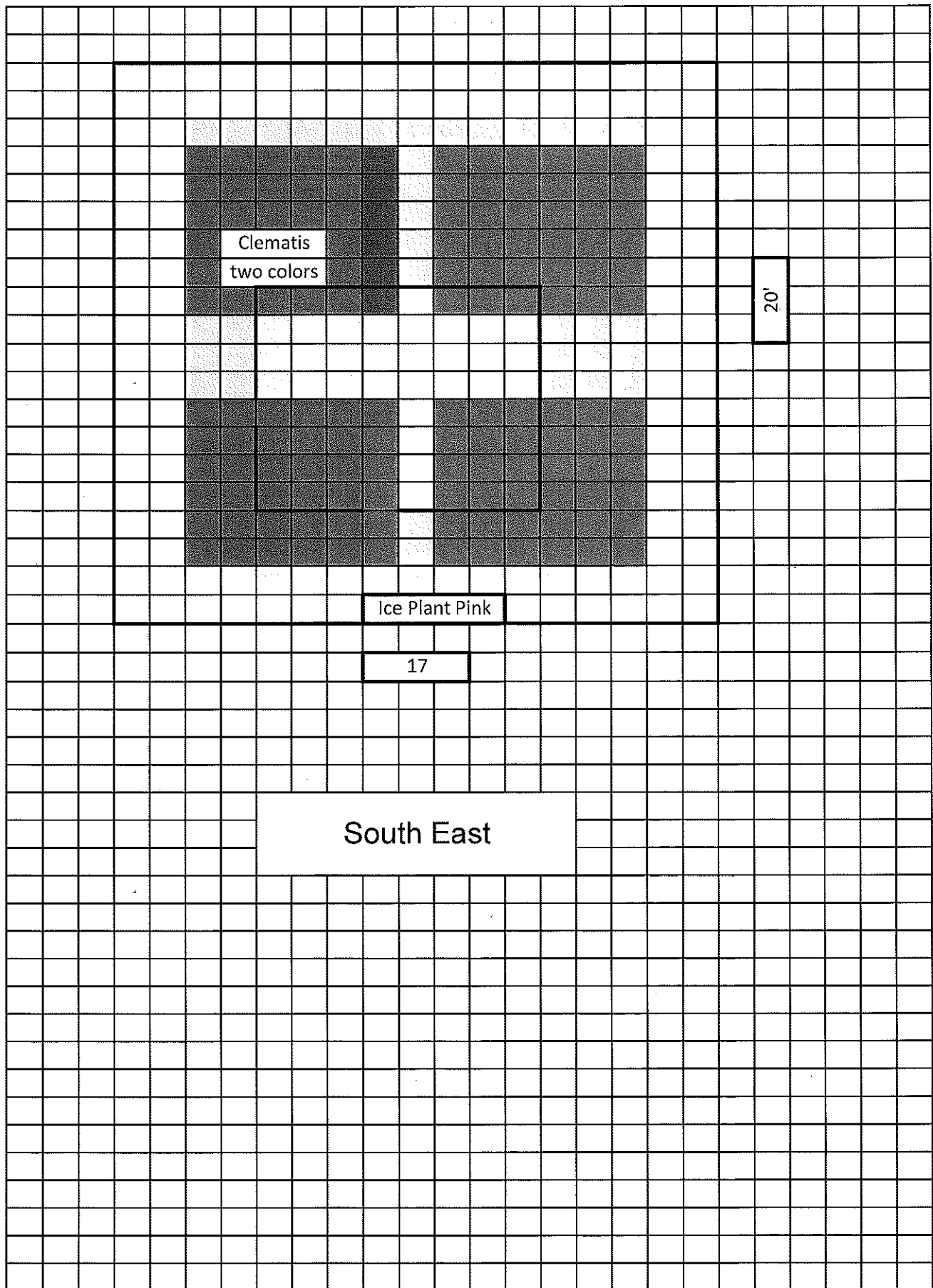
- (a) *The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared*

and reviewed merely to represent how the property could be developed in accordance with applicable regulations.

