

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, August 9, 2017**

3 **7:00 p.m.**

4
5 A quorum being present at Centerville City Hall, 250 North Main Street,
6 Centerville, Utah. The meeting of the Centerville City Planning Commission was called
7 to order at 7:00 p.m.

8
9 **MEMBERS PRESENT**

10 Kevin Daly
11 Cheylynn Hayman
12 Kathy Helgesen
13 David Hirschi, Chair
14 Gina Hirst
15 Logan Johnson
16 Becki Wright (excused at 9:35 p.m.)

17
18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Cassie Younger, Assistant Planner
21 Katie Rust, Recording Secretary

22
23 **STAFF ABSENT**

24 Lisa Romney, City Attorney

25
26 **VISITORS**

27 Interested citizens (see attached sign-in sheet)

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **OPENING COMMENT/LEGISLATIVE PRAYER**

Chair Hirschi

32
33 **PARRISH CREEK FINAL SUBDIVISION – 1030 NORTH 950 WEST**

34
35 Parrish Creek is a proposed 16 acre business park, approved as an Industrial-
36 Planned Development Overlay by the Council on March 21, 2017. The Final
37 Subdivision Plat proposes to break this site up into four separate lots, with a landscaped
38 median running north-south down the site. Cassie Younger, Assistant Planner, and
39 Cory Snyder, Community Development Director, answered questions from the Planning
40 Commission.

41
42 At 7:06 p.m., Chair Hirschi opened a public hearing and closed the public hearing
43 seeing that no one wished to comment. Commissioner Hirst made a **motion** to
44 recommend approval of the Final Subdivision Plat for The Parrish Creek Business Park,
45 located at 1030 North 950 West, subject to Conditions (1) – (6), with Reasons for the

1 Action (a) – (c). Commissioner Hayman suggested adding a seventh condition with
2 regard to recording the strip of land on the south side of the property. Commissioner
3 Hirst agreed to the additional Condition, and Commissioner Helgesen seconded the
4 motion, which passed by unanimous vote (7-0).

5
6 Conditions:

- 7
8 1. An updated and approved soils and geological survey must be resubmitted to
9 the City before recording of the Final Plat.
10 2. Subdivision approval is subject to the payment of bonds and fees as required
11 by the City.
12 3. Protective Covenants shall be prepared and submitted to protect the
13 architectural integrity of the property and site as a part of Final Subdivision
14 approval by the City Council, and shall be noted on the Final Plat.
15 4. The subdivision owners association is responsible for maintaining all
16 landscaping in the subdivision, including the landscaped median in public
17 right of way, and all sidewalks per PDO and site plan approval by Centerville
18 City and applicable CC&Rs, and shall be stated on the Final Plat.
19 5. All property in subdivision in subject to the PDO approval from Centerville City
20 as set forth in Ordinance No. 2017-06 approved March 21, 2017, and shall be
21 noted as such on the Final Plat.
22 6. Final Subdivision Plat will need approval of the City Council.
23 7. A boundary line agreement relating to the strip on the south portion of the
24 subdivision shall be recorded for final approval.

25
26 Reasons for the Action (Findings):

- 27
28 a) The Final subdivision appears to be consistent with the General Plan.
29 b) Adequately meets Subdivision Ordinance Standards in the Municipal Code,
30 Title 15.04.
31 c) Final Subdivision Plat follows the conditions stated in their Planned
32 Development Overlay, as approved by the City Council on March 21, 2017.
33

34 **PAGES LANE COMMERCIAL DISTRICT DISCUSSION**

35
36 The Planning Commission has been discussing possible zoning and General
37 Plan amendments that would affect the Pages Lane Commercial District. Chair Hirschi
38 said it is important to the Planning Commission to hear from citizens, business owners,
39 and other interested parties. The Planning Commission previously held a public forum
40 on the matter. Property owners and business owners were invited to this meeting to
41 participate in the discussion. Mr. Snyder said the Commission has met a couple of
42 times since the public forum and discussed a number of issues. He summarized that
43 the area is zoned commercial and has experienced at least five years of significant
44 vacancies. He said he knows some property owners have made an effort to market the
45 properties and determine if the space is commercially viable.

