

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, May 11, 2022
7:00 p.m.

A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Kevin Daly, Chair
Mason Kjar
Heidi Shegrud
Christina Wilcox
Becki Wright, Vice Chair

MEMBER ABSENT

Matt Larsen

STAFF PRESENT

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

VISITORS

Interested citizens

PLEDGE OF ALLEGIANCE

Community Development Director Cory Snyder distributed land use training books provided by the Office of the Property Rights Ombudsman to the Planning Commission.

PUBLIC HEARING – MCARTHUR CONCEPTUAL SITE PLAN – ADMINISTRATIVE DECISION

Assistant Planner Mackenzie Wood explained the applicant was requesting a conceptual site plan in order to receive development rights to build a single-family dwelling on the undeveloped parcel between 681 and 701 North 400 East. The parcel was outside a platted subdivision and was subject to the Site Plan Review process. Ms. Wood said staff recommended approval of the Conceptual Site Plan.

Chair Daly opened a public hearing at 7:08 p.m.

Ted Anderson, Centerville resident, said he lived next door to the proposed development, and was excited for the development to happen.

Chair Daly closed the public hearing at 7:09 p.m. Chair Daly recommended the Planning Commission allow the Final Site Plan to be approved by the Zoning Administrator rather than waiting for a future scheduled Planning Commission meeting.

Commissioner Wilcox made a **motion** for the Planning Commission to accept the Conceptual Site Plan for the property located at approximately 693 North 400 East, parcel 02-096-0096 with the following directives and finding. Commissioner Kjar seconded the motion, which passed by unanimous vote (5-0).

Directives:

1. A Final Site Plan application shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.
2. The Final Site Plan may be approved by the Zoning Administrator, in accordance with CZC 12.20.080 – Planning Commission Referral, and as part of any related exterior building permit review, which shall be deemed in compliance with the conditions of Conceptual Site Plan Acceptance.
3. The Final Site Plan submittal shall be in conformance to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1).

Finding:

- a. The conceptual site plan submittal has shown how the property may be developed. CZC 12.21.110(d)(2).

TRUMP SMALL SUBDIVISION WAIVER EXTENSION REQUEST

Ms. Wood explained the applicant requested a six-month extension to his 2021 Small Subdivision Waiver (dated June 23, 2021) for the property at 470 East 400 South. Bradley Trump, applicant, said he was waiting for provisional building permit approval in order to move forward with a construction loan and move forward with the project.

Commissioner Kjar **moved** for the Planning Commission to accept the Small Subdivision Waiver Extension six months for the property located at 470 East 400 South, subject to the following conditions and with the following finding. Commissioner Shegrud seconded the motion, which passed by unanimous vote (5-0).

Conditions:

- 1) The Small Subdivision Approval shall expire December 23, 2022, if the plat is not recorded.
- 2) The applicant shall comply with all public improvement, bonding, recording, and other applicable requirements for final plats.

Finding:

- a) The Planning Commission finds that there is good cause to extend the Approval according to CMC 15.02.070(e).

PUBLIC HEARING – ZONE TEXT AMENDMENT, PARKING

In early 2021, the Planning Commission directed staff to bring forward matters previously raised on several occasions related to off-street parking requirements of the Zoning Ordinance. The City hired ESI Engineering to assist with making recommendations regarding the several categories/land uses that were identified by the Commission. As a result, the Commission drafted proposed parking counts and other miscellaneous language changes for parking to update the Zoning Ordinance.

Mr. Snyder presented changes to the proposed language requested by the Commission when last reviewed. Responding to a question from Commissioner Wright, Mr. Snyder said parking requirements were determined based on use rather than zone. The Planning Commission and Mr. Snyder discussed Industrial Uses and whether or not to include Industrial Uses under the parking modification option. The proposed language currently included

Commercial, Office, Non-Industrial Use, Mixed-Use, and Multi-family or Planned Developments under CZC 12.52.110 Parking Modifications. Mr. Snyder commented that proposed amendments for Wholesale and Warehousing under Industrial Uses would address some of the situations the Planning Commission had seen in recent years. Commissioner Wright and Chair Daly said they agreed the proposed amendments for Wholesale and Warehousing were a good middle ground.

Chair Daly opened a public hearing at 7:35 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Wright **moved** to recommend approval of the proposed Zoning Ordinance Text Amendments regarding “off-street parking” as depicted in red text on the attachment to the Staff Report, with the following reasons for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0). Commissioner Wright said she was excited about what had been accomplished, and thanked staff for the hard work.

Reasons for Action (findings):

- a. The Planning Commission finds that early in 2021, the Planning Commission initiated the process for updating the parking calculations in accordance with CZC 12.21.080(c).
- b. The Planning Commission finds that the Commission previously requested the services of ESI Engineering to review the Commission identified various land uses and make any recommendations for possible changes to the Zoning Ordinance.
- c. The Planning Commission finds that the proposed text amendments are consistent with and more broadly further the objectives and policies of the City’s General Plan.
- d. Therefore, the Planning Commission finds that the proposed amendments can be deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of Centerville City’s Zoning Ordinance.

MODERATE INCOME HOUSING UPDATE

Mr. Snyder provided an update on House Bill 462, approved during the 2022 General Session. The “Utah Housing Affordability Amendments” modified many of the provisions related to affordable housing in past legislation bills. Mr. Snyder explained amendments that impacted the Moderate Income Housing requirement. He commented that language used in the 24 strategy options had become stronger, and explained the following three options to consider for action by October 1.

- Option 1 (Meeting the base requirement) – Pick or reaffirm 3 strategies and adopt an implementation timeline for each.
- Option 2 (Meeting the base requirement with reaching priority consideration) – Pick new strategies and a corresponding implementation timeline for each.
- Option 3 (Reach priority consideration) – Incorporate at least 2 strategies beyond the base requirement and adopt an implementation timeline for each.

Mr. Snyder explained that Transportation Project Funding (TIF and TTIF) would be an incentive to obtain priority consideration from the Transportation Commission. An annual report must be submitted by October 1, with selected strategies and implementation plans included. Mr. Snyder suggested RDA project areas should be considered for one of Centerville’s strategies. He said he anticipated scheduling a joint meeting with the City Council in July, with adoption in September to meet the October 1 submission deadline.

Commissioner Wright expressed the opinion that addressing housing affordability was extremely important. Chair Daly said he agreed housing affordability was an important issue, but

1 said he did not particularly like the State's program because it felt too much like meddling in the
2 market. He said he would prefer to have allocation of resources left to the market.
3 Commissioner Wright said government typically gets involved when the market fails, or when
4 issues are not being addressed by the market, which is what we are seeing with the lack of
5 affordable housing.

6
7 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
8

9 The Planning Commission was scheduled to meet next on May 25, 2022. Mr. Snyder
10 and City Attorney Lisa Romney provided an update on recent actions by the City Council. The
11 Planning Commission discussed 2022 irrigation water restrictions. Mr. Snyder reported the City
12 applied for but did not receive a grant from Wasatch Front Regional Council to help fund an
13 update of the General Plan.

14
15 **MINUTES REVIEW AND ACCEPTANCE**
16

17 Minutes of the April 13, 2022 Planning Commission meeting were reviewed.
18 Commissioner Wright **moved** to accept the minutes. Commissioner Wilcox seconded the
19 motion, which passed by unanimous vote (5-0).

20
21 **ADJOURNMENT**
22

23 At 8:23 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded
24 the motion, which passed by unanimous vote (5-0).
25

26
27
28 Jennifer Robison
29 Jennifer Robison, City Recorder

6-8-2022
Date Approved

