

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, May 25, 2016**

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

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

7
8 **MEMBERS PRESENT**

9 Kevin Daly

10 Becki Wright

11 David Hirschi, Chair

12 Gina Hirst

13 Logan Johnson

14 Cheylynn Hayman

15
16 **MEMBERS ABSENT**

17 Scott Kjar

18
19 **STAFF PRESENT**

20 Corvin Snyder, Community Development Director

21 Brandon Toponce, Assistant Planner

22 Kathy Streadbeck, Recording Secretary

23
24 **VISITORS**

25 Interested citizens

26
27 **PLEDGE OF ALLEGIANCE**

28
29 **OPENING COMMENT/LEGISLATIVE PRAYER**

Chair Hirschi

30
31 **MINUTES REVIEW AND APPROVAL**

32
33 The minutes of the Planning Commission work session held May 11, 2016 were reviewed
34 and amended. Chair Hirschi made a **motion** to table the minutes for additional editing. The
35 motion was seconded by Commissioner Daly and passed by unanimous roll-call vote (6-0).

36
37 The minutes of the Planning Commission meeting held May 11, 2016 were reviewed and
38 amended. Commissioner Wright made a **motion** to approve the minutes as amended. The motion
39 was seconded by Commissioner Hirst and passed by unanimous vote (6-0).

40
41 **PUBLIC HEARING | GREG PACK REZONE | 142 & 144 EAST 1200 SOUTH -**
42 **Consider the proposed Zoning Map Amendment for .24 acres of property located at 142 &**
43 **144 East 1200 South from R-M (Residential-Medium) to C-H (Commercial-High). Greg**
44 **Pack, Property Owner & Applicant**

1 Brandon Toponce, Assistant Planner, reported the applicant desires to rezone his property
2 located at 142 & 144 East 1200 South, from Residential-Medium (R-M) to Commercial-High
3 (C-H). This property was used for commercial purposes in the past, however, because it has
4 remained empty for the past two years, it is now considered abandoned and must be converted to
5 the current Zoning Ordinance standards. The property owner believes the lot is more suited to
6 commercial and desires to amend the zoning designation in order to continue with commercial
7 uses on the property. The lot was previously zoned commercial and was, staff believes,
8 inadvertently rezoned Residential-Medium in 2003. Staff believes the proposed application will
9 correct an accidental error in zoning. The proposed rezone is consistent with the General Plan, is
10 compatible with surrounding development, and creates an appropriate transition from a medium
11 intensity zone to a higher intensity zone. The proposed rezone is harmonious with the overall
12 character of existing development in the vicinity and staff does not believe any negative impacts
13 would be created as a result of the rezone. The proposed rezone would allow the property owner
14 to utilize his property more efficiently.

15
16 Greg Pack, applicant, said the building has been vacant for about two (2) years. He
17 reviewed the exterior improvements being made to the building. The current building has three
18 (3) units which he plans to reduce to two (2) units. He believes this is a better use of the property
19 and space. He said he has already contracted with one tenant who plans to open a health and
20 wellness type facility. He responded to questions from the Commission, stating this building
21 faces west toward a parking lot and is best suited to commercial uses. It is not likely this site
22 would ever be converted to a residential use.

23
24 Chair Hirschi opened the public hearing.

25
26 Craig Adams, Bountiful, said he owns property on the other end of street from this site.
27 He said the proposed commercial use is a good use for this property. He said the improvements
28 being made to this site look nice and will benefit the neighborhood as a whole.

29
30 Seeing no one else wishing to speak, Chair Hirschi closed the public hearing.

31
32 Commissioner Johnson made a **motion** for the Planning Commission to accept the Zone
33 Map Amendment for the property located at 142 & 144 East 1200 South from Residential-
34 Medium (R-M) to Commercial-High (C-H), and to recommend approval to the City Council,
35 with the following findings:

36
37 ***Reasons for the Action (Findings):***

- 38 1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
39 2. The proposed Zone Map Amendment meets the goals and objectives of the General
40 Plan concerning Neighborhood 1 [Section 12-480-2(1)(d)].

