



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON AUGUST 10, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. CALL TO ORDER

- 1. ROLL CALL**
- 2. LEGISLATIVE PRAYER OR THOUGHT**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. Zone Text Amendment to CZC 12.55 regarding development or use of a parcel - LEGISLATIVE DECISION
One of the Planning Commission's goals was to streamline the process for approving residential development outside a platted subdivision. This only applies to the development of a single-family home on an unplatted parcel.
2. Moderate Income Housing Strategy Discussion - Continued
The Planning Commission will begin narrowing the strategies to be selected before proposing a General Plan Amendment to comply with recent state statutes.
3. Landscaping Regulation Discussion - Review existing Zoning Ordinances in relation to water conservation optimization
The City Council has directed staff and the Planning Commission to review existing regulations and propose reasonable changes

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - August 24, 2022
Tentative Items:
 - Zone Map Amendment - Remove Hillside Overlay for select lots - Applicant, Mark Knight
 - Small Subdivision Wavier - Eric Defries, Applicant
 - Moderate Income Housing General Plan Amendment - select new strategies as per state statute

City Council Action Report:

- Parrish Creek PDO Amendment - Council Approved, as recommended

Planning Commission Goals:

- Parking Update - Council Tabled for Further Review
- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- Update Single-family Unplatted Lots Approval Process - PC Agenda 08-10-2022
- Landscaping Ordinance Update - Underway - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval
July 27, 2022 Minutes

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Robison
Centerville City Recorder

**PLANNING
COMMISSION**

Staff Report
8/10/2022

Item No. 1.

Title: Zone Text Amendment to CZC 12.55 regarding development or use of a parcel - LEGISLATIVE DECISION

Initiated By: Planning Commission

Staff Representative: Lisa Romney, City Attorney

SUBJECT:

One of the Planning Commission's goals was to streamline the process for approving residential development outside a platted subdivision. This only applies to the development of a single-family home on an unplatted parcel.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 06-22-2022 PC Staff Report Zoning Text Changes - Residential Unplatted Lot Development
2. CZC 12.55.134 - Development on Unplatted Parcel

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 1**

**PETITIONER: CENTERVILLE CITY PLANNING COMMISSION
 250 NORTH MAIN STREET
 CENTEVILLE, UTAH 84014**

**AGENT: COMMUNITY DEVELOPMENT DEPARTMENT
 655 NORTH 1250 WEST
 CENTERVILLE, UTAH 84014**

APPLICATION: ZONING CODE TEXT AMENDMENTS

**APPLICANT REQUEST: AMEND CENTERVILLE CITY ZONING ORDINANCES TO
 MODIFY APPROVAL PROCESS FOR RESIDENTIAL
 UNPLATTED LOT DEVELOPMENT (i.e. Single-Family)**

RECOMMENDATION: CONSIDER RECOMMENDING APPROVAL

BACKGROUND

As the Planning Commission is aware, one of the Commission's goals was to streamline the process for approving residential development outside a platted subdivision. This only applies to the development of a single-family home on a parcel. The desire is to allow the process to move from obtaining an approval from the Planning Commission, which is a two-step site plan review and approval and allow the Zoning Administrator to approve such development subject provided the development meets current city regulations – *see report attachment for description of the proposed text amendments.*

ZONE TEXT AMENDMENT REVIEW PROCESS

Factors to be Considered

The deciding entity must consider, the first factor when making a recommendation and a final decision for a zone text amendment. The applicable factor is located in CZC 12.21.080(e) of Centerville City's Zoning Ordinance. Staff's review and conclusions for this factor is provided below:

- 1. Is the proposed amendment consistent with the goals, objectives, and policies of the City's General Plan?**

GENERAL PLAN,12-420-2.2. RESIDENTIAL DEVELOPMENT POLICIES. “Residential development in Centerville is primarily low density single-family. This character of development should continue as far as is feasible and practical...”

Staff’s Conclusion – The approval and allowance of single-family development is consistent with the City’s expectation to generally maintain the character of the community.