46
47 As the Planning Commission was moving into its larger process, the City
48 received an application from Brighton Homes to rezone a portion of the area. The
49 application was considered by the Planning Commission on its own merits and carried

1 through the process. The petition was ultimately denied at the City Council level. Mr.
2 Snyder said he does not think the Council denied the application because they thought
3 it was a bad idea. He said it was his impression the Council denied the application out
4 of respect for the larger process that was underway. Mr. Snyder said he felt a lot of the
5 comments during the public forum carried over from the cemetery issue. The Planning
6 Commission recognized in the public forum that a park may be something to consider
7 on Pages Lane. Mr. Snyder presented three possible scenarios for the area.

8
9 At 7:17 p.m., Chair Hirschi opened the meeting up to public comment.

10
11 Rock Winegar – Mr. Winegar stated he is involved with the entire subject area.
12 He expressed appreciation to the people of Centerville and Bountiful who supported
13 businesses in the Pages Lane Commercial Area for many years. He said he has only a
14 handful of renters right now, the leases are coming up, and this is a perfect time to
15 make a change. He said some damage has been done that would be hard to repair in
16 relationships with some of his renters because a change has become an option,
17 particularly with the Bridge Community. Mr. Winegar said he thought the Brighton
18 Homes plan to take up the asphalt and eliminate the semis, trailers, and empty parking
19 lots was a beautiful scenario. He explained that the property provides the income he
20 lives on, and if he loses the rest of his renters he is not sure what he will do. Mr.
21 Winegar emphasized that commercial property tax is astronomical, and he struggles
22 every year to be able to pay. He said, as he sees it, he has two options, one of which is
23 to keep plugging away encouraging and helping existing renters (The Bridge
24 Community, insurance office, nail salon). He commented that the area has no
25 landscaping to speak of, and he is aware that semi trucks have been using the parking
26 lots at night. He said it is his opinion that the property is worn out commercially. They
27 have discussed the possibility of indoor storage with some of the big buildings, which
28 does not improve the appearance of the area. Mr. Winegar said the second scenario
29 available to him is the arrangement with Brighton Homes. The property is currently
30 under contract with Brighton Homes, and Mr. Winegar expressed confidence that
31 Brighton Homes would bring green space and beautify the area. He said he is grateful
32 for the type of development companies like Brighton Homes provide, since two of his
33 children have purchased homes in similar developments. He said he feels it is a good
34 option for many.

35
36 Mr. Winegar said he thinks a park is a good idea, and he would be willing to
37 consider a purchase offer from the City. He pointed out, however, that if he signs
38 another long-term lease with The Bridge Community another five or ten years would go
39 by without any change to the property. He emphasized that the issue is time sensitive,
40 since the contract with Brighton Homes ends tomorrow. He expressed appreciation for
41 the Planning Commission, and said he knows they have a hard job. Responding to a
42 question from Commissioner Wright, Mr. Winegar stated that the lease with The Bridge
43 Community ends September of 2018. The leases with the insurance office and the nail
44 salon are month-to-month. If the arrangement with Brighton Homes does not work out,
45 they will move forward with renewing leases.

46
47 Dirk Winegar – Mr. Winegar commented that The Bridge Community made an
48 offer on the horseshoe portion. However, they have been unable to put in new tenants
49 or allow expansion because of the contract with Brighton Homes. He said they feel they

1 could get the commercial aspect of the property thriving again. Mr. Winegar explained
2 he and his brother own three properties, including the dry cleaner/former Dominoes on
3 the northeast corner. They own the former Zions Bank building, The Bridge Community
4 location, the nail salon, the insurance office, as well as the old theater building.

5
6 Rock Winegar – Mr. Winegar said the owner of the former Dick's Market property
7 is interested in using the building for indoor storage. Ace Hardware is currently under a
8 long-term lease.

