

Minutes of the Centerville City Council and Planning Commission joint **work session** held Wednesday, November 1, 2016 at 5:30 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Paul A. Cutler

Council Members Tamilyn Fillmore
William Ince (arrived at 5:45 p.m.)
Stephanie Ivie (arrived at 5:45 p.m.)
George McEwan
Robyn Mecham

PLANNING COMMISSIONERS PRESENT

Chair David P. Hirschi (arrived at 5:49 p.m.)

Commissioners Kevin Daly
Cheylynn Hayman
Gina Hirst
Logan Johnson
Becki Wright

STAFF PRESENT

Steve Thacker, City Manager
Cory Snyder, Community Development Director
Katie Rust, Recording Secretary

STAFF ABSENT

Lisa Romney, City Attorney
Blaine Lutz, Finance Director/Assistant City Manager

FLAG LOT ORDINANCE

Cory Snyder, Community Development Director, explained the current Flag Lot Ordinance and answered questions from the Planning Commission and City Council. The following flag lot issues were identified for further discussion and consideration:

- Depth of stem
- Perimeter setback
- Building height
- Fencing regulations
- Number of homes allowed (size versus number)

To help mitigate the height concern, Mr. Snyder suggested the flag lot ordinance could have different setback requirements for one-story residences than for two-story residences. He emphasized that he feels all residences within a particular district should have the same maximum height possibility. Councilwoman Mecham repeated her suggestion to allow an average of surrounding building heights. Mayor Cutler pointed out that much of the city is on a slope, causing differences in elevation within a neighborhood. Councilwoman Fillmore said she feels sensitivity to the homes surrounding a flag lot should be a guiding principle, legislated by setbacks. Commissioner Hayman suggested it would be helpful to have a map of all flag lots in the community.

GENERAL PLAN – SOUTHEAST NEIGHBORHOOD

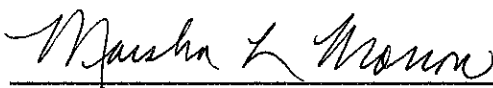
Mr. Snyder gave an overview of the areas within the Southeast Neighborhood: Old Townsite, Centerville Elementary Area, Centerville Junior High Area, Extreme South Main Street Area, Southeast Residential Area, Pages Lane Commercial Area, Main Street Commercial Area, and Community Facilities. The following issues were identified for further discussion and consideration:

- Old Town versus Deuel Creek Historic District
- Consistency of use buffers
- Centerville Junior High language edits
- Extreme South Commercial versus Residential-Medium (duplex) – City boundary discussion
- Pages Lane corridor issues (take north side of Pages Lane out of Commercial?)
- Stranded commercial discussion and PDO tools
- Transition language

Councilwoman Fillmore suggested the City might want to consider allowing PDOs on something less than 5 acres. Chair Hirschi said he would be interested to hear from the Council the sentiments of residents on the south end regarding commercial and residential on the south end. Councilwoman Ivie said she lives on the south end, and she feels residents would rather see the commercial property on Pages Lane remain underutilized for many years than see it develop high-density residential. The owners of the old Dick's Market property have commercial rights, but they do not currently have residential rights. Mayor Cutler said he hears feedback from residents that the commercial property is such an eye-sore that anything would be better. He said he feels the Council needs to be open minded about what is realistic. Mr. Snyder commented that a single large development end user would allow the city to get out of the density "straight jacket". The LDS Church has not indicated an intention to change the use of their portion of the property. Councilwoman Fillmore stated that the fear of what density does to a neighborhood needs to be balanced with the fear of what dilapidation and blight do to a neighborhood. She disagreed with the idea that residents would want the commercial property to remain empty for years and years. Councilwoman Fillmore said she feels a cost benefit analysis from the Planning Commission would be beneficial in making the best decisions moving forward. Councilwoman Mecham said that if Commercial-High is not going to work on the property, residential would at least give some value to land currently not in use. She said she is not willing to sell out the surrounding neighborhood to give the property owner financial viability. Councilman McEwan stated it is not the responsibility of the Council to make sure the property owner makes top dollar. He said he feels density will be the driving factor in the discussions, but he feels high-density is completely off the table. Chair Hirschi said that as long as developers know with some certainty what they can and cannot do, redevelopment will happen. Councilwoman Ivie said she would like to see language addressing the transition from commercial to residential.

ADJOURNMENT

Mayor Cutler adjourned the meeting at 6:55 p.m.



Marsha L. Morrow, City Recorder



Katie Rust, Recording Secretary

11/15/2016
Date Approved

