

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON FEBRUARY 27, 2019 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL 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.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Centerville Management Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

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. The full packet can also be viewed on the City's website: <http://centerville.novusagenda.com/agendapublic>.

Tentative - The times shown below are tentative and are subject to change during the meeting.

Time:

7:00 PM **A. WELCOME AND ROLL CALL**

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

D. COMMISSION BUSINESS

7:10 1. Public Meeting - Legacy Lands Final Plat - 1243 N 3100 West

ADMINISTRATIVE DECISION

The Commission will consider the Final Subdivision Plat for Legacy Lands, a five lot commercial subdivision located at 1243 N 1300 West.

7:30 2. Discussion - Subdivision Ordinance Updates - Chapter 4 (Existing Conditions Inventory)

As part of the process to update and revise the City Subdivision Ordinance, a copy of the latest draft of Chapter 4 (Existing Conditions Inventory) is attached for Planning Commission review. Chapter 4 addresses the requirements for the existing conditions inventory (ECI) that must be submitted to the City by the developer prior to review and approval of a subdivision. The purpose of the ECI is to collect and provide information regarding the existing conditions of the property proposed for development. The ECI includes information such as streams, floodplains, steep slopes, sensitive soils, groundwater, wetlands, vegetation, utilities, canals, geologic hazards, etc.

3. Finish Discussion on Goals

- Finish discussion from work session on listing and prioritizing Goals for 2019

- Review Council Timeline for SMSC (Main Street) Amendment Process
4. City Council Report
- C-M Zone Use Amendments - (Main Street) Council denied edits and desires to address the uses as part of the South Main Street Changes
 - The Cottage on the Corner - Final Plat was Approved
 - 2019 Planning Goals & South Main Street Changes - Council desires joint Work Session on March 13, 2019 from 5:30pm to 7:30pm.
5. Community Development Director's Report
- Next PC Meeting:
- Sydnee's Pet Grooming, CUP for a Kennel Use in C-VH Zone

E. MINUTES REVIEW and ACCEPTANCE

Work Session & February 13th Meeting

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
2/27/2019**

Item No. 1

Short Title: Public Meeting - Legacy Lands Final Plat - 1243 N 3100 West

Initiated By: Jeff Cook, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

The Commission will consider the Final Subdivision Plat for Legacy Lands, a five lot commercial subdivision located at 1243 N 1300 West.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 02-13-2019 Staff Report Legacy Lands Final Plat & Plans
- ▣ Legacy Lands Final Plat Submittal

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: GARY SMITH

**APPLICANT: JEFF COOK
COOK BUILDERS
PO BOX 684 CENTERVILLE UT 84014**

PROPERTY LOCATION: 1243 NORTH 1300 WEST

PARCEL ID: 06-003-0016 & 06-003-0017

PARCEL SIZE: 4.16 ACRES

ZONING DISTRICT: SHORELANDS COMMERCE PARK (SCP)

APPLICATION: LEGACY LANDS PRELIMINARY SUBDIVISION

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS FOR FINAL
SUBDIVISION SUBMITTAL TO CITY COUNCIL**

BACKGROUND

On December 12, 2018, the Planning Commission approved the Preliminary Plan for the Legacy Lane Subdivision with specific conditions to be addressed. Since that time, the applicant has secured an agreement to purchase a separate parcel located at the corner of 1275 North and 1300 West. The applicant desires to absorb this parcel into the proposed subdivision, which increases the acreage from 4.0 to 4.16 acres.



Moreover, from staff's review, the added parcel is depicted having a Zoning Classification of I-H. However, staff researched the original 2009 SCP Zoning Map amendment and believes that the listed I-H Zone is likely a clerical error. This matter, with a potential resolution, will be addressed later in this report.

PREVIOUS PRELIMINARY SUBDIVISION APPROVAL

On *December 12, 2018*, the Planning Commission approved the Preliminary Plan for the Legacy Lands Subdivision, subject to the following conditions:

- 1) A Final Subdivision Application shall be submitted in accordance of CMC 15.0[4] of the Subdivision Ordinance. (**Complete**)
- 2) Wetlands areas and data points need to be indicated on the Final Plat unless mitigated with the approval of the Army Corps of Engineers. (**Partially Complete – Shown on Construction Plans and MISSING on the Plat**).
- 3) Title report shall be turned in before the Final Plat and reviewed and approved by the City Attorney. (**Not Submitted – Awaiting purchase of corner parcel**)
- 4) Full Construction and utility drawings are to be reviewed and approved by the City Engineer, including but not limited to showing the culinary and storm drain along 1275 North, and detailing the curb and gutter in the City Right of Way. (**Partially Complete – Construction Plans Submitted – City Engineer is reviewing**)
- 5) Cross Access easements between the five lots shall be recorded with the Plat or noted on the Plat. (**Complete**)
- 6) Placement of fire hydrants shall be approved by the South Davis Metro Fire Marshall before the recording of Final Plat. (**Complete**)
- 7) Any remaining “utility provider” sheets shall be submitted with the Final Subdivision Application. (**Complete**)
- 8) Final Plat must be recorded within one year of the Preliminary Plat approval date. (**In-progress**)

15.06.20 NON-RESIDENTIAL SUBDIVISION REQUIREMENTS

The street and lot layout of a nonresidential subdivision shall be appropriate to the land for which the subdivision is proposed, and shall conform to the proposed land use and standards established in the General Plan and the Zoning Code.

In addition to the principles and standards in [*the Subdivision Ordinance*] which are appropriate to the planning of all subdivisions, the subdivider shall demonstrate to the satisfaction of the Planning Commission that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

1. *Proposed commercial, industrial or manufacturing parcels shall be suitable in area and dimensions to the types of commercial, industrial or manufacturing development anticipated, and to the requirements of the Zoning Code.* (**Conforms**)
2. *Street rights of way and pavements shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereon.* (**Conforms**)
3. *Special requirements may be imposed by the City with respect to street, curb, gutter and sidewalk design and construction.* (**Conforms – with rolled curb, as required by SCP Zone**)
4. *Special requirements may be imposed by the City with respect to the installation of public utilities, including water, sewer and storm water drainage.* (**Conforms – with needed**)

drainage system improvements along 1275 North. Developer, City will need to address costs above development's fair share)

5. *Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries or adjacent existing or potential residential areas, or connected to streets intended for predominantly residential traffic. (Conforms)*

FINAL SUBDIVISION REVIEW - CHAPTER 15.04

15.04.010 Final Plat – The purpose of the final plat is to require formal approval by the Planning Commission and City Council before a subdivision plat is finalized and recorded in the office of the Davis County Recorder and to ensure compliance of the subdivision with applicable ordinances. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of this Title. The final plat and construction plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure.