PLANNING STAFF RECOMMENDATION

Staff Suggested Action – “I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the proposed Zoning Text Amendments to streamline the process for approving residential development outside a platted subdivision, as proposed by staff with the following findings:

- (a) The Planning Commission finds that single-family development helps maintain the character of the community, which is consistent with the City’s General Plan.*
- (b) The Planning Commission finds that Site Plan Review is a two-step process that includes holding a public hearing to review and consider considerable amount of zoning and other applicable development regulations.*
- (c) The Planning Commission finds that approving single-family development ought not require the same process and approval multi-family, commercial, and industrial development.*
- (d) Therefore, the Planning Commission finds it feasible to streamline the process for approving residential development outside a platted subdivision.*

**Proposed Amendments to Title 12 (Zoning Code)
Regarding Single-Family and Non-Single-Family Development
on Unplatted Parcel
May 31, 2022**

12.12.040 Definitions

As used in this Title, the words and phrases defined in this Section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the Construction Codes or the Utah Land Use Development and Management Act shall be construed as defined therein.

* * *

Lot: A tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder, as more particularly defined in Utah Code § 10-9a-103. ~~A contiguous and separately delineated piece of real property which:~~

- ~~1. — Is shown on a recorded final subdivision plat, or~~
- ~~2. Is defined by metes and bounds and has a separate property identification number according to the records of the County Recorder.~~

* * *

Lot Depth: The mean horizontal distance from a front lot or parcel line to a rear lot or parcel line.

* * *

Parcel: Any real property, regardless of any label, that is not a lot in a recorded subdivision, as more particularly defined in Utah Code § 10-9a-103. ~~A contiguous quantity of real property defined by metes and bounds which has a separate property identification number according to the records of the County Recorder and is not shown on a recorded final subdivision plat.~~

* * *

12.21.090 Permitted Use Review

* * *

- (e) Approval Standards. The following standards shall apply to approval of a permitted use.

(1) A permitted use shall:

- (A) Be allowed as a permitted use in the applicable zone;
- (B) Conform to development standards of the applicable zone;
- (C) Conform to applicable regulations of general applicability and regulations for specific uses set forth in this Title; and
- (D) Conform to any other applicable requirements of the Centerville Municipal Code.

(2) Conditions may be imposed as necessary to achieve conformance with applicable code requirements.

(3) If proposed development is located on ~~an unsubdivided lot or a~~ parcel, the development and permitted use permit approval shall be subject to CZC 12.55.132 (Development or Use of Parcel):

~~(A) — A subdivision shall be approved and recorded as a condition of approval; or~~

~~(B)(A) Street improvements shall be provided as required in CZC 12.55.190 and CZC 12.55.200.~~

* * *

12.21.110 Site Plan Review

(a) Purpose. This Section sets forth procedures for considering and approving a site plan. Such procedures are intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with the priorities, values, and guidelines found in various elements of the General Plan and this Title.

(b) Authority. The Planning Commission is authorized to approve site plans as provided in this Section.

(c) Initiation. A property owner may request approval of a site plan as provided in this Section. An agent of a property owner shall provide an affidavit of authorization.

(1) Site Plan approval is a two-step process consisting of: (1) conceptual site plan review and approval; and (2) final site plan review and approval. In order to provide for appropriate review and analysis, conceptual and final site plan applications shall not be reviewed by the Planning Commission concurrently or at the same meeting.

(2) Conceptual and final site plan review and approval shall be required for any of the following uses unless expressly exempted from such requirement by another provision of this Title:

A. Any multiple-family residential use;

B. Any public or civic use;

C. Any commercial use;

D. Any industrial use; or

~~E. Any residential development outside a platted subdivision; or~~

~~F.E.~~ Any planned development within a PDO zone.

(3) When site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the required plan. No clearing, grubbing, grading, drainage work, parking lot construction or other site improvement shall be undertaken prior to site plan approval.

* * *

12.55.130 Lots, Parcels, And Yards

(a) Every Building on Legally Created Lot or Parcel. Every building shall be located and maintained on a legally created lot or parcel as defined in this Title, unless such lot or parcel is a legally nonconforming lot or parcel. Not more than one single-family dwelling or commercial structure shall occupy any one lot or parcel except as authorized by the provisions of this Title. Any development or use of a parcel located outside a recorded subdivision shall comply with CZC 12.55.132 (Development or Use of Parcel).

