



CENTERVILLE CITY PLANNING COMMISSION AGENDA

MARSHA MORROW
CITY RECORDER

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, JANUARY 9, 2013, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council 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.

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A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's website: www.centervilleut.net

Tentative - (The times shown below are tentative and are subject to change during the meeting)
Time

- 7:00 A. Welcome and Roll Call
 B. Opening Comment / Legislative Prayer
 C. Minutes Review and Acceptance – December 12, 2012
 D. Commission Business
 i. Election of chair and vice-chair for the Planning Commission (per Title 12 - Zoning, Section 12-20-050)
 ii. Review annual training goals and work program status
- 7:05 1. PUBLIC HEARING – GENERAL PLAN AMENDMENT, CHAPTER 12-490, MODERATE INCOME HOUSING PLAN (*Tabled from December 12, 2012 Meeting*)
 Consideration of a General Plan Amendment, Chapter 12-490, Moderate Income Housing Plan; which consists of a significant reassessment of the City's "moderate income housing" element. Centerville City, Applicant
- 7:45 2. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
 a. Upcoming Meetings
 • PC Meeting January 23, 2013 – Wasatch Running Center Conceptual Site Plan
- 7:50 E. Adjournment

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, December 12, 2012

7:00 p.m.

A quorum being present at Centerville 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

Tamilyn Fillmore, Chair

Brian Holman

Steven Markham

Kevin Merrill

Debra Randall

MEMBERS ABSENT

Scott Kjar

Kent Holbrook

STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

VISITORS

Rick Jensen

Clayton Hunt

Christian Hunt

Scott Argyle

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Merrill

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held October 24, 2012 were reviewed. Commissioner Randall made a **motion** to approve the minutes as written. The motion was seconded by Commissioner Merrill and passed by unanimous vote (5-0).

COMMISSION BUSINESS***Election of a Planning Commission Chair and Vice-Chair for 2013***

Chair Fillmore made a **motion** to table this item until the next meeting when the absent Planning Commission members will be present. The motion was seconded by Commissioner Holman and passed by unanimous roll-call vote (5-0).

Planning Commission Meeting Schedule for 2013

The Commission reviewed the proposed 2013 Planning Commission Meeting Schedule. The Commission agreed to move the July 24, 2013 meeting to July 31, 2013. Commissioner Merrill made a **motion** to approve the 2013 Planning Commission Meeting Schedule as discussed. The motion was seconded by Commissioner Holman and passed by unanimous roll-call vote (5-0).

FINAL SITE PLAN – PARRISH CREEK BUSINESS PARK – 1030 NORTH 950 WEST - Consideration of a final site plan for the Parrish Creek Business Park; consisting of approximately 16 acres of property, located at 1030 North 950 West, in the I-H(PD) Zone. Rick Jensen, USB Properties, Ltd., Applicant.

Brandon Toponce, Assistant Planner, reported the applicant has received both conceptual approval and a planned development overlay (PDO) approval. The applicant has worked closely with staff and is now ready for final site plan approval. Originally, the applicant proposed two phases for development. The applicant is now requesting two additional phases for development. Staff is accepting of the new phasing plan. Mr. Toponce reviewed the conditions of the previous approvals explaining those that are still under review as stated in the staff report dated December 12, 2012. The applicant will be required to continue to work with staff and all items will be completed prior to building permit issuance. The applicant will also be required to add notations to the plat as needed for clarification. Overall, staff recommends approval of the proposed final site plan.

Keith Hansen, architect for the applicant, reviewed the proposed project. He explained the proposed design is consistent with surrounding developments and standards. He said they have worked diligently to protect the wetlands and will maintain walking paths throughout the project. He said the use for this site is office warehouse. He explained the front of the building will include glass and other enhancements, but the rear of the building will accommodate truck loading/unloading and will consist of bay doors and warehouse storage space. There will be no glass on the rear of the building.

