

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, September 11, 2019**
3 **7:00 p.m.**

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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.

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8 **MEMBERS PRESENT**

9 Kevin Daly, Vice Chair
10 Cheylynn Hayman, Chair
11 Thomas Hunt
12 Logan Johnson
13 Isaac Workman
14 Becki Wright

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16 **STAFF PRESENT**

17 Cory Snyder, Community Development Director
18 Mackenzie Wood, Assistant Planner
19 Katie Rust, Recording Secretary

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21 **STAFF ABSENT**

22 Lisa Romney, City Attorney

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24 **PLEDGE OF ALLEGIANCE**

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26 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Wright

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28 **SOUTH MAIN STREET CORRIDOR GENERAL PLAN DISCUSSION**

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30 Cory Snyder, Community Development Director, presented proposed Section V of the
31 South Main Street Corridor (SMSC) portion of the General Plan regarding residential re-
32 introduction opportunities. Mr. Snyder said he is under the impression from discussions with
33 property owners that there is some potential in the SMSC for infill with a residential element. He
34 asked the Planning Commission for their opinions regarding whether the residential element
35 should apply to the entire SMSC or just a portion.

36
37 A majority of the Planning Commission expressed support for potentially including
38 Section V in the SMSC Plan. Commissioner Daly expressed support for a residential component
39 that is limited to accessory use situations. Chair Hayman said she does not believe the City
40 should promote the idea of single-family housing in the SMSC, but she agrees with the idea of
41 allowing accessory dwelling units/multi-family housing that might help spur neighboring
42 commercial properties to redevelop. Commissioner Wright said she is supportive of a residential
43 component that would allow local small business owners to utilize their properties in a way that
44 would promote a local, historic feel.

45
46 Commissioner Johnson said he would be comfortable with Section V applying to the
47 entire Corridor if Section 5.A.7 regarding primary residential use were removed.

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49 **5.A.7 Primary Use Redevelopment Density** – If any residential redevelopment
50 allowance is to be introduced through the complete elimination or removal of a
51 commercial use pattern, the density contemplations or allotments for residential
52 redevelopment are not to exceed the residential medium intensity range of 6-8 units per
53 acre.

Chair Hayman referred to the Florentine Townhomes development (six units per acre) as an example of medium density that might work well in the SMSC. Mr. Snyder pointed out that the current Zoning Ordinance caps Residential-Medium (R-M) at six units per acre, while the General Plan lists an R-M density of 6-8 units per acre. Commissioner Wright suggested removing "6-8 units per acre" from Section 5.A.7. She commented that it is the responsibility of the City Council to address the R-M density disparity between the Zoning Ordinance and the General Plan. Commissioner Workman said his support for residential in the SMSC is limited to accessory use. Chair Hayman suggested putting Section 5.A.7 in brackets to indicate to the City Council that the Planning Commission is not in agreement on the issue. A majority of the Commission agreed with removing "6-8 units per acre" from Section 5.A.7.

Staff and the Commission discussed the distinction between existing and future residential, and discussed grouping all single-family related items together within Section V. A majority of the Commission indicated a preference to not differentiate between the east and west sides of the SMSC in Section V.

Commissioner Wright commented that to her the opening statement in Section V feels like a more accurate description than the general opening statement at the beginning of the document. Commissioners Wright and Daly suggested removing the first sentence in Section 5.A.1, "Significant growth and enhancement of commercial synergy is not likely to be substantial in the future", as well as other similar statements in the document.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT

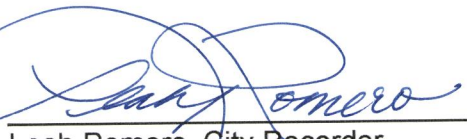
The Planning Commission is scheduled to meet next on September 25, 2019. Chair Hayman informed the Commissioners of upcoming training opportunities.

MINUTES REVIEW AND ACCEPTANCE

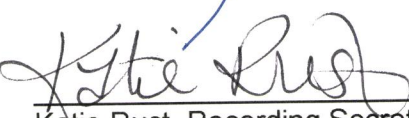
The minutes of the August 14, 2019 and August 28, 2019 Planning Commission meetings were reviewed and amendments requested. Commissioner Wright made a **motion** to accept the minutes of the August 14, 2019 meeting as amended. Commissioner Hunt seconded the motion, which passed by unanimous vote (6-0). Chair Hayman made a **motion** to accept the minutes of the August 28, 2019 meeting as amended. Commissioner Johnson seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:24 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Johnson seconded the motion, which passed by unanimous vote (6-0).


Leah Romero, City Recorder

9/25/2019
Date Approved


Katie Rust, Recording Secretary