(b) The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application



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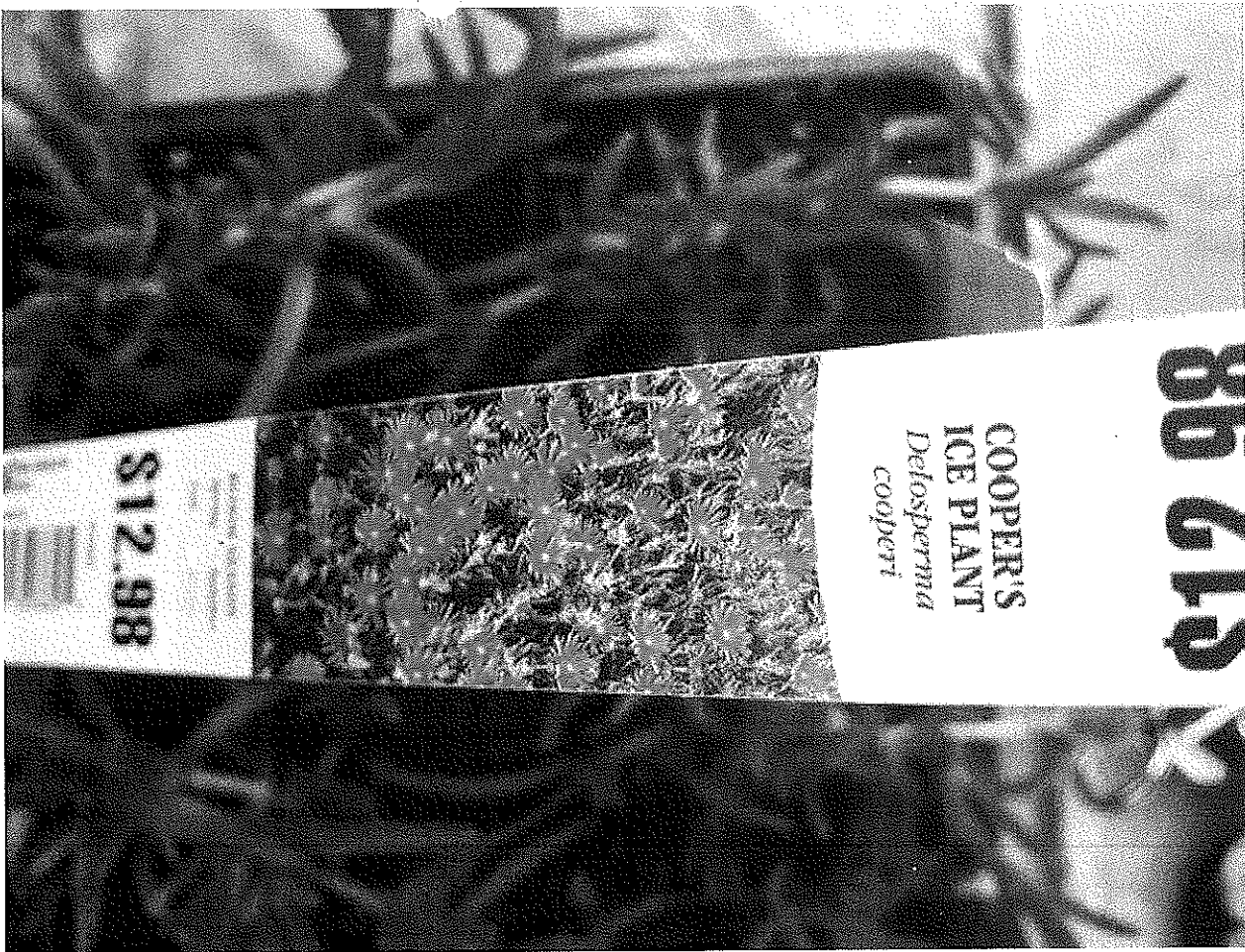
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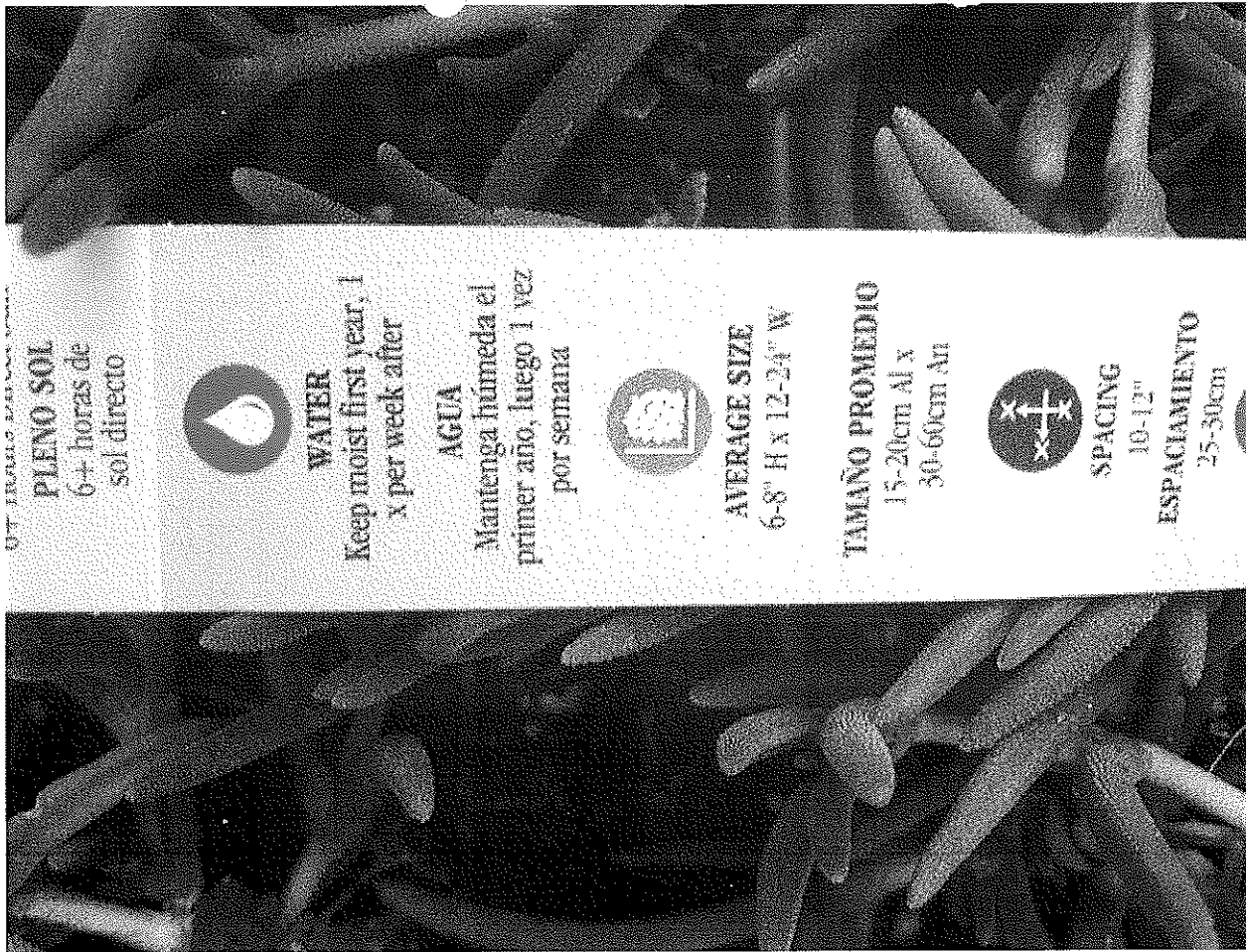