9
10 Garth Heer – Mr. Heer stated he and his wife own property directly north of the
11 subject area. Mr. Heer asked if Ace Hardware would leave if plans with Brighton
12 Homes go through. Mr. Winegar responded it is his impression that Ace Hardware will
13 be staying no matter what happens. Mr. Heer asked Mr. Winegar if they charge the
14 semi trucks for use of the parking lots overnight. Mr. Winegar responded they do not,
15 but they do not want the trucks there. Mr. Heer asked about the cemetery issue, and
16 Mr. Snyder explained that the existing City Cemetery has run out of space, and the City
17 has looked at expanding the cemetery. Mr. Snyder said, as he understands it, the
18 Council has paused on the cemetery issue, but he thinks it will come back into
19 discussion. Mr. Heer said he thinks cemetery space is a fine option for Pages Lane.
20 He said he also thought it would be a good location for the new fire station. Mr. Heer
21 said a comment was made in the Council meeting the night before that residents would
22 like a grocery store at that location again. He suggested something like Trader Joes
23 would be successful. He also suggested the property would be a good location for a car
24 dealership or restaurants. Mr. Heer suggested the owner of the farmland directly south
25 might be interested in purchasing the land and expanding. He suggested the possibility
26 of a recreation or entertainment-type business. He commented that a park would cost
27 money to construct and maintain, but he would not be against using volunteer time and
28 energy. He said he feels the residents should not expect the City to pay for everything.
29 Responding to a question from Chair Hirschi, Mr. Heer said he is not opposed to the
30 idea of residential, but he would not want it to become a tenement area. He said he is
31 not opposed to multi-family as long as it is not tightly packed.

32
33 Cory Haddock – Mr. Haddock said he works for the South Davis Recreation
34 Center. He commented that the Recreation Center is looking at options for land and
35 space, and considering the possibility of soccer fields, additional pool space, a water
36 park, and other recreational opportunities. Mr. Heer commented that the area used to
37 have an outdoor pool with a bubble covering that had problems. He suggested they
38 consider something other than a bubble covering for the off-season. Mr. Haddock
39 emphasized the Recreation Center is in preliminary discussion stages.

40
41 Dave Kocherhans – Mr. Kocherhans said he represents the Village on Main
42 development. He said for years they were concerned about the blighted appearance of
43 the gas station on the corner. He said in the past they invited neighboring property
44 owners to discuss ways to improve the area. He said the highest and best use of the
45 subject area will probably not be commercial. Mr. Kocherhans said their corner lot
46 remains vacant, and they have been discouraged that everything they have tried has
47 not worked. He said he is excited that Brighton Homes wants to do something with the
48 subject property because there is a need for housing in the community. He said he
49 feels residential is the way to go. Mr. Kocherhans said he appreciates being invited to

1 the meeting, and he would love to see new life at that location. Commissioner Wright
2 asked what type of success or difficulties the Village on Main has had maintaining
3 commercial. Mr. Kocherhans responded that they would never develop a project like
4 that again so far off Main Street with commercial underneath, but the businesses are
5 doing well. He said the corner has been a challenge because of limited access onto
6 Main Street, but the residential has been 95% occupied, and the smaller commercial
7 spots have done quite well.

8
9 Responding to a question from Mr. Heer, Chair Hirschi explained that the
10 Planning Commission is looking at what should happen in the subject area into the
11 future. Changes to the General Plan would not be effective immediately, but would take
12 effect in the future when leases end and uses change.

13
14 Dirk Winegar – Mr. Winegar repeated that their agreement with Brighton Homes
15 ends tomorrow. He said they need to decide whether to extend their agreement and
16 continue working with Brighton Homes. The contract with Brighton Homes has been
17 conditioned on getting the zoning they need. He said it has been six or seven months.
18 He said they really need to know whether a rezone is possible. Mr. Winegar said he
19 heard a decision may not occur until December, which would be disastrous for them.
20 Chair Hirschi responded that the Planning Commission is trying to move the process
21 along, but it is ultimately the decision of the City Council.