1 3. Historic Zoning Maps indicate this property to have been zoned commercial as far
2 back as 1961 until 2003. In addition, the use found on the property has also been
3 commercial since the property was developed.
4

5 The motion as seconded by Commissioner Hirst and passed by unanimous roll-call vote
6 (6-0).
7

8 **PUBLIC HEARING | CODE TEXT AMENDMENTS FOR SOUTH MAIN**
9 **STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48, [Postponed**
10 **from May 11, 2016 meeting] - Consider the Code Text Amendments for the South Main**
11 **Street Corridor (SMSC) Overlay Ordinance, which includes the City Council directives**
12 **and changes to the South Main Street Corridor (SMSC) Public Space Plan. Centerville**
13 **City, Applicant**
14

15 Cory Snyder, Community Development Director, reported the Planning Commission
16 began their review of the City Council's request for amendments to the South Main Street
17 Corridor Plan public space elements on February 24, 2016. At that meeting, the Commission
18 received the Council's directive, a written report from the Planning Staff, held a "public hearing"
19 and concluded that additional information was warranted and directed staff to provide the
20 requested information. On April 13, 2016, the Commission received and reviewed the requested
21 additional information. On May 11, 2016, the Commission held a work session with a
22 representative from UDOT and a representative from the Wasatch Front Regional Council
23 (WFRC) to better understand their roles, standards, and opinions with regard to Main Street.
24 Finally, the Commission briefly discussed the work session and their thoughts regarding the City
25 Council's request regarding the South Main Street Corridor Public Space Plan at their last
26 meeting (May 11, 2016). Staff has prepared a possible motion with findings for the Commission
27 to discuss and consider this evening.
28

29 Chair Hirschi opened the public hearing.
30

31 Chair Hirschi made a **motion** to formally adopt all written comments received into the
32 official record. The motion was seconded by Commissioner Hayman and passed by unanimous
33 vote (6-0).
34

35 Seeing no one else wishing to speak, Chair Hirschi closed the public hearing.
36

37 Commissioner Johnson said he likes walkability and he likes the public space plan;
38 however, he is not supportive of the proposed motion. He said, from his understanding of
39 planning, walkability works best with density and transit. He said if the City cannot stomach
40 density and transit at this point then he cannot get behind the Main Street plan as a "Hail Mary"

1 for walkability. He said he respects the time and dedicated work that has been done on this issue
2 and looks forward to seeing where this goes.

3
4 Chair Hirschi said too much time has been spent allowing the market to dictate how
5 Centerville should be planned. He said a designed public space plan for Main Street will
6 encourage the type of development Centerville wants.

7
8 Commissioner Daly said he is concerned the proposed motion sends a message to the
9 City Council that the Planning Commission does not care what they think and disregards their
10 direction to change or eliminate some public space elements. He believes a middle ground can be
11 found or a more collaborative approach taken. He said he likes the idea of walkability but said
12 the only walking users on Main Street are school kids. He said even Bountiful's Main Street,
13 which was designed to be walkable, is not regularly walked. He said patrons drive their car and
14 park at the front or back of the buildings and then drive home. He questioned if a walkable Main
15 Street in Centerville is reasonable. He said encouraging walkability by narrowing the travel lanes
16 will only cause frustration for drivers and push more vehicles to 400 East and 400 West
17 increasing congestion on those roadways as well. He does not believe slowing traffic on Main
18 Street is a good idea.

19
20 Commissioner Hayman said she does not believe the Commission is being uncooperative
21 with or disrespectful of the City Council. She said the Planning Commission has taken a
22 considerable amount of time to study the Council's concerns with the public space plan. She said
23 the City Council raised concerns that had not been thoroughly vetted. She said the Commission
24 has looked closely at those concerns and has dug into the meat of the issues. She said the
25 research does not reflect the Council's concerns. She said the Commission has been careful and
26 methodical to review all aspects of these issues and she feels the plan and proposed motion are
27 appropriate and supported by evidence. She said walkability is important and desired by the
28 citizens of Centerville. This is clear in the many public comments that have been made and/or
29 submitted. She agreed future planning should be meaningfully crafted and not dictated by
30 development. She said she runs Main Street every morning and chooses to run south toward
31 Bountiful's Main Street because it is prettier and more pedestrian friendly. She believes if
32 Centerville's Main Street were more appealing then more users would utilize that thoroughfare.

