

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, December 14, 2022**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
7

8 **MEMBERS PRESENT**

9 Kevin Daly, Chair

10 Shawn Hoth

11 Mason Kjar

12 Heidi Shegrud

13
14 **MEMBERS ABSENT**

15 Matt Larsen

16 Christina Wilcox

17 Becki Wright

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director

21 Lisa Romney, City Attorney

22 Whittney Black, Assistant Planner

23
24 **PLEDGE OF ALLEGIANCE**

25
26 **LEGISLATIVE PRAYER OR THOUGHT** Chair Daly

27
28 **2023 ANNUAL MEETING SCHEDULE**

29
30 The Planning Commission reviewed a proposed 2023 Planning Commission Meeting
31 Schedule. Chair Daly **moved** to accept the 2023 Annual Meeting Schedule as proposed.
32 Commissioner Hoth seconded the motion, which passed by unanimous vote (4-0).
33

34 **PUBLIC HEARING – GENERAL PLAN AMENDMENTS – SECTION 12-490 –**
35 **MODERATE INCOME HOUSING**

36
37 Community Development Director Cory Snyder reported that Centerville's 2022
38 Moderate Income Housing (MIH) Plan submitted to the Department of Work Force Services was
39 deemed non-compliant with regards to "implementation benchmarks." Centerville was given
40 until February 16, 2023 to correct the deficiencies and re-submit the MIH Plan. He described
41 communication with the Department of Workforce Services to better understand what they were
42 looking for, and suggested that staff recraft 3-5 goals and implementation plans for Planning
43 Commission review.
44

45 The Planning Commission and staff discussed the MIH Plan. Commissioner Kjar said he
46 was less inclined toward the more expensive goals suggested by the State. Chair Daly
47 expressed agreement. Mr. Snyder expressed the opinion that high-density housing would have
48 to be subsidized in order to be "affordable" in the current market, and Centerville did not have
49 the staff, breadth, or commitment-level to start a separate division focused on securing property,
50 deed tracking, and fund tracking and holding.
51

52 Chair Daly opened a public hearing at 7:28 p.m., and closed the public hearing seeing
53 that no one was present to comment. Chair Daly said he did not believe Centerville was in a
54 position to act as developer. Commissioner Kjar said he was interested in ADU and mortgage
55 assistance elements.

1 Chair Daly **moved** to table the matter and continue the public hearing to the next
2 Planning Commission meeting. Commissioner Kjar seconded the motion, which passed by
3 unanimous vote (4-0).
4

5 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

6
7 The Planning Commission was scheduled to meet next on January 11, 2023. Staff
8 reported on recent actions by the City Council.
9

10 **MINUTES REVIEW AND APPROVAL**

11
12 Minutes of the November 9, 2022 Planning Commission meeting were reviewed.
13 Commissioner Shegrud **moved** to approve the minutes. Chair Daly seconded the motion, which
14 passed by unanimous vote (4-0).
15

16 **ADJOURNMENT**

17
18 At 7:42 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Kjar seconded
19 the motion, which passed by unanimous vote (4-0).
20

21
22
23 
24 Jennifer Robison, City Recorder

1-11-2023
Date Approved