22
23 Commissioner Wright asked representatives of Brighton Homes what the target
24 market for the proposed development would be. Taylor Spendlove with Brighton
25 Homes responded that with the original proposal the target group was retirees, with all
26 units including a master-on-the-main design. In response to feedback, the second
27 proposal showed a single-family, small-lot option ranging from 2,700 to 4,000 square
28 feet. Mr. Spendlove said he had hoped they would have a clearer path by now. He
29 said he feels the discussion has been stalled at the park issue, with no further
30 discussion of density or style. Responding to a question from Chair Hirschi, Mr.
31 Spendlove stated the long-term lease with Ace Hardware does not impact the Brighton
32 Homes proposal. With redevelopment, there will always be little caveats to how things
33 are developed. It is unknown what will happen when a lease expires. He agreed with
34 Mr. Snyder that the City should have a plan in place if change is ever possible.
35 Regarding the idea of a park, Mr. Spendlove reminded the Commission that Brighton
36 Homes would be purchasing property at a commercial value. Parks are a huge
37 expense. He said he likes the idea of using some of the open space in the development
38 as public space. He said there are options, but he feels like the City has been stuck on
39 the park idea and not discussed other issues. Commissioner Wright asked Mr.
40 Spendlove, given the difficulties they have had on this and other proposals, why
41 Brighton Homes continues to pursue options in Centerville. Mr. Spendlove responded
42 the City has great staff to work with. He emphasized that Centerville has a great
43 planner – whether or not the Planning Commission and Council listen to him is another
44 story. Mr. Spendlove said they are looking at between six and eight units per acre for
45 the proposed development. He emphasized that redevelopment involves demolition
46 costs. There are apartments north and south of the subject area, so to pigeon hole the
47 property at four units per acre on top of demolition cost would make redevelopment
48 almost impossible.

1 A member of the audience asked about the zoning of the farmland south of the
2 subject property. Mr. Spendlove responded that the property is zoned R-M19 by
3 Bountiful City.

4
5 Aaron Roundy – Mr. Roundy said he owns the dry cleaning business on the
6 northeast corner. He said he is in favor of the third option presented by staff on the flier.
7 His business opened in 2011 and is growing, even after Dick's Market moved out. He
8 said he does not want to move his business. Responding to a question from
9 Commissioner Hayman, Mr. Roundy said he does not feel a change to residential would
10 hurt his business. He said his plans for expansion have been put on hold as this
11 process plays out.

12
13 Commissioner Wright asked the Winegars to explain their efforts to market the
14 properties. Rock Winegar responded they have used every high-end real estate
15 company in the State, and done everything they can think of to try to rent those units.
16 He said it was not hard when Dick's Market was there, but Associated Foods bought
17 Dick's out and has used everything in their power to prevent any other grocery store
18 from going into that location. The smaller independents throughout the valley are now
19 owned by Associated Foods. Mr. Winegar said it is his understanding that Associated
20 Foods still has a lease on the building and intends to let it stay empty. He agreed that
21 something like Trader Joes would solve the problem, and the effort has been made, but
22 those businesses want a freeway entrance nearby. Mr. Spendlove added that those
23 stores have parameters they have to stick to when making a location decision, and if a
24 population is not large enough, they will not go there. Mr. Winegar said he learned
25 since the meeting began that The Bridge Community wants to build their own building
26 and leave the current location. He said that would be devastating for them, since The
27 Bridge Community is their strongest renter.

28
29 Chair Hirschi expressed appreciation for all the comments. He said that as a
30 Commission they are sensitive to the timing issue, but they are not the group making
31 the final decision and it takes time to work through the process. Mr. Snyder repeated
32 that he does not think the rezone requested by Brighton Homes was denied because
33 the project was completely undesirable in the minds of the Council. He said it was his
34 impression the Council was interested in the project, but wanted to allow the Planning
35 Commission to be the citizen planners and go through the larger process to make a
36 recommendation. He agreed there is an impression that maintaining the whole area
37 commercial is probably not viable. Mr. Winegar asked how much time will be required
38 to finish the process and allow them to move forward. Mr. Snyder responded the
39 original target was August or September. The discussion of 4-8 units per acre is still on
40 the table. Mr. Snyder said the issue at play is the opportunity of planning for the future,
41 and looking at how residential would integrate with other development over time. He
42 said they have heard at least a few people say they believe commercial would be
43 viable. He said he does not want to push the Planning Commission in making a
44 decision that has not been thoroughly analyzed and debated.

