

CENTERVILLE CITY PLANNING COMMISSION AGENDA

Due to Planning Commission Chair Hayman's Determination (contained in body of below agenda) public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel. Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content.

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON OCTOBER 28, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

1. Chair Hayman Determination - Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville City Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

You Tube Link: <https://www.youtube.com/user/centervillecityutah>

Join Zoom Meeting

[https://zoom.us/j/92756444472?](https://zoom.us/j/92756444472?pwd=RWhONGY1MXFZY2JWVTBrdEhqdG84Zz09)

[pwd=RWhONGY1MXFZY2JWVTBrdEhqdG84Zz09](https://zoom.us/j/92756444472?pwd=RWhONGY1MXFZY2JWVTBrdEhqdG84Zz09)

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Mason Kjar, Commissioner

D. COMMISSION BUSINESS

2. **ADMINISTRATIVE DECISION - Bank of America - Building Elevation Design Changes**

As part of the Final Site Plan process for Bank of America, the Applicant is required to obtain approval from the City's Redevelopment Agency. The RDA has required the applicant to revise the Building Elevation Design along with potential color and material changes. The RDA will be reviewing the proposed design changes on Monday, October 26, 2020.

3. **LEGISLATIVE DECISION - Public Hearing - General Plan Amendment Transportation Element**

Previously, the Planning Commission has been discussing various concepts for coordinating the Transportation Element with the Moderate Income Housing Plan, as required by State Statutes. The Commission will be presenting the draft amendment language and conducting the Public Hearing in preparation of making a recommendation to the City Council.

4. **Legacy Crossing - PDO Amendment**

This item has been tabled to November 10, 2020.

5. **Community Development Director's Report**

City Council/RDA Update:

- Summerhill Lane PDO Subdivision - City Council Tabled Item on 10/20/2020 for further review

Next Planning Commission Meeting of 11/10/2020 (Tuesday):

- Legacy Crossing Lots 2 & 3 - PDO Amendments and Final Site Plan, JF Capital Applicant
- South Main Street Corridor Plan - Discuss Status & Work Program

2020 Commission Goals:

- Residential Buffering - will be presented to the City Council 11/04/2020
- Transportation Element Update - will be presented to the City Council 11/04/2020
- South Main Street Corridor Plan Update - To Date on Hold
- West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

E. MINUTES REVIEW AND ACCEPTANCE

October 14, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner



CENTERVILLE CITY

250 North Main Centerville, Utah 84014-1824 • (801) 295-3477 • Fax: (801) 292-8034

Incorporated in 1915

Mayor

Clark A. Wilkinson

City Council

Tamelyn Fillmore

William Ince

Stephanie Ivie

George McEwan

Robyn Mechem

City Manager

Brant T. Hanson

Centerville City Planning Commission Chair Hayman Determination

Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

Dated: 10/20/2020 | 10:53 AM PDT

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

I hereby authorize the Centerville Planning Commission to conduct electronic meetings without an anchor location for the duration of this determination. This determination and the reasons stated herein shall be included in the public notice for each Planning Commission meeting held electronically without an anchor location and shall be read at the beginning of each meeting. Public notice for each meeting shall also include directions for accessing the online meeting and information on how a member of the public may view or make a comment at the meeting.

This determination shall be effective for 30 days from the date of this determination and will continue to be reviewed and monitored for possible reissuance.

DocuSigned by:

Cheylynn Hayman

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Cheylynn Hayman

Centerville Planning Commission Chair



CENTERVILLE

Staff Backup Report

10/28/2020

Item No. 2.

Short Title: ADMINISTRATIVE DECISION - Bank of America - Building Elevation Design Changes

Initiated By:

Scheduled Time:

SUBJECT

As part of the Final Site Plan process for Bank of America, the Applicant is required to obtain approval from the City's Redevelopment Agency. The RDA has required the applicant to revise the Building Elevation Design along with potential color and material changes. The RDA will be reviewing the proposed design changes on Monday, October 26, 2020.

RECOMMENDATION

After the RDA meeting, the approved design will be posted to the Planning Commission Agenda. The Planning Commission should re-review the design changes for compliance with the Final Site Plan approval previously granted by the Commission. The Commission approved Building Design has been provided for comparison.