The following elements need to be addressed or completed to meet the expectations for final plat approval:

- (a) The wetland boundary needs to be depicted on the final plat – not just the construction drawings
- (b) A title report for all properties needs to be submitted to verify and depict the existing encumbrances for the land and all applicable parties having interest or ownership.
- (c) The Final Construction Drawing need to be deemed acceptable by the City Engineer.

ZONING DISTRICT MAP PROBLEM

The SCP Zone was originally created and applied in 2009 for this area. In staff's research the rezone involved two elements to apply the new SCP Zone. The first element was a listing of parcel numbers, the second element was a map depicting the area to be rezone. Either of these elements were to be used to apply the newly proposed SCP Zoning District. The subject property (*i.e. corner of 1275 North, 1300 West*) was not listed in the parcel number list, however, it was depicted within the boundary shown in the map. Therefore, the staff will be submitting an "Affidavit of Correction" to the City Recorder requesting that the Zoning Map be adjusted to meet the 2009 SCP Map Revision Exhibits.

Moreover, staff believes that the property and/or future owner ought to be informed about this situation and be given an opportunity to express any dispute regarding this request. However, if it is to be disputed, the corner parcel cannot be absorbed into the subdivision due to it being located in a differing Zone that would have differing regulations that are to be applied. In short, a property cannot not have two zoning districts, as would be the case if the corner lot zoning is not corrected as described earlier.

PLANNING STAFF RECOMMENDATION

(SUGGESTED MOTION) *I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the Final Subdivision Plat and Plans for the Legacy Lands Subdivision, subject to the following:*

1. *The Final Recordable Subdivision Plat shall reflect the lot layout and engineering as submitted and also compliance with these conditions of approval, or as may be amended by the City in preparation of its recording.*
2. *The subdivision construction plans shall be deemed acceptable to the City Engineer prior to recordation of the subdivision plat.*
3. *A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by the City staff to ensure plat compliance with City's approved format, approval final layout, survey standards, and owner dedications. Such paper plat shall be deemed acceptable by the City Attorney and City Engineer prior to preparation and submittal of the final recordable linen plat to the City.*
4. *A current Title Report (i.e. within 30days of recording) for all properties shall be submitted to the City with the Final Paper Plat Submittal to the City Recorder.*
5. *The required improvement bond and associated fees shall be prepared, reviewed, and paid prior to the recordation of the subdivision plat.*
6. *The "Affidavit of Correction" requesting that the Zoning Map be adjusted to meet the 2009 SCP Map Revision Exhibits shall be accepted by the City Recorder, prior to recording the plat.*
7. *After the plat recording, a preconstruction meeting shall be held with the City that includes all parties that are installing the public and utility service infrastructure.*

Suggested Reasons for the Action:

- a) *The Planning Commission finds that Final Plat and Plans are consistent with the previous Conceptual Plan Acceptance directives and Preliminary Subdivision Plan Approval.*
- b) *The Planning Commission finds that the final subdivision complies with the applicable regulations of the subdivision, non-residential subdivision, and SCP Zone lot regulations and requirements.*

SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed and sworn surveyor of the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn surveyor of the State of Utah, and that the same is a true and correct copy of the original as the same was filed in my office.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LANDS SHOWN HEREON HAVE VOLUNTARILY AND IRREVOCABLY DEDICATED THE LANDS SHOWN HEREON TO THE PUBLIC AS A HIGHWAY AND TRAIL, TO BE USED BY THE PUBLIC AS A HIGHWAY AND TRAIL, AND THAT THE LANDS SHOWN HEREON HAVE BEEN CORRECTLY SURVEYED AND SHOWN ON THIS PLAT.

LLC ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, I, the undersigned, _____, being duly sworn, depose and say that I am a member of _____, a limited liability company, and that the said instrument was signed in behalf of said LLC by a duly authorized officer or agent of said LLC, and that the said instrument was signed in behalf of said LLC by a duly authorized officer or agent of said LLC, and that the said instrument was signed in behalf of said LLC by a duly authorized officer or agent of said LLC.

NOTES

1. ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEY SYSTEM.
2. ANY COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEY SYSTEM.
3. ANY COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEY SYSTEM.

