

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, June 9, 2021
7:00 p.m.

A quorum being present at 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, Chair
Mason Kjar
Heidi Shegrud
Spencer Summerhays
Christina Wilcox
Becki Wright

MEMBER ABSENT

Cheylynn Hayman

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Shegrud

PUBLIC HEARING – ZONING CODE AMENDMENTS – PARKSTRIP HARDSCAPING
– CZC 12.51.070 (LANDSCAPING REQUIREMENTS)

The City Council recently adopted Ordinance No. 2021-12 amending Chapter 11.02 (Parkstrips and Parkstrip Trees) to allow landscaping and/or limited hardscaping in parkstrips, including decorative rocks and loosely laid bricks, pavers, and/or flagstones. The amendments applied to all parkstrips within the City except for parkstrips in the Parrish Lane Gateway Area. City Attorney Lisa Romney explained that amendments needed to be made to Section 12.51.070 of the Zoning Code to address the hardscaping amendments approved by the City Council. Ms. Romney presented proposed Ordinance No. 2021-14 prepared for that purpose, and answered questions from the Planning Commission. Chair Daly suggested including a message about parkstrips in the City newsletter.

Chair Daly opened a public hearing at 7:24 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Wright said she hoped the City would move forward soon with an update regarding trees in parkstrips.

Chair Daly **moved** to recommend the City Council approve Ordinance No. 2021-14 adopting Zoning Code Amendments to CZC 12.51.070 (Landscaping Requirements) to allow hardscaping in the parkstrips consistent with recent Municipal Code Amendments. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

PLANNING GOALS DISCUSSION

Community Development Director Cory Snyder said the Planning Commission may be able to meet with the City Council in a work session in July to discuss goals. He reviewed the Planning Commission list of goals from the last year with the Commission, and presented a list of suggested goals for the coming year.

Suggested Major Planning Projects:

Staff Priority Rating:

- | | |
|--|--------------|
| • General Plan Update/Economic Planning | Priority |
| • Moderate Income Housing Element Update | Priority |
| • South Main Street Corridor Plan Update | Undetermined |
| • Subdivision Ordinance Update | Priority |

Suggested Minor Planning Projects:

- | | |
|---|---------------|
| • Accessory Dwelling Ordinance | Priority |
| • Conditional Use Permit Standards Update | Priority |
| • Food Truck Ordinance | Semi-priority |
| • Parking Ordinance Update | Semi-priority |
| • Residential Development Outside Platted Subdivision | Semi-priority |
| • Parrish Lane Gateway Design Standards Modifications | Low-priority |
| • West Centerville Neighborhood Plan Update | Low-priority |
| • R-M/R-H Building Design Standards | Low-priority |
| • Foothills Management Plan Tasks | Low-priority |
| • Northwest Neighborhood Plan Task | Low-priority |

The Planning Commission discussed the upcoming election season. Chair Daly suggested the Planning Commission focus on issues needing to be addressed because of action by the State Legislature, and items that could be updated fairly easily. Responding to a question from Commissioner Wright, Mr. Snyder stated that in a textbook environment a General Plan would be thoroughly updated every 15-20 years, with a review after five years and a significant reset after 10 years. Commissioner Shegrud asked if some on the items listed could be included with the General Plan update. Mr. Snyder said he believed the City would seek some level of outside consultation in the General Plan update process, but the amount of outside consultation was undetermined at that time. Mr. Snyder and the Commissioners discussed benefits and dangers associated with outside consultation, ways to gather public feedback, and the need to balance data with the temperature in the community.

Commissioner Kjar suggested not undertaking the South Main Street Corridor Plan update in 2021. A majority of Commissioners expressed agreement. City Attorney Lisa Romney said she liked the idea of the Planning Commission prioritizing one big project, a couple medium projects, and three easy projects. Chair Daly summarized that the Planning Commission considered a General Plan Update to be a big top priority, with the Subdivision Ordinance Update and Accessory Dwelling Ordinance as medium projects, and the Food Truck Ordinance, the Parking Ordinance Update, and Residential Development Outside Platted Subdivision as smaller projects for 2021.

Commissioner Wright suggested meeting with the Trails Committee at some point to discuss potential completion and connectivity of City trail systems. The Planning Commission discussed meeting with representatives of different City committees maybe every other month to stay informed and updated on needs. Mr. Snyder suggested the Planning Commission meet with committee chairs on an annual basis. A majority of the Commission expressed agreement.

BYLAWS REVIEW

Assistant Planner Mackenzie Wood presented an updated Bylaws document with revisions requested by the Planning Commission at their previous meeting. Commissioner Summerhays **moved** to accept the Bylaws as updated and recommend approval by the City Council. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

1 **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

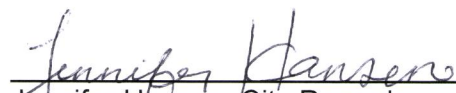
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3 The Planning Commission was scheduled to meet next on June 23, 2021. Mr. Snyder
4 reviewed with the Commission a list of items expected to be on future meeting agendas.

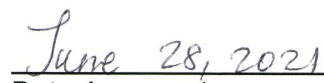
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6 **MINUTES REVIEW AND ACCEPTANCE**

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8 Minutes of the May 26, 2021 meeting were reviewed. Commissioner Summerhays
9 **moved** to accept the minutes. Commissioner Kjar seconded the motion, which passed by
10 unanimous vote (6-0).

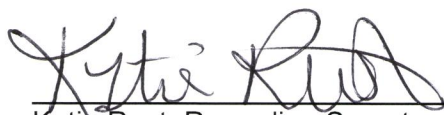
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12 **ADJOURNMENT**

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14 At 8:37 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Summerhays
15 seconded the motion, which passed by unanimous vote (6-0).

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19 _____
20 Jennifer Hansen, City Recorder



 Date Approved

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24 _____
25 Katie Rust, Recording Secretary