* * *

12.55.132 Development or Use of Parcel

- (a) Single-Family Dwelling. Any development of a single-family dwelling or other associated single-family use on a parcel located outside a recorded subdivision shall comply with CZC 12.55.134 (Single-Family Development on Parcel).
- (b) Commercial, Industrial, or Other Use. Any commercial, industrial, public or civic, multi-family, or other non-single-family development or use on a parcel located outside a recorded subdivision shall comply with CZC 12.21.110 (Site Plan Review).

12.55.134 Single-Family Development on Parcel

(a) Permitted Use Permit. The Zoning Administrator is authorized to issue a permitted use permit for the development of a single-family dwelling or other associated single-family

use on a parcel located outside a platted subdivision in accordance with the procedures and standards for review as set forth in this Section and CZC 12.21.090 (Permitted Use Review).

(b) Administrative Decision. Any decisions regarding the review, approval, or denial of a permitted use permit for the development of a single-family dwelling or other associated single-family use on a parcel located outside a platted subdivision is an administrative decision and shall be made in accordance with the provisions of CZC 12.21.060 (General Decision-Making Standards) regarding decision-making standards for administrative proceedings.

(c) Application Requirements. The application for permitted use permit for development of a single-family dwelling or other associated single-family use on a parcel located outside a platted subdivision shall, in addition to the requirements of Subsection CZC 12.21.090, include:

- (1) A vicinity map showing significant natural and man-made features on the parcel and within 100 feet of the parcel;
- (2) Boundary lines of the parcel with dimensions shown;
- (3) Topographic contour lines at no greater intervals than five feet;
- (4) Total acreage and tax identification number for the parcel;
- (5) An accurate and complete survey for the parcel with traverses of the exterior boundaries of the parcel to close within a tolerance of one foot to 20,000 feet when computed from field measurements on the ground;
- (6) Proposed addressing for the parcel in accordance with CMC 11.03.050;
- (7) Designation of any portions of the parcel located in a floodplain zone or containing designated wetlands;
- (8) The right-of-way lines of each street, and the width of any portion being dedicated and widths of any existing dedications;
- (9) The side lines of all recorded and proposed easements shall be shown by fine dashed lines. The width of all easements and sufficient ties thereto to locate the same with respect to the parcel shall be shown. All recorded and proposed easements shall be clearly labeled and identified;
- (10) A description or layout of existing and proposed utilities, including culinary water, irrigation water, sewer, stormwater, electrical, and gas service;
- (11) Satisfactory evidence that all utilities and services will be available for the parcel and that the utilities and easements therefor have been reviewed by the utility providers;
- (12) Construction plans in accordance with the requirements and standards set forth in CMC 15.07 (Public Improvements) for any required public improvements;
- (13) Improvements Agreement bond acceptable to the City and bond for any required public improvements in accordance with CMC 15.04.090; and

(14) A current title report disclosing all recorded matters of title regarding the parcel which is prepared and dated not more than 30 days from the date of submittal of the application for permitted use permit.

(d) Parcel Development Requirements. Any development of a single-family dwelling or other associated single-family use on a parcel located outside a platted subdivision shall:

(1) Provide all necessary street and public improvements in accordance with CZC 12.55.190;

(2) Provide all necessary street and right-of-way dedication in accordance with CZC 12.55.190;

~~(1)~~(3) Provide all required public utility easements and other necessary easements in accordance with CMC 15.05.060;

(4) Pay all applicable development and impact fees; and

(5) Comply with all applicable provisions of CMC 15.05 (General Requirements for All Subdivisions) specifically related to lot development standards and restrictions.

**PLANNING
COMMISSION**

Staff Report
8/10/2022

Item No. 2.

Title: Moderate Income Housing Strategy Discussion - Continued

Initiated By: State Statutes

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The Planning Commission will begin narrowing the strategies to be selected before proposing a General Plan Amendment to comply with recent state statutes.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 2022 PC Staff Memo MIH Strategies - Commission Discussion #2

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

STAFF MEMORANDUM

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: MODERATE INCOME HOUSING 2022 STRATEGIES DISCUSSION

BACKGROUND

Previously, the Planning Commission seemed interested in considering efforts that would involve partnering/interlocal agreements, would be interested in efforts that would help local employees, and might be interested in a program to help rehabilitate an existing structure.