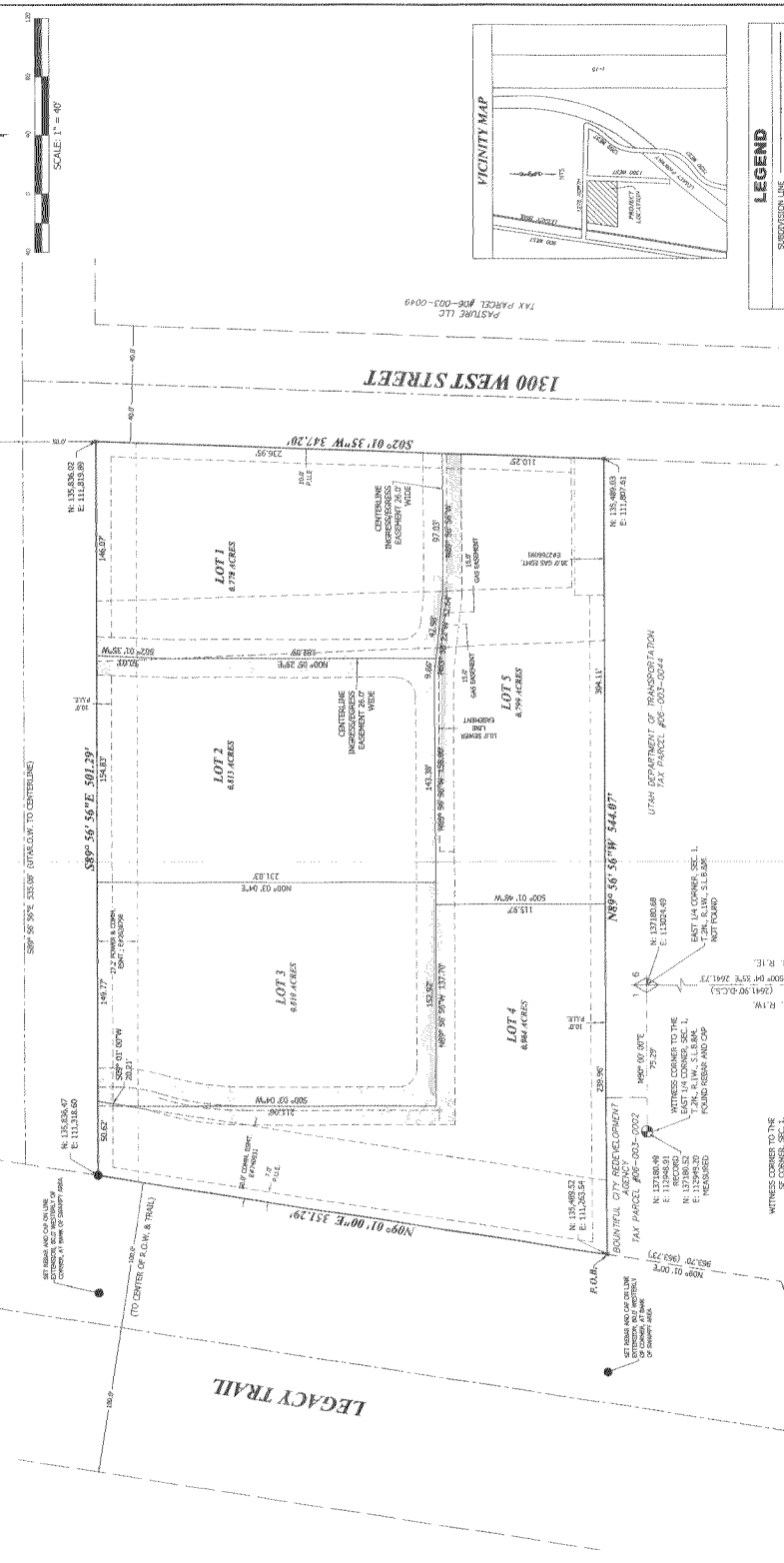
DAVIS COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____, AT _____ IN BOOK _____ OF _____ COUNTY RECORDS.

LEGACY LANDS COMMERCIAL SUBDIVISION

LOCATED IN THE SE 1/4 OF SEC. 1, T.2N., R.1W., S.1.B.M.,
CENTREVILLE CITY, DAVIS COUNTY, UTAH
FINAL PLAT, JANUARY 2019

1275 NORTH STREET



LEGEND

- SUBDIVISION LINE
- LOT LINE
- ADJACENT PROPERTY
- PUBLIC UTILITY EASEMENT
- ROAD-CENTRELINE
- SECTION LINE
- TIE TO MONUMENT
- BANK OF CREEK
- SET BACK FROM ADJACENT WITH NEW EASEMENT (SEE PLAT FOR DETAILS) (UNLESS OTHERWISE NOTED)
- FOUND LOT CORNER MARKER (SEE NOTES)

CENTREVILLE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF CENTREVILLE CITY, UTAH, THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED. CITY RECORDER ATTEST: _____ MAYOR: _____

CITY ATTORNEY

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF CENTREVILLE CITY.

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF CENTREVILLE CITY.

CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF CENTREVILLE CITY.

CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF CENTREVILLE CITY.

1275 North Street W-24
Wanda Davis, E.I. 64114
Phone 801.796.2236
Wanda Davis
PROJECT
UNIFORM

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
2/27/2019**

Item No. 2.

Short Title: Discussion - Subdivision Ordinance Updates - Chapter 4 (Existing Conditions Inventory)

Initiated By: City Attorney

Scheduled Time: 7:30

SUBJECT

As part of the process to update and revise the City Subdivision Ordinance, a copy of the latest draft of Chapter 4 (Existing Conditions Inventory) is attached for Planning Commission review. Chapter 4 addresses the requirements for the existing conditions inventory (ECI) that must be submitted to the City by the developer prior to review and approval of a subdivision. The purpose of the ECI is to collect and provide information regarding the existing conditions of the property proposed for development. The ECI includes information such as streams, floodplains, steep slopes, sensitive soils, groundwater, wetlands, vegetation, utilities, canals, geologic hazards, etc.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ Subdivision Ordinance - Chapter 4 (Existing Conditions Inventory)

TITLE 15 SUBDIVISIONS

CHAPTER 15.04. EXISTING CONDITIONS INVENTORY.

- 15.04.010. Purpose.**
- 15.04.020. Scope.**
- 15.04.030. Existing Conditions Inventory Requirements.**
- 15.04.040. Geotechnical Assessment.**
- 15.04.050. Incorrect or Inaccurate Information.**

15.04.010. Purpose.

The purpose of an existing conditions inventory ("ECI") is to gather information about a development site prior to review and approval of a subdivision in order to avoid approving subdivisions that create land use conflicts and to protect natural and cultural resources that may be adversely affected by construction activities.

15.04.020. Scope.

Before a subdivision is reviewed and approved, an existing conditions inventory ("ECI") shall be provided for the subject property and for the first one hundred (100) feet of adjoining property. The ECI shall comply with all requirements set forth in CMC 15.04.030. The ECI shall be submitted by the applicant with the conceptual subdivision application, plat amendment application, or any other first application for subdivision development review. The intent of an ECI is to consolidate existing information in one place for City review. Most information required for the ECI is readily available and does not require the applicant to conduct original research to address the information requirements of this Chapter, although some additional research may be required.

15.04.030. Existing Conditions Inventory Requirements.

(a) General. The ECI shall address all the factors and requirements set forth in this Section. If a factor is not applicable to the subject property, the ECI shall include a note to that effect.

(1) The ECI shall be specifically labeled as such and shall be prepared separately from the proposed subdivision of property.

(2) The information gathered for the ECI shall be shown graphically on one or more 24" x 36" sheets and all information shall be graphically overlaid on the subject property.

(3) The applicant shall provide the City with three hard copies and an electronic copy of the ECI and all related reports.

(b) Streams and Floodplains. The ECI shall show streams, drainage courses, and floodplains located on or within 100 feet of the subject property. All information shall be graphically overlaid on the subject property.

