

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, January 23, 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 Kent Holbrook

10 Scott Kjar

11 Steven Markham

12 Kevin Merrill, Chair

13 Debra Randall

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15 **MEMBERS ABSENT**

16 Tamilyn Fillmore

17 Brian Holman

18
19 **STAFF PRESENT**

20 Corvin Snyder, Community Development Director

21 Lisa Romney, City Attorney

22 Kathy Streadbeck, Recording Secretary

23
24 **PLEDGE OF ALLEGIANCE**

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26 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Randall

27
28 **MINUTES REVIEW AND APPROVAL**

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30 Minutes of the Planning Commission meeting held January 9, 2013 were reviewed.
31 Commissioner Kjar made a **motion** to approve the minutes as written. The motion was seconded
32 by Commissioner Randall and passed by unanimous vote (5-0).

33
34 **PUBLIC HEARING – GENERAL PLAN AMENDMENT, CHAPTER 12-490,**
35 **MODERATE INCOME HOUSING PLAN (Tabled from January 9, 2012) - Consideration**
36 **of a General Plan Amendment, Chapter 12-490, Moderate Income Housing Plan; which**
37 **consists of a significant reassessment of the City's "moderate income housing" element.**
38 **Centerville City, Applicant.**
39

1 Cory Snyder, Community Development Director, highlighted the major changes made to
2 the proposed Moderate Income Housing Plan because of discussions from previous Planning
3 Commission meetings. He reviewed the additions to Section E (page 3) which contain Guiding
4 Principles for the plan. He reviewed the Estimated Future Need table (page 8). He said it was
5 discussed at the last meeting that this table be calculated using County data. However, upon
6 further research it was found that County data is not compiled as believed. Therefore, this table
7 was created using information more specific to Centerville and its unique needs. The newly
8 created table shows the estimated future need for moderate income housing specific to
9 Centerville and their market share. Mr. Snyder said he spoke with Commissioner Fillmore
10 regarding the table and she was accepting. He also said he included a statement regarding
11 accessory dwellings (page 14, 6-D.4) even though there seemed to be mixed feelings regarding
12 this issue at the last meeting.

13
14 The Commission reviewed the proposed Moderate Income Housing Plan page by page.
15 The Commission made several non-substantive changes including spelling, punctuation, and
16 numbering. The Commission also recommended that "c" of the Future Policy Considerations
17 (page 7) be replaced with a more generic statement so that it matches the Future Need Table
18 (page 8). A majority of the Commission also agreed with the statement regarding accessory
19 dwellings. Commissioner Holbrook said this statement only allows the option, it does not require
20 accessory dwellings. If accessory dwellings are studied and found to be unacceptable there is still
21 the option to disallow.

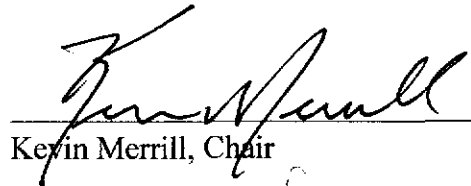
22
23 Chair Merrill opened the public hearing. There was no comment; he closed the public
24 hearing.

25
26 Commissioner Holbrook made a **motion** to recommend approval to the City Council the
27 Moderate Income Housing Plan, Chapter 12-490, as provided by staff and amended tonight. The
28 motion was seconded by Commissioner Randall and passed by unanimous roll-call vote (5-0).

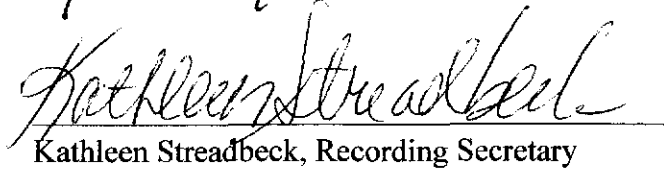
29 30 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 31
32 1. The next Planning Commission meeting will be held on February 13, 2013.
33 2. Upcoming Agenda Items
34 • Pineae Grower's Outlet CUP
35 • Wasatch Running Center
36 • Woods Park PDO
37 • Chick-Fil-A
38 3. Agenda 21 overview
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1 The meeting was adjourned at 8:30 p.m.
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4 
5 Kevin Merrill, Chair

2-13-13
Date Approved

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7 
8 Kathleen Streadbeck, Recording Secretary
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