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CLEMATIS

Ernest Markham



Home of Clematis™

-  **Bloom Time:**
July to September
Fleurir: juillet à septembre
-  **Height:**
8-12'
Hauteur: 2.5-4m
-  **Flower Size:**
5-7"
Taille des fleurs: 12-18cm
-  **Pruning:**
Group C
Élagage: Groupe C

Caring for your Clematis

Pruning: This variety falls into the pruning Group C classification. Group C varieties only on the current year's growth. Plants should be cut back in late February or March, leaving only 12" (30cm) from ground level. This variety falls into the pruning Group C classification. Group C varieties only on the current year's growth. Plants should be cut back in late February or March, leaving only 12" (30cm) from ground level.

Feeding and watering: Follow a regular watering schedule. Once your clematis is actively growing, fertilizing at maximum number of blooms. Your garden center will recommend the proper fertilizer for your specific soil type. Follow the top 3" of soil is recommended. Lorsque le top 3" du sol est sec, vous devez arroser. Utilisez un programme d'arrosage régulier pendant la croissance. Lorsque le top 3" du sol est sec, vous devez arroser. Utilisez un programme d'arrosage régulier pendant la croissance.



Clematis Ernest Markham is a climbing plant with multiple stems and large, double flowers. It is a very hardy plant and can be grown in a variety of climates. It is a very hardy plant and can be grown in a variety of climates. It is a very hardy plant and can be grown in a variety of climates.

CLEMATIS

Jackmanii Superba

Home of Clematis™

Pruning:
Group C
Elagage:
Groupe C



Flower Size:
4-6"
Taille des fleurs:
10-15cm



Height:
12-20'
Hauteur:
3.5-6m



Bloom Time:
June to September
Fleurir fois:
Juin à septembre



Flower Size:
5-7"
Taille des fleurs:
12-18cm



Height:
8-12'
Hauteur:
2.5-4m



Bloom Time:
July to September
Fleurir fois:
Juillet à septembre



Pruning:
Group C
Elagage:
Groupe C

Caring for your Clematis

Pruning: This variety falls into the Pruning Group C classification. Group C varieties bloom only on the current year's growth. Plants should be cut back in late February or March to two strong sets of leaf buds on each stem, normally within 12" (30cm) from ground level.

Feeding and watering: Follow a regular watering schedule. Once your clematis is actively growing, fertilizing should be done. Fertilizer designed to produce flowers or set fruit will recommend a maximum number of blooms. Your garden center will recommend a program of watering for your specific soil type. Follow the top 3" of soil set set to see how much water is needed. When the top 3" of soil is dry, water.

Une fois que votre clematis est en pleine croissance, l'engrais doit commencer. Un engrais destiné à produire un maximum de fleurs ou à produire des fruits recommandera un nombre maximum de fleurs. Votre centre de jardinage vous recommandera un programme d'arrosage pour votre type de sol. Suivez le top 3" du sol et voyez combien d'eau est nécessaire. Lorsque le top 3" du sol est sec, arrosez.

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181 South Main Street – Proposed Landscaping Changes



181 South Main Street – Previous Landscaping Design



1 Many Council members expressed their understanding for the concerns of the
2 appellants, but defended the City Council and Planning Commission's actions regarding the
3 Main Street area. They stated that it is top priority to hold to a higher standard the gateway
4 areas of the city, which includes the Main Street area. It was stated that by having a vacant
5 building occupied and updated to be more aesthetically pleasing is a better alternative to
6 having it sit vacant.

7
8 At 9:10 p.m. the Council granted unanimous consent for a five-minute recess.

9
10 At 9:15 p.m. the City Council meeting was reconvened.

