

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, March 24, 2021
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Kevin Daly, Chair
Mason Kjar
Heidi Shegrud
Spencer Summerhays, Vice Chair
Becki Wright

MEMBERS ABSENT

Cheylynn Hayman
Christina Wilcox

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITOR

Ryan Sexton, VIP Petcare

DETERMINATION

Chair Daly read a determination regarding electronic meetings without an anchor location due to COVID-19

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Chair Daly

CONDITIONAL USE PERMIT – VETIQ

Mackenzie Wood, Assistant Planner, explained that the applicant was requesting a conditional use permit to operate a pet care facility within one of the tenant spaces in Walmart. Veterinary Service was listed as 'an establishment providing medical care and treatment for animals,' and was listed as a conditional use within the Commercial-Very High Zone. The proposed application would not provide kenneling or grooming facilities. The applicant proposed to use the separate entrance at the front of the building so that no pets would be taken into the Walmart store.

Ryan Sexton, applicant, answered questions from the Commission. He clarified that his clinic would not offer surgery or euthanasia services. Commissioner Kjar emphasized that conditional use approval would not include anything beyond the use stated in the application.

Chair Daly opened a public hearing at 7:16 p.m., and closed the public hearing seeing that no one wished to comment. Responding to a question from Commissioner Kjar, Mr. Snyder explained that signing would be limited to sign requirements in the Walmart development agreement. The Commissioners discussed conditions for approval.

Chair Daly **moved** for the Planning Commission to approve the Conditional Use Permit for VetIQ for the use of Veterinary Services at 200 North 400 West, with the following conditions. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. This Conditional Use Permit is limited to the use of Veterinary Services as an accessory use at 200 North 400 West and shall run with the land.
2. The signage for the Veterinary Services use shall follow City sign ordinances and shall be subject to any conditions of approval for the Walmart development, including the development agreement referred to in Condition 3.
3. This Conditional Use Permit is subject to compliance with applicable terms and conditions of that certain Development Agreement dated December 24, 2005, and recorded at the Davis County Recorder's Office on August 23, 2006, Entry No. 2195220, Book No. 4102, Pages 266-330, as amended, regarding the development of the Centerville Wal-Mart Subdivision and Planned Center Project.
4. Animals shall access the veterinary clinic through outside doors solely dedicated to the veterinary clinic.
5. Approval under this Conditional Use Permit shall not include euthanasia, surgical procedures, or overnight boarding.

PARKING STANDARDS REVIEW – INDUSTRIAL USES

Continuing a review of parking standards, the Planning Commission reviewed a comparative list of Industrial Use parking standards in Centerville and neighboring cities. Referring to warehouse parking standards, Mr. Snyder said he had seen developers request approval for warehouse construction and minimal parking standards, and upon completion, return and request approval for uses such as dance studio, child play center, or gymnasium, which need significantly more parking. He pointed out difficulties associated with the "banking" approach the City had been using.

Commissioner Wright asked if it would be possible to assume a more aggressive need for parking to begin with, and provide the ability for an applicant to request and prove a need for less parking. Commissioner Summerhays pointed out that the burden-of-proof approach would be difficult if a developer were building on spec. He suggested tightening up uses and parking ratios associated with those uses up front with the permitting process. Mr. Snyder said he would bring back ideas and language for further discussion.

LAND USE TRAINING – MUNICIPAL LAND USE, DEVELOPMENT, AND MANAGEMENT ACT – PART 3 – GENERAL LAND USE PROVISIONS

Mr. Romney provided training on the Municipal Land Use, Development, and Management Act (LUDMA) regarding General Land Use Provisions, and answered questions from the Planning Commission.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Planning Commission was scheduled to meet next on April 14, 2021.

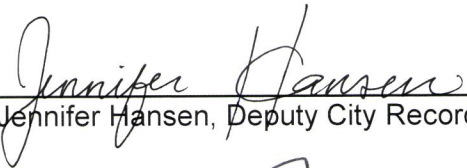
MINUTES REVIEW AND ACCEPTANCE

Minutes of the March 10, 2021 Planning Commission meeting were reviewed. Commissioner Wright requested an amendment. Commissioner Summerhays **moved** to

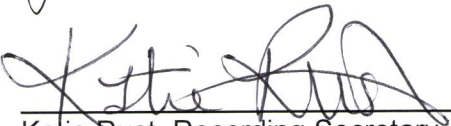
1 approve the amended minutes. Commissioner Shegrud seconded the motion, which passed by
2 unanimous vote (5-0).
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4 **ADJOURNMENT**

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6 At 8:21 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded
7 the motion, which passed by unanimous vote (5-0).
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12 Jennifer Hansen, Deputy City Recorder

April 28, 2021
Date Approved

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16 Katie Rust, Recording Secretary
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