(1) Topographic maps or field topography may be used to determine the presence of streams and drainage courses.

(2) Floodplains shall be as delineated on Federal Emergency Management Agency ("FEMA") flood insurance rate maps.

(3) Floodplain elevations for a 100 year flood event shall be shown by topographic delineation.

(4) If an existing engineering study provides a basis for topographic or floodplain information, the name and source of the study shall be noted on the ECI.

(c) Steep Slopes. The ECI shall show the following categories of existing slopes, based on topographic maps or field topography:

- (1) Zero to 10%;
- (2) 10 to 20%;
- (3) 20 to 30%; and
- (4) 30% or more.

(d) Sensitive Soils and Groundwater. The ECI shall show sensitive soils as identified on any existing soil survey for the subject property. Soil limitations on development shall be noted on the ECI and on the associated subdivision. Soils with severe limitations shall be noted separately. Such soils are those which have one or more of the following characteristics: seasonal high water table, subject to flood hazard, poor drainage, wetland/hydric soil conditions, high shrink/swell potential, shallow depth to bedrock, excessive slopes, and high susceptibility to erosion.

(e) Wetlands. The ECI shall show all existing or previously delineated wetlands as required by the Clean Water Act.

(1) U.S. Fish and Wildlife Service National Wetlands Inventory maps, Utah Department of Natural Resources maps, and other sources designated by the Utah Department of Natural Resources or the Utah Department of Environmental Quality may be used to identify wetlands.

(2) Wetlands shall be shown on the ECI by a line denoting the boundaries thereof.

(3) If wetlands are present, a wetlands assessment shall be submitted to the City prior to consideration of the preliminary subdivision application. The assessment shall include the name and address of the individual who conducted the assessment.

(4) A copy of any existing applications for authorization to impact or alter wetlands on the subject property shall be submitted with the ECI.

(f) Shrubs and Trees. The ECI shall show shrub and tree stands as indicated by recent aerial photos current within at least 12 months from date of submittal. Such areas shall be delineated by a circumferential line extending to the outer perimeter of the tree or shrub canopies. Tree varieties and range of size shall be shown generally in a chart or legend.

(g) Utility Lines. The ECI shall show any existing utilities and utility lines located within the subject area.

(h) Dams and Canals. The ECI shall show any existing aqueduct, dam, ditch, or canal located within the subject area. The ECI shall also show any area which may be flooded in the event an aqueduct, dam, ditch, or canal fails, as contained in any existing study conducted and/or possessed by the City, County or the Utah State Engineer. Canal owners or operators are required to be notified of proposed subdivision applications in accordance with provisions of Utah Code § 10-9a-211 and § 10-9a-603.

(i) Special Protection Areas. The ECI shall show areas identified as special protection areas in this Title, the Zoning Code, the General Plan, and other documents adopted by the City, including, but

not limited to, wellhead protection areas, groundwater recharge areas, and hillside overlay areas.

(j) Cultural and Historic Resources. The ECI shall show cultural and historic resources, including, but not limited to, cemeteries and historic districts.

15.04.040. Geotechnical Assessment.

(a) Geotechnical Assessment. When a subdivision is proposed, the ECI shall include relevant reports and maps published by the Utah Geological Survey affecting the subject property along with a geotechnical assessment written by a Utah licensed professional engineering geologist or a Utah licensed professional engineer who is trained and experienced in the practice of geotechnical engineering, including the following:

- (1) The location and boundaries of the proposed subdivision and its general geologic setting;
- (2) A description of the specific geologic conditions at the site;
- (3) Identification of potential geologic hazards (such as faults, landslides, rockfall, flooding and liquefaction); and
- (4) Conclusions and recommendations regarding the effects of the geologic conditions and any potential hazards on the proposed development, and recommendations to minimize any hazard to life or property, or any adverse impact on the natural environment.

(b) Geotechnical or Geologic Report. The City Engineer, Planning Commission, or City Council may at any time during the subdivision application process require the applicant to prepare and submit a complete geotechnical or geologic report for the subject property prepared by a Utah licensed professional engineering geologist or a Utah licensed professional engineer who is trained and experienced in the practice of geotechnical engineering. Proposed subdivisions within the Hillside Overlay Zone shall be required to provide a geologic conditions report as required in CZC 12.42.030.

15.04.050. Incorrect or Inaccurate Information.

The applicant bears the burden to provide a complete and accurate ECI. Failure to provide complete and accurate information on any ECI shall be grounds for denial of any related subdivision application or revocation of any subsequently approved subdivision application.

CENTERVILLE

Staff Backup Report 2/27/2019

Item No. 3.

Short Title: Finish Discussion on Goals

Initiated By: Planning Commission

Scheduled Time:

SUBJECT

- Finish discussion from work session on listing and prioritizing Goals for 2019
- Review Council Timeline for SMSC (Main Street) Amendment Process

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 2019 Goals recap
- ▢ SMSC Amendment Process Outline
- ▢ SB 34 Summary

PLANNING COMMISSION MEMO
COMMUNITY DEVELOPMENT DEPARTMENT

GOALS 2019

- ☞ Main Street Overlay and Table of Uses
 - See Attached Calendar with timeline for amending General Plan, Overlay and Table of Uses
- ☞ West Centerville Update
- ☞ Moderate Income Housing Plan and updates according to **SB 34** (*Pending*)
 - See attached Summary from League of Cities and Towns
- ☞ Subdivision Revisions
 - Including some amendments to noticing and public hearing necessary
 - Legislative/ Admin handouts

Other to consider:

- Density between 6 and 9
- Community Pathways Planning
- Accessory setbacks in RL Zone
- 1250 West Transit Corridor
- Shorelands Residential Component