33
34 Chair Hirschi said he believes that some of the concerns with the public space plan came
35 from the idea that UDOT was uncooperative. The Commission has learned this is not the case
36 and that many of the public space elements are possible and even encouraged. In addition, by
37 creating a bike lane buffer there is a greater possibility for public space amenities. Chair Hirschi
38 also suggested presenting this motion in person to the City Council at a work session. He
39 speculated that this may help the Council to understand the Commission's decision and findings.
40

1 Commissioner Hirst questioned if an 11-foot travel lane would slow traffic too much. She
2 believes an 11-foot travel lane will be adequate to maintain traffic flow. Mr. Snyder said UDOT
3 allows travel lanes between 9-12 feet. He said an 11-foot travel lane will not likely produce
4 significant slowing. He said it will come down to what drivers are comfortable with, some may
5 slow, and some may not.

6
7 Commissioner Hayman agreed it would be helpful to present the motion in person to the
8 City Council. She said she would like to adjust some of the proposed findings of the proposed
9 motion to include a desire for imageability on Main Street and to discuss the relatively low
10 liability risk of street furniture based on research and UDOT's feedback. She also mentioned that
11 she would like to see additional crosswalks on Main Street. She believes additional crosswalks
12 and the proposed bike lanes will promote walkability and provide complexity and imageability
13 on Main Street.

14
15 Commissioner Wright agreed that some of the findings need to be edited or elaborated
16 upon. She would like to see some stronger words such as cooperative or collaborative with
17 respect to UDOT. She agreed that the low liability of street furniture should be mentioned. She
18 agreed it would be beneficial to meet with the City Council in a work session to present this
19 motion. She said it is important to address the City Council's concerns specifically and help them
20 clearly understand the Commission's reasoning. She said it is a misconception that nobody walks
21 Main Street. She said it is important to plan Main Street in a way that will provide a safe space
22 for both pedestrians and drivers. Main Street is intended to be an active transportation corridor
23 for all users. In order to bring awareness to Main Street and its potential for walkability, she plans
24 to walk, bike, or use alternative transportation to all Planning Commission meetings for the next
25 three months and encouraged anyone to join her.

26
27 Chair Hirschi read an email from Darin Fistrup from UDOT who suggests a preliminary
28 shoulder stripe for the proposed bike lane. In the future, if the simple shoulder striped bike lane
29 is considered successful, then a formal bike lane with signage and decals can be funded and
30 created. Chair Hirschi said the issue has been raised that a simple shoulder stripe without decals
31 or signage will look more like an on-street parking lane. The Commission discussed ideas for
32 funding in order to designate the bike lane with decals and discourage parking. Ideas included
33 Prop 1 money, Eagle Scout projects, bike club involvement, rotary club involvement, and grant
34 options.

35
36 Chair Hirschi made a **motion to table** this item until the next Planning Commission
37 meeting so that Commission members can look more closely at the possible findings and provide
38 written recommendations on how the motion can be organized and best stated. The motion was
39 seconded by Commissioner Hayman and passed by unanimous roll-call vote (6-0).

1 **DISCUSS TRANSITION OF ZONING CODE TO ONLINE VERSION - Discuss**
2 **transition of Centerville Zoning Code to online version as hosted by Municipal Code**
3 **Online, Inc.**
4

5 Lisa Romney, City Attorney, used this time to review the new online version of
6 Centerville's Municipal and Zoning Code. She reviewed the format, links, options, and minor
7 numbering corrections that have taken place in order to make this online format possible. She
8 asked the Commission to take time to review the online version closely and to review edits that
9 have been made. The Commission will be asked to recommend approve of the new online
10 version at a future meeting.
11

12 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

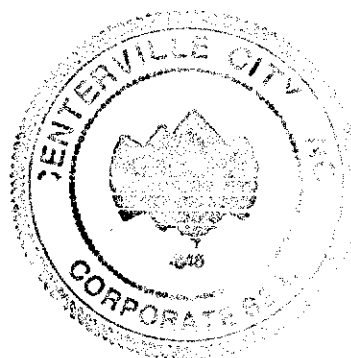
- 13 1. The next regularly scheduled Planning Commission meeting will be held on
14 Wednesday, June 8, 2016.
15 2. Upcoming Agenda Items:
16 • Code Text Amendment, Zoning Code, New Online Version
17 • Maverik, Conditional Use Permit
18
19

20 The meeting was adjourned at 9:05 p.m.
21

22 
23 Logan Johnson, Vice Chair
24

25 6-8-2016
26 Date Approved
27

28 
Kathleen Streadbeck, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, May 25, 2016
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Grey + Nancy Pick

144 E 1202 St

Robin Johnson

336 E 100 N, Farmington

** 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.