Chair Fillmore questioned if this project meets all the requirements of the Shoreland District. Cory Snyder, Community Development Director, said this property is not within the Shoreland District, but with the PDO approval has required the applicant to incorporate many of the Shoreland District elements.

Commissioner Merrill made a **motion** for the Planning Commission to approve the final site plan for the Parrish Creek Business Park located at approximately 1030 North 950 West with the following conditions:

Conditions:

1. This approval shall be for Phase 1, as depicted in the final site plan dated December 3, 2012. All other phases shall be required to obtain a final site plan approval from the Planning Commission.
2. The applicant shall create formal private covenants and restrictions for the architectural design of the complex. This shall be submitted to and approved by the City Attorney, and properly recorded prior to the issuance of a building permit.
3. A statement placed on the final site plan shall be submitted to City staff, prior to the issuance of a building permit, stating that all undeveloped phases shall be maintained by keeping the weeds cut and cleared following the weed control requirements of Section 7-04-070 of the Municipal Code.
4. The applicant shall provide all necessary detail concerning the street dedication to the City Engineer for approval. This dedication and all easements shall be accepted by the City Council.
5. The applicant shall follow all requirements and approvals granted by the Army Corp of Engineers, Davis County and Centerville City in relation to wetlands, drainage and flood control.
6. An irrigation plan shall be submitted as part of the landscaping plan and approved by City staff. This must be provided prior to the issuance of a building permit.
7. All applicable utility provider sheets shall be submitted to City staff prior to the issuance of a building permit.
8. The applicant shall provide light poles that meet the City Standard as supplied by the Public Works Director.
9. All necessary easements shall be accepted by the City Council.
10. Any proposed signage shall meet all applicable standards found in Chapter 12-54 of the Zoning Ordinance.

Reasons for the Action (Finding):

1. The final site plan is consistent with the original design found within the PDO approval [April 13, 2011].

2. The final site plan application has been found to be complete and with the above conditions being satisfied will meet the standards for approval of a final site plan within the Zoning Ordinance [Section 12-21-110(e), Section 12-21-110(f)(1-4)].

The motion was seconded by Commissioner Randall and passed by unanimous roll-call vote (5-0).

PUBLIC HEARING – GENERAL PLAN AMENDMENT, CHAPTER 12-490, MODERATE INCOME HOUSING PLAN - Consideration of a General Plan Amendment, Chapter 12-490, Moderate Income Housing Plan; which consists of a significant reassessment of the City's "moderate income housing" element. Centerville City, Applicant.

Cory Snyder, Community Development Director, reviewed the history behind the Moderate Income Housing Plan including State requirements and data. Centerville City adopted a Plan in 2002 and has periodically reviewed this Plan as required. The City Council and the Planning Commission have both made updating this Plan a priority. Staff has provided an updated plan for review. Mr. Snyder explained that Moderate Income Housing issues are complicated and sensitive. It is difficult to establish a plan that can withstand the ebb and flow of the market. In addition, any Moderate Income Housing plan should not prevent certain housing types. The proposed update uses both State and County criteria and data, but it has also been tweaked in order to consider Centerville's unique attributes. Mr. Snyder reviewed the proposed update page by page explaining each statement, idea, and goal. He said he does not expect the Planning Commission to make any decisions tonight, but would like to discuss the general ideas and goals of the document to make sure it is headed in the right direction and contains appropriate strategies. He reminded the Commission this is why they serve in this position; in order to plan for the future. He said Centerville does have a need for Moderate Income Housing that must be addressed.

Chair Fillmore agreed there is a need for Moderate Income Housing and this update will help shape the future. She agreed with the introduction to the document and said it is important for Centerville to continually review their procedures and make sure their goals and subsequent tools are appropriate to maintain a strong community. She explained that current zoning does steer the market to some extent. She said many of the elements implemented in the 2002 Plan have come to fruition and it is important to remember that this document will help shape Centerville for decades to come. Centerville must be diligent in providing opportunities for Moderate Income Housing by continually tweaking its Plan to accommodate weaknesses.

