

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, January 11, 2023
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
Shawn Hoth
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright

MEMBERS ABSENT

Mason Kjar

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Whittney Black, Assistant Planner

VISITOR

Mayor Clark Wilkinson

PLEDGE OF ALLEGIANCE

LEGISLATIVE PRAYER OR THOUGHT Commissioner Wright

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Wright stated she would have a conflict on Wednesday evenings moving forward and would be leaving the Planning Commission when a replacement was found, and Commissioner Wilcox reminded the Commission that her term as Planning Commissioner was at an end.

Commissioner Wright **nominated** Matt Larsen to serve as Planning Commission Chair. Commissioner Hoth seconded the nomination. Commissioner Larsen **nominated** Heidi Shegrud to serve as Chair, and Commissioner Wright seconded the nomination. City Attorney Lisa Romney tallied and announced the votes: three votes for Matt Larsen and three votes for Heidi Shegrud. Commissioner Shegrud spoke in favor of the nomination of Commissioner Larsen. Commissioner Larsen said he was not opposed to serving as Chair. Ms. Romney tallied and announced a second round of votes: three for Matt Larsen and three for Heidi Shegrud. Heidi Shegrud's name was randomly drawn to serve as Planning Commission Chair.

Chair Daly **nominated** Matt Larsen to serve as Planning Commission Vice Chair. Commissioner Wright seconded the nomination, which passed by unanimous vote of the Planning Commission (6-0). Chair Shegrud asked Commissioner Daly to run the remainder of the meeting.

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

The City was given a deadline of February 16, 2023 to bring the Moderate Income Housing Plan into compliance. Community Development Director Cory Snyder presented five strategies proposed by planning staff – two “inter-agency” participation objectives, and three “local government” strategies. He explained proposed five-year implementation benchmarks, and stated a Department of Workforce Services representative had indicated to him that the current proposed draft would be found acceptable by the State. Chair Shegrud thanked Mr. Snyder for the work he had done.

Commissioner Daly opened a public hearing at 7:30 p.m., and closed the public hearing seeing that no one was present to comment. Commissioner Daly expressed support for the proposed benchmarks. He said he was not personally a fan of external ADUs, but understood the need to consider options. Mr. Snyder answered questions from the Commission. Commissioner Wright expressed the opinion that the Planning Commission should be listed as a responsible agency for all five of the strategies along with the City Council. The Commission discussed which strategies to list the Planning Commission as a responsible agency.

Commissioner Wright made a **motion** to accept the Moderate Income Housing Strategies and Implementation Benchmarks as outlined in the DWS noncompliance letter found in the staff report, plan elements 5a, 5b, 6a, 6b, and 6c, adding the Planning Commission as a responsible agency on 5b and 6b, for the following reason for action. Commissioner Daly seconded the motion, which passed by unanimous vote (6-0).

Reason for action:

- To be in compliance with State Statute.

PLANNING COMMISSION FUTURE PLANNING GOALS

Mr. Snyder reported the City Council was supportive of scheduling a joint meeting to discuss planning and goals. He discussed with the Planning Commission the need to discuss and plan for west side development, the potentially high cost of a General Plan update, potential for a FrontRunner stop in Centerville, Parrish Lane Gateway design standards, and the Foothills Management Plan. Responding to a question from Commissioner Daly, Mr. Snyder said it would be possible to ask the Trails Committee and/or the Parks and Recreation Committee for assistance with goals such as the Foothills Management Plan. Commissioner Daly said he was generally supportive of the goals discussed. A majority of the Commission indicated support for forwarding the goals to the City Council and scheduling a joint meeting.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

The Planning Commission was scheduled to meet next on January 25, 2023.

MINUTES REVIEW AND APPROVAL

Minutes of the December 14, 2022 Planning Commission meeting were reviewed. Commissioner Larsen **moved** to accept the minutes. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:16 p.m., Commissioner Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).


Jennifer Robison, City Recorder

1-25-2022
Date Approved