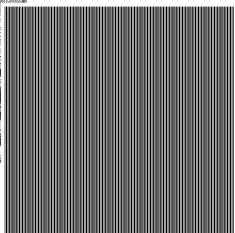
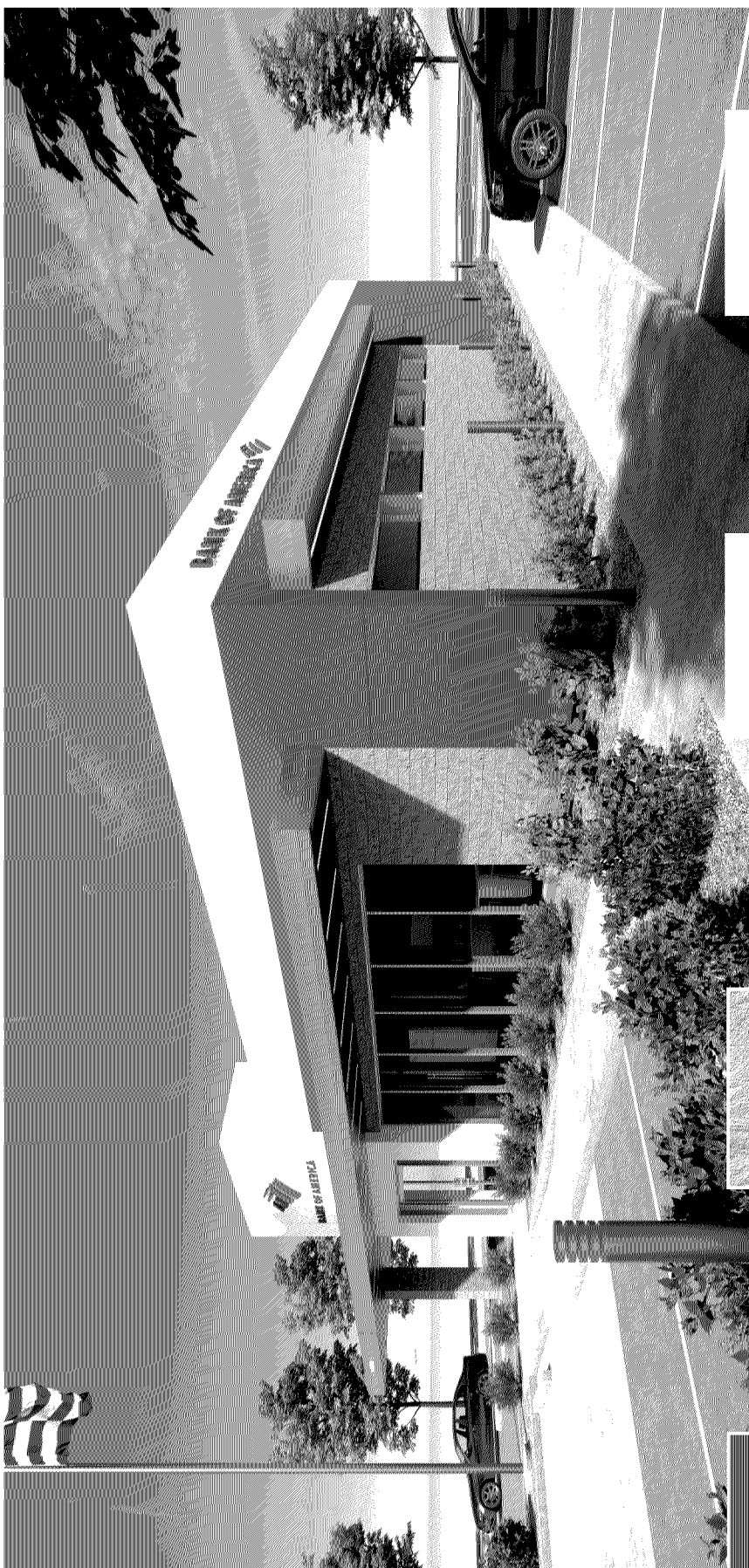
BACKGROUND

ATTACHMENTS:

Description

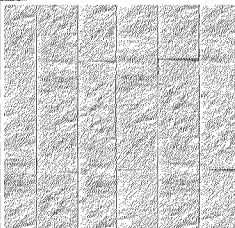
- Bank of American - Planning Commission Approved Building Elevation Design Scheme
- RDA Approved Building Scheme