***** The future belongs to those who plan for it*****

MAIN ST. SCHEDULE PLANNER

2019

PROJECT TASK 1 - Kickoff With Council & Commission Main Street Objectives Discussion -City Council/Planning Commission Work Session- Post Required General Plan "NOTICE OF INTENT" -Also Send Notice to Property & Business Owners - PROJECT TASK 2 - General Plan & Zoning Ordinance Drafting Drafting of General Plan Amendments - Staff Prepares Draft GP Language - Drafting of Zoning Regulations Amendments - Staff prepares ZO Language - PROJECT TASK 3 - Planning Commission Review & Feedback Planning Committee Meetings - PC Review of GP Draft Language & Feedback - Planning Committee Meetings - PC Review of ZO Draft Language & Feedback - COMMISSION STATUS WORK SESSIONS WITH CITY COUNCIL - Work Sessions with City Council to Obtain Feedback - 6:00pm * Gen Plan - APRIL 24 th * Zoning Ordinance: - MAY 22 nd	MARCH 03.13.19 OR 03.27.19 03.18.19 GEN PLN MARCH 03.04.19 03.29.19 04.01.19 04.30.19 GEN PLN APRIL 04.10.19 04.24.19 05.08.19 05.22.19	
	STAFF CONTINUED EDITING OF GENERAL PLAN & ZONING ORDINANCE DRAFTS PROJECT TASK 4 - Notices, Formal Public Hearings & Recommendations 1 st Commission Public Hearing: - General Plan Amendments - - Conduct Public Hearing - - Directives to Staff - 2 nd Commission Public Hearing: - Zoning Ordinance Amendments - - Conduct Public Hearing - - Directives to Staff - PLANNING COMMISSION FORWARD RECOMMENDATIONS PROJECT TASK 5 - CITY COUNCIL REVIEW AND FORMAL HEARINGS	POST GEN. PLN FOR 06.12.19 POST ZONE OR. FOR 06.26.19 JUNE 12 TH PLANNING COMMISSION JUNE 26 TH PLANNING COMMISSION JULY 10 TH PLANNING COMMISSION MEETING PC PRESENTATION JULY 16 TH 2019 FORMAL HEARINGS JULY/AUGUST 2019

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MAIN STREET GENERAL PLAN &

ZONING ORDINANCE AMENDMENTS

TIMELINE

Post Draft Amendments on City's Website, and A Notice in the Utility Billing or Newsletter.

Also, Send Notice to Property/Business Owners with Website Link

MARCH TO AUGUST 2019

COMMUNITY DEVELOPMENT DEPARTMENT
 655 NORTH 1250 WEST
 CENTERVILLE, UTAH 84014
 (801)292-8232

SB 34: Affordable Housing Modifications (3rd Sub.)

Foundation

Two bills the Legislature passed (and ULCT supported) in the 2018 session provide the foundation for SB 34 – HB 259 (Moderate Income Housing Amendments) and SB 136 (Transportation Governance Amendments).

HB 259 updated the moderate income housing (MIH) plan requirements that have been in place for cities since 1996. Cities are required to incorporate their MIH plan into their general plan by December 1, 2019 and must include how they are planning for MIH over the next five years. The city must report on implementation of the plan every 2 years, including analyzing and publishing data on their moderate- and low-income housing stock, deed-restricted units, use of housing set-aside funds, and participation in Utah Housing Corporation, plus how the city is reducing regulatory barriers to housing and coordinating with neighboring jurisdictions and regional plans.

SB 136 requires UDOT to create strategic initiatives for state transportation funding that will include local land use and economic development potential. The rulemaking process is just now underway to determine the land use criteria and prioritization process for the Transportation Investment Fund. The objective is to facilitate transportation efficient land use.

What does SB 34 (3rd Sub.) do?

SB 34 adds to the foundation of HB 259 and SB 136 in two main ways: (1) adding elements that reinforce transportation-efficient land use into cities' general plans; and (2) providing specific strategies ("menu items") certain cities must consider adopting in their MIH plans.

(1) New transportation element requirements

- The bill defines a "major transit investment corridor." This expands the concept of transportation-oriented development to include a public transit service that uses public transit ROW, dedicated road ROW (like Bus Rapid Transit), or fixed route bus corridors with an interlocal agreement. It gives local government some assurance that it can plan certain land uses (like high-density residential) around transit.
- The transportation element must correlate with population projections and the proposed land use element of the general plan and must consider the regional transportation plan developed by the MPO or the long-range plan by UDOT if the city is not in an MPO area.
- Many communities do not have access to transit but are still planning for transportation-efficient land use and population growth along their "Main Streets" and other appropriate locations. The bill accounts for this and ensures that these communities have the same options, flexibility, and access to incentives as those with transit.

(2) New MIH plan requirements

This table shows the current and proposed strategies to promote affordability identified in the bill. If your city has a population of over 10,000, or if your city has a population of over 5,000 and is located in a county of the first, second, or third class, three of the following options must be incorporated into the MIH plan. Cities that have access to a fixed transit station (i.e., rail stop or BRT station) must also incorporate a fourth element – either encouraging higher density development near major transportation corridors or reduce parking requirements in certain locations. Relevant cities will submit an annual report to DWS on plan implementation (details to be determined through rulemaking). Counties must include three of the options. and counties of the first, second, and third class with unincorporated populations of 5,000 or more must also report to DWS on implementation of the plans.

Current items	Proposed new items
Rezone for densities necessary to assure production of MIH	Create/allow/reduce regulations for accessory dwelling units (ADUs)
Facilitate rehabilitation or expansion of infrastructure to encourage construction of MIH	Allow for housing in commercial and mixed-use zones
Encourage rehabilitation of uninhabitable stock into MIH	Encourage higher density or MIH near major transit investment corridors
Consider subsidies to waive construction-related fees	Eliminate or reduce parking requirements in certain areas
Consider state/fed funds and incentives to promote construction of MIH	Allow for Single Resident Occupancy (SRO) developments
Consider UHC, DWS, and AOG programs	Preserve existing MIH
	Consider services provided by a public housing authority
	Employ incentives for a developer to ensure long-term affordability (inclusionary housing/deed-restricted units)
	Participate in a community land trust program
	Implement a mortgage assistance program for city employees or a district that provides contracted services to the city
	Consider technical planning assistance programs offered by an MPO
	Other programs or strategies that address housing needs of residents who earn less than 80% of the AMI

Why will cities comply?

When the MIH plan requirements were first enacted in 1996, 144 out of 155 cities complied with the requirements. Cities are already planning for population growth and recognize that they must use the keys they hold – zoning, land use, regulations – to help unlock the door to more

SB 34: Affordable Housing Modifications (3rd Sub.)

residential development. Plus, cities must be up-to-date on the MIH plan and reporting requirements in order to be eligible for Transportation Investment Fund (TIF) and Transit Transportation Investment Fund (TTIF) money. The TIF was \$702 million last year, and 65 out of 81 (80%) of cities that are subject to the MIH requirements either have funds currently programmed or in phase 1 of the TIF process.