45
46 Garth Heer – Mr. Heer asked if there is a means by which people could
47 bequeath estate benefits for the purchase and maintenance of City parks. Mr. Snyder
48 responded there are two factors in the placement of a park - securing the property and
49 developing the property. He said Mr. Heer's suggestion would work well in the

1 development phase. Mr. Heer asked how the plans would change if removal of the old
2 Dick's Market building were not an issue. He suggested the City could remove the
3 building if it were a step toward getting where we want to be. Mr. Snyder responded
4 that removal of the building would create a marginal effect with the other infrastructure
5 in place. There is more to redevelopment than the presence of buildings. Chair Hirschi
6 commented he is hearing from the property owners that they would need movement
7 from the City to justify tearing down the buildings since the rent from those buildings is
8 their only source of income.

9
10 Commissioner Johnson said he feels the Commission needs to make a decision
11 soon and send it to the Council. He said he personally thinks the highest and best use
12 of the property is higher than eight units per acre, but he knows that idea would not be
13 popular in the community. He said he is glad the Winegars attended the meeting. He
14 said he has been reminded of the fact that decision they make will have a massive
15 impact on people and their quality of life. He recommended the Planning Commission
16 make a decision quickly. Chair Hirschi said he would like to see a fourth option, and
17 agreed they need to move forward. He said the northeast corner piece is still viable as
18 commercial, and they ought to maintain a commercial foothold of some nature, but he
19 feels the rest of the property is more likely suited to residential. Chair Hirschi said he is
20 inclined to go with more than four units per acre, and he would like to see some green
21 space as buffer between the residential and Deseret Industries. He suggested
22 combining the green space in Option 2 with the commercial in Option 3 to create a
23 fourth option.

24
25 Sue Winegar – Ms. Winegar said she has been visiting with a lot of young
26 mothers in the community who have told her they would like the City to make
27 improvements to existing parks rather than put in a new park. She said they do not feel
28 a new park is needed. She commented on the need for housing in the community and
29 the fact that the City needs to think of future housing needs as well. Ms. Winegar stated
30 that losing The Bridge Community as a renter will be devastating for them. She
31 expressed the opinion that commercial is over for the property. The issue has been
32 sitting on the City's tables for many months, and she said she hopes they do not lose
33 Brighton Homes. She agreed with the comment that commercial wants to be near the
34 freeway. Ms. Winegar stated that, in her opinion, it is time for change.

35
36 Chair Hirschi closed the public comment period at 8:43 p.m. Commissioner
37 Wright asked what price the end units of the Porter-Walton Townhomes development
38 sold for. Mr. Spendlove responded the base price was in the low \$300,000s, but most
39 sold for between \$350,000 and \$400,000. Commissioner Wright pointed out that
40 \$400,000 is not a starter home that just anyone can buy. She said she thinks it is
41 important to recognize that specific types and specific price points of residential are
42 needed. She said she feels they would be fooling themselves if they said a project
43 would provide an opportunity for people to buy homes, but did not provide homes at a
44 price that is feasible. She said it would be incongruent to say \$400,000 homes meet the
45 needs of a large swath of people. Commissioner Johnson agreed, and said he does not
46 know if it would be possible to build anything in Centerville that would be considered a
47 starter home. He said the reason to do residential is because it is the highest and best
48 use of the property. Chair Hirschi agreed that the highest and best use is probably
49 residential for a good portion of the property. He said the type of development

1 proposed by Brighton Homes presents an opportunity for downsizing for some families,
2 but may not meet the needs of all families. Commissioner Helgesen said she has
3 always thought the City needed to have residential at that location, but she does not
4 support high density there because of the traffic impact. She said she could support 4-8
5 units per acre, but her preference would be six. She said she also feels the small
6 commercial on the northeast corner fits in well with the community.

