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Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Thomas Hunt
Logan Johnson
Becki Wright

MEMBER ABSENT

STAFF PRESENT

Lisa Romney, City Attorney (excused at 7:15 p.m.)
Katie Rust, Recording Secretary

Mackenzie Wood, Assistant Planner

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Johnson

**DISCUSSION – SUBDIVISION ORDINANCE UPDATES – CHAPTER 18
(IMPROVEMENT COMPLETION AGREEMENT)**

As part of the process to update and revise the City Subdivision Ordinance, Lisa Romney, City Attorney, presented a draft of Chapter 18 regarding requirements and form for Improvement Completion Agreements and bonding for infrastructure and landscaping improvements associated with subdivision development, and answered questions from the Planning Commission.

DISCUSSION – GENERAL PLAN & ZONING OVERLAY – SOUTH MAIN STREET CORRIDOR

Cory Snyder, Community Development Director, presented a draft of the South Main Street Corridor General Plan with changes requested by the Planning Commission during previous meetings. Mr. Snyder said he hopes the Use List, as part of this process, does not become the focal point of future discussions, drawing attention away from the other elements. The Planning Commission reviewed the SMSC General Plan draft and directed Mr. Snyder to move forward with a final proofread.

The Commissioners discussed whether their next step should be to present the SMSC General Plan draft to the public and hold a public hearing, or discuss the draft with the City Council in a work session. They discussed scheduling limitations in the next few months, and decided to schedule a work session with the City Council in January 2020, and present the draft to the public in late January or early February.

The Planning Commission reviewed Section 12.69.060 of the SMSC Overlay District and Corridor Design Guidelines regarding architecture. The Commissioners and Staff considered wording used to define the boundaries of the Overlay District. Mr. Snyder pointed out that Section 12.69.060 contains exceptions that apply to civic buildings with regard to building height and size, with expectation of more landscaping and public space devoted to the community in exchange.

The Planning Commission discussed the drafted standards for achieving a historic style. Chair Hayman said it would be helpful to look at the structures listed on the City's Landmarks Register for reference. She suggested adding the word "prominent" to emphasize that historic elements should be visible and recognizable. Commissioner Wright suggested the Planning Commission meet with the Landmarks Commission to gain a better understanding of historic elements. Chair Hayman suggested the Commission table the discussion, and requested that Staff compile visual examples to provide context.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT

The Planning Commission is scheduled to meet next on October 23, 2019.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the September 25, 2019 Planning Commission meeting were reviewed. Commissioner Wright requested an amendment, and made a **motion** to accept the amended minutes. Commissioner Hunt seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

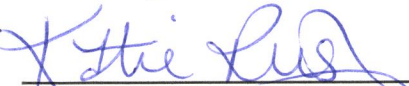
Chair Hayman made a **motion** to adjourn the meeting at 8:18 p.m. Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).



Leah Romero, City Recorder



Date Approved



Katie Rust, Recording Secretary

