

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, January 9, 2013**

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

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

7
8 **MEMBERS PRESENT**

9 Tamilyn Fillmore

10 Kent Holbrook

11 Brian Holman

12 Scott Kjar

13 Steven Markham

14 Kevin Merrill

15 Debra Randall

16
17 **STAFF PRESENT**

18 Corvin Snyder, Community Development Director

19 Lisa Romney, City Attorney

20 Kathy Streadbeck, Recording Secretary

21
22 **VISITORS**

23 Esther Ewell

24
25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Fillmore

28
29 **MINUTES REVIEW AND APPROVAL**

30
31 Minutes of the Planning Commission meeting held December 12, 2012 were reviewed
32 and amended. Commissioner Randall made a **motion** to approve the minutes as amended. The
33 motion was seconded by Commissioner Kjar and passed by unanimous vote (7-0).

34
35 **COMMISSION BUSINESS**

36
37 ***Election of a Planning Commission Chair and Vice-Chair for 2013***

38
39 Commissioner Holbrook nominated Kevin Merrill to serve as Chair of the Planning
40 Commission for 2013 and Commissioner Randall nominated Tamilyn Fillmore for the same. The
41 Planning Commission voted on Kevin Merrill for Chair of the Planning Commission for 2013.

1 The vote passed with a 4-3 vote. Commissioners Kjar, Randall, and Fillmore opposed.
2 Commissioner Merrill will serve as Chair of the Planning Commission for 2013.

3
4 Commissioner Merrill nominated Commissioner Fillmore to serve as Vice Chair of the
5 Planning Commission for 2013. The Planning Commission voted and unanimously agreed (7-0).
6 Commissioner Fillmore will serve as Vice Chair of the Planning Commission for 2013.

7
8 Chair Merrill delegated the continued conducting of this meeting to Vice Chair Fillmore.

9
10 ***Annual Training and Work Program Goals***

11
12 The Planning Commission reviewed a list of possible training items distributed by Lisa
13 Romney, City Attorney and the list of Work Program goals as prepared and prioritized by the
14 Planning Commission and City Council in 2012. Ms. Romney explained the State requires
15 mandatory training on conflict of interest and the open meetings act. In addition, the Commission
16 may choose a few other items to be trained on throughout the year. The Commission agreed that
17 multiple shorter trainings pertaining to upcoming applications would be beneficial.
18 Commissioner Holbrook said training about the west side plan would be helpful, as it seems
19 applications for this area of the city are most prevalent at this time. Commissioner Fillmore
20 suggested the sign ordinance be added to the Work Program list as a high priority. It seems
21 electronic signs have become a hot topic and could become an issue for Centerville in the near
22 future. The Commission agreed. The Commission also agreed to continue working on the Work
23 Program goals as already established. Commissioner Fillmore also distributed a list of work
24 priorities prepared by her a few years ago with input from the Commission. The Commission
25 agreed to continue working on this list as well.

26
27 **PUBLIC HEARING – GENERAL PLAN AMENDMENT, CHAPTER 12-490,**
28 **MODERATE INCOME HOUSING PLAN (Tabled from December 12, 2012) -**
29 **Consideration of a General Plan Amendment, Chapter 12-490, Moderate Income Housing**
30 **Plan; which consists of a significant reassessment of the City's "moderate income housing"**
31 **element. Centerville City, Applicant.**

32
33 Cory Snyder, Community Development Director, reminded the Commission this item is
34 being continued from the last meeting. Tonight the Commission should continue the public
35 hearing and their discussion regarding the matter. Following tonight's discussion staff will
36 prepare a new draft of the proposed ordinance for further action at the next Commission meeting.

37
38 Commissioner Fillmore opened the public hearing.

1 Esther Ewell, 809 South 650 East, said she spoke with the Parks Director who told her to
2 come tonight to discuss her request. She said she lives near Island View Park and her children
3 frequently play at that park. She said the playground equipment in this park is dilapidated and in
4 serious need of repair or replacement. She said this park is a popular location and she would like
5 to see it fixed.

6
7 Commissioner Fillmore apologized to Mrs. Ewell telling her this is the wrong venue for
8 this issue. She provided Mrs. Ewell with the dates and times of the next City Council meeting
9 and the next Parks and Recreation Committee meeting. Cory Snyder, Community Development
10 Director, said the Parks and Recreation Committee is aware of the need for new playground
11 equipment at this park and has called this out on a priority list. However, he is not sure if there is
12 budget available. He too encouraged Mrs. Ewell to contact the Parks and Recreation Committee
13 for further information.