11
12 **DOMINO'S PIZZA AMENDED SITE PLAN**

13
14 Councilman Russell made a **motion** to approve the Domino's Pizza amended site plan
15 subject to the Planning Commission's conditions. The motion was seconded by Councilman
16 Nelson and passed by unanimous vote (5-0). The conditions are as follows:

- 17
18 1. The applicant extend a 6-foot white vinyl fence along the entire east boundary of
19 the property line. The existing angle iron be cut off to ground-level. The dumpster
20 in the back be completely screened.
21 2. Add landscaping in the front near Main Street by taking out the two parking stalls,
22 adding a raised berm with plants, foliage and trees that would give some color to
23 that corner. That would be an ideal location for a monument sign, if the applicant
24 so desires.
25 3. Instead of four Canadian Spruce trees in the new landscaped area, two trees be
26 planted near the rear property line and two more be placed along the Main Street
27 frontage to provide shade and beauty to the front of the site. The sidewalk needs to
28 be protected by having a buffer stop to those stalls that abut the sidewalk along
29 Main Street.
30 4. The applicant will remove the pole sign. Planning Commission recommended a
31 monument sign and that the applicant apply to the City Council for financial
32 assistance for the monument sign.
33

34 Mr. Barber stated for the record that he is concerned about placing a monument sign
35 on the property because of the potential for obstructing the line of sight for motorists. Mr.
36 Allred stated that staff would work with the occupant on the best location for a monument sign
37 so as not to obstruct views in any direction.

38
39 **STREET IMPROVEMENT PROJECTS**

40
41 In lieu of time Mr. Thacker quickly reviewed items (a) Streets Master Plan, and (b)
42 available funding; because there were no questions from the Council, he moved to items ©
43 and (d).

From: Marc Marchant
To: Cory Snyder
Cc: Randy Randall
Subject: 181 S Main parkstrip landscaping
Date: Monday, June 17, 2019 4:05:31 PM

Cory,

The decorative cobble and vegetation (Daylilies) planted in the park strip at 181 S. Main Street are in compliance with municipal code 11.02.020. However, after looking at the google imagery. The tree on the west side of the drive approach on 200 south has been replaced.

The owner of the property did not fill out a park strip permit, and the newly planted tree is not on the "approved tree list". I am not 100% sure the tree on the east side of the drive approach is the same one, or has been replaced as well. (Old Photo Below)

Let me know if there is anything I can do to assist.



Marc Marchant
Street Maintenance Supervisor
655 N 1250 W Centerville 84014
801-292-8232

CENTERVILLE

Staff Backup Report

7/10/2019

Item No. 2.

Short Title: Discussion - South Main Street Corridor

Initiated By:

Scheduled Time:

SUBJECT

1. Guiding Principles
2. Draft Concepts for North Gateway & Civic Cultural Areas

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 7-10-19 PC Staff Memo SMSC Guiding Principles
- ▢ Staff Memo - South Main Street Corridor, North Gateway & Civic/Cultural Language

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

STAFF MEMORANDUM

DATE: JULY 10, 2019

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: SOUTH MAIN STREET CORRIDOR PLANNING – GENERAL PLAN
AND ZONING OVERLAY – GUIDING PRINCIPLES**

BACKGROUND

At the June 26, 2019 Planning Commission Meeting, the Commission requested staff to compile the guiding principles discussed during meeting for the early draft of the South Main Corridor Plan and related Overlay Zone Ordinance.

SUGGESTED GUIDING PRINCIPLES

Housing

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

Commercial

- *Small business and local ownership is desirable.*

Identity

- *Respect the local historic feel of our community while blending business and residential needs.*

Long Range Pledge

- *Compromise to achieve consistency for a committed, realistic outcome.*

Design

- *Encourage timeless improvements through options and incentives.*

Transportation

- *Balance local business and residential access needs with the through traffic of the corridor.*
- *Consider the safety of pedestrians and other users in the corridor.*

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

STAFF MEMORANDUM

DATE: JULY 10, 2019

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: GENERAL PLAN - SOUTH MAIN STREET CORRIDOR – NORTH
GATEWAY AND CIVIC/CULTURAL DRAFT CONCEPTS**

PROPOSED CORRIDOR PLANNING CONCEPTS:

2.B North Parrish Lane Intersection Area:

2.B.1- *Commercial Intensity*. Due to the very small lot sizes located in this area, building sizes should be limited to the scale of the C-M Zone (e.g. 10,000 sq. ft.). Commercial intensity should be limited in nature. In order to reduce commercial expansion and associated hourly traffic intensity, future re-development options ought to be oriented to multi-family infill strategies to integrate the corners with their surrounding residential neighbors.