MATERIAL BOARD - SOUTHEAST ELEVATION PERSPECTIVE



BENJAMIN MOORE
CHARCOAL SLATE

Stucco Paint



ELDORADO STONE
VANTAGE 30
SOUTHERN PEAK

Stone Cladding

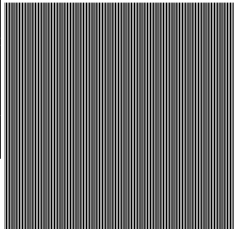
CITADEL
ARTIC WHITE

Metal Panel

CITADEL
CLEAR ANODIZED

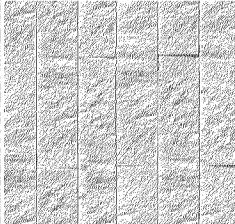
Canopy Metal Panel

MATERIAL BOARD - SOUTHWEST ELEVATION PERSPECTIVE



BENJAMIN MOORE
CHARCOAL SLATE

Stucco Paint



ELDORADO STONE
VANTAGE 30
SOUTHERN PEAK

Stone Cladding

CITADEL
ARTIC WHITE

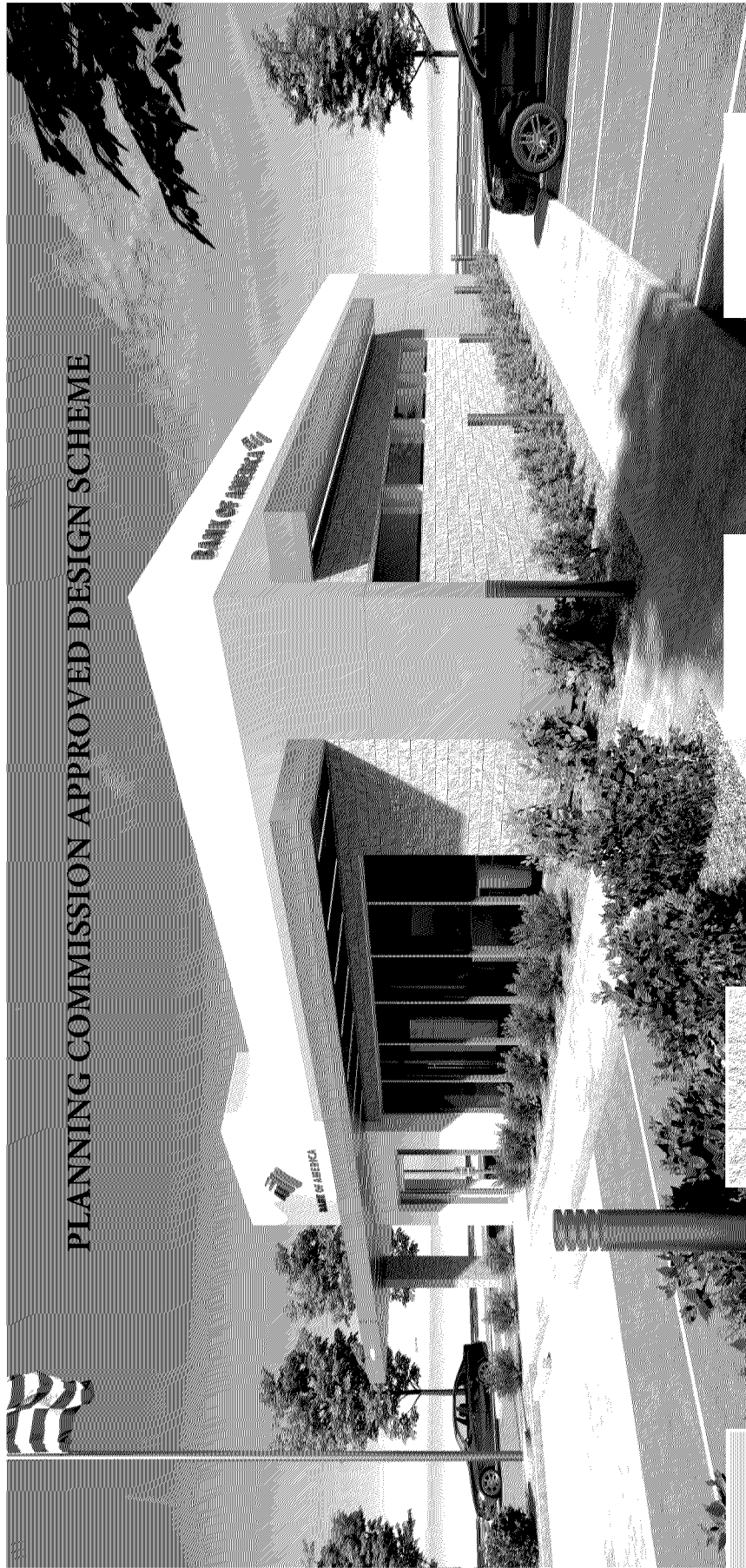
Metal Panel

CITADEL
CLEAR ANODIZED

Canopy Metal Panel

MATERIAL BOARD - SOUTHEAST ELEVATION PERSPECTIVE

OPTION 1



PLANNING COMMISSION APPROVED DESIGN SCHEME

BENJAMIN MOORE
SILVER CHAIN

Stucco Paint