What else does the bill do?

The bill modifies the makeup of the Olene Walker Housing Loan Fund Board by adding one member with expertise in TOD and one member who represents rural interests.

The bill also includes a one-time appropriation of \$20 million and ongoing appropriation of \$4 million to the Olene Walker Low Income Housing Fund. Discussions are ongoing as to how that money will be allocated.

CENTERVILLE

Staff Backup Report 2/27/2019

Item No. 4.

Short Title: City Council Report

Initiated By:

Scheduled Time:

SUBJECT

- C-M Zone Use Amendments - (Main Street) Council denied edits and desires to address the uses as part of the South Main Street Changes
- The Cottage on the Corner - Final Plat was Approved
- 2019 Planning Goals & South Main Street Changes - Council desires joint Work Session on March 13, 2019 from 5:30pm to 7:30pm.

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report 2/27/2019

Item No. 5.

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time:

SUBJECT

Next PC Meeting:

- Sydnee's Pet Grooming, CUP for a Kennel Use in C-VH Zone

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
2/27/2019**

Item No.

Short Title: Work Session & February 13th Meeting

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ 2-13-19 PC Prelim. Minutes
- ☐ 2-13-19 PC Work Session Prelim. Minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, February 13, 2019

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 7:09 p.m.

MEMBERS PRESENT

Cheylynn Hayman, Chair

Kevin Daly, Vice Chair

Kai Hintze

Logan Johnson

Becki Wright

MEMBERS ABSENT

Gina Hirst

STAFF PRESENT

Cory Snyder, Community Development Director

Lisa Romney, City Attorney

Cassie Younger, Assistant Planner

VISITORS

Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Wright

**PUBLIC HEARING – PRELIMINARY SUBDIVISION PLAT – BARRUS COVE –
196 E CHASE LANE**

Cory Snyder explained that the applicant had met the directives received from the Planning Commission following its examination of the Conceptual Subdivision review with one exception. That exception involved the gas and secondary water providers and as indicated in the staff report, completion of those items was pending. Lot lines had been adjusted in order to be more perpendicular. At the end of the new cul de sac, the lot lines diverged from one another somewhat, but it appeared that they still met the current setback requirements. Staff wished to ensure that the drawings met the setback requirement as well.

Regarding drainage, it presented a potential design issue with the project, as the property involved a hill. The City engineer did not wish to create a common detention pond that would require long-term maintenance. Still, this was an issue that had yet to be completely ironed out.

Chair Hayman invited the applicant to address the Planning Commission.

Kyle Honeycutt introduced himself and explained that he represented property owner Roy Barrus, who had also stepped forward. Mr. Honeycutt stated that he would soon have the required approval from Dominion Energy. Regarding the setback issue, he explained that his engineer had designed the property

1 to meet the 40-foot and 60-foot setback requirements, but had failed to document that fact in the plans. He
2 assured the Planning Commission he would take care of that.

3
4 Regarding drainage, Mr. Honeycutt felt there was sufficient slope from the east side to the west
5 side of the property in order to prevent any flooding. He was confident that his experienced engineer had
6 designed the project so as to avoid any drainage issues and he looked forward to moving ahead on the
7 project.

8
9 Chair Hayman opened the public hearing at 7:20 p.m. There was no one who wished to address
10 the Planning Commission so Chair Hayman closed the public hearing.

11
12 Commissioner Daly pointed out that the Commission had addressed this project at length during a
13 previous meeting. He made a **motion** to approve the Preliminary Subdivision Plan for the Barrus Cove
14 Subdivision located at 196 E Chase Lane with conditions 1-5 as outlined below, for suggested reasons for
15 action a-c. Commissioner Hintze seconded the motion. Mr. Snyder pointed out that although the
16 recommendation listed in the staff report mentioned Deuel Creek Place subdivision, he clarified this was
17 the Barrus Cove Subdivision.

18
19 Conditions:

- 20
21 1. A Final Subdivision Application and Plat shall be submitted in accordance of CMC 15.04
22 of the Subdivision Ordinance.
23
24 2. The Final Subdivision Submittal shall also provide the applicable subdivision infrastructure
25 construction plans for the subdivision in accordance with CMC 15.04.104
26
27 3. The remaining “utility provider” sheets for natural gas and secondary water shall be submitted
28 with the Final Subdivision Application.
29
30 4. In accordance with the City’s addressing system, the final plat shall depict the address of each
31 dwelling and be deemed acceptable by the City’s Public Works Director.
32
33 5. The Final Subdivision Submittal shall provide verification of the required Lot Width
34 Requirements of the R-L Zone.
35

36 Suggested Reasons for Action:

- 37
38 a) The Planning Commission finds that Preliminary Subdivision Plans are substantially consistent
39 with the previous Conceptual Plan Acceptance.
40
41 b) The Planning Commission finds that the Preliminary Subdivision Submittal, with the
42 conditions imposed, complies with the applicable regulations of the
43 Subdivision Ordinance.
44
45 c) The Planning Commission finds that the Preliminary Subdivision Submittal, with the
46 conditions imposed, complies with the applicable regulations of the City’s Zoning Ordinance,
47 regarding lot development within the R-L Zone.
48

49 Commissioner Wright expressed appreciation that the concerns she had expressed at a previous
50 meeting had been addressed by the developer.

51
52 The motion passed with a unanimous vote (5-0).
53

PUBLIC HEARING – ZONING MAP AMENDMENT – 484 & 522 W PORTER LANE

Cassie Younger explained it was unclear how this property had become split into two different lots. However, it had since been combined into a single one-acre lot, the result being that it was now out of compliance in that it contained two separate dwellings with two types of zoning. Ms. Younger indicated that there was plenty of Residential Medium zoning in the area and that this property was even less dense. She recommended using landscaping as a buffer between the property and the church to the east.

Chair Hayman invited the applicant to address the Planning Commission.

Atieli “Andy” Hafoka introduced himself and expressed appreciation to the Commission for considering his request to rezone his property. He intended to improve the appearance of the property so that it fit well with the rest of the community.

Chair Hayman opened the public hearing at 7:32 p.m.

