PLANNING COMMISSION MINUTES OF MEETING
Wednesday, January 22, 2020
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
Cheylynn Hayman, Chair
Kevin Daly, Vice Chair
Thomas Hunt
Mason Kjar
Christina Wilcox

MEMBER ABSENT
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner
Leah Romero, City Recorder
Coralee Carroll, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Daly

DISCUSSION – REVISED SOUTH MAIN STREET CORRIDOR PLAN, NEW COMMISSIONER UPDATE

Community Development Directory, Cory Snyder reviewed and discussed with the Commission the status of the General Plan Draft for the South Main Street Corridor (SMSC). In the previous year, the Planning Commission began preparing a "revised element" for the South Main Street Corridor, which is part of the City's General Plan. This update was a directive received by the Commission, as a result of a prior 2019 joint work session with the City Council.

The "revised element" has not yet been presented to City Council. The Planning Commission requested a joint work session for preliminary review of the "revised element". Mr. Snyder informed the Commission that a joint work session with City Council was scheduled for February where the Commission's "revised element" for the South Main Street Corridor would be reviewed, along with other planning concerns.

Mr. Snyder presented the structural framework of proposed changes and a generalized summary of significant matters for the benefit of the newly appointed Planning Commission members.

Commissioner Wilcox asked how the proposed changes would be financed. Mr. Snyder stated this is a major issue regarding the viability/probability of implementing the developmental goals. Business owners (present and future), UDOT, the City and the County must all be willing to provide financial assistance or partnering (through grants or matching funds) for improvements. The proposed improvements can be implemented over time through private development. However, UDOT's goals for Main Street (an arterial road) are motivated by function.

OPENING MEETINGS TRAINING – REQUIRED ANNUAL TRAINING ON THE OPEN AND PUBLIC MEETINGS ACT

Ms. Romney presented training on the basics of the Utah Open and Public Meetings Act. This training is required by law to be provided annually.

DISCUSSION – PLANNING COMMISSION 2020 WORK GOALS

Assistant Planner, Mackenzie Wood reviewed the Planning Commission's goals for 2019 and discussed their status:

1. Main Street Overlay and Table of Uses
2. West Centerville Neighborhood Plan Update
3. Moderate Income Housing Plan and updates in accordance with Senate Bill 35
4. Subdivision Ordinance Update Revisions

Other matters that were considered by the Commission in 2019 were:

1. Resolving the Residential-Medium density that is currently limited to six (6) units per acre, whereas the General Plan policy allows up to eight (8) units per acre.
2. Community Pathways planning by interconnecting existing trail and bike lanes with future expected pathways and bike paths.
3. Revise accessory setbacks in RL Zone.
4. 1250 West Transit Corridor to consider alternative transit needs with the West Centerville neighborhood area.
5. Shorelands Residential Component to review residential allowances and types for the Shorelands Mixed Use node.

Chair Hayman proposed the following Commission goals for 2020. The Commission agreed to accept the proposed goals.

1. Main Street Overly and Table of Uses
2. Subdivision Ordinance Update Revisions
3. Shorelands Residential Component

Chair Hayman requested staff to provide updates on Planning Commission goals at each Commission Meeting.

DISCUSSION – TRAINING OPTIONS AND RESOURCES

Ms. Wood provided updates on possible training options. She also provided a list of useful training resources and website links. Dates and fees for most of the training options are not available yet.

Ms. Wood will update the Commission as more training information becomes available. She recommended the Commission attend the Utah League of Cities and Towns training. Ms. Wood advised the Commission that $400.00 is available in the current fiscal year training budget. Staff has requested $800.00 as the Commission training budget for the 2020-2021 budget cycle.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT

Ms. Wood reported the DeVore Property Rezone had been tabled by City Council at the applicant's request. Ms. Wood also reported the agenda for the next Commission Meeting would be minimal. Chair Hayman requested that discussion of the Shorelands Residential area be added as an agenda item for the next meeting.

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MINUTES REVIEW AND ACCEPTANCE

The minutes of the January 8, 2020 Planning Commission meeting were reviewed and amended. Commissioner Daly **moved** to accept the minutes as amended. Commissioner Kjar seconded the motion which passed by unanimous vote (5-0). Commissioner Wright was absent.

ADJOURNMENT

At 8:31 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Daly seconded the motion, which passed by unanimous vote (5-0). Commissioner Wright was absent.

Leah Romero, City Recorder

February 12, 2020
Date Approved

Coralee Carroll, Recording Secretary

CENTERVILLE CITY, INC. 1848 CORPORATE SEAL