

PUBLIC HEARING – GENERAL PLAN AMENDMENT TRANSPORTATION ELEMENT

The Planning Commission previously discussed various concepts for coordinating the Transportation Element with the Moderate-Income Housing Plan as required by State Statutes. Mr. Snyder presented the proposed General Plan Amendment drafted by Staff with direction from the Planning Commission.

Mr. Snyder suggested adding the South Frontage Road corridor for consideration under Accessory Apartment Units. Referring to the corridors listed, Commissioner Summerhays said he would be interested in seeing traffic counts for the Chase Lane and Porter Lane intersections at both Main Street and 400 West for consideration from both a safety and a traffic standpoint. Mr. Snyder said he knew a traffic study had already shown a need for a local traffic signal at the intersection of 400 West and Bellano Way near the Centerville Library, but had not shown a need for a traffic signal at the 400 West/Porter Lane intersection when the Porter Walton Townhomes were developed.

Commissioner Wright asked if it would be possible to encourage longer-term leasing for Accessory Apartment Units. Mr. Snyder recommended referring to the Fair Housing Act. Ms. Romney suggested General Plan language should remain more general, and commented that Staff could gather information for future discussion.

Chair Hayman opened a public hearing at 7:30 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Daly said he liked the idea of adding the South Frontage Road corridor under Accessory Apartment Units. Chair Hayman said she believed they were moving in the right direction with the Transportation Element, and **moved** to recommend approval to the City Council the drafted amendments regarding the City's Transportation Element, with the following reasons for action. Commissioner Kjar seconded the motion, which passed by unanimous vote (5-0).

Reasons for Action:

- a. The Planning Commission finds that all cities are required to adopt specific updates to the City's General Plan to coordinate the Transportation Element with the City's Moderate-Income Housing Plan by December 1, 2020.
- b. The Planning Commission finds that State Statutes require out plan to address "residential and commercial development in areas that will maintain and improve connections between housing, transportation, employment, education, recreation and commerce."
- c. The Planning Commission finds that transportation and future MIH needs are tied to the following General Plan goals and policies:
 - The City shall not allow racial, ethnic, religious, or economic discrimination in the provision and procurement of decent housing in this City.
 - The City shall assure an adequate supply of housing for future population through identification of optimum locations for housing development and provision of City services as required.
 - It is the desire of Centerville City to provide a variety of housing options within the community, including variable densities.
 - In furtherance of the above stated goal, it is the policy of Centerville City to provide appropriate housing for all Centerville residents giving consideration to ongoing lifestyle changes and circumstances that are increasingly prevalent in the normal life cycle of the aging residents.
- d. The Planning Commission further finds that the Moderate-Income Housing Element primary goals are as follows:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
 - Preserve existing moderate-income housing.
 - Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.
- e. Therefore, Planning Commission finds that the proposed Transportation Element Amendments are consistent with the above stated findings and will maintain and improve connections between housing, transportation, employment, education, recreation and commerce."

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder updated the Planning Commission on actions taken by the City Council at the last Council meeting. The Planning Commission was scheduled to meet next on November 10, 2020.

Responding to a request for feedback from Chair Hayman, Commissioner Daly said he believed the Commissioners should move on to the Commission's next goal – the South Main Street Corridor – and expressed confidence in the Commission's ability to facilitate the public input process with remote meetings. Commissioner Wright said she would not want the perception that the City was trying to push changes through at a time when citizens were perhaps dissuaded from participating. She said she would want the process to be thorough, not rushed. Commissioner Wright suggested parking modifications as a goal for the remainder of 2020. Commissioner Kjar said he would vote in favor of not revisiting the South Main Street Corridor in the last two months of the year. Chair Hayman expressed support for directing Staff to present current parking regulations and parking regulations in neighboring cities at the next Planning Commission meeting. She also requested training from Staff at upcoming meetings as agendas allowed.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the October 14, 2020 Planning Commission meeting were reviewed. Commissioner Daly **moved** to accept the minutes. Commissioner Summerhays seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:46 p.m., Commissioner Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion.



City Recorder/Deputy City Recorder

12/9/2020

Date Approved



Katie Rust, Recording Secretary

