

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.

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

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

Commissioner Larsen pointed out: "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". He suggested the City could try to find funds to entice a developer. Commissioner Wilcox commented that Centerville was land-locked with very little land left for development. Commissioner Wright responded that interlocal agreements could be beneficial.

Commissioner Kjar said he was not confident that subsidies to a developer would trickle down and result in savings for homebuyers. He said he would be more inclined to support strategies that would put savings in the hands of homebuyers. Commissioner Kjar said he liked the following strategy labeled by staff as highly feasible: "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". The Commissioners discussed possibilities.

Mr. Snyder summarized that 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. Commissioner Wright said she was interested in deed-restricted options. Chair Daly said he believed deed-restricted situations represented government getting a little too involved in private property. Mr. Snyder said he would go back through the strategy options provided in HB 462 and prepare a recommendation for the Planning Commission to discuss. The Planning Commission discussed possible formats for gathering public input.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

MINUTES REVIEW AND APPROVAL

Minutes of the June 8, 2022 Planning Commission Meeting were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Kjar seconded the motion, 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
Jennifer Robison, City Recorder

8-10-2022
Date Approved