This memorandum will summarize the strategies that reflect the discussion of the Commission. Additionally, staff provided selective commentary to maybe facilitate the discussion. The Commission should discuss these and identify a list of feasible strategies relevant to Centerville and possibly narrow the list to a few potential top strategies. Please remember, the state statute requires a minimum of three (3), with an incentive to adopt five (5) to receive a priority designation for transportation funding.

STATE & LOCAL RESOURCE LINKS

- **Davis Community Housing Authority:** <https://www.daviscommunityhousing.com/>
- **Utah Housing Corporation:** <https://utahhousingcorp.org/about/housingAuth>
- **Work Force Services, Housing & Community Development:**
<https://jobs.utah.gov/housing/affordable/moderate/index.html>

SUMMARY OF SELECT MIH STRATEGIES

Inter-agency Cooperation & Coordination Strategies

- a) Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

STAFF COMMENT: *It is staff's understanding that a Redevelopment Development Agency is allowed to set aside funds for the rehabilitation/replacement of afforded housing units. Therefore, the RDA would need to budget and identify opportunities for disbursement of tax increment funds from such redevelopment areas.*

- b) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing

STAFF COMMENT: *The Cities of the South Davis Area along with Davis County could create a coalition regarding the housing needs, develop a strategic plan, and then enter into a cooperative to combine resources to incentivize, create, or develop MIH projects.*

- c) Demonstrate creation of, or participation in, a community land trust program for moderate income housing

STAFF COMMENT: *This strategy could be combined with cooperative plan listed previously.*

- d) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

STAFF COMMENT: *This strategy could be combined with cooperative plan listed previously.*

Local Government Regulation and/or Investment Strategies

- a) Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality

STAFF COMMENT: *This could be a matter of public policy adoption that could be made available and promoted as part of the City's Employment program.*

- b) Reduce, waive, or eliminate impact fees related to moderate income housing

STAFF COMMENT: *This could be a matter of public policy adoption that could be made available and promoted in a "to-be-created" economic development plan for the City.*

- c) Identify and utilize county [municipal] general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county/municipality for the construction or rehabilitation of moderate-income housing

STAFF COMMENT: *This could be a matter of public policy adoption that could be made available and promoted in a “to-be-created” economic development plan for the City.*

- d) Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

STAFF COMMENT: *This could be a matter of public policy adoption that could be made available and promoted in a “to-be-created” economic development plan for the City.*

- e) Develop a moderate-income housing project for residents who are disabled or 55 years old or older

STAFF COMMENT: *This strategy could be combined with cooperative plan listed in the previous section.*

- f) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

STAFF COMMENT: *This strategy could be combined with cooperative plan listed in the previous section, OR*

The City could create a specific zoning density incentive for the private sector to participate in for developing the set proportional MIH unit when developing.

**PLANNING
COMMISSION**

Staff Report
8/10/2022

Item No. 3.

Title: Landscaping Regulation Discussion - Review existing Zoning Ordinances in relation to water conservation optimization

Initiated By: City Council

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The City Council has directed staff and the Planning Commission to review existing regulations and propose reasonable changes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 2022 PC Staff Memo Landscaping Regulation Updates - Commission Discussion #1

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

STAFF MEMORANDUM

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: LANDSCAPING REGULATIONS vs. WATER CONSERVATION
 DISCUSSION**

BACKGROUND

Previously, the City Council requested that the Planning Staff and Commission review the landscaping requirements with a focus on improving water use efficiency and conservation. Staff has reviewed the regulations of the Zoning Ordinance with a focus on the following:

- Reducing the planting ratio to other elements such as mulches and allowable hardscaping features.
- Expanding the use of decorative gravel in the landscaping design
- Consider expanding the use of xeriscaping to the east side of I-15
- Elimination of water elements and features
- Discussion if and or how artificial plants may or may not play some role in future landscaping designs

POLICY REVIEW HIGHLIGHTS

Staff has selected specific regulatory language for the Commission to discuss. Staff has highlighted areas to facilitate the discussion, as found below:

CZC 12.51.070 Landscaping Requirements:

(a) General Requirements.

A. Landscaped areas shall include trees, shrubs, vegetative, organic, and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the park strip, all required landscape areas shall be occupied by plant material or ground cover.

- a. Required landscaping areas shall include live plant material at least to the following extent:
 - i. Perimeter and internal landscaping: 75%; and
 - ii. Buffer landscaping between residential and non-residential development: 50%.