2.B.2 – *Southeast Intersection Corner*. This commercial site lacks the proper landscape area fronting both Main Street and Parrish Lane. Additionally, vehicular parking and circulation is inadequate. Additional commercial use expansion should be discouraged. If redevelopment is to occur, it is preferred that the commercial site be rezoned and integrated with the Residential Medium Zone to the east of the site for future multi-family infill redevelopment.

2.B.3 - *Southwest Intersection Corner*. This commercial site is constrained and has an older and aged style commercial building. Additional commercial intensities are not desirable. If redevelopment is to occur, it is preferred that the commercial site be rezoned and integrated with the Residential High Zone to the south of the site for future multi-family infill redevelopment. Additionally, the commercial site adjacent to the west and the commercial site just to the south (*one lot over- west side of Main Street*) ought to be added to a future multi-family development scenario.

2.B.4. *Future Intensity or Density*. There needs to be sufficient incentives to encourage a feasible redevelopment opportunity for this area. Nonetheless, it needs to be done in a scale and design manner that keeps the small community identity of Centerville. Density/intensity should be explored carefully and with a justifiable focus on a market minimum need to achieve redevelopment. In any case if residential redevelopment is introduced, the density

considerations are not to exceed a maximum of 6-8 units per acre for the Medium Zone and 8-12 units per acre for High Zones.

2.B.5. *Site Layout and Building Design.* Buildings must not exceed an overall height of 35 feet in height for both sides of the corridor. Building entrances ought to face the street frontages, with parking located to the sides and rear areas of a development, as viewed from the public street. Site layout and building design ought to address directly the intersection corner and provide elements that accommodate pedestrian users, public art, corridor gateway features, and/or other creative design elements to create a gateway appearance for entry and exit of the corridor area. This City ought to participate with property owners in creating and funding the features to create the intended gateway identity.

2.C Civic/Cultural Area:

2.C.1 The preferred lands use for this area are of the Public Facility Low and Medium intensity of any Public and/or Civic Use type, as deemed appropriate by the City. Other acceptable uses should be limited to those typical Commercial Medium (C-M) Zone allowances.

2.C.2 Primary or main buildings for Civic or Cultural Uses ought to be allowed an intensity increase of to up to 20,000 sq. ft. in size (e.g. *City Hall*), provided the development meets the public/green space design and layout expectations for creating a civic/cultural identity for this area. However, for commercial uses building sizes should generally reflect the scale of the C-M Zone (e.g. 10,000 sq. ft.).



North Gateway

Civic/Cultural

CENTERVILLE

Staff Backup Report 7/10/2019

Item No. 3.

Short Title: Community Development Director's Report & City Council Report

Initiated By:

Scheduled Time:

SUBJECT

Next Meeting, July 23, 2019:

- South Main Street - Traditional Area & Built Environment
- Continuation of Subdivision Ordinance Review

City Council Report:

- Accessory Building Setbacks for Residential - **Approved as Recommended by Planning Commission**

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
7/10/2019**

Item No.

Short Title: 06-26-2019 Planning Commission

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 6-26-19 Planning Commission Preliminary Draft Minutes

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].

- 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 the SMSC 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

1 residents would be comfortable with in the Corridor. Commissioner Johnson said he does not
2 think it does. He suggested that small accessory apartments on a couple levels would be a
3 better fit. The Commission agreed on the following statement:

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

5
6 The Commissioners discussed public comments related to the idea of long-range
7 pledge, and made a list of terms: trust, consistency, stability, conservative, thoughtful,
8 deliberate, and realistic.

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

10
11 Discussing transportation on Main Street, the Planning Commission listed the following
12 terms: safety, access, traffic flow, and walkability. UDOT access requirements were discussed.

13
14 Staff will compile the terms and statements discussed to present to the Planning
15 Commission at a future meeting.