ELDORADO STONE
VANTAGE 30
WHITE ELM

Stone Cladding

CITADEL
ARTIC WHITE

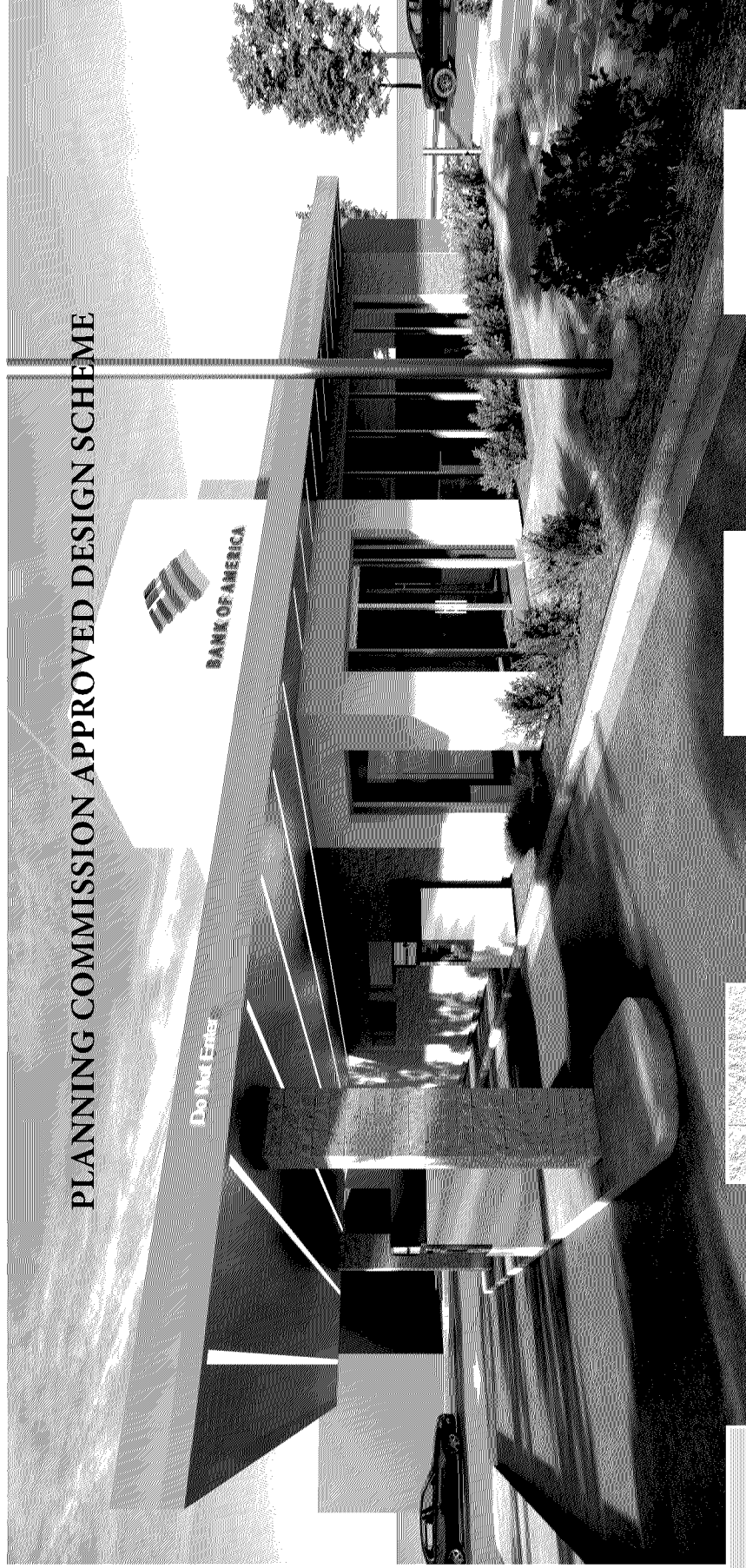
Metal Panel

CITADEL
CLEAR ANODIZED

Canopy Metal Panel

MATERIAL BOARD - SOUTHWEST ELEVATION PERSPECTIVE

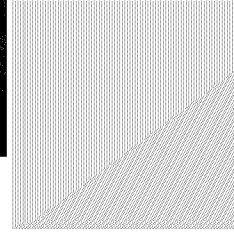
OPTION 1



PLANNING COMMISSION APPROVED DESIGN SCHEME

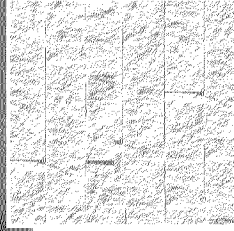


Do Not Enter



BENJAMIN MOORE
SILVER CHAIN

Stucco Paint



ELDORADO STONE
VANTAGE 30
WHITE ELM

Stone Cladding

CITADEL
ARTIC WHITE

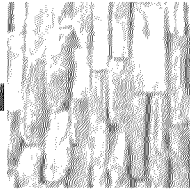
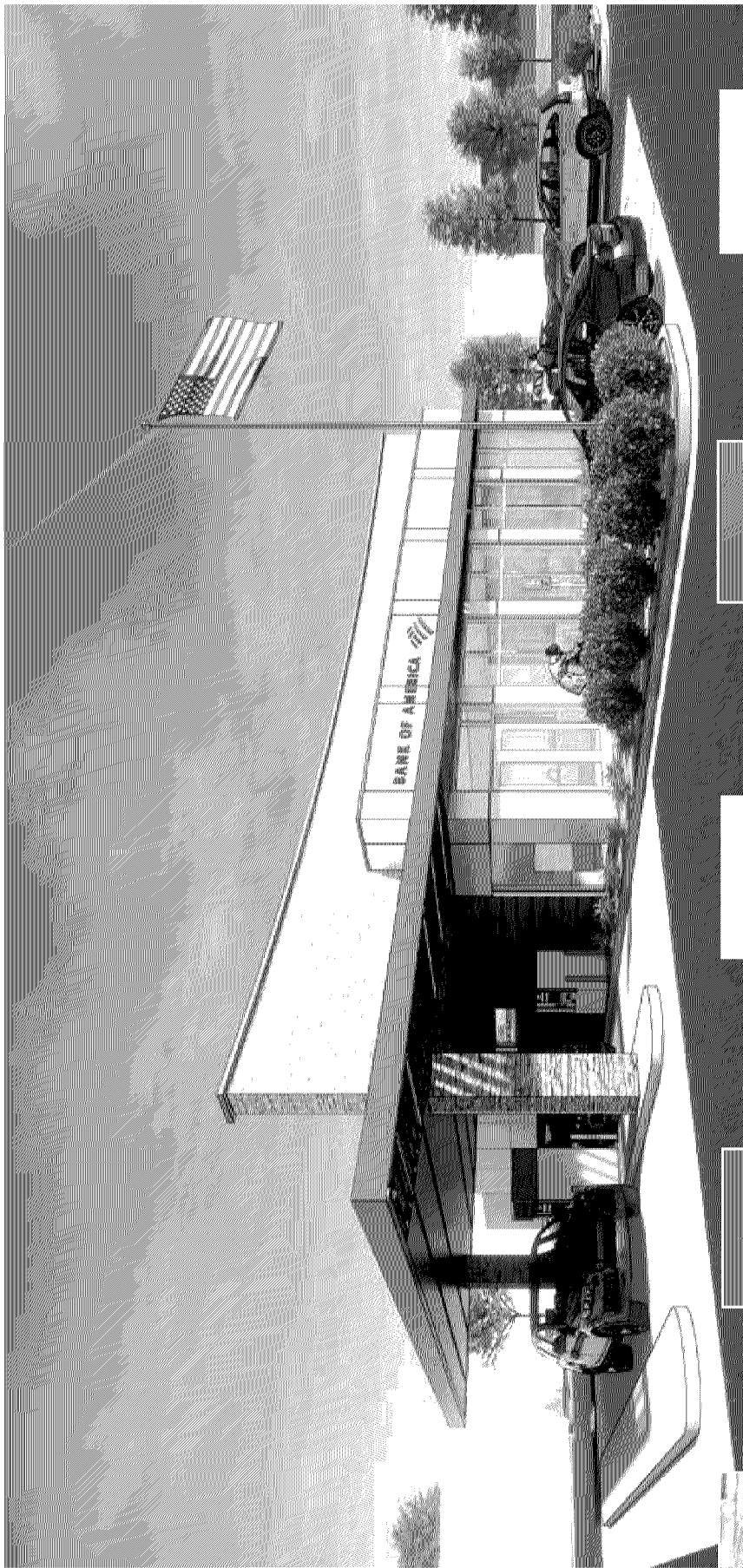
Metal Panel

CITADEL
CLEAR ANODIZED

Canopy Metal Panel

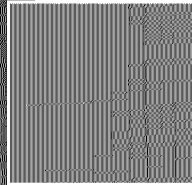
BAC CENTERVILLE - OPTION B1.1 | SOUTHWEST ELEVATION

