

1
2 **PLANNING COMMISSION MINUTES OF MEETING**

3 **Wednesday, February 10, 2016**

4 **7:00 p.m.**
5

6 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
7 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
8

9 **MEMBERS PRESENT**

10 Becki Wright

11 Cheylynn Hayman

12 David Hirschi, Chair

13 Gina Hirst

14 Kevin Daly

15 Logan Johnson

16 Scott Kjar
17

18 **STAFF PRESENT**

19 Corvin Snyder, Community Development Director

20 Lisa Romney, City Attorney

21 Kathy Streadbeck, Recording Secretary
22

23 **VISITORS**

24 Interested Citizens
25

26 **PLEDGE OF ALLEGIANCE**

27
28 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Johnson

29
30 **MINUTES REVIEW AND APPROVAL**
31

32 The minutes of the Planning Commission meeting held January 27, 2016 were reviewed
33 and amended. Commissioner Hirst made a **motion** to approve the minutes as amended. The
34 motion was seconded by Commissioner Daly and passed by unanimous vote (7-0).
35

36 **COMMISSION BUSINESS – Continuation of Discussion on 2016/2017 Planning**
37 **Commission Goals**
38

39 Cory Snyder, Community Development Director, reminded the Commission that each
40 year the Planning Commission develops a prioritized list of planning goals or issues for City
41 Council consideration. The City Council has not yet outlined their goal setting process, but this
42 will likely take place in the coming months. The Planning Commission will likely be asked to
43 participate in this process by providing their goals/priorities. This is the Planning Commission's
44 chance to raise any concerns and to be proactive in their planning.

1 Chair Hirschi asked the Commission to share their thoughts and ideas regarding planning
2 goals. He believes the Planning Commission can be more effective as planners by providing a
3 list of their priorities for City Council consideration. He said the West Centerville Neighborhood
4 Plan, the South Main Street Corridor Plan (SMSC), and the Subdivision Ordinance update are
5 important issues to be considered in the near future.

6
7 Commissioner Kjar said his top priorities are the West Centerville Neighborhood Plan
8 and the SMSC plan, specifically Pages Lane redevelopment. He sees great opportunities for
9 redevelopment on Pages Lane and feels a set plan needs to be considered sooner rather than later.

10
11 Commissioner Hirst said she would like to plan for better trails and pathways throughout
12 the city. She believes this element is often overlooked and needs to be planned for early on
13 during development. Mr. Snyder said this has been a priority in the past and the Trails
14 Committee has done a great job to get several trail segments developed throughout the city. It
15 would be beneficial to plan for the connectivity of these trail segments including the
16 development of additional trail segments. The Commission also discussed having a member of
17 the Trails Committee come visit with the Planning Commission and show what progress has
18 been made.

19
20 Commissioner Daly said the Foothills Plan is important and he would like to proactively
21 address this issue. He said there has been a lot of rumors and confusion around the Foothills and
22 what could be developed. He said it would be better to look at options that may be viable and
23 desirable rather than getting caught off guard with an application that may not be the best fit.

24
25 Commissioner Hayman said she was intrigued by the discussion about "Routine and
26 Uncontested" matters during the work session just prior to this meeting. She agrees the Planning
27 Commission spends most of their time approving routine applications. If this function were
28 delegated to staff then the Commission would have more time to deal with planning issues and
29 their list of priorities could be extended.

30
31 Commissioner Wright said there are several issues that will come to the Planning
32 Commission in the next year because they are currently hot topics. Perhaps it is more beneficial
33 to prioritize those items which the Commission feel are important for proactive planning of the
34 community such as trails and the foothills. She also agreed with Commissioner Hayman
35 regarding "Routine and Uncontested" matters.

36
37 Mr. Snyder said the ability to delegate "Routine and Uncontested" matters to staff for
38 approval is possible but there are challenges. He explained this would require some education for
39 the public. The public could become frustrated as things are approved and developed without
40 their previous knowledge. The public may not understand how one application was approved
41 when another was required to be heard at the Planning Commission. Lisa Romney, City

1 Attorney, suggested the Commission review the "Routine and Uncontested" ordinance and
2 understand how the policy works, then perhaps a recommendation can be made in the future.

3
4 Commissioner Johnson agreed there are several routine applications that could be
5 approved by staff rather than coming to the Planning Commission. He also suggested that public
6 hearings be eliminated from the conditional use permit process as they are considered public
7 clamor which cannot be considered in an administrative decision.

8
9 Lisa Romney, City Attorney, summarized the potential goals discussed by the Planning
10 Commission as follows (Note: this list is in no particular order of priority. The Planning
11 Commission will discuss priority in a future meeting):

- 12 • South Main Street Corridor Plan, including Pages Lane area
- 13 • West Centerville
- 14 • Trails and Pathway element
- 15 • Foothills Plan
- 16 • Review administrative decisions and procedures, including elimination of public
- 17 hearing for conditional use permits and staff approval for some administrative
- 18 decisions
- 19 • Subdivision Ordinance updates and recodification

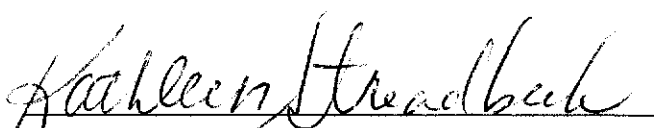
20
21 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

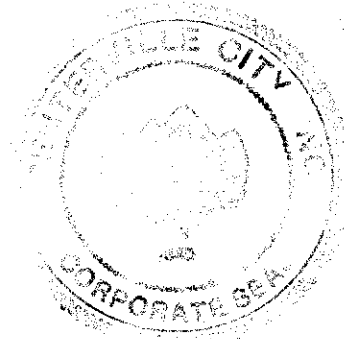
- 22
- 23 1. The next regularly scheduled Planning Commission meeting will be Wednesday,
 - 24 February 24, 2016 at 7:00 p.m.
 - 25 2. Upcoming Agenda Items:
 - 26 • 2016/2017 Planning Goals
 - 27 • South Main Street Corridor Plan, density & space plan

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30 The meeting was adjourned at 8:00 p.m.

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33 
34 David Hirsch, Chair

35
36
37 2-24-16
38 Date Approved

36
37 
38 Kathleen Streadbeck, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, Feb 10, 2016
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Patrick Bursick

1489 Bay Express Way

** 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.