# PLANNING COMMISSION MINUTES OF MEETING
## Wednesday, August 28, 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
Logan Johnson
Becki Wright

**MEMBERS ABSENT**
Isaac Workman
Thomas Hunt

**STAFF PRESENT**
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner
Bruce Cox, Parks and Recreation Director
Katie Rust, Recording Secretary

**STAFF ABSENT**
Cory Snyder, Community Development Director

**VISITORS**
Interested citizens

**PLEDGE OF ALLEGIANCE**

**OPENING COMMENT/LEGISLATIVE PRAYER** Chair Hayman

**PUBLIC MEETING – ISLAND VIEW PARK FINAL SITE PLAN APPROVAL**

Bruce Cox, Parks and Recreation Director, updated the Planning Commission on changes to the design of Phase 1 of the Island View Park Renovation project necessary because of the location of a major gas line on the property.

Chair Hayman opened a public hearing at 7:19 p.m., and closed the public hearing seeing that no one wished to comment. Staff explained that the two directives from the Conceptual Site Plan listed as incomplete will be completed. Commissioner Johnson made a **motion** to approve the Final Site Plan for Island View Park Phases 1 and 2, subject to the following conditions and finding. Commissioner Wright seconded the motion, which passed by unanimous vote (4-0).

Conditions:
1. Applicant shall provide time frames for Phases 1 and 2.
2. Applicant shall provide building heights for new accessory buildings. Buildings must not exceed an average building height of 20-feet, as measured to midpoint of the roof.
3. Applicant shall provide lighting fixture designs which include the use of external/internal shield to direct the light downward and/or away from residential homes.

Finding:

a. The Planning Commission finds that with the conditions of this approval, the proposed development remains compliant with the applicable development provisions of the General Plan and Zoning Ordinance of the City.

**DISCUSSION – SUBDIVISION ORDINANCE UPDATES – CHAPTER 11 (CONDOMINIUMS)**

As part of the process to update and revise the City Subdivision Ordinance, City Attorney Lisa Romney presented Chapter 11, which addresses the application and procedural requirements for condominium plats. She also presented a proposed Table of Contents for the Subdivision Ordinance with suggested revisions to the chapter organization. Chair Hayman thanked Ms. Romney for the presentation.

**DISCUSSION – GENERAL PLAN – SOUTH MAIN STREET CORRIDOR**

The Planning Commission continued their review of the South Main Street Corridor (SMSC) Plan, focusing on Section IV – Street Space Expectations. Mackenzie Wood, Assistant Planner, presented Section IV as prepared by Staff, and answered questions from the Commission.

Goal 4 – Enhance the Corridor's Built Environment by Visually Improving Relationship between Private Development and the Public Space – Commissioner Wright questioned use of the word "relationship" in the goal statement. Commissioner Johnson suggested the words "intersection" or "transition". Commissioner Daly said he does not mind the word "relationship" because a relationship between public and private is necessary to make it happen. Commissioner Wright suggested the word "relation" instead of "relationship". A majority of the Commission agreed with removing the words "any type of mass transit" under the definition of Traffic Sector and replacing with "other forms of transit".

Section 4.A.1.iv, Bike Lanes – The Commission suggested adding "where possible" instead of "at minimum" so that it reads, "Where possible, provide a six-foot shoulder."

Section 4.A.1.i, Posted Speed – Commissioner Daly commented that Main Street is the only road (other than I-15) that goes from the south border to the north border uninterrupted, and questioned whether the City would want to slow traffic on the City's main arterial road. Commissioner Wright said it is her experience that traffic generally moves slower than 40 miles per hour on Main Street already. Commissioner Wright suggested slightly slower speeds would support soft commercial. Commissioner Daly said he can support 30 to 40 miles per hour as stated. Commissioner Daly suggested some traffic might choose alternate roads if the speed limit were reduced, which would defeat the goal of supporting soft commercial.