Commissioner Holman said it is important to take rental costs into consideration when discussing this issue. However, he is not in favor of licensing rentals and/or landlords. This is a

bully tactic. Moderate Income Housing is important, but the City should not be forcing anyone into providing it. It is important to allow the free market to play a role in how Moderate Income Housing standards are applied. It is also important to remember that a poor Moderate Income Housing Plan can bring property values down.

Commissioner Markham said the proposed update discusses the possible expansion of Legacy Crossing, but only to the south and west. He said he would like to include the possibility of expansion to the north as well. This may not seem feasible now but the future could bring the possibility and it would be beneficial to allow this option. He said he is also in favor of mixed-use developments. He said this was considered for Main Street in the recent past and he does not want to give up on the possibility. He would also like to expand this option to other areas in the city; perhaps 400 West, the Frontage Road, and the west side. He also said the term "group dwelling" is confusing and suggested finding an alternate term.

Commissioner Merrill said he is in favor of the proposed update. He agreed mixed-use is an important tool to allow. He also discussed accessory dwellings. He said this already takes place within the city and it would be beneficial to apply some controls as needed.

Chair Fillmore agreed rental costs and the number or rentals allowed within the city are important factors. She also agreed the open market should play a role in how Moderate Income Housing is applied. She said she likes the idea of allowing the expansion of Legacy Crossing and said this should also be extended to the Shoreland District. She is also in favor of providing a recommendation for accessory units. She said although accessory units are not currently allowed, they do take place and they are filling a need. It would be beneficial to provide guidelines for accessory units that can help mitigate their impact. Chair Fillmore reviewed the proposed update page by page. She said she liked the history provided in the old Plan and felt the proposed update was a bit lacking, but believes the intent is still clear. She suggested providing the State Statute recommendations prior to the Plan Elements within the document and re-number as needed. She suggested a statement also be added explaining these tools are specific to Centerville. She suggested showing the Residential Use Type table and the Open Market Yield table side by side. She said it is interesting to consider yearly incomes, but it is not realistic to base Moderate Income Housing upon income rates; there are just too many variables. Perhaps a statement explaining the discrepancies in using income to calculate Moderate Income Housing needs would be beneficial. She suggested adding a demographics table that shows the percentage of varying age ranges (i.e., how many seniors, middle aged, and young within the community). She also agrees with flexible zoning for underutilized land. She said the principles that were adopted in 2002 were sound and now a decade later it is clear those principles are working and have helped mitigate concerns. She encouraged proactive planning to continue. If these tools are followed then concerns can continue to be addressed in an appropriate manner.

1 Chair Fillmore opened the public hearing. There was no comment. She continued the
2 public hearing to the next Planning Commission meeting to be held on January 9, 2013.

3
4 Chair Fillmore made a **motion** to table this item until the next Planning Commission
5 meeting on January 9, 2013 at which time the public hearing will be continued. The motion was
6 seconded by Commissioner Markham and passed by unanimous roll-call vote (5-0).

7
8 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 9
10 1. The next Planning Commission meeting will be held on January 9, 2013.
11 2. Upcoming Agenda Items
12 • Moderate Income Housing Plan
13 • Training Ideas and possible dates
14 • Goals and Priority Ideas for 2013
15