Robert Burns – Mr. Burns indicated that he was the President of the Centerville Deuel Creek Irrigation Company. He explained that the higher density zoning had been part of a previous zoning change and that the property in question had been three separate pieces at one time. His company was unaware that the lots had been combined and indicated that the accounts could be combined into one at the appropriate time in the development process.

There was no one else who wished to speak and Chair Hayman closed the public hearing at 7:33 p.m.

Commissioner Daly suspected that since there was no 500 West in this portion of the City, perhaps when the general plan of this area referred to 500 West, it was merely referencing any property that was behind the lots which fronted 400 West. Commissioner Johnson felt that 500 West might belong on the east edge of the property in question.

Commissioner Wright pointed out that although the previous Hafoka development had been great for the City, there had been some displeasure shared by nearby residents. However, she did not expect similar complaints if the Planning Commission were to approve the rezone currently under consideration, due to the lower density and the fact that no one appeared at the public hearing to speak in opposition to it.

Commissioner Daly suggested that as a Planned Urban Development (PUD), there might be the possibility of a bonus unit. Mr. Snyder indicated that in order to qualify for the bonus, the development would need to be at least 5 acres in size and this one was not. Therefore, it did not qualify for the bonus.

Commissioner Johnson made a **motion** to recommend approval to the City Council the following Zoning Map Amendment of Parcel Number 03-001-0209 at 522 and 484 Porter Lane, from Residential Low to Residential Medium Zone with proposed reasons for action a-c. Commissioner Wright seconded the motion.

Proposed Reasons for Action:

a) The following Zoning Map Amendment is consistent with the General Plan, in that residential medium density is allowed on Porter Lane “approximately” West of 500 West.

b) The zoning map amendment fits the approval standards as outlined in CZC 12.21.080(e)

c) Zoning boundaries, as stated in the General Plan 12-480-8 and CZC 12.30.050, should follow lots lines.

The motion passed unanimously (5-0). Chair Hayman explained to the applicant that the application would now go to the City Council for consideration but that the Planning Commission had recommended that they approve it.

PUBLIC HEARING – PRELIMINARY AND FINAL SUBDIVISION – COTTAGE ON THE CORNER – 323 E PAGES LANE

Commissioner Wright indicated that due to the slim possibility of a future business relationship between the applicant and her, she had chosen to recuse herself from the discussion and vote on this topic. She then stepped down from the dais.

Mr. Snyder reminded the Planning Commission that it had approved the site plan for this project some time ago. The applicant was now asking the Commission to approve both the preliminary and the final plat, expediting the ability to move on to the City Council. There was a unique situation wherein all the infrastructure to service the development had been put in place and the project had continued through the majority of the process without the Preliminary Plat approval going before the Commission. The Development Review Committee had not indicated an objection to requesting a Final Subdivision approval. Mr. Snyder then explained various recommended conditions.

Chair Hayman invited the applicant to address the Planning Commission.

Scott Balling introduced himself to the Commission and indicated he had no concerns about meeting any of the stated conditions of approval.

Chair Hayman opened the public hearing at 7:48 p.m.

Robert Burns – Mr. Burns introduced himself once again. He pointed out that all easements must be shown on the final plat and that the Zoning Code prohibited buildings from being constructed upon easements. Because the original easements had not been vacated when the project began, it now needed to be done. There was a public utility easement (PUE) along the north property line which did not appear to cover all of the irrigation alignment. Ms. Romney asked Mr. Burns if he was willing to vacate the easement. Mr. Burns responded that one of the two easements currently existed and if the 2002 easement was in an acceptable location, it could be added to the plat. But again, he did not believe the PUE covered the eastern portion of the pipeline. Mr. Snyder explained that the engineer would review the title report and determine how best to proceed.

There were no additional comments by the public and Chair Hayman closed the public hearing at 7:54 p.m.

Mr. Balling returned to the podium to address Mr. Burns' comments. He indicated that he was not opposed to writing a larger easement in the corner since it was still several feet away from the building. Ms. Romney explained that if the easement was still recorded against the property, it would need to either be shown on the plat by book and page number, or vacated and a new one granted.

Ms. Romney suggested that if the Planning Commission was still comfortable moving forward with approval, an eighth condition should be added such as *"all existing easements of record must be shown on the plat or vacated prior to the recording of the final plat."*

Chair Hayman **moved** that the Planning Commission approve the Preliminary Subdivision Plan and recommend approval of the Final Plat for The Cottage on the Corner Development, subject to

Conditions 1-7 in the staff report, Condition 8, as recommended by the City Attorney and also Suggested Reasons for Action a-c. Commissioner Hintze seconded the motion.

Conditions

1. The applicant shall finalize any plat related formatting and/or survey errors and omissions, which shall be deemed acceptable by the City's Engineer and Attorney.

2. The subdivision plat shall contain necessary notes that the development of the properties is subject to the conditions of the approved Final Site Plan and Conditional Use Permit. - This approval also suggests that such references should be included in the CC&R's for disclosure to all future owners

3. Prior to plat recordation, the related Articles and CC&R documents will need to be reviewed by the City Attorney to verify compliance with state statutes.

4. Prior to the recording of the subdivision plat, the City's Building Official and the Fire District shall provide verification that the existing construction complies with the requirements to allow for the platting of the townhomes.

5. Prior to plat recordation, the secondary irrigation company shall provide verification that the plat reflects the needed easements that the applicant agreed to during the construction of the development

6. In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director.

7. The applicant shall provide an updated title report (within 30 days) for review and acceptance of any final paper and/or linen plat, at a time deemed appropriate by the City's Attorney and/or Recorder.

8. All existing easements of record must be shown on the plat or vacated prior to the recording of the final plat.

Suggested Reasons for Action (Findings):

a) The Planning Commission finds that the subdivision plat and plans and plat are in harmony with the relevant provisions of the City's Zoning Approvals and Subdivision regulations.

b) The Planning Commission finds that the development has previously been approved by the City and that the subdivision is also subject other terms and conditions, as approved by the City for the related final site plan and conditional use permit.

c) The Planning Commission finds that with the Conditions listed for this approval, the subdivision can be deemed consistent with the expectations for PUD subdivisions, as outlined in Chapter 15-6, Planned Unit Development.

The motion passed unanimously (4-0). Commissioner Wright returned to the dais.

