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MEMBERS PRESENT
Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Logan Johnson
Isaac Workman
Becki Wright

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

Kai Hintze
Thomas Hunt

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

Interested citizens

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Workman

Cory Snyder, Community Development Director, explained that the applicant desires to the approved Site Plan for property located on 181 South Main Street. The changes the "landscape design" for the property. Because such changes alter the August 1999 e plan approval that involved several specifics during the Planning Commission's original the amendment is being resubmitted to the Planning Commission for review and decision ng the changes to the landscaping. Mr. Snyder explained the following two options le regarding trees, adding that any tree planted in the park strip must be reviewed and ed by the Public Works Department:

- Sameer Farah, part-owner and applicant, said his desire is to make the property look nice. He explained that he did not realize at first that he would need to consult two different City departments regarding landscaping changes. Dorie Farah, part-owner, pointed out there are four existing trees on the north side of the property. Bessy Thirus, part-owner, emphasized that landscaping information was communicated to them by the two different City departments. She showed some of the specific types of plants they plan to use on the property. Commissioner questioned whether clematis would be a wise choice at the front of the property. She said she would be more comfortable if a landscape architect signed-off on the idea. Ms. Thirus said

1 she is willing to be flexible on the choice of plants. Mr. Farah emphasized that they will make sure
2 the property looks nice.
3

4 Chair Hayman opened a public hearing at 7:39 p.m., and closed the public hearing seeing
5 that no one wished to comment. Lisa Romney, City Attorney, clarified that the original 1999
6 conditions required two trees at the rear of the property and two trees along the Main Street
7 frontage. Vice Chair Daly said he thinks it would be fairly easy for the property owners to comply
8 with the 1999 conditions. Mr. Snyder pointed out that in cases of nonconformity the City default
9 is to align the subject property with the current code. Mr. Snyder said he became involved in the
10 situation when a complaint/query came into his office regarding the use of gravel instead of turf
11 on the property. Chair Hayman said that, regarding trees, she leans toward bringing the property
12 into compliance with current code.
13

14 Vice Chair Daly made a **motion** to accept the conceptual site plan to amend the August
15 1999 Final Site Plan Approval for 181 South Main Street, subject to the following directives and
16 findings. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).
17

18 Directives:
19

- 20 1. The applicant shall prepare and submit a Final Site Plan Application, as described by
21 the Zoning Ordinance.
- 22 2. As part of the subsequent Final Site Plan submittal, the applicant will need to address
23 the following regarding landscaping compliance:
 - 24 a. Required landscaping areas shall include live plant material with an internal
25 landscaping coverage of at least 75%.
 - 26 b. A landscape design professional must review and provide written comment
27 regarding the design and plantings to help ensure a successful outcome to
28 comply with the intent of the regulations
 - 29 c. The landscape plan must comply with the current ordinance for required trees,
30 which is approximately 9 total trees.
- 31 3. Any trees to be planted in the park strip must be reviewed and approved in accord with
32 applicable regulations by the Public Works Department.
33

34 Findings:
35

- 36 a) The Planning Commission finds that a conceptual site plan is not intended to permit
37 actual development of property pursuant to such plan but is to be prepared and
38 reviewed merely to represent how the property could be developed in accordance with
39 applicable regulations.
- 40 b) The Planning Commission finds that, with to the stated directives, the applicant is
41 equipped sufficiently to proceed with a submittal of a Final Site Plan Application.
42

43 The applicants pointed out that many properties in Centerville are not in compliance.
44

45 **SOUTH MAIN STREET CORRIDOR DISCUSSION**
46

47 The Commissioners reviewed and discussed guiding principles for the SMSC planning
48 process drafted at the previous Planning Commission meeting. It was suggested that the principle
49 under "Design" change to: "Encourage improvements to achieve a local historic feel through
50 options and incentives."

1 Mr. Snyder presented proposed planning concepts for the North Parrish Lane Intersection
2 Area of the SMSC. The Commissioners discussed whether a residential option should be included
3 for the southeast and southwest corners of the North Parrish Lane Intersection Area. Vice Chair
4 Daly said he does not see the City having an appetite for residential on the southeast corner at
5 this time, but it could be included as a long-term option. Commissioner Johnson said he would
6 draw the line at accessory residential units as an ancillary role to a much more dominant
7 commercial use.

8
9 Chair Hayman suggested the Commission would do the process a disservice if residential
10 were not considered as a long-term possibility in the North Parrish Lane Intersection Area. Vice
11 Chair Daly said he could support the proposed language for the Southeast Intersection Corner,
12 but not for the Southwest Intersection Corner.