16 The meeting was adjourned at 9:06 p.m.
17
18

19
20 _____
21 Tamilyn Fillmore, Chair
22

Date Approved

23
24 _____
Kathleen Streadbeck, Recording Secretary

Community Development Department Work Program - 2012

<i>Title</i>	<i>Topic/Policy</i>	<i>Priority</i>	<i>Status</i>	<i>Staff Comment</i>
General Plan – Major Revisions (A=High/B=Moderate Value)				
Not Assigned	Comprehensive City Trails & Pathways Element	A	Council Priority – 3/6/12 (complex)	Coordinate w/ Trails Committee
12-420-1 Residential Policy	Modify Policy Language – “diversity of life-styles”	A	TBD (simple)	Policy may conflict with State Statutes
12-490 Moderate Income Housing	Update the Plan Element	A	Council Priority – 3/6/12 (complex)	A needed update to address State Statutes
12-410 Introduction	Check City Growth Expectations	B	TBD (simple)	Anticipates need for future City services
12-420-2(5) Residential Policy & 12-430-3(2) Commercial/Industrial	Eliminate Prohibition of Residential Uses west of I-15	B	Completed (simple)	Correct conflicts with West Neighborhood Plan (2007)
General Plan – New Policy Development (A=High/B=Moderate Value)				
12-450-4 Public Trans. & 12-480-5 Res. uses near mass transit	Address the term use of “light rail”	B	Completed (intermediate)	One left to do, West Centerville Reference & Map
12-480-7 South Main Corridor Plan	Public Space Strategic Plan (i.e. street design)	B	TBD (complex)	A strategic plan sub-section for the corridor
12-440 Natural Hazards	Overhaul the Plan Element	B	TBD (complex)	Address natural hazard mitigation expectations
12-450-3				

**Community Development Department
Work Program - 2012**

Bicycle/ Pathways & 12-460-4 Trails	Overhaul these Plan Policies	B	TBD (complex)	Establish a vision & comprehensive plan
12-480- 2(1.a) Old Town Site	Overhaul the Plan Policies	A	Council Priority – 3/6/12 (complex)	Historic Preservation & Context sensitive design infill options
General Plan – Minor Revisions (C=Some/D=Little Value)				
12-480-4(1.b) Commercial	Revise or Address Property at NE Corner of Parrish/Main St.	C	Not Scheduled (simple)	Would resolve past problems various uses at the intersection area
12-480-6	West Side Neighborhood Revision	A	Council Priority – 3/6/12 (intermediate)	Revise due to the new Legacy X-ing project w/ introduction of residential uses and any associated policies
12-435 Land Use Hierarchy	Update to a City Wide Standard	C	Not Scheduled (intermediate)	Was this intended to be city wide or just for the NW Neighborhood?
12-460-2 Community Parks	Consideration of a possible "Canyon Park" in Foothills	C	Not Scheduled (intermediate)	Suggested objective in the Foothills Plan (2011)
12-470-1 Drainage	Overhaul the Plan Policies	C	Not Scheduled (Intermediate)	Effective existing management ordinances are in place
12-480-2 & 12-480-3 Main Street	Revise Plan Polices	C	Not Scheduled (Intermediate)	Revise to reflect Main St. Corridor Plan (2008)

Community Development Department Work Program - 2012

Area				
12-480.5 (G.1.P.2) Land Use Patterns & Transitions	Create a "Future Land Use" Map.	C	Not Scheduled (Intermediate)	Need to create a distinction between a Gen. Plan Map & Zoning Districts Map
12-420-4(3) Residential Health Care Facilities	Eliminate Policy	D	Completed (simple)	Reason for policy unknown
12-450-5 Legacy Alignment	Eliminate Policy	D	Completed (simple)	LP is now built & in operation
12-460-6 Recreation/ Sports Ctr.	Eliminate Policy	D	Completed (simple)	Bountiful Rec. Center meets this objective.
12-480-3 Parrish to Porter Village Ctr. &	Eliminate or Modify Policy	D	Not Scheduled (simple)	Check feasibility of these objectives, may now be outdated
12-460-7 Golf Course	Alter/Modify Policy	D	Not Scheduled (Intermediate)	Check feasibility of this objective.
12-480-5 Goal 2 Semi-Rural Areas	Create an "overlay" to establish a "semi- rural boundary"	D	Not Scheduled (Intermediate)	Do agricultural land and uses need future preservation?
12-480-5 "R-1-10" lot sizes	Eliminate/Modify Policy within areas listed	D	Not Scheduled (Intermediate)	Resolve old lot sizes with new gross densities
12-480-5 Goal 3 & Goal 5	Eliminate/Modify use of accessory dwellings & PUD's	D	Not Scheduled (Intermediate)	Check feasibility of these objectives
12-480-5 Patterns & Transitions	Alter/Modify request for design standards	D	Not Scheduled (complex)	Are Transition Design Standards needed?
Zoning Ordinance Revisions				
12-54-090 Temporary Signs	Temporary Sign Regulation Review	E	Completed	Council desires Review Committee
12-67	Revise Cell Towers	D	Revise permitted locations	Previous request

