

1 **PLANNING COMMISSION MINUTES OF WORK SESSION**

2 **Wednesday, February 13, 2019**

3 **5:30 p.m.**

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5 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the
6 Centerville City Planning Commission Work Session was called to order at 5:30 p.m.
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8 **MEMBERS PRESENT**

9 Kevin Daly, Vice Chair
10 Cheylynn Hayman, Chair
11 Kai Hintze
12 Logan Johnson
13 Becki Wright
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15 **MEMBERS ABSENT**

16 Gina Hirst
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18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Lisa Romney, City Attorney
21 Cassie Younger, Assistant Planner
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23 **VISITORS**

24 Interested Citizens
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26 Chair Hayman welcomed those in attendance.
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28 Cassie Younger explained that the Planning Commission's Agenda Packet contained a
29 memorandum outlining the goals that the Commission had set the previous year, and the meetings at
30 which those goals were discussed or acted upon. The Commission still awaited City Council action on
31 the table of use amendments for the South Main Street Corridor Overlay Zone (SMSC) and that item was
32 scheduled to be discussed by the Council on February 19, 2019.
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34 Cory Snyder explained that the City Council would first address an item that had been tabled as
35 some community members were still awaiting answers. The Council would then need to decide what they
36 wished to do with the table of uses—whether they wished to further delay the entire discussion or whether
37 they wished to pass some of the recommended uses but not others. A joint work session with both the
38 City Council and Planning Commission is tentatively scheduled for March wherein the Planning
39 Commission will present its overall goals. Also scheduled for discussion at that time will be the general
40 overhaul of the South Main Street Corridor Overlay Zone.
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42 Ms. Younger pointing out that if the SMSC Overlay edits are approved, there would be a great
43 deal of work for the Planning Commission to do. She reminded the Commission of various items that it
44 had addressed in 2018.
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46 Chair Hayman inquired how many more chapters of the Subdivision Ordinances are left to
47 review. Lisa Romney responded that there are about 17 total chapters in the current draft. The
48 Commission and Staff agreed to attempt to address at least one chapter per month in chronological order.

Ms. Romney pointed out that there had been significant discussion regarding noticing and when the Commission should take public comment on various applications. Ms. Romney said the current draft of the Subdivision Ordinance recommends that final subdivision plats be approved by the Planning Commission without having to go to the City Council for approval. She said this will streamline the process. It is also recommended to keep administrative land use decisions at the Planning Commission level. Ms. Romney noted that she still intends to prepare the administrative/legislative handouts for the Planning Commission and public as requested. There was also some discussion about providing or at least encouraging annual land use training for both the Planning Commission and the City Council. Ms. Romney said she would contact the ULCT to see if Centerville could possibly be designated as a satellite location for future land use training.

Regarding the two vacancies on the Planning Commission, Mayor Wilkinson should be recommending appointments to the City Council in the near future. It was unclear exactly when that would take place.

Ms. Romney stated the City should prioritize an overhaul of the General Plan. She said that if SB34 passes the legislature this year, there will be new requirements regarding affordable housing and other land use regulations to encourage local jurisdictions to provide for a variety of housing types. Ms. Romney also stated the City should focus on future planning for West Centerville. She said there are certainly some economic development opportunities that could help broaden the City's tax base.

At the request of Chair Hayman, Ms. Romney gave a brief explanation of SB34 which contains amendments to the Utah Land Use Development and Management Act (LUDMA), and encourages planning for alternative types of housing in local communities. Commission members and Staff discussed the ramifications of the proposed legislation. Mr. Snyder indicated that if the bill were to pass, its effective date was currently listed as December 31, 2019.

Ms. Younger then transitioned the discussion into potential Planning Commission goals for 2019. They were listed as:

- Main Street Design Guidelines and Performance Standards
Further discussion was necessary
- Minding the Gap: Addressing the density gap between 6 and 9 units per acre, including parking calculations and counts
- Finish Subdivision Ordinance updates with City Attorney
- Community Pathways Planning – Pedestrian Circulation within the Commercial zones
- 1250 West Transit Corridor – connecting to Front Runner at Woods Cross and Farmington
- Shoreland Residential Component
Highlighted the need to review the Master Plan on the west side of the City
- Moderate Income Housing Plan for SB34
Also highlighted the need to review the Master Plan on the west side

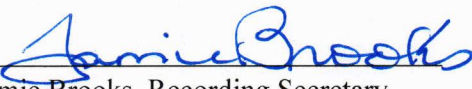
Ms. Younger stated she wished to add to the list a personal goal of amending the accessory building setbacks in the Residential-Low Zone.

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2 It was suggested that the upcoming joint work session in March would be a good opportunity to
3 get input from the City Council regarding what it wished the Planning Commission to focus on going
4 forward. Once there was input from the Council, the Commission could address prioritizing the list of
5 goals.

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7 The Work Session adjourned at 6:34 p.m.
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13 _____
14 Cheylynn Hayman, Chair

_____ Date Approved

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18 Jamie Brooks, Recording Secretary