OCTOBER 27, 2020



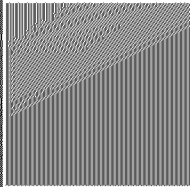
FLAGSTONE
TAUPE

Stone Veneer



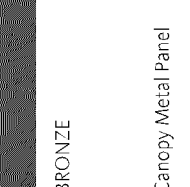
PURE & FREEFORM
ROMA NOCE
#SN043

Metal Panel System



CITADEL
ARTIC WHITE

Metal Panel System



BRONZE

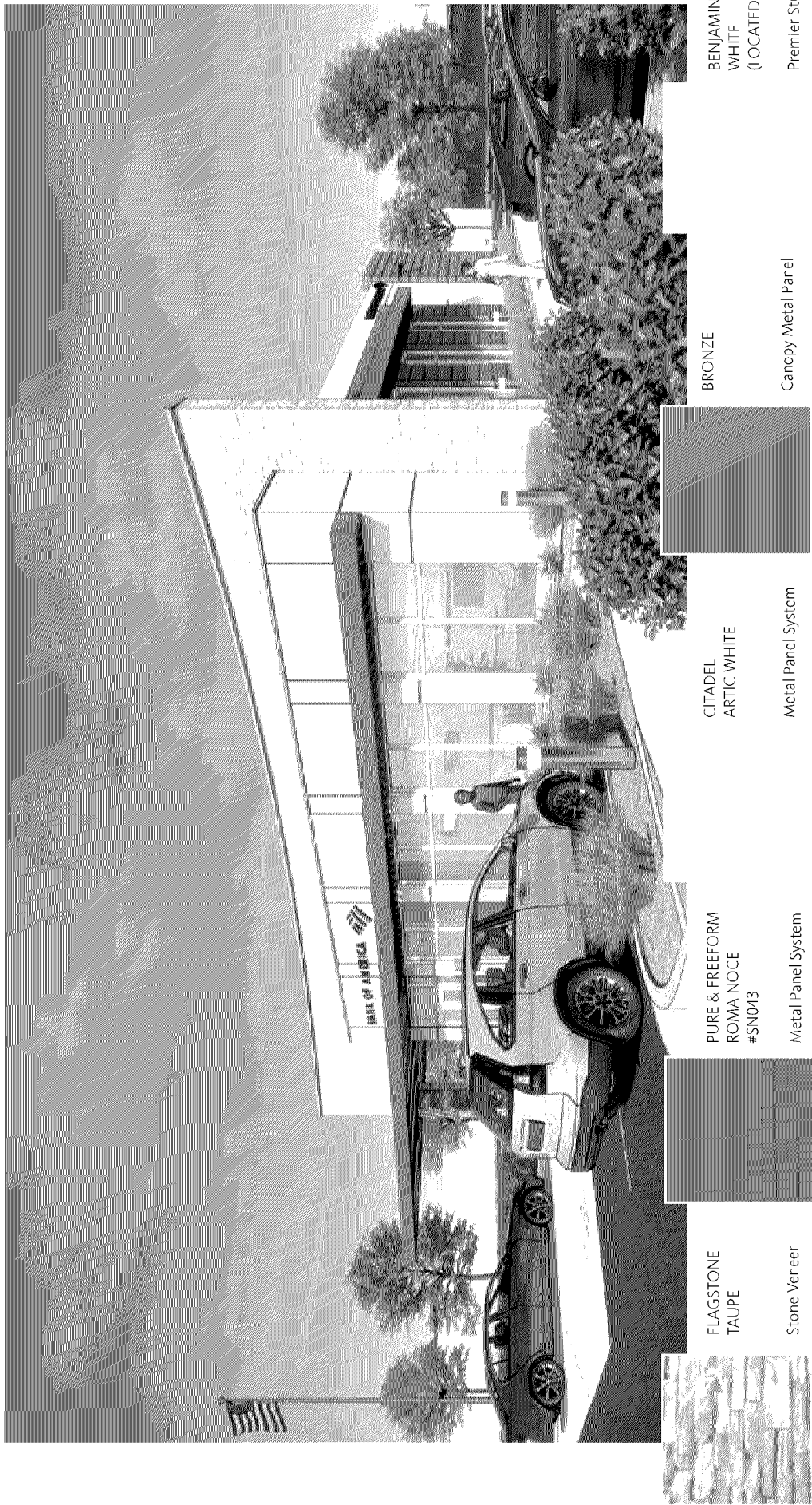
Canopy Metal Panel

BENJAMIN MOORE
WHITE
(LOCATED ON SIDES)

Premier Stucco

BAC CENTERVILLE - OPTION B1.1 | SOUTHEAST ELEVATION

OCTOBER 27, 2020



FLAGSTONE
TAUPE

Stone Veneer

PURE & FREEFORM
ROMA NOCE
#SN043

Metal Panel System

CITADEL
ARTIC WHITE

Metal Panel System

BRONZE

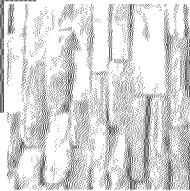
Canopy Metal Panel

BENJAMIN MOORE
WHITE
(LOCATED ON SIDES)

Premier Stucco

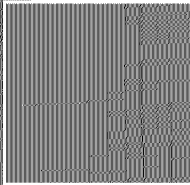
BAC CENTERVILLE - OPTION B1.1 | NORTHEAST ELEVATION

OCTOBER 27, 2020



FLAGSTONE
TAUPE

Stone Veneer



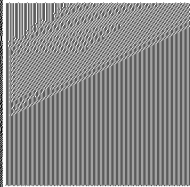
PURE & FREEFORM
ROMA NOCE
#SN043

Metal Panel System



CITADEL
ARTIC WHITE

Metal Panel System



BRONZE

Canopy Metal Panel

BENJAMIN MOORE
WHITE
(LOCATED ON SIDES)