- B. Excluding park strips, non-live landscaping materials may consist of hard surface improvements such as pools, fountains, **waterfalls, streams**, decorative boulders and sculptures, or materials such as wood chips, bark, stone, or similar materials. **Non-live landscaping materials shall not be deemed to include artificial plants** or landscaping as more particularly described in Subsection (C).
- a. Decorative paving materials may include bricks, pavers, flagstones, and textured concrete.
 - b. **Untextured concrete, gravel or lava rocks shall not be used in a required landscaped area** unless specifically permitted by an approved landscaping plan.
- C. Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082; provided, **no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.**

(d) Non-Residential Project Landscaping.

1. At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right of way.
 1. To the extent possible, such landscaping plan shall incorporate xeriscaping.
 2. The **xeriscaping plan** shall be designed by a licensed landscape architect with xeriscape experience.
2. At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way. **(What about xeriscaping east of I-15?)**

12.63 Parrish Lane Gateway Design Standards

Groundcover (Living and Nonliving).

1. Future development sites should receive temporary landscaping treatments to provide dust and weed control, and to prevent erosion. For phased projects, property being reserved for future development should be landscaped using water-conserving plant material or other alternative conservation methods that control dust and weed nuisances.
2. **Less than 75% of softscaped landscaping area** should be planted in turf or high water-use plants. Functional turf areas in parks, schools, multiple-family residential developments, golf courses, shall be exempt from this requirement. As used herein, softscape means living plants and organic materials located in areas of landscaping.

f **Water Elements.**

1. **Water features** can provide relief from summer temperatures but should be used sparingly with every attempt made to limit the amount of water used. The City should project an image of using its limited water resources as efficiently as possible for the benefit of its citizens.
 1. Fountains and other water features should be sited and designed so that they are and also appear to be efficient users of water.
 2. Water features should cool the surrounding area and mask objectionable noises.
 3. Water features should be designed to maximize the amount of water recycled, to minimize the amount of make-up water required, and should be designed using equipment which will minimize leakage throughout the life of the water feature.
 4. Where there is a significant risk of over-spray, wind shut-off valves should be incorporated into the system.
2. **Water features**, including fountains, should be sited to allow significant environmental enhancement primarily to on-site and incidentally to off-site users and to minimize water consumption. Filtered backwash effluent should be discharged into landscaped areas.

12.68 Shorelands Commerce Park District Design Standards

(d)10 - **Water elements**, walls, landscape boulders, and other landscaping features shall be used in a natural looking manner to complement the appearance of the shoreland environment.

12.51.082 Artificial Landscaping Standards

Ordinance Link:

https://centerville.municipalcodeonline.com/book?type=zoning#name=12.51.082_Artificial_Landscaping_Standards



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
8/10/2022

Item No. 1.

Title: Community Development Director's Report

Initiated By: Planning Commission

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Next Planning Commission Meeting - August 24, 2022

Tentative Items:

- Zone Map Amendment - Remove Hillside Overlay for select lots - Applicant, Mark Knight
- Small Subdivision Wavier - Eric Defries, Applicant
- Moderate Income Housing General Plan Amendment - select new strategies as per state statute

City Council Action Report:

- Parrish Creek PDO Amendment - Council Approved, as recommended

Planning Commission Goals:

- Parking Update - Council Tabled for Further Review
- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- Update Single-family Unplatted Lots Approval Process - PC Agenda 08-10-2022
- Landscaping Ordinance Update - Underway - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
8/10/2022

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

July 27, 2022 Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 7-27-22 PC

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, July 27, 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
Shawn Hoth
Mason Kjar
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright, Vice Chair

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Jennifer Robison, City Recorder

PLEDGE OF ALLEGIANCE

LEGISLATIVE PRAYER OR THOUGHT Commissioner Kjar

MODERATE INCOME HOUSING STRATEGIES REVIEW (HB 462)

Community Development Director Cory Snyder explained new strategy and parameter options for moderate income housing plans provided by the State with House Bill 462. He explained that cities were required to adopt a minimum of three strategies with implementation plans by October 1, 2022, but priority preference for certain types of grants and funds would require adoption of five strategies by October 1, 2022. The Planning Commission reviewed moderate income housing strategies currently adopted by the City, and reviewed strategy options included in HB 462, rated by staff for feasibility and potential cost of implementation for Centerville.