Section 4.A.2, Priority Signing Stipulations – Commissioner Wright said she feels strongly that hanging flower pots along the SMSC would make a huge visual impact without a lot of cost or maintenance. Chair Hayman said she likes the idea of hanging pots, but believes colorful banners and signs would be a more realistic goal. Commissioner Johnson agreed with the hanging pot idea, and suggested hanging pots would fit better under Section 4.B.4, Priority Streetscape Feature Stipulations. Commissioner Daly said the suggestion reminds him of discussions of streetscape improvements several years ago and asked if hanging pots would be "too much". Commissioner Wright said the recent support from the community for the flags on Main Street signals to her that the community wants to improve beauty along the SMSC. She said she would want to hear from the absent Commissioners how they feel about the suggestion.

Section 4.B.1.ii, Park Strip Materials – Commissioner Wright stated she believes the City should encourage citizens to make water-conscious decisions. The Commission discussed adding xeriscaping as a stated option.

Section 4.B.2.i, Sidewalk Width – Commissioner Wright said she likes the idea of a decorative hard surface framing strip added to the sidewalks. She asked how a decorative framing strip would be added to sidewalk that is already at the curb. Ms. Wood responded that the decorative strip could not be added to the street side of sidewalk in that situation. The expectation would be for park strip to be added as redevelopment occurs.

Section 4.B.2.ii, Sidewalk System Decorative Framing – Chair Hayman said she would rather put money into something other than colored concrete. A majority of Commissioners agreed with replacing the words "dark stain" with "stamped" to read, "e.g. stamped or surface brush".

Section 4.B.3.ii, Pedestrian, Streetscape Feature, and Information Sign Lighting – Chair Hayman said she is not fond of bollard lighting and would prefer something with a more historic feel. Commissioner Wright responded that bollard-type lighting with a historic feel is available. A majority of the Commission supported adding the words "historic feel".

Section 4.B.4.iii, Public Art – The Commissioners expressed support for developing a public art plan.

Section 4.C.1.ii, Parking Lot Screening – Chair Hayman said she likes the idea of a buffer for parking, but said she would not want a plain concrete wall. The Commission discussed specifying a required height range. Ms. Romney commented that this is the General Plan, not zoning regulation. Chair Hayman said she would like to specify fencing or shrubs.

Section 4.C.2.ii, Free-standing Lighting – The Commission suggested adding the word "historic" to read, "...to enhance a historic neighborhood style scheme."

The Planning Commission expressed a desire to meet in a joint work session with the City Council to discuss the SMSC Plan prior to the public hearing process.

## THIROS LANDSCAPING PLAN

Ms. Wood reported that the applicant has met all conditions of Conceptual Site Plan acceptance. Staff recommends approval of the Final Site Plan Amendment. Commissioner Daly made a **motion** to approve the Final Site Plan Amendment for 181 South Main Street, subject to the following directives and finding. Commissioner Johnson seconded the motion, which passed by unanimous vote (4-0).

Directives:

1. The Final Site Plan Amendment shall be approved, as follows:
    a. Required landscaping areas shall include live plant material with an internal landscaping coverage of at least 75%.
    b. The landscape plantings shall be installed, as depicted on the submitted landscape scheme, dated August 01, 2019, which includes the installation of the required nine (9) trees by Zoning Ordinance.
    c. Any new tree placed and/or plantings in the City or UDOT Park Strips shall obtain the applicable permit for approval.

Finding:

a. The Planning Commission finds that, with the stated conditions, the site plan for amending the landscape plan complies with the applicable zoning ordinance or other applicable regulations of the City and/or State, as previously reviewed by the Commission.

## COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT

- The Planning Commission is scheduled to meet next on September 11, 2019.
- Ms. Wood updated the Commission on actions taken by the City Council at their last meeting.

## ADJOURNMENT

At 8:56 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (4-0).

Leah Romero, City Recorder

September 11, 2019
Date Approved

Katie Rust, Recording Secretary

CENTERVILLE CITY NC
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CORPORATE SEAL