Premier Stucco



FLAGSTONE
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Stone Veneer

PURE & FREEFORM
ROMA NOCE
#SN043

Metal Panel System

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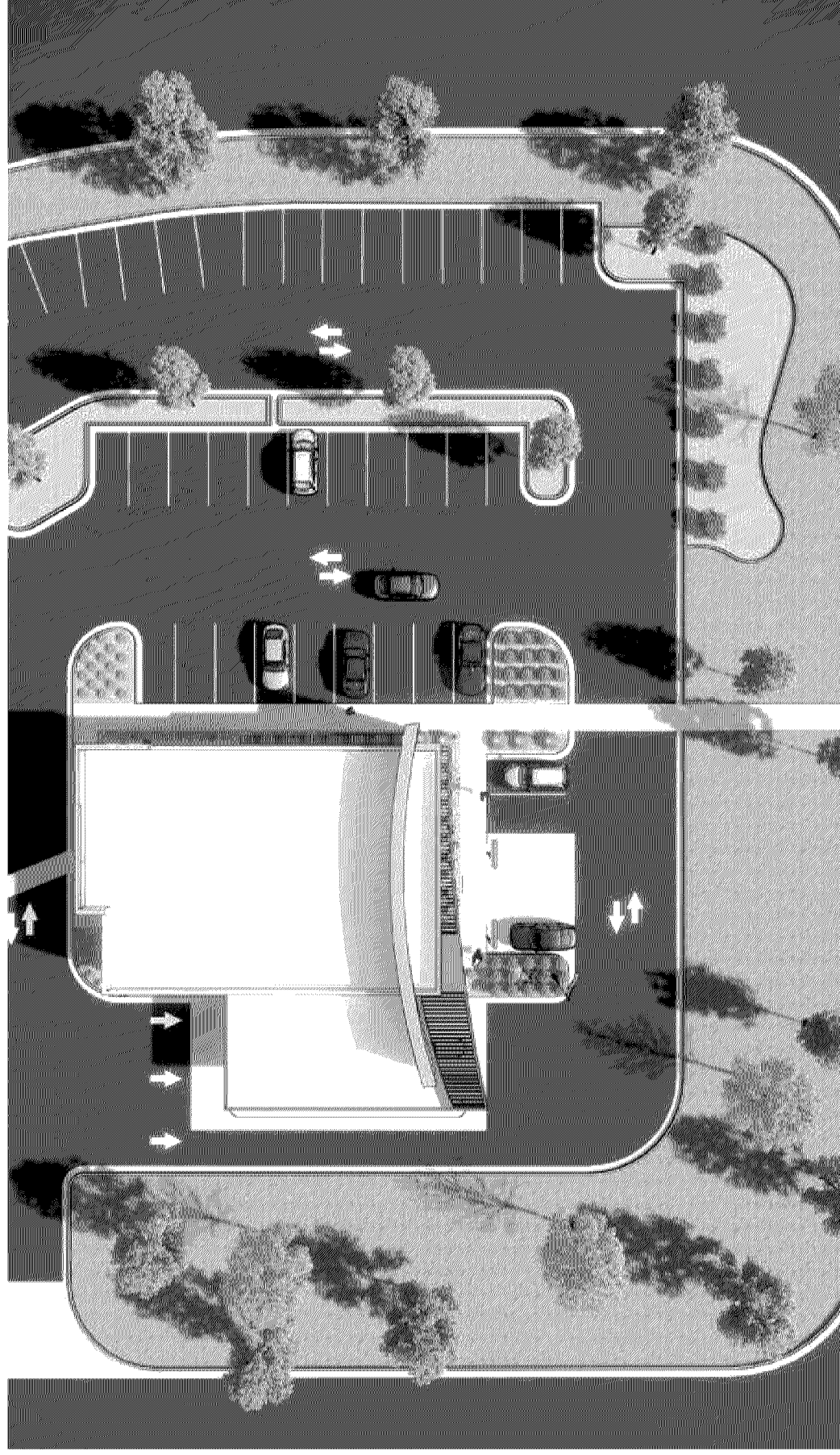
Metal Panel System

BRONZE

Canopy Metal Panel

BENJAMIN MOORE
WHITE
(LOCATED ON SIDES)

Premier Stucco



CENTERVILLE

Staff Backup Report

10/28/2020

Item No. 3.

Short Title: LEGISLATIVE DECISION - Public Hearing - General Plan Amendment Transportation Element

Initiated By:

Scheduled Time:

SUBJECT

Previously, the Planning Commission has been discussing various concepts for coordinating the Transportation Element with the Moderate Income Housing Plan, as required by State Statutes. The Commission will be presenting the draft amendment language and conducting the Public Hearing in preparation of making a recommendation to the City Council.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 10-28-2020 PC Staff Memo for Amendments to the Transportation Element
- ▣ General Plan - Proposed Transportation Element Amendments

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

STAFF MEMORANDUM

DATE: OCTOBER 28, 2020

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: CITY’S GENERAL PLAN REGARDING THE MODERATE-INCOME
HOUSING AND TRANSPORTATION ELEMENT COORDINATION
DISCUSSION**

**STAFF RECOMMENDATION: RECOMMEND APPROVAL TO THE CITY
COUNCIL**

BACKGROUND

As established by recent state statute amendments to the *Land Use Management Act*, all cities are required to adopt specific updates to the City’s General Plan to coordinate the Transportation Element with the City’s Moderate-Income Housing Plan by December 01, 2020. The state code transportation element requirements can be viewed at the following link and scrolling to Section 3(a)(ii) and Section 3(d):

[https://le.utah.gov/xcode/Title10/Chapter9A/10-9a-S403.html?v=C10-9a-S403_2019051420190514#:~:text=General%20plan%20preparation.,-\(1\)&text=The%20planning%20commission%20shall%20make,the%20area%20within%20the%20municipality.](https://le.utah.gov/xcode/Title10/Chapter9A/10-9a-S403.html?v=C10-9a-S403_2019051420190514#:~:text=General%20plan%20preparation.,-(1)&text=The%20planning%20commission%20shall%20make,the%20area%20within%20the%20municipality.)

The purpose of this process is to simply adopt future planning policies for the General Plan in order to bring it into compliance with state statutes. Thus, the City needs to focus on adopting just the policy considerations and not become overwhelmed with full implementation at this time. The required zoning implementation tools can be vetted and debated at a future time. Additionally, the Commission should focus on the need goal of 411 housing units. Keep in mind the state statute language of “realistic opportunity,” which is different than achieving the actual result. It is the opinion of staff, that there are market forces and variables that cities cannot not ultimately control.

After a few recent discussions conducted by the Planning Commission, the below listed policies, goals, or concepts were chosen to help guide the direction for correlating the future growth in the city, specifically with regards to encouraging the development of Moderate-Income Housing.

1. *Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones,*

2. *Consider additional housing (i.e. accessory apartments and accessory dwellings) within Single Block Measurement for select areas along a transportation corridor,*
3. *Consider creating an “Infill Overlay” that adjusts the base density to allow for infill development within 600 feet of select collector and arterial streets.*

PLANNING STAFF’S RECOMENDATION

The Planning Staff has now prepared the proposed goal and policy amendments for the Transportation Element. These amendments are depicted in the related attachment for this report. Staff recommends the following:

[MOTION TO RECOMMEND APPROVAL] *“I hereby motion to recommend an **APPROVAL** to the City Council the drafted amendments, as proposed in the staff report attachment, regarding the City’s Transportation Element.”*

[Suggested Reason for Action]