Mr. Snyder commented that "moderate income" was defined as 80% of the median income in the county. Chair Daly said the median annual income for Davis County was currently listed as \$87,500 (80% = \$70,000). With those numbers, Chair Daly calculated that the cost of "moderate income housing" would be no more than \$1,900 per month. He expressed the opinion that the State Legislature's approach to moderate income housing did not solve the existing problem. The Planning Commission discussed the possibility of partnering at the county level.

Chair Daly said he believed Centerville needed to be able to provide a variety of housing types. Commissioner Wright said she believed one goal behind HB 462 was for moderate income housing to be spread out rather than concentrated in one area. She said she liked the following strategy rated by staff as moderately feasible: "develop a moderate-income housing project for residents who are disabled or 55 years old or older". Commissioner Shegrud said she liked the idea. Commissioner Kjar said he could see two hurdles to implementation: Centerville was not equipped to be a developer; and the project would involve use of tax payer funds, which Centerville residents tended to not like. Commissioner Shegrud asked if an independent developer could be enticed. Commissioner Wright suggested a partnership through an interlocal agreement.

1 Chair Daly said he liked the following strategy rated by staff as low feasibility: "zone or
2 rezone for higher density or moderate-income residential development in commercial or mixed-
3 use zones near major transit investment corridors, commercial centers, or employment centers".
4 He mentioned Main Street as a possibility. Commissioner Wright suggested a survey or open
5 house to get feedback from the community regarding specific strategies.

6
7 Chair Daly and Commissioner Shegrud said they liked: "demonstrate investment in the
8 rehabilitation of existing uninhabitable housing stock into moderate income housing".
9 Commissioner Wright expressed agreement.

10
11 Commissioner Larsen pointed out: "apply for or partner with an entity that applies for
12 state or federal funds or tax incentives to promote the construction of moderate income housing,
13 an entity that applies for programs offered by the Utah Housing Corporation within that agency's
14 funding capacity, an entity that applies for affordable housing programs administered by the
15 Department of Workforce Services, an entity that applies for affordable housing programs
16 administered by an association of governments established by an interlocal agreement under
17 Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a
18 public housing authority to preserve and create moderate income housing, or any other entity
19 that applies for programs or services that promote the construction or preservation of moderate
20 income housing". He suggested the City could try to find funds to entice a developer.
21 Commissioner Wilcox commented that Centerville was land-locked with very little land left for
22 development. Commissioner Wright responded that interlocal agreements could be beneficial.

23
24 Commissioner Kjar said he was not confident that subsidies to a developer would trickle
25 down and result in savings for homebuyers. He said he would be more inclined to support
26 strategies that would put savings in the hands of homebuyers. Commissioner Kjar said he liked
27 the following strategy labeled by staff as highly feasible: "implement a mortgage assistance
28 program for employees of the county/municipality, an employer that provides contracted
29 services for the county/to the municipality, or any other public employer that operates within the
30 county/municipality". The Commissioners discussed possibilities.

31
32 Mr. Snyder summarized that the Planning Commission seemed interested in considering
33 efforts that would involve partnering/interlocal agreements, would be interested in efforts that
34 would help local employees, and might be interested in a program to help rehabilitate an
35 existing structure. Commissioner Wright said she was interested in deed-restricted options.
36 Chair Daly said he believed deed-restricted situations represented government getting a little
37 too involved in private property. Mr. Snyder said he would go back through the strategy options
38 provided in HB 462 and prepare a recommendation for the Planning Commission to discuss.
39 The Planning Commission discussed possible formats for gathering public input.

40 41 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

42
43 The Planning Commission was scheduled to meet next on August 10, 2022. Mr. Snyder
44 and the Planning Commission briefly discussed landscaping regulation options.

45 46 **MINUTES REVIEW AND APPROVAL**

47
48 Minutes of the June 8, 2022 Planning Commission Meeting were reviewed.
49 Commissioner Wright **moved** to accept the minutes. Commissioner Kjar seconded the motion,
50 which passed by unanimous vote (7-0).

ADJOURNMENT

At 8:11 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).

Jennifer Robison, City Recorder

Date Approved