14
15 The Commission reviewed the proposed amendment to the Moderate Income Housing
16 Plan page by page. The Commission called out several typographical, punctuation, and
17 numbering errors. In addition, they also discussed the vision and purpose of the proposed
18 amendment and made several other suggestions as follows.

19
20 Commissioner Fillmore said she believes this proposed document should provide the
21 tools necessary to encourage moderate income housing. State law requires cities to evaluate
22 average yearly incomes against the cost of available housing within a city. She said the proposed
23 Plan provides this evaluation and also calls out what will be needed to continue to meet moderate
24 income housing needs in the future. However, a side by side comparison within this document
25 would make it easier to read. She suggested the predicted Open Market Yield numbers (page 11)
26 be placed next to the Residential Use Types table (page 4). She also suggested a summary
27 statement be added to the beginning of the Plan (page 3, E) explaining that Centerville's goal is
28 to evaluate moderate income housing based on open market demand and that the open market
29 should not be prohibited. In addition, shifts in demographics should be recognized and tools
30 provided to meet the lifestyle demands of those changing demographics. Mr. Snyder will prepare
31 a summary statement as discussed to be reviewed at the next meeting.

32
33 Commissioner Kjar said in order for moderate income housing to succeed, zoning must
34 be provided to allow for such. This means smaller lots, higher density, and more rental
35 opportunities. He explained the reality of moderate income housing is often something citizens
36 do not want in their own neighborhoods. If Centerville is not willing to provide the necessary
37 tools and incentives then this plan will not work.

38
39 Mr. Snyder said the proposed plan encourages some tools that are currently missing
40 which will help provide opportunity for moderate income housing in all areas of the city. He said

1 the plan is not so aggressive as to require specific forms of moderate income housing, but does
2 call out options. Moderate income housing may not happen in all neighborhoods but the
3 possibility should be provided.

4
5 Commissioner Fillmore stated at the last meeting the Commission discussed rental units
6 and the recognition that not all rental units have been evaluated and/or calculated with regard to
7 this plan. She suggested a statement be provided explaining this. Mr. Snyder said there is no way
8 to accurately calculate the number of rentals within a city (i.e., rented homes, rented basements,
9 etc). He said he will provide a statement explaining this discrepancy to be reviewed at the next
10 meeting.

11
12 Mr. Snyder said the estimated future need table (page 7) will be expanded to include
13 County data as required by State law. Commissioner Fillmore said it may be beneficial to include
14 some stronger language in this section pointing out the weaknesses of using this table.

15
16 Commissioner Holman suggested, as discussed at the last meeting, including a paragraph
17 discussing other possible corridor options for mixed-use developments. The Commission agreed
18 and further decided to call out possible corridors by name.

19
20 Commissioner Fillmore said the 2002 Moderate Income Housing Plan states, "consider
21 adopting an accessory dwelling ordinance to allow for accessory units as a conditional use in all
22 residential zones." She suggested adding this language to the proposed Plan (page 13) as stated.
23 She said this is aggressive language but it is important to realize this concept was encouraged in
24 2002 and has essentially been ignored for the past ten years. It would also be beneficial to
25 include the reasons this concept was encouraged in 2002. She realizes this is a hot topic and that
26 many issues arise as a result, but believes the concept is appropriate. She explained this is only a
27 General Plan statement and is encouraged only as a conditional use. The majority of the
28 Commission agreed.

29
30 Commissioner Fillmore said she is not convinced that flag lots are a good option for
31 providing moderate income housing. She said it seems all the flag lots in the community have
32 been used to supply only single-family homes. She asked how flag lots may be used for
33 moderate income housing. Mr. Snyder said flag lots are a limited use in Centerville and can
34 provide for moderate income in a reverse order. That is they supply a property owner the
35 opportunity to supplement their own income and perhaps allow that property owner to maintain
36 their own current housing.

37
38 Commissioner Kjar made a **motion** to table this item and continue both the discussion
39 and the public hearing until the next Planning Commission meeting. The motion was seconded
40 by Commissioner Randall and passed by unanimous vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The next Planning Commission meeting will be held on January 23, 2013.

The meeting was adjourned at 10:00 p.m.

Janilyn Fillmore

Janilyn Fillmore, Vice Chair

1/23/13

Date Approved

Kathleen Streadbeck

Kathleen Streadbeck, Recording Secretary