- a. *The Planning Commission finds that all cities are required to adopt specific updates to the City’s General Plan to coordinate the Transportation Element with the City’s Moderate-Income Housing Plan by December 01, 2020*
- b. *The Planning Commission finds that state statutes require our plan to address “residential and commercial development in areas that will maintain and improve connections between housing, transportation, employment, education, recreation and commerce.”*
- c. *The Planning Commission finds that transportation and future MIH needs are tied to the following General Plan goals and policies:*
 - *The City shall not allow racial, ethnic, religious, or economic discrimination in the provision and procurement of decent housing in this City.*
 - *The City shall assure an adequate supply of housing for future population through identification of optimum locations for housing development and provision of City services as required.*
 - *It is the desire of Centerville City to provide a variety of housing options within the community, including variable densities.*
 - *In furtherance of the above stated goal, it is the policy of Centerville City to provide appropriate housing for all Centerville residents giving consideration to ongoing lifestyle changes and circumstances that are increasingly prevalent in the normal life cycle of the aging residents.*
- d. *The Planning Commission further finds that the Moderate-Income Housing Element primary goals are as follows:*
 - *Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.*
 - *Preserve existing moderate-income housing.*
 - *Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income*
- e. *Therefore, Planning Commission finds that the proposed Transportation Element Amendments are consistent with the above stated findings and will maintain and improve connections between housing, transportation, employment, education, recreation and commerce.”*

PART 12-450

TRANSPORTATION AND CIRCULATION EDITS**[edited] SECTION 12-450-5. *[Reserved for Alternative Transportation Planning]*****[new section] SECTION 12-450-6. COORDINATION OF TRANSPORTATION PLANNING WITH MODERATE-INCOME HOUSING NEEDS**

In accordance with Utah Code 10-9a-403, Moderate Income Housing Opportunity Measures for residential and commercial development are to encourage, maintain or improve the connections between housing, transportation, employment, education, recreation, and commerce. Consequently, the intent of this Section is to address this expected coordination and sets forth potential opportunities based the future needs for housing, as identified in the City's Moderate-Income Housing Element.

Goal 1 – Moderate Income Housing placement opportunities should be based on their proximity to various collector or arterial transportation corridors.

Policy 1.A: As the City develop and adopts provisions and/or strategies for the allowance of accessory dwelling units or accessory apartments, the first focus for deciding appropriate locations should be properties fronting or substantially located within ½ block (*i.e.* 300 feet), along specified major collectors, minor arterials, and major arterial transportation corridors.

Policy 1.B: Owner-Occupied Accessory Dwelling Units should be encouraged along the following transportation corridors

- ✓ Major North/South Corridors:
 - 400 East Street – from Chase Lane south to City Limits
 - Main Street – from North Centerville south to City Limits
 - 400 West Street – from Porter Lane south to City Limits
- ✓ Major East/West Corridors:
 - Chase Lane Street– from 400 East west to Frontage Road
 - 400 North Street – from 400 East west to Main Street
 - Porter Lane Street – from Main Street west to Frontage Road
- ✓ Transit Route Corridors:
 - 400 East Street – from Chase Lane to south City Limits
 - Main Street – from North City Limits to south City Limits

Policy 1.C: Accessory Apartment Units within commercial zones should be encouraged along the following transportation corridors.

- ✓ South Main Street Corridor – from Parrish Lane south to Porter Lane.
- ✓ South Frontage Road – from approximately 240 North south to City Limits

Goal 2 – Under-utilized properties, having street frontage, along transportation corridors should be evaluated for allowing possible infill opportunities

CENTERVILLE CITY GENERAL PLAN

Policy 2.A: As the future growth occurs in the City, a Flexible Lot Overlay Ordinance ought to be created and adopted. Such an overlay should allow greater flexibility for application of lot widths and setbacks to accommodate infill development where existing homes or parcel configurations may create difficulties with maximizing the allowed base zone density for housing development.

Policy 2.B: Flexible Lot Overlay opportunities should be limited to parcels, tracts, or lots with parcel frontages located on the selected transportation corridor or has its tract area substantially within 300 feet of such corridor.

Policy 2.C: Flexible Lot Overlay Development should be encouraged along the same transportation corridors listed in Goal 1, Policy 1.B of Section 12-450-6.

CENTERVILLE

Staff Backup Report

10/28/2020

Item No. 5.

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time:

SUBJECT

City Council/RDA Update:

- Summerhill Lane PDO Subdivision - City Council Tabled Item on 10/20/2020 for further review

Next Planning Commission Meeting of 11/10/2020 (Tuesday):

- Legacy Crossing Lots 2 & 3 - PDO Amendments and Final Site Plan, JF Capital Applicant
- South Main Street Corridor Plan - Discuss Status & Work Program

2020 Commission Goals:

- Residential Buffering - will be presented to the City Council 11/04/2020
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RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report 10/28/2020

Item No.

Short Title: October 14, 2020

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- October 14, 2020 Planning Commission Minutes

PLANNING COMMISSION MINUTES OF MEETING**Wednesday, October 14, 2020****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, Vice Chair
Cheylynn Hayman, Chair (excused at 7:34 p.m.)
Mason Kjar
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT

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

DETERMINATION

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

PLEDGE OF ALLEGIANCE**OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Daly**PUBLIC HEARING – ZONING TEXT AMENDMENT – RESIDENTIAL BUFFERING**
CZC 12.51

Cory Snyder, Community Development Director, presented proposed amendments to Centerville Zoning Code 12.51, drafted following direction from the Planning Commission on August 26, 2020 to: (1) use a “simplified approach” for establishing wanted residential buffers; and (2) provide an “escape hatch” to use in certain circumstances. Mr. Snyder answered questions from the Planning Commission, and explained the difference between “setback” and “buffer”, defining a buffer as being like a setback, but not applied to every lot line on a parcel. A buffer would be applied where a lot line adjoined property with a lower or differing zone, and would trump the established setback. Commissioner Kjar suggested changing references to “commercial” zones to “non-residential”.

Chair Hayman opened a public hearing at 7:20 p.m., and closed the public hearing seeing that no one wished to comment. Chair Hayman said she was in favor of changing “commercial” to “non-residential”, but was not convinced buffering was needed between adjoining residential zones with one degree of separation (e.g. R-L next to R-M). She said she was in favor of buffering between residential zones with two degrees of separation or different types of uses (e.g. R-L next to R-H). Chair Hayman explained she believed the Zoning Code already addressed the transition between zones of similar intensity. Commissioner Wright said she appreciated the increased simplicity the amendments would provide, and agreed with Chair Hayman that buffering was not needed between residential zones with one degree of separation in intensity. Commissioner Kjar pointed out that R-M could include townhomes with multiple stories, and suggested conflict may arise between R-L and townhome development without sufficient landscape buffering. Chair Hayman commented that the same privacy conflicts could arise between neighboring R-L properties.

