

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, August 10, 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
Becki Wright, Vice Chair

MEMBERS ABSENT

Matt Larsen
Heidi Shegrud
Christina Wilcox

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE

LEGISLATIVE PRAYER OR THOUGHT Commissioner Hoth

PUBLIC HEARING – ZONE TEXT AMENDMENT TO CZC 12.55 REGARDING DEVELOPMENT OR USE OF A PARCEL

One of the Planning Commission's goals was to streamline the process for approving residential development outside a platted subdivision. The desire was to allow the process to move away from obtaining an approval from the Planning Commission, which was a two-step site plan review and approval process, and allow the Zoning Administrator to approve such development provided the development met current City regulations. City Attorney Lisa Romney presented proposed changes to City Code to streamline the process.

Community Development Director Cory Snyder commented that in Centerville there were some unplatted lots in areas of survey error, and gave an example of an error found in the process of verifying easement locations on an unplatted lot. Ms. Romney said the City would receive a lot of information from the proposed streamlined application process. She said staff recommended approval of the proposed amendments.

Chair Daly opened a public hearing at 7:16 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Wright **moved** 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. Commissioner Hoth seconded the motion, which passed by unanimous vote (4-0). Commissioner Wright thanked staff for being thoughtful in streamlining the process.

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.

- 1 b. The Planning Commission finds that Site Plan Review is a two-step process that
2 includes holding a public hearing to review and consider considerable amount of
3 zoning and other applicable development regulations.
4 c. The Planning Commission finds that approving single-family development ought not
5 require the same process and approval as multi-family, commercial, and industrial
6 development.
7 d. Therefore, the Planning Commission finds it feasible to streamline the process for
8 approving residential development outside a platted subdivision.
9

10 **MODERATE INCOME HOUSING STRATEGY DISCUSSION – CONTINUED**

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12 Community Development Director Cory Snyder presented ten options selected by staff
13 from the State's 2022 list of moderate-income housing strategies based on the following ideas
14 previously discussed by the Planning Commission:
15

- 16 • Inter-agency Cooperation & Coordination Strategies
17 • Local Government Regulation and/or Investment Strategies
18

19 Mr. Snyder answered questions about RDA tax increment revenue. Commissioners
20 discussed options presented by staff, and expressed interest in the following strategy options:
21

- 22 • Ratify a joint acquisition agreement with another local political subdivision for the
23 purpose of combining resources to acquire property for moderate income housing
24 • Implement a mortgage assistance program for employees of the county/municipality,
25 an employer that provides contracted services for the county/to the municipality, or
26 any other public employer that operates within the county/municipality
27

28 Mr. Snyder commented that a risk of interagency cooperation was the possibility of
29 differing levels of interest and motivation. The Planning Commission added the following
30 strategy options to recommend for Council consideration:
31

- 32 • Demonstrate utilization of moderate-income housing set aside from a community
33 reinvestment agency, redevelopment agency, or community development and
34 renewal agency to create or subsidize moderate income housing
35 • Demonstrate creation of, or participation in, a community land trust program for
36 moderate income housing
37 • Apply for or partner with an entity that applies for state or federal funds or tax
38 incentives to promote the construction of moderate income housing, an entity that
39 applies for programs offered by the Utah Housing Corporation within that agency's
40 funding capacity, an entity that applies for affordable housing programs administered
41 by the Department of Workforce Services, an entity that applies for affordable
42 housing programs administered by an association of governments established by an
43 interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity
44 that applies for services provided by a public housing authority to preserve and
45 create moderate income housing, or any other entity that applies for programs or
46 services that promote the construction or preservation of moderate income housing
47

48 Commissioner Kjar said he believed the following strategy would be a spectacular
49 project, but was not sure Centerville would be the right place for it. The Planning Commission
50 discussed the possibility of interagency cooperation or mortgage assistance in combination with
51 the strategy.
52

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

LANDSCAPING REGULATION DISCUSSION – REVIEW EXISTING ZONING ORDINANCES IN RELATION TO WATER CONSERVATION OPTIMIZATION

The City Council previously directed staff and the Planning Commission to review existing landscaping regulations and propose reasonable changes. Mr. Snyder commented that turf grass was the easiest way to meet a landscaping requirement, but use of turf grass could be in conflict with water conservation efforts. He spoke of xeriscaping versus drought tolerant landscaping. The Planning Commission discussed artificial landscaping.

Chair Daly said he would be in favor of making small changes, such as adjusting percentages, but did not see a need to make big changes. Commissioner Wright suggested encouraging new development to consider water conservation when planning park strip landscaping. Staff commented that the recently amended park strip ordinance was a work in progress. Commissioner Wright suggested the required turf percentage could be reduced, but directions and standards for replacement of turf would need to be increased.

Commissioner Wright suggested zoning ordinances reference water-wise plantings rather than “xeriscaping”. The Planning Commission and Mr. Snyder discussed incentivizing by reducing the required percentage of landscaping for commercial development if the landscaping qualified as water-wise. Commissioner Wright suggested also incentivizing a drip irrigation system.

Chair Daly said he believed one of the most reasonable approaches would not be to change the overall amount of landscaping, but change the possible configuration of the landscaping, allowing more flexibility. Chair Daly suggested amending the percentage in CZC 12.51.070(a)A(a)(i) from 75% to 60%, and 12.63(2) from less than 75% to less than 60%. Mr. Snyder said he would bring the proposed amendments back to Planning Commission for further action.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

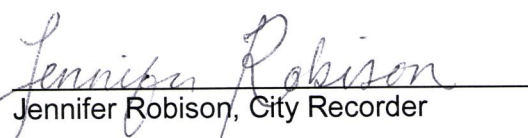
The Planning Commission was scheduled to meet next on August 24, 2022. Mr. Snyder updated the Planning Commission regarding recent actions by the City Council.

MINUTES REVIEW AND APPROVAL

Minutes of the July 27, 2022 Planning Commission Meeting were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Kjar seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 8:40 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (4-0).


Jennifer Robison, City Recorder

8-24-2022
Date Approved