7
8 Responding to a question from Commissioner Wright, Mr. Snyder explained
9 redevelopment agencies. He said the base principle is whether or not a property would
10 redevelop without RDA involvement. Commissioner Wright asked if the City has had a
11 response from the LDS Church. Chair Hirschi and staff indicated they have not had any
12 recent communication. The LDS Church's last communication indicated they would be
13 willing to consider participation in creating a green space buffer between the proposed
14 residential and Deseret Industries.

15
16 Commissioner Hayman stated she is conflicted. She said there is evidence the
17 City lacks sufficient park space, and her vision would be to put as large a park as
18 possible on the property. She said it is easy for citizens to say they want a park, but
19 stated that the City should not expect the property owner to bear the cost of a park.
20 She said she would hope the community would be willing to pay for it. If the citizens
21 were to overwhelmingly respond they do not want to pay for another park, the park
22 issue could be taken off the table. She said she is also sensitive to the timing issue.
23 Commissioner Hayman said she has heard conflicting ideas. Some citizens have
24 expressed a desire to provide affordable housing to families, while others have said
25 they do not want change. She said she has heard some citizens say the only thing
26 acceptable would be single-family homes on quarter-acre lots, but she does not feel that
27 is viable given that the city is dealing with redevelopment. She stated she has heard
28 people say they would rather see the property sit and deteriorate rather than put in high
29 or medium density. She said she does not feel that is fair to the property owner who
30 has to use a full year of income to pay property taxes. Commissioner Hayman said she
31 would like to ask the citizens if they would be willing to pay for a park at that location.
32 She said she understands the City would have to pay market price for the property. If
33 the citizens are not willing to pay for a park, the City needs to look at the largest density
34 they would be willing to approve. She observes it is difficult to balance public opinion
35 with property owner rights. The Planning Commission is trying to look 20 and 30 years
36 in the future and determine what the community wants there.

37
38 Commissioner Daly suggested at a minimum the Planning Commission should
39 give multiple ranked options for Council consideration. Mr. Snyder commented that a
40 General Plan can have options and alternatives. Commissioner Daly said he would like
41 to decide on 3-5 different scenarios. Commissioner Hayman asked if it would be
42 possible, in connection with putting the options together, to put together some type of
43 online poll that would provide feedback from the community at large regarding whether
44 or not they would want to pay for a park at that location.

45
46 Rock Winegar stated that, considering the direction the Planning Commission is
47 going, they do not intend to extend their agreement with Brighton Homes. He said it will
48 be their intention at this point to apologize to The Bridge Community and try to get them
49 to stay, and move forward with pursuing commercial. Chair Hirschi commented that

1 the process does take time. A representative of Brighton Homes said it feels to him at
2 this point it would likely be next summer before a final decision is made, and they are
3 not going to wait around for that. Commissioner Wright reminded the Commission that
4 Centerville lacks sufficient park space, and emphasized that she favors parks of some
5 type. She is in favor of the City looking into budgeting options to pay for another park.
6 She agreed that the Planning Commission should make a decision and send it to the
7 Council, and continue forward going through the public process. Mr. Spendlove said
8 they simply want to bring it to a vote as quickly as possible. Commissioner Hayman
9 stated that, while they have asked the public about the park idea, they have never given
10 them numbers for the cost. She said her idea in gathering more public input is intended
11 to streamline the process in being able to present public input to the Council. She said
12 she suspects the community would respond they do not want to pay for a park. Mr.
13 Winegar responded that in the mean time, they are going to extend leases and the land
14 will no longer be available.

15
16 Mr. Snyder commented that the Council has a media policy. Any language
17 included in a poll would have to be approved by the Council. He said he would be
18 willing to start drafting language for Council consideration. He added that the online
19 polls are not scientific, but they can give a temperature.