1 Responding to a question from Commissioner Kjar, Mr. Snyder said he subjectively
2 believed it was valid to consider the impact adding landscape buffering requirements may have
3 on the probability of attracting developments with moderate-income housing.
4

5 Commissioner Summerhays said he was in favor of the proposed buffering between
6 residential zones with one degree of separation. Commissioner Summerhays **moved** for the
7 Planning Commission to recommend the proposed Zoning Text Amendments, for Residential
8 Buffering standards, with changes discussed, including any renumbering for the ordinance
9 section, with the recommended reasons for action. Commissioner Wright seconded the motion,
10 which failed (3-3), with Commissioners Summerhays, Wilcox, and Wright in favor, and
11 Commissioners Kjar, Daly, and Hayman dissenting.
12

13 Chair Hayman **moved** for the Planning Commission to recommend the following Zoning
14 Text Amendments, for Residential Buffering standards, as underlined below, including any
15 renumbering to the ordinance section, with the following reasons for action. Commissioner Kjar
16 seconded the motion, which passed by majority vote (5-1), with Commissioner Summerhays
17 dissenting.
18

19 (b) Buffer Landscaping between Residential and Non-Residential Development or a
20 differing Residential Intensity District. Landscaped buffers shall be required along side
21 and rear property boundaries which abut a residential zone or is adjacent to a differing
22 lower intensity residential zoning district.
23

24 1. Non-Residential Minimum buffer depth shall be as follows:

- 25 a. In medium intensity (M) zones: 15 feet; and
26 b. In high intensity (H) and very high intensity (VH) zones: 30 feet.

27 2. Residential Minimum buffer depth shall be as follows:

- 28 a. In high intensity (H) zones meeting low intensity (L) zones: 25 feet.
29

30 Reasons for Action (findings):
31

- 32 a. The Planning Commission finds that the Council directed the Planning Commission
33 and City Staff to review and recommend potential buffering standards between types
34 of Residential Zone Districts.
35 b. The Planning Commission finds that the proposed text amendments are consistent
36 with and even further the objectives and policies of the City's General Plan.
37 c. Therefore, the Planning Commission finds that the proposed amendments can be
38 deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of
39 Centerville City's Zoning Ordinance.
40 d. The Planning Commission finds that there are existing waiver provisions in the
41 Zoning Ordinance to allow needed flexibility where future situations may warrant
42 some buffering modifications.
43

44 Chair Hayman excused herself from the meeting at 7:34 p.m.
45

46 **GENERAL PLAN TRANSPORTATION ELEMENT DISCUSSION**
47

48 At a recent Planning Commission meeting, the below listed policies, goals, or concepts
49 were chosen to help guide the direction for correlating the future growth in the City, specifically
50 with regards to encouraging the development of Moderate-Income Housing.
51

- 52 1. Create or allow for, and reduce regulations related to, accessory dwelling units in
53 residential zones.

2. Consider additional housing (i.e. accessory apartments and accessory dwellings) within Single Block Measurement for select areas along a transportation corridor.
3. Consider creating an "Infill Overlay" that adjusts the base density to allow for infill development within 600 feet of select collector and arterial streets.

Mr. Snyder presented language drafted for discussion of the concepts addressing: use of accessory dwellings; use of accessory apartments; re-allocation of residential densities; and creation of a flexible lot infill overlay strategy. Responding to a question from Commissioner Wright, Mr. Snyder explained that short-term rentals (e.g. Airbnb) were prohibited in Centerville at this time. He said the Utah League of Cities and Towns (ULCT) had encouraged cities not to be too aggressive regarding short-term rentals.

Commissioner Wright said she was very interested in continued discussion of accessory dwelling units given the limit land available within City limits. She said she was less interested in accessory apartments, and felt accessory apartments should be limited to the first half-block along arterial streets. She said her concern with accessory apartments was related to oversight without the units being owner-occupied.

Commissioner Wilcox said she was in favor of discussing accessory dwelling units and creation of a flexible lot infill overlay strategy, but not in favor of re-allocation of residential densities.

Mr. Snyder explained his understanding of the requirement to review and submit a report to the State by December. Lisa Romney, City Attorney, advised that Centerville needed to make a good-faith effort regarding the Transportation Element submitted to the State. Commissioner Kjar said he personally liked all four concepts drafted by Staff. Mr. Snyder said his impression was that the Council wanted to approve something regarding Accessory Dwelling Units, but were not ready to approve something City-wide. He said he suspected narrowing the scope to the South Main Street Corridor may be more palatable. He clarified that the report to the State only needed to state the intention to continue discussing possibilities.

The Planning Commission discussed making the best use of Staff time by only forwarding concepts that had a higher chance of making it through the entire process with the Council. Commissioner Daly said he suspected the Council would not be interested in a flexible lot infill overlay strategy, although he personally believed it was worth discussing. Commissioner Kjar said he believed infill would be a problem for Centerville in the near future and needed to be addressed. He suggested Staff time on infill would be time well spent, even if the proposal were not accepted and approved right off. Commissioner Kjar suggested directing Staff to spend time on both types of accessory dwellings, and not spend time on re-allocation of residential densities for now. He also suggested identifying infill as an imminent problem, with infill overlays identified as a possible solution. A majority of the Commissioners expressed agreement with directing Staff to move forward with three of the four concepts.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder updated the Planning Commission on actions taken by the City Council at the last Council meeting. The Planning Commission was scheduled to meet next on October 28, 2020.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the September 14, 2020 and September 23, 2020 Planning Commission meetings were reviewed. Commissioner Daly requested a correction to the September 14, 2020 minutes. Commissioner Wright **moved** to accept the minutes of the September 14, 2020

meeting as amended, and the minutes of the September 23, 2020 as written. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:20 p.m., Commissioner Summerhays **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).

City Recorder/Deputy City Recorder

Date Approved

Katie Rust, Recording Secretary