CITY COUNCIL REPORT

Ms. Romney explained that the City Council had approved the addition of businesses involved with applying permanent cosmetics be added to the table of uses. Additionally, they had discussed planning for the foothills.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder indicated that there were three items tentatively scheduled for the next Planning Commission meeting—Deuel Creek, Legacy Lands Final Plat and a discussion regarding subdivision chapter 4. He also explained that at the City Council's next meeting, they would discuss the South Main Street Corridor revamp of the General Plan and Zoning Ordinance. Finally, a work session between the City Council and Planning Commission would potentially take place on either March 13th or 27th. Commissioner Hintze indicated that he would not be able to attend on March 13th and Commissioner Wright stated that there was a *slight* chance that she would be unavailable on the 27th.

MINUTES REVIEW AND ACCEPTANCE

The minutes of January 23, 2019 were reviewed. Commissioner Wright made a **motion** to accept the minutes as presented. Commissioner Hintze seconded the motion which passed by unanimous vote (5-0).

Commissioner Johnson mentioned that he would be unable to attend the next Planning Commission meeting on February 27. The remaining Commissioners expected to be in attendance.

ADJOURNMENT

Chair Hayman moved to adjourn. Commissioner Hintze seconded the motion. The motion passed unanimously (5-0) and the meeting adjourned at 8:03 p.m.

Cheyllynn Hayman, Chair

Date Approved

Jamie Brooks, Recording Secretary

PLANNING COMMISSION MINUTES OF WORK SESSION**Wednesday, February 13, 2019****5:30 p.m.**

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the Centerville City Planning Commission Work Session was called to order at 5:30 p.m.

MEMBERS PRESENT

Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Kai Hintz
Logan Johnson
Becki Wright

MEMBERS ABSENT**STAFF PRESENT**

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Cassie Younger, Assistant Planner

VISITORS

Interested Citizens

Chair Hayman welcomed those in attendance.

Cassie Younger explained that the Planning Commission's Agenda Packet contained a memorandum outlining the goals that the Commission had set the previous year, and the meetings at which those goals were discussed or acted upon. The Commission still awaited City Council action on the table of use amendments for the South Main Street Corridor Overlay Zone (SMSC) and that item was scheduled to be discussed by the Council on February 19, 2019.

Cory Snyder explained that the City Council would first address an item that had been tabled as some community members were still awaiting answers. The Council would then need to decide what they wished to do with the table of uses—whether they wished to further delay the entire discussion or whether they wished to pass some of the recommended uses but not others. A joint work session with both the City Council and Planning Commission is tentatively scheduled for March wherein the Planning Commission will present its overall goals. Also scheduled for discussion at that time will be the general overhaul of the South Main Street Corridor Overlay Zone.

Ms. Younger pointing out that if the SMSC Overlay edits are approved, there would be a great deal of work for the Planning Commission to do. She reminded the Commission of various items that it had addressed in 2018.

Chair Hayman inquired how many more chapters of the Subdivision Ordinances are left to review. Lisa Romney responded that there are about 17 total chapters in the current draft. The Commission and Staff agreed to attempt to address at least one chapter per month in chronological order.

1 Ms. Romney pointed out that there had been significant discussion regarding noticing and when
2 the Commission should take public comment on various applications. Ms. Romney said the current draft
3 of the Subdivision Ordinance recommends that final subdivision plats be approved by the Planning
4 Commission without having to go to the City Council for approval. She said this will streamline the
5 process. It is also recommended to keep administrative land use decisions at the Planning Commission
6 level. Ms. Romney noted that she still intends to prepare the administrative/legislative handouts for the
7 Planning Commission and public as requested. There was also some discussion about providing or at
8 least encouraging annual land use training for both the Planning Commission and the City Council. Ms.
9 Romney said she would contact the ULCT to see if Centerville could possibly be designated as a satellite
10 location for future land use training.

11
12 Regarding the two vacancies on the Planning Commission, Mayor Wilkinson should be
13 recommending appointments to the City Council in the near future. It was unclear exactly when that
14 would take place.

15
16 Ms. Romney stated the City should prioritize an overhaul of the General Plan. She said that if
17 SB34 passes the legislature this year, there will be new requirements regarding affordable housing and
18 other land use regulations to encourage local jurisdictions to provide for a variety of housing types. Ms.
19 Romney also stated the City should focus on future planning for West Centerville. She said there are
20 certainly some economic development opportunities that could help broaden the City's tax base.

21
22 At the request of Chair Hayman, Ms. Romney gave a brief explanation of SB34 which contains
23 amendments to the Utah Land Use Development and Management Act (LUDMA), and encourages
24 planning for alternative types of housing in local communities. Commission members and Staff discussed
25 the ramifications of the proposed legislation. Mr. Snyder indicated that if the bill were to pass, its
26 effective date was currently listed as December 31, 2019.

27
28 Ms. Younger then transitioned the discussion into potential Planning Commission goals for 2019.
29 They were listed as:

- 30
- 31 ■ Main Street Design Guidelines and Performance Standards
 - 32 Further discussion was necessary
 - 33 ■ Minding the Gap: Addressing the density gap between 6 and 9 units per acre,
 - 34 including parking calculations and counts
 - 35 ■ Finish Subdivision Ordinance updates with City Attorney
 - 36 ■ Community Pathways Planning – Pedestrian Circulation within the Commercial zones
 - 37 ■ 1250 West Transit Corridor – connecting to Front Runner at Woods Cross and
 - 38 Farmington
 - 39 ■ Shoreland Residential Component
 - 40 Highlighted the need to review the Master Plan on the west side of the City
 - 41 ■ Moderate Income Housing Plan for SB34
 - 42 Also highlighted the need to review the Master Plan on the west side
 - 43

44 Ms. Younger stated she wished to add to the list a personal goal of amending the accessory
45 building setbacks in the Residential-Low Zone.

1 It was suggested that the upcoming joint work session in March would be a good opportunity to
2 get input from the City Council regarding what it wished the Planning Commission to focus on going
3 forward. Once there was input from the Council, the Commission could address prioritizing the list of
4 goals.

5
6 The Work Session adjourned at 6:34 p.m.
7
8
9

10
11 _____
12 Cheylynn Hayman, Chair
13
14
15

Date Approved

16 _____
17 Jamie Brooks, Recording Secretary