Community Development Department Work Program - 2012

Wireless Telecom.	locations & options		to eliminate use in prominent areas of the City (i.e. Main St. & Parrish) & consider revised tower standards	of a past Council Member
12-56 Temporary Uses	Reconsider Temporary Use Allowances	D	Revise standards and provisions for such uses, particularly along the Parrish and Main Corridors	Requested by the PC (i.e. snow shacks)
Zoning Ordinance – New Policy Development				
Zoning Ordinance Amendment	Create Geologic Haz. Map & Ordinance	B	To begin as directed (complex)	10/2011 - City Council was briefed of this need during Foothill Plan.
Zoning Ordinance Amendment	Create a Wildland Fire Mitigation Ordinance	D	To begin as directed (complex)	10/2011 - City Council was briefed of this need during Foothill Plan.
Zoning Ordinance - Historic Preservation				
Historic Preservation & Zoning Ordinance Amendments	Alter/Modify 12-20-70 Review Bodies & 12-61 Historic Bldgs. & Sites.	A	Completed	Staff has prepared draft changes to this sections
Miscellaneous Projects				
In-Fill Development Issues	In-fill Study Committee	A/C	Latest Work Session Held Jan. 20, 2009 – Staff to send out previous infill packet brochure again to PC & CC Members	Flag Lot adopted by Council March 2011/ Seek further direction
Council Directive	Parrish Gateway Design Area Boundaries & Street Lighting Standards	C	Staff is to review and utilize the existing work already performed by Tanner & Associates	Begin as Directed
Economic & Capital Facilities	West Side EDA Study – Shorelands Park	a) D b) D	Council delayed process & staff is working with land owners to complete a	Plan goal is to receive approval of an EDA in the

Community Development Department Work Program - 2012

Planning	West Side Redevelopment – Industrial Business Park		conceptual site plan to better assess infrastructure costs Council desires to study redevelopment issues when feasible	future, when applicable Begin as deemed appropriate
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March 6, 2012 Work Session

Minutes of the Centerville City Council work session held Tuesday, March 6, 2012 at 5:55 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Ronald G. Russell
Council Members Justin Y. Allen
Ken Averett
John T. Higginson
Sherri Lyn Lindstrom
Lawrence Wright

STAFF PRESENT Steve Thacker, City Manager
Blaine Lutz, Finance Director/Assistant City Manager
Katie Rust, Recording Secretary

GOAL SETTING WORK SESSION

The Council and staff reviewed the list of goals suggested by Council members for 2012. A copy of the list, with scoring data, has been attached. The suggested goals were ranked by the Council members prior to the work session and given a number value by staff based on the rankings. Beginning the discussion with the highest ranked suggestions, the Council made the following decisions:

- All items on the list that relate to historic sites will be condensed to a more general goal to support the Historic Sites Committee work plan.
- The highest ranked suggestion, "Focus on west-side planning and development," will be a goal for 2012.
- Staff was directed to proceed with minor maintenance changes that would allow water to flow continuously through the Parrish Creek Parkway pond.
- The Parks Capital Improvement Plan will be reviewed and updated, including the expansion of Community Park in a phased manner and the possibility of landscaping the I-15 interchange. A parks impact fee analysis will also be completed.
- The first two suggestions on the list will be combined as "continue to seek safe pedestrian access to the west side" and moved to the list of goals that are already in process.
- The Council will continue discussions and efforts to obtain a Frontrunner stop in Centerville.
- An intensive study of hillside geological hazards will not occur in 2012.

