

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Monday, September 14, 2020**
3 **7:00 p.m.**

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5 A quorum being present electronically via Zoom and live streamed on the Centerville
6 City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City
7 Planning Commission was called to order at 7:00 p.m.

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9 **MEMBERS PRESENT**

10 Kevin Daly, Vice Chair
11 Cheylynn Hayman, Chair
12 Mason Kjar
13 Spencer Summerhays
14 Christina Wilcox

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16 **MEMBER ABSENT**

17 Becki Wright

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19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director
21 Mackenzie Wood, Assistant Planner
22 Lisa Romney, City Attorney
23 Leah Romero, City Recorder

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25 **VISITORS**

26 Eric Malmberg, Bank of America
27 Orlando Taylor, Bank of America

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29 **DETERMINATION**

Chair Hayman read a determination regarding electronic meetings without an anchor location due to COVID-19

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32 **PLEDGE OF ALLEGIANCE**

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34 **OPENING COMMENTS/LEGISLATIVE PRAYER** Chair Hayman

35
36 **BANK OF AMERICA**

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38 At the August 12, 2020 Planning Commission meeting, the Commission approved the
39 Final Site Plan for the proposed Bank of America building, including a condition that the
40 applicant was to reconsider the selected color and materials scheme and return to the
41 Commission for sanction prior to the issuance of the building permit. Cory Snyder, Community
42 Development Director, showed a new lightened color and material scheme submitted by Bank
43 of America.

44
45 Orlando Taylor, representing Bank of America, shared a modified image of the original
46 color and materials scheme that he said more accurately represented the preferred color
47 scheme.

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49 Commissioner Summerhays expressed preference for the lighter color scheme.
50 Commissioner Daly said he did not have strong feelings either way. Commissioner Wilcox
51 expressed preference for the contrast in the original darker color scheme. Chair Hayman said
52 she did not believe the amount of white proposed would be harmonious with the area. Of the
53 two choices, she said she preferred the lighter color scheme. Commissioner Kjar said he did not
54 have a preference between the two.
55

Commissioner Summerhays **moved** to approve the lighter color and materials scheme (Silver Chain and White Elm) included in the agenda packet. Chair Hayman seconded the motion, which passed by majority vote (4-1), with Chair Hayman dissenting.

TRANSPORTATION ELEMENT DISCUSSION

Mr. Snyder explained that all Utah cities were required to submit an updated transportation element of their general plan to the State by December 1, 2020, coordinating transportation planning with land use planning. He pointed out that Centerville did not have a mass transit station or a major transportation investment planned, and said the proposed concepts were drafted with future transportation needs and moderate-income housing in mind. Mr. Snyder commented that demand for housing was so high that the cost or rent for any new multi-family housing would most likely not be in an "affordable" range. He suggested cities would have a higher chance of providing housing for lower income levels if they combined efforts with the county.

Mr. Snyder presented potential corridors for consideration in the transportation element:

- Major North/South Corridors
 - 400 East Street – from Chase Lane to South Centerville City border
 - Main Street – from North Centerville to South Centerville City border
 - 400 West Street – from Parrish Lane to South City border
- Major East/West Corridors
 - Chase Lane – from 400 East to Frontage Road
 - 400 North – from 400 East to Main Street
 - Parrish Lane – from Main Street to Legacy Boulevard
- Transit Route Corridors
 - 400 East – from Chase Lane to South City border
 - Main Street – from North City border to South City border

Planning Staff recommendations:

1. Create or allow for, and reduce regulations related to, accessory dwelling units (ADUs) in residential zones.
2. Consider additional housing (i.e. accessory apartments and accessory dwellings) within Single Block Measurement for select areas along transportation corridor.
3. Consider creating an "Infill Overlay" that adjusts the base density to allow for infill development within 600 feet of select collector and arterial streets.
4. Consider adopting "Small Lot-Floating Regulations" to allow underutilized larger lots, maybe fronting along a collector or arterial streets.

The Planning Commission and Mr. Snyder spoke of previous discussions regarding possible ADU regulations. Mr. Snyder explained that the previous Planning Commission seemed uncomfortable with the idea of detached ADUs, and the City Council previously focused primarily on Building Code requirements. A majority of the current Planning Commission said they did not have a problem with detached ADUs, if parking needs and the privacy of neighboring properties were taken into account. Commissioner Daly commented there were already several attached and detached ADUs within the City.

Commissioner Kjar said he was interested in exploring the third Staff recommendation regarding creation of an infill overlay. He said he would be willing to consider small lot-floating regulations if Staff put something forward, but added that he believed it would have limited application. Commissioner Kjar and Chair Hayman agreed that not all of the concepts needed to

be included, and agreed they would not want to overly complicate things at this point. Chair Hayman suggested focusing on ADUs and infill overlay. Commissioners Daly and Kjar agreed. Commissioner Summerhays suggested recommendations one, two, and three. Mr. Snyder said he would take the first three concepts and begin to define parameters of a future ordinance.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Planning Commission was scheduled to meet next on September 23, 2020.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the August 26, 2020 Planning Commission meeting were reviewed. Commissioner Daly **moved** to accept the minutes. Commissioner Summerhays seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:58 p.m., Chair Hayman **moved** to adjourn the meeting. Commissioner Summerhays seconded the motion, which passed by unanimous vote (5-0).


Leah Romero, City Recorder


Date Approved


Katie Rust, Recording Secretary

