PLANNING COMMISSION MINUTES OF MEETING
Wednesday, March 10, 2021
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT
Kevin Daly, Chair
Cheylynn Hayman
Mason Kjar
Heidi Shegrud
Spencer Summerhays, Vice Chair
Christina Wilcox
Becki Wright

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

DETERMINATION Chair Daly read a determination regarding electronic meetings without an anchor location due to COVID-19

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Wright

PARKING STANDARDS REVIEW

Continuing the Planning Commission review of off-street parking requirements in the Zoning Ordinance, Community Development Director Cory Snyder presented a comparative table of commercial use parking requirements in Centerville and neighboring cities. The Planning Commission discussed changes recommended by Staff. Regarding Planning Commission "discretion", Commissioner Summerhays emphasized the need to avoid the appearance of capricious or arbitrary decisions. Commissioner Wright commented that aggressive parking requirements can affect landscape and the overall quality of a project. Chair Daly said he believed the Commission needed to be careful going forward regarding parking for permitted or expanded uses in different zones. Commissioner Hayman spoke of the give and take in the process.

Mr. Snyder said he was aware of a general movement in planning to worry less about parking, particularly in urban areas, with reasoning that the square footage of a building was a better market return for everyone than huge expansive parking lots. He commented that landscaping could play a critical role in the aesthetics and air quality of a community. Mr. Snyder spoke of the idea that parking and spill-out created congestion, and congestion led to slower speeds, traffic calming measures, and better economic activity.

Commissioner Hayman said she agreed with the sections identified by Staff for change. Mr. Snyder said he would look at generalizing some of the use requirements. The Planning Commission was scheduled to next review Industrial Zone parking requirements. Chair Daly suggested parking requirements related to ADUs should be addressed with ADU provisions. Responding to a question from Commissioner Shegrud, Mr. Snyder said he believed language

could be drafted that would allow the Planning Commission to request a parking study with commercial applications if deemed necessary.

PROPOSED ZONING CODE AMENDMENTS – FROM LUDMA TRAINING – PART 1 AND PART 2

City Attorney Lisa Romney presented proposed changes to the Centerville Zoning Code based on recent training and review of Part 1 (General Provisions) and Part 2 (Notice) of the Utah Land Use Development and Management Act, and answered questions from the Planning Commission.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder reported the Mayor was supportive of scheduling a joint Planning Commission/City Council work session to discuss goals. The Planning Commission was scheduled to meet next on March 24, 2021.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the February 24, 2021 Planning Commission meeting were reviewed. Commissioner Hayman **moved** to accept the minutes. Commissioner Summerhays seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

At 8:01 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Hayman seconded the motion, which passed by unanimous vote (7-0).

Jennifer Hansen
~~Janet Denison, City Recorder~~
Jennifer Hansen, Deputy Recorder

03/29/2021
Date Approved

Katie Rust, Recording Secretary

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