Contact Us

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250 N. Main Street
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2012.

- "Review existing ordinances and repeal those that are out of date" will be continued and moved to the list of goals that are already in process.
- The Planning Commission is directed to revise the General Plan to remove specific references to "light-rail," while continuing to support public transportation options within the city.
- "Update the City website" and "continue to support the Emergency Management program, including Citizen Corps," will be moved to the list of goals that are already in process.
- Staff was directed to obtain an explanation from UDOT regarding the possibility of a northbound off-ramp at Lund Lane, or other options to mitigate congestion on Parrish Lane.

The work session was adjourned at 6:57 p.m. to begin the regular Council meeting. The Council returned to a discussion of goals at 9:26 p.m. after the Council meeting.

- The Parks and Recreation Committee will be asked to consider the possibility of adding a dog park within one of the City parks.
- The Council will investigate the feasibility of acquiring the Carlson property— including the Bamberger depot site—at 180 W. Porter Lane.
- The Council approved the four priorities submitted by the Planning Commission:
 - o General Plan Update – Moderate Income Housing & associated policy updates.
 - o General Plan Update – West Side Neighborhood, revise due to the new Legacy Crossing project with introduction of residential uses & any associated policies.
 - o General Plan Update – Comprehensive City Trails and Pathways Element.
 - o Zoning Ordinance – Old Town Site & Historic Preservation & associated infill development needs.

ADJOURNMENT

Councilman Wright made **motion** to adjourn at 9:44 p.m. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

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February 22, 2012

February 22, 2012

PLANNING COMMISSION MINUTES OF MEETING **Wednesday, February 22, 2012** **7:00 p.m.**

A quorum being present at Centerville 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

Tamilyn Fillmore, Chair
Kent Holbrook
Brian Holman
Scott Kjar
Steven Markham
Kevin Merrill
Dianna Rasmussen

STAFF PRESENT

Corvin Snyder, Community Development Director
Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT / LEGISLATIVE PRAYER Chair Fillmore

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held February 8, 2012 were reviewed and amended. Chair Fillmore made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Merrill and passed by unanimous vote (6-0).

DISCUSSION – Planning & Zoning 2012 Goals and Work Program

Commissioner Kjar said he agrees with the prioritization of the 2012 Planning Goals as prepared by staff. His other top priorities include light rail, geological hazard map, and infill development. Once the Historic Sites Commission is established and working, he believes infill development will become one of their main goals.

Commissioner Merrill listed his top priorities as follows: update the Residential Development section and Moderate Income Housing section of the General Plan; deal with infill development; revise language as needed with regard to light rail; and discuss the future of billboards in Centerville. Billboards seem to be a hot topic in the State and Centerville could be dealing with this issue along their corridor of I-15 and Legacy Parkway.

Contact Us

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along their corridor on I-15 and Legacy Parkway.

Commissioner Rasmussen agreed with the top priorities of revising the Moderate Income Housing plan and light-rail language. She also believes it is important to revise the Wild Fire Mitigation Policy as it seems another dry summer is headed to Utah. It is important to be prepared. She would also like to work on making Centerville a more sustainable community by dealing with the trails and walk-ability of the city.

Commissioner Holbrook agreed that revising the General Plan as listed by staff is a top priority. He also believes the West Centerville Plan should be updated. There is potential for more development in west Centerville this year than anywhere else in the city and it is important to have the City's goals and desires for that area clearly defined. He is also in favor of revising the light-rail language.

