

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, October 23, 2019**
3 **7:00 p.m.**

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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.

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8 **MEMBERS PRESENT**

9 Kevin Daly, Vice Chair
10 Thomas Hunt (arrived at 7:10 p.m.)
11 Logan Johnson
12 Isaac Workman
13 Becki Wright

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15 **MEMBER ABSENT**

16 Cheylynn Hayman, Chair

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18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Mackenzie Wood, Assistant Planner
21 Katie Rust, Recording Secretary

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23 **STAFF ABSENT**

24 Lisa Romney, City Attorney

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26 **PLEDGE OF ALLEGIANCE**

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28 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Workman

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30 **PUBLIC HEARING – LEGISLATIVE DECISION – ZONING CODE AMENDMENTS –**
31 **ALLOW CARGO TRAILERS SALES IN SHORELANDS COMMERCE PARK**

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33 Mackenzie Wood, Assistant Planner, explained the applicant's request to be able to sell
34 cargo trailers at a warehouse located in the Shorelands Commerce Park. Vehicle and
35 Equipment Rental or Sale is not currently an allowed use in the Shorelands Commerce Park.
36 Ms. Wood stated the current list of permitted uses intends a broad scope of commercial, public,
37 and industrial services. Staff included two suggested motions in the staff report: (1) add Vehicle
38 and Equipment Rental or Sale as a permitted Conditional Use; or (2) accept Sales as a
39 permitted Accessory Use. Cory Snyder, Community Development Director, explained that the
40 second suggested motion would not apply if cargo trailer sales would be a primary use.

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42 Craig Salmon, applicant, said he believes the proposed cargo trailer sales would be a
43 clean, un-intrusive form of dealership. The cargo trailers are manufactured in Idaho and would
44 be sold new. Mr. Salmon estimated that 10-20 cargo trailers would be stored on site (outside)
45 on a rotating basis. He explained that cargo trailer sales would be the primary use of the
46 business. He described the different businesses currently operating out of the buildings he owns
47 in the Shorelands Commerce Park, and suggested that trailer sales would generate more sales
48 tax revenue for the City than the other businesses in his buildings.

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50 Vice Chair Daly opened a public hearing at 7:29 p.m., and closed the public hearing
51 seeing that no one wished to comment. Commissioner Johnson said he believes it would be
52 healthy for the City to have that type of sales, and stated he is in favor of allowing it at least as a
53 Conditional Use, if not a Permitted Use. Mr. Snyder recommended Conditional Use rather than
54 Permitted Use if the Planning Commission chooses to recommend approval. He stated that

landscaping and fencing could be used to reduce the visual impact of the outdoor storage. Commissioner Workman said he thinks the requested use is in line with the intent of the Shorelands Commerce Park as long as mitigating conditions are in place. Commissioner Hunt agreed.

Vice Chair Daly made a **motion** to recommend approval of the proposed Zoning Ordinance Text Amendments regarding "Vehicle and Equipment Rental or Sale" as follows, with the four findings listed below:

- Amend Chapter 12.47.090(b)-SCP Zone, Permitted and Conditional Uses as shown in the list below:

The following uses, as defined in CZC 12.12 (Definitions), shall be conditional uses in the SCP Zone, as follows:

- ✓ Operations Center;
- ✓ Military Facility;
- ✓ Parking Garage;
- ✓ Public Utility Substation;
- ✓ Stables, Private (as an accessory use only);
- ✓ Stables, Public;
- ✓ Transportation Service;
- ✓ Wholesale and Warehousing, General; and
- ✓ Vehicle and Equipment Rental or Sale

Findings:

- Section 12.480-6, Residential Development – The Planning Commission finds that the main or prominent theme of this Section of the General Plan is to create a unique business park for continued economic growth for the City.
- The Planning Commission finds that the General Plan is focused on preserving compatibility of development with purpose and intent of the Legacy Parkway and associated nature preserve.
- The Planning Commission finds that the allowance of equipment sales as a conditional use is consistent with the General Plan.
- Therefore, the Planning Commission finds that the proposed amendments can be deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of Centerville City's Zoning Ordinance.

Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).

**PUBLIC HEARING – LEGISLATIVE DECISION – PARRISH CREEK PDO REZONE
WITH CONCEPTUAL SITE PLAN AMENDMENT – 1050 N 950 W**

The applicant was not present to contribute to the discussion. Vice Chair Daly made a **motion** to table this matter to the next regularly scheduled Planning Commission meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

**DISCUSSION – GENERAL PLAN AMENDMENT – MODERATE INCOME HOUSING
UPDATES**

Mr. Snyder explained that Senate Bill 34 of 2019 requires municipalities to adopt or update their Moderate-Income Housing (MIH) Element for General Plans by December 01, 2019. Staff believes that the City's adopted MIH Element generally complies with most of the

State's expectations regarding planning for moderate income housing. However, there are a few changes that need to be implemented. The following types of changes are being re-written by City Staff:

- Update the housing information statistics, which are dated 2012.
- Update the estimated need for moderate income housing in future within the City.
- Estimate the need for the next five years for the 80%, 50%, and 30% of median income levels.
- Revise language to improve compliance with expected menu of housing strategies defined in the bill.

Senate Bill 34 requires an "annual report" to the State, which will begin with a deadline of December 01, 2020. Additionally, future transportation funding will be evaluated against the City's compliance with the Moderate-Income Housing Plan requirements. A public hearing will be noticed in conjunction with the Planning Commission discussion of this issue at the November 13, 2019 meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT

The Planning Commission is scheduled to meet next on November 13, 2019.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the October 9, 2019 Planning Commission meeting were reviewed. Commissioner Wright requested an addition to the minutes. Commissioner Johnson made a **motion** to accept the minutes as amended. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

Vice Chair Daly made a **motion** to adjourn the meeting at 8:10 p.m. Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).



Leah Romero, City Recorder



Date Approved



Katie Rust, Recording Secretary