16 **SUBDIVISION ORDINANCE UPDATES – CHAPTER 10 (PROPERTY LINE** 17 **ADJUSTMENTS)**

18
19 As part of the process to update and revise the City Subdivision Ordinance, City
20 Attorney Lisa Romney presented Chapter 10, which addresses property line adjustments. Ms.
21 Romney discussed the various types of property line adjustments and the procedures for each.
22 Ms. Romney noted that some amendments to this Chapter will be necessary based on revisions
23 to State statutes adopted with H.B. 315 (2019).

24 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

25
26 Mr. Snyder updated the Commission on upcoming agenda items and recent actions
27 taken by the City Council.

28 **MINUTES REVIEW AND ACCEPTANCE**

29
30 The minutes of the June 12, 2019 Planning Commission meeting were reviewed. Vice
31 Chair Daly made a **motion** to accept the minutes. Commissioner Johnson seconded the motion,
32 which passed by unanimous vote (6-0).

33 **ADJOURNMENT**

34
35 At 8:54 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner
36 Wright seconded the motion, which passed by unanimous vote (6-0).

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Leah Romero, City Recorder

Date Approved

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52 _____
Katie Rust, Recording Secretary

CENTERVILLE

**Staff Backup Report
7/10/2019**

Item No.

Short Title: 06-26-2019 Planning Commission and Landmarks Commission

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 6-26-19 Planning Commission Work Session Preliminary Draft Minutes

PRELIMINARY DRAFT

Minutes of the Centerville Planning Commission/Landmarks Commission **Joint Work Session** held Wednesday, June 26, 2019 at 6:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

PLANNING COMMISSION

MEMBERS PRESENT

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

PLANNING COMMISSION

MEMBER ABSENT

Kai Hintze

STAFF PRESENT

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

VISITORS

Greg Call, Landmarks Commission
Jeanne Randall, Landmarks Commission

SOUTH MAIN STREET CORRIDOR AND DEUEL CREEK HISTORIC DISTRICT

Cory Snyder, Community Development Director, gave a presentation about historic preservation in Centerville (handouts attached). There are currently 104 significant historic structures/sites identified in Centerville. As part of the ongoing South Main Street Corridor (SMSC) planning process, the Planning Commission is looking for feedback from the Landmarks Commission regarding contextual design. The form-based code in place for the SMSC focuses heavily on design of buildings, building placement, building materials used, landscaping, and placement of parking. The Planning Commission would like input from the Landmarks Commission regarding how to be contextually sensitive to the historic nature of the area and create a cohesive feel along Main Street.

Mr. Snyder explained that in conjunction with a sidewalk survey of the Deuel Creek Historic District he requested a list of elements that appear to be consistent in the Historic District:

Carport/garage capacity	Mature trees
Chimney number and building material	Park strip/sidewalk
Dormer windows	Retaining walls
Exterior building materials	Fence material
Front porch	Roof material
Gable accents	

Greg Call, a member of the Landmarks Commission, commented that Centerville does not really have something to draw people to Main Street. He suggested that adding service industries, perhaps mixed-use, and some green spaces would draw people to Main Street. Mr. Call suggested adopting architecture design guidelines that encourage elements found in late-eighteenth/early-nineteenth century architecture, and encourage a variety of design along the SMSC. He asked if it would be possible to influence traffic to slow down on Main Street. Jeanne Randall, a member of the Landmarks Commission, suggested looking to Main Street in Bountiful for examples of variety of design, setbacks, and combination of commercial and residential.

1 Mr. Snyder mentioned single-story bungalow-style homes with porches or two-story
2 Victorian homes with open parking or carriage house behind as prominent examples of 1920s
3 architecture. He suggested that trim elements, roof styles, cornices, historic paint colors, and
4 how parking and landscaping are approached could help create a cohesive look along the
5 SMSC. Mr. Call suggested the City figure out the zoning, and then choose a baseline of design
6 elements, with anything else incentivized.

7
8 **ADJOURNMENT**

9
10 The work session was adjourned at 7:00 p.m.

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15 _____
16 Mackenzie Wood, City Recorder

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Katie Rust, Recording Secretary