Chair Fillmore agreed the revisions to the General Plan are important to accomplish in 2012. She would also like to see the Public Space Strategic Plan for Main Street completed. In addition, as part of the Main Street work, she would like to tackle trails/bicycles paths, as these are aspects of the public space along the Main Street corridor. She would like to deal with the issues regarding the Old Town Site and feels this could be accomplished once the Historic Site Commission is fully organized. As part of the Old Town Site work, she feels infill could also be accomplished for that specific area. Chair Fillmore agreed that more development will likely come to west Centerville this year and agreed it may be more beneficial to tackle issues associated with the West Neighborhood, even if it means holding off on Main Street issues for now. She also likes the idea of getting as many housekeeping items accomplished this year as possible, i.e., minor revisions to the City's ordinances and regulations.

Commissioner Holman said his top priorities include revising the Moderate Income Housing plan to comply with State statute, light-rail issues, Wild Fire Mitigation Policy, and Geological Hazards Map. He would like to see discussions regarding the foothills continued so that a working plan can be established. He also agreed with accomplishing as many housekeeping items as possible.

Commissioner Markham agreed with the priorities as prepared by staff on the 2012 Planning Goals list. The only change he would recommend is making the Geological Hazard Map revisions a higher priority. Centerville is subject to many hazards.

The Commission discussed light rail and the many issues associated with it at length. They discussed the history of the controversy, UTA's plans, and the possibilities for the future. The Commission agreed the term "light rail" as defined in City Ordinances is vague enough for now and it is not a high priority to simply change the term. If the entire issue of light rail is to be

discussed (i.e., alignment recommendations, transit preferences, municipal connectivity, etc.) then the Commission agrees that light rail is a top priority. The Commission agreed the issue could be left alone for now as light rail is not on the City's doorstep, and there are other pressing issues to deal with in 2012. Overall, the Commission agreed their top priorities are as follows:

- #1. Moderate Income Housing
- #2. West Side Neighborhood changes & residential conflicts
- #3. Historic Preservation & associated Infill Development
- #4. Trails and Pathways

The Commission agreed it will be a great year if all these issues are accomplished. They also agreed that any minor housekeeping items be accomplished in conjunction with these larger issues.

Chair Fillmore made a **motion** to recommend their top priorities for 2012, as listed above, to the City Council. The motion was seconded by Commissioner Holbrook and passed by unanimous roll-call vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- a. The next regularly scheduled Planning Commission meeting will be held on March 14, 2012.
- b. Upcoming Projects
 - Chase Lane Well Conceptual Site Plan
 - Legacy Crossing Development Overlay Amendment

The meeting was adjourned at 8:40 p.m.

Tamilyn Fillmore, Chair

03-14-2012

Date Approved

Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

**APPLICANT: COMMUNITY DEVELOPMENT DEPARTMENT
655 NORTH 1250 WEST
CENTERVILLE, UT 84014**

**APPLICATION: GENERAL PLAN AMENDMENT – CHAPTER 12-490-
MODERATE INCOME HOUSING ELEMENT**

BACKGROUND

Title 10, Chapter 9a, Section 403 of the Utah Code Annotated, requires all municipalities to adopt a Moderate Income Housing element and Section 408 requires the cities to biennially review their “moderate income housing” element of the General Plan. Centerville’s Moderate Income Housing Element was originally adopted in February of 2002. Additionally, the City has submitted several biennial reports to the State, as required.

However, since the initial adoption of the plan element, there has not been a significant reassessment of “moderate income housing” status for the City. Therefore, both the Planning Commission and City Council have deemed it a priority to update the City’s Moderate Income Housing Element, as shown on the 2012/2013 list of planning priorities.

STAFF RECOMMENDATION

The Planning Staff will be presenting an overview of the proposed Moderate Income Housing Element at this scheduled meeting.

The Planning Commission should ask questions of the staff. The Commission may then choose to open the public hearing and receive comment. However, staff is not expecting the Commission to take any action at this meeting. Thus, the public hearing should be continued to the next Commission meeting, at which each Commissioner should be prepared to discuss the proposed element at length and determine whether the updates are sufficient to make a recommendation to the City Council.