13
14 Vice Chair Daly suggested the southwest corner may fit better within the Parrish Lane
15 commercial corridor plan. Commissioner Wright said she would prefer to leave the southwest
16 corner in the SMSC Overlay, but treat it differently than the east side of the North Parrish Lane
17 Intersection Area. Chair Hayman said that, if the goal is to provide options, she would prefer to
18 present the Council with the option to include residential as a possibility. Commissioner Johnson
19 said he is fine with the language as drafted. Commissioner Workman suggested approaching the
20 intersection with the goal of creating identity and helping people recognize they are in Centerville
21 when they pass through. He said it seems as though there may be different goals for the North
22 Parrish Lane Intersection Area than for further south on Main Street. Mr. Snyder agreed there has
23 been some separation, but emphasized that unity could be achieved through design.

24
25 Commissioner Wright suggested that if change is desired, the stumbling blocks to change
26 need to be identified and addressed. Commissioner Johnson said he believes the properties have
27 not redeveloped because the demand for commercial use is at other locations. He suggested the
28 biggest hindrance to the properties is the zoning. Commissioner Johnson said it is his opinion that
29 the highest and best use of those areas would be high-density residential. Vice Chair Daly pointed
30 out that the demand for housing changes over time, and the City needs to identify what it wants
31 long-term. Mr. Snyder commented that population growth rate along the Wasatch Front is
32 predicted to continue increasing through 2050. Commissioner Wright said she believes small,
33 locally-owned commercial on Main Street is part of the identity of Centerville.

34
35 Vice Chair Daly cautioned against giving away all the City's commercial space to
36 residential. Commissioner Wright added that the result of giving up all commercial would be a
37 completely residential community whose residents have to drive to other towns for all amenities.
38 Commissioner Workman said he thinks the only way the commercial would be replaced by
39 residential is with high density. He said he thinks the City should favor the commercial possibilities,
40 and proceed with great caution if setting it up for residential. Mr. Snyder reminded the Commission
41 that State moderate income housing law requires providing opportunity for a variety of housing
42 types. If opportunity is not provided in one part of the city, it must be provided in another.

43
44 Commissioner Wright said she is more comfortable with the Residential Medium density
45 referenced in the language for the southeast corner. She pointed out that even if the market wants
46 higher density, the City can stick with medium. Chair Hayman said she is most comfortable with
47 the idea of residential on the southeast corner. A majority of the Planning Commission agreed
48 with including the long-term option for Residential Medium on the southwest corner, but not
49 Residential High.

50
51 Mr. Snyder presented proposed planning concepts for the Civic/Cultural Area of the
52 SMSC. He suggested increasing the allowed size from 10,000 square feet to 20,000 square feet

1 in the Civic Area. A majority of the Commissioners indicated support for the change to 20,000
2 square feet.
3

4 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT**
5

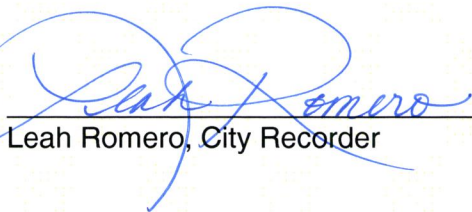
6 Mr. Snyder informed the Planning Commission of items on the next meeting agenda, and
7 updated the Commission on actions taken by the City Council at the last Council meeting. The
8 Planning Commission is scheduled to meet next on Tuesday, July 23rd.
9

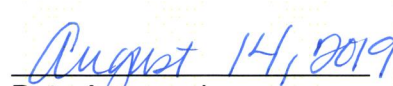
10 **MINUTES REVIEW AND ACCEPTANCE**
11

12 The minutes of the June 26, 2019 Joint Planning Commission/Landmarks Commission
13 meeting and regular Planning Commission meeting were reviewed. Commissioner Wright
14 requested an amendment to the regular Planning Commission minutes, and made a **motion** to
15 accept the June 26, 2019 Planning Commission minutes as amended. Vice Chair Daly seconded
16 the motion, which passed by unanimous vote (5-0). Commissioner Wright **moved** to accept the
17 minutes of the June 26, 2019 Joint Planning Commission/Landmarks Commission meeting. Vice
18 Chair Daly seconded the motion, which passed by unanimous vote (5-0).
19

20 **ADJOURNMENT**
21

22 At 9:05 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Wright
23 seconded the motion, which passed by unanimous vote (5-0).
24

25
26 
27 _____
28 Leah Romero, City Recorder
29

30
31 
32 _____
33 Date Approved

32
33 _____
Katie Rust, Recording Secretary

