

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, March 22, 2023**

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

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

8 **MEMBERS PRESENT**

9 Kevin Daly
10 Shawn Hoth
11 Mason Kjar
12 Tyler Moss
13 Heidi Shegrud, Chair
14

15 **MEMBER ABSENT**

16 Matt Larsen, Vice Chair
17

18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Lisa Romney, City Attorney
21 Whitney Black, Assistant Planner
22

23 **VISITORS**

24 Craig Salmon
25

26 **PLEDGE OF ALLEGIANCE**

27
28 **LEGISLATIVE PRAYER OR THOUGHT** Commissioner Kjar
29

30 **PUBLIC HEARING – CONCEPTUAL SUBDIVISION ACCEPTANCE, STOKES-**
31 **STEVENSON INDUSTRIAL FLEX SITE (AKA TRINITY)**
32

33 The applicant withdrew this item from the agenda.
34

35 **PUBLIC HEARING – ZONE TEXT AMENDMENT, ALLOWED USES OF THE SCP**
36 **DISTRICT, SALMON, APPLICANT**
37

38 Community Development Director Cory Snyder said the petitioner desired to amend the
39 allowed use list of the Shorelands Commerce Park (SCP) Zone to accommodate a potential
40 tenant for one of their buildings. The desire was to amend the use list to allow for “personal
41 instruction” and “construction sales and service”, which were currently not allowed in the SCP
42 Zone. Mr. Snyder said the potential “personal instruction” use would involve one-on-one pitching
43 and batting instruction. He explained the potential tenant was an independent distributor of roof
44 products. Mr. Snyder said office use was allowable if the secondary use was simply an “office”
45 for the company. However, if the space was used for retail/showroom space for product
46 showing and purchase, it would likely fall under “construction sales and service”, which was
47 currently prohibited in the SCP Zone.
48

49 Mr. Snyder spoke of the focus on developing a “job creation area” when the Shorelands
50 Commerce Park Zone was created, and spoke of current market interests that may not allow the
51 “original ideal” to actualize. Responding to a question from Commissioner Daly, Mr. Snyder said
52 the two personal instruction uses currently on the property were a dance studio and Kona
53 Karate. Mr. Snyder explained crossover and division he had seen within use categories, (i.e.,
54 “personal instruction”, “fitness studio”, and “indoor recreation gymnasium”).
55

Mr. Snyder updated the Commission regarding a market study currently in progress for Centerville, and spoke of possible obstacles to full development of the SCP Zone (listed on page 3-4 of the staff report).

Commissioner Daly said he would support the staff suggested action, Option 1 (add Construction Sales and Service and Personal Instruction Service to SCP District permitted use list), but not the petitioner suggested action, Option 2 (SCP Zone uses shall consist of the same permitted uses of the Industrial-High District).

Craig Salmon, petitioner, said working with the SCP Zone had been a challenge. He said the current Kona Karate and dance studio tenants had been awesome. He said he agreed with the job creation goal, and said 184 individuals were currently employed at the two-acre property. Mr. Salmon said he did not see a problem with the proposed uses. He said he did agree with the architectural restrictions in the SCP Zone. Mr. Salmon said the primary use for the potential tenant would be office, with occasional batting instruction. Responding to a question from Commissioner Daly, Mr. Salmon said parking had not been a problem with the existing two personal instruction uses on his property.

At 7:52 p.m., Chair Shegrud opened a public hearing, and closed the public hearing seeing that no one wished to comment. Chair Shegrud expressed the opinion that an amendment should be a "betterment", and asked if the Commission viewed the proposed amendment as a betterment. Commissioner Hoth said Option 1 made the most sense to him at that time. Commissioner Kjar expressed the opinion that too many uses might be granted with Option 2, and said he would be in favor of a broader Option 1, but was comfortable with Option 1 as presented.

Commissioner Daly made a **motion** for the Planning Commission to recommend approval of the proposed Zoning Code Text Amendment to CZC 12.68.050(h) regarding allowed uses in the Shorelands Commerce Park District as follows, with the following reasons for action. Commissioner Kjar seconded the motion, which passed by unanimous vote (5-0).

12.47.090 SCP Zone, Permitted And Conditional Uses

- *Add the following uses to the SCP District permitted use list – Construction Sales and Service; and Personal Instruction Service*

Reasons for action:

- a) The Planning Commission finds that the proposed text amendment is debatable with regards to being consistent with the goals, objectives, and policies of the City's General Plan.
- b) The Planning Commission finds that the SCP was originally adopted in 2007. However, due to environmental and infrastructure shortfalls, the main area devoted to the SCP vision still has additional hurdles to cross over (e.g., wetland mitigation, roadway development, and extension of utility infrastructure).
- c) Consequently, the Planning Commission finds that the only area of the SCP District currently developed is along the existing terminal road at the south end of the district.
- d) The Planning Commission further finds that most of the uses are offices for local businesses, or limited manufacturing that cross over with the definition with "contractor sales and services," which lends itself to locate in flex warehouse space, as has been typical of the Industrial-High District also.
- e) Lastly, the Planning Commission finds that the allowance of "personal instruction service" does not overly pose problems with the intention of creating a "job center" within the SCP District, if and when the needed roadway and utility infrastructure becomes available.

1 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
2

3 The Planning Commission was scheduled to meet next on April 12, 2023. Chair Shegrud
4 commented on the current vacant seat on the Planning Commission. The Planning Commission
5 and staff briefly discussed recent Legislative changes that would affect Centerville.
6

7 **MINUTES REVIEW AND APPROVAL**
8

9 Minutes of the March 8, 2023 Planning Commission Meeting were reviewed. Chair
10 Shegrud **moved** to approve the minutes. Commissioner Hoth seconded the motion, which
11 passed by unanimous vote (5-0).
12

13 **ADJOURNMENT**
14

15 At 8:08 p.m., Commissioner Daly **moved** to adjourn the meeting. Chair Shegrud
16 seconded the motion, which passed by unanimous vote (5-0).
17

18
19 
20 Jennifer Robison, City Recorder
21

4-12-2023

Date Approved