20
21 A representative of Brighton Homes commented that, from his perspective, the
22 public notice has gone out and they have attended at least eight meetings on this issue.
23 He said he feels they deserve a yes or no. Commissioner Daly stated that density is a
24 hot button item in this city. The Planning Commission has taken time to analyze the
25 situation and get public input on multiple angles. He said they have been deliberate on
26 purpose. Chair Hirschi proposed the Commission direct staff to take what they have
27 heard and come up with alternatives to debate and consider and ultimately decide on as
28 soon as possible. He suggested a General Plan that involves the possibility of
29 commercial along 400 East, with residential of sufficient density to enable the possibility
30 of public green space in the area, probably 6-8 units per acre.

31
32 Commissioner Hayman stated that evidence has shown keeping the entire area
33 commercial is not viable. Commissioner Helgesen agreed. Commissioner Helgesen
34 said she feels the Commission should narrow the options down to send maybe two
35 options to the Council. Commissioner Daly pointed out that the Council disagrees with
36 the Planning Commission frequently, and it would speed up the process if they provide
37 multiple options. Commissioner Hayman said she feels the commercial piece on the
38 northeast corner is viable. Ace Hardware is also doing well. Commissioner Wright said
39 she would like to see options, including commercial, all along that portion of 400 East.
40 Mr. Snyder said options can be included that address the timing of transition. Chair
41 Hirschi specified he would like an option that retains commercial where viable.
42 Residential would be the preferred use of remaining space with sufficient density to
43 enable green space. Commissioners Hayman and Daly expressed support for Options
44 2, 3, and 4. A majority of the Commission agreed with retaining commercial along 400
45 East.

46
47 Mr. Snyder suggested the Commission consider drafted language at the next
48 meeting, but not schedule a public hearing for the next meeting since the next agenda is
49 already full. Chair Hirschi made a **motion** to ask staff to bring back language that deals

with Options 2, 3, and 4 as discussed before scheduling a public hearing. Commissioner Helgesen seconded the motion. Commissioner Wright made a **motion to amend** the motion to include a public hearing on the next agenda. Commissioner Helgesen seconded motion to amend, which passed by unanimous vote (7-0). Mr. Snyder said he would make sure they comply with the Open and Public Meetings Act. The amended motion passed by unanimous vote (7-0).

Commissioner Wright was excused at 9:35 p.m. Commissioner Hayman repeated that she would like a public survey on whether or not citizens would be willing to pay for a park. Commissioner Johnson asked if she would have confidence in the Council as elected officials to represent the citizens on that question. Commissioner Daly agreed. Commissioner Hayman asked that staff let the Council know this is coming up and suggest the idea of a survey. Chair Hirschi said it would be nice if staff could investigate the parameters for doing a survey and make sure the process is ready to go.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the July 26, 2017 Planning Commission meeting were reviewed and amendments suggested. Commissioner Hayman made a **motion** to accept the minutes as amended. Commissioner Helgesen seconded the motion, which passed by unanimous vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The next Planning Commission meeting is scheduled for August 23, 2017.

CITY COUNCIL'S REPORT

Mr. Snyder reported on actions taken by the City Council at their last meeting.

ADJOURNMENT

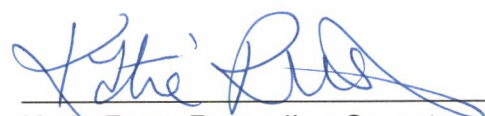
At 9:53 p.m., Chair Hirschi made a **motion** to adjourn the meeting. Commissioner Hayman seconded the motion, which passed by unanimous vote (6-0).



David Hirschi, Chair

8-23-2017

Date Approved



Katie Rust, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, August 9, 2017
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Taylor Spindler

Rock Winegar

Dirk Winegar

Arnon Romney

David Kocherhaus

Cory Hadden

215 N Redwood Rd. Suite #8 NLC 84084

1445 E. 250 N. BTF2 84010

985 E 500 So B4 84010

34 W 400 No Farmington

1525 N. Main-St #105 Bntf/84010

352 Willow Ridge Circle Center

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.