

# CENTERVILLE CITY PLANNING COMMISSION AGENDA

**NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, JUNE 22, 2016, 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 Blaine Lutz, Centerville Finance 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. This agenda is also posted on the City's Website: [www.centervilleut.net](http://www.centervilleut.net) and on NovusAgenda at the following link: <http://centerville.novusagenda.com/agendapublic>**

**Tentative Time:** (The times shown below are tentative and are subject to change during the meeting)

- |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7:00 | <ul style="list-style-type: none"><li><b>A. WELCOME AND ROLL CALL</b></li><li><b>B. PLEDGE OF ALLEGIANCE</b></li><li><b>C. PRAYER OR THOUGHT – Commissioner Gina Hirst</b></li><li><b>D. MINUTES REVIEW AND ACCEPTANCE – June 8, 2016</b></li><li><b>E. COMMISSION BUSINESS</b></li></ul>                                                                                                                                                                                                    |
| 7:10 | <ul style="list-style-type: none"><li><b>1. THE COVE AT DEUEL CREEK ESTATES SUB   362 SOUTH 400 EAST</b><br/>Consider the proposed Final Small Subdivision Waiver/Lot Split on property located at 362 South 400 East, for the purpose of creating 3 residential building lots; which consists of 2 flag lots and 1 street frontage lot<br/>Jacob Williams, Applicant</li></ul>                                                                                                              |
| 7:30 | <ul style="list-style-type: none"><li><b>2. PUBLIC HEARING   GENERAL PLAN AMENDMENT, BICYCLE &amp; NON-MOTORIZED VEHICLE PATHWAYS AND TRAILS MASTER PLAN MAP</b><br/>Consider the proposed General Plan enactment or amendment regarding Section 12-450-3- Bicycle and Non-Motorized Vehicle Pathways in Transportation and Circulation, Part 12-450, and an update to the Centerville Trails Master Plan Map in Community Facilities, Part 12-460<br/>Centerville City, Applicant</li></ul> |
| 7:50 | <ul style="list-style-type: none"><li><b>3. PUBLIC HEARING   CODE TEXT AMENDMENT, SENSITIVE/CONSTRICTED LANDS</b><br/>Consider the proposed Code Text amendment to eliminate the use of sensitive/constricted lands to calculate allowed residential density. Sensitive/constricted lands may include flood channels, wetlands, steep slopes, etc.<br/>Centerville City, Applicant</li></ul>                                                                                                 |

- 8:10            4.        **PUBLIC HEARING | CODE TEXT AMENDMENTS FOR SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48**  
                         [Postponed from June 8, 2016 meeting]  
                         Consider the Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council directives and changes to the South Main Street Corridor (SMSC) Public Space Plan  
                         Centerville City, Applicant

- 8:30            5.        **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
- PC Meeting on July 13, 2016  
      *Don Youngblood Final Site Plan, Legacy Trails Hotel Conceptual Site Plan*

8:35    F.        **ADJOURNMENT**

*Posted June 17, 2016 by Community Development*



# CENTERVILLE CITY PLANNING COMMISSION AGENDA

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## **Time:**

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

**B. PLEDGE OF ALLEGIANCE**

**C. PRAYER OR THOUGHT**

Commissioner Gina Hirst

**D. MINUTES REVIEW and ACCEPTANCE**

Planning Commission Meeting June 8, 2016

**E. COMMISSION BUSINESS**

- |      |                                                                                                                                                                                                                                                                                                                                                                                                 |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7:10 | 1. The Cove at Deuel Creek Subdivision, 362 South 400 East<br>Consider the proposed Final Small Subdivision Waiver/Flag Lot on property located at 362 South 400 East, for the purpose of creating 3 residential building lots; which consists of 2 flag lots and 1 street frontage lot                                                                                                         |
| 7:30 | 2. Public Hearing - General Plan Amendment, Bicycle & Non-Motorized Vehicle Pathways and Trails Master Plan Map<br>Consider the proposed General Plan enactment or amendment regarding Section 12-450-3-Bicycle and Non-Motorized Vehicle Pathways in Transportation and Circulation, Part 12-450, and an update to the Centerville Trails Master Plan Map in Community Facilities, Part 12-460 |
| 7:50 | 3. Public Hearing - Code Text Amendment, Sensitive/Constricted Lands<br>Consider the proposed Code Text amendment to eliminate the use of sensitive/constricted lands to calculate allowed residential density.                                                                                                                                                                                 |

- Sensitive/constricted lands may include flood channels, wetlands, steep slopes, etc.
- 8:10            4.    Public Hearing - Code Text Amendments for South Main Street Corridor (SMSC) Overlay Ordinance, Chapter 12-48  
[Postponed from June 8, 2016 Meeting]  
Consider the Code Text amendments for the South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council directives and changes to the South Main Street Corridor (SMSC) Public Space Plan
- 8:30            5.    Community Development Director's Report 062216  
The next regularly scheduled meeting is July 13, 2016. Items to be considered are:  
1. Don Youngblood Final Site Plan  
2. Legacy Trails Hotel Conceptual Site Plan

**F. ADJOURNMENT**

**CENTERVILLE**

**Staff Backup Report  
6/22/2016**

Item No.

Short Title: Planning Commission Meeting June 8, 2016

Initiated By:

Scheduled Time:

**SUBJECT**

**RECOMMENDATION**

**BACKGROUND**

**ATTACHMENTS:**

Description

- 06-08-2016 PC Preliminary Draft Minutes

# ***PRELIMINARY DRAFT***

## **PLANNING COMMISSION MINUTES OF MEETING**

**Wednesday, June 8, 2016**

**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 7:00 p.m.

### **MEMBERS PRESENT**

Becki Wright

Gina Hirst

Logan Johnson, Vice Chair

Cheylynn Hayman

Scott Kjar, arrived at approximately 7:47pm

### **MEMBERS ABSENT**

David Hirschi, Chair

Kevin Daly

### **STAFF PRESENT**

Lisa Romney, City Attorney

Jacob Smith, Assistant to the City Manager

Kathy Streadbeck, Recording Secretary

### **PLEDGE OF ALLEGIANCE**

### **OPENING COMMENT/LEGISLATIVE PRAYER**

Vice Chair Johnson

### **MINUTES REVIEW AND APPROVAL**

The minutes of the Planning Commission work session held May 11, 2016 were reviewed and amended. Commissioner Hirst made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Hayman and passed by unanimous roll-call vote (4-0).

The minutes of the Planning Commission meeting held May 25, 2016 were reviewed and amended. Commissioner Hayman made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Wright and passed by unanimous vote (4-0).

**PUBLIC HEARING | MAVERIK CONVENIENCE STORE | 1265 W PARRISH -**  
**Consider the proposed Conditional Use Permit for a "Gasoline Service Station" for**  
**Maverik, Inc., for property located at the corner of Parrish Lane & 1250 West, in the**  
**Legacy Trail Apartments Development (original approval expired). Todd Meyers,**  
**Maverik, Inc., Applicant**

1 Lisa Romney, City Attorney, reported the Planning Commission previously approved a  
2 Final Site Plan, a Landscaping Waiver and a Conditional Use Permit for the Maverik  
3 Convenience Store. Due to some unforeseen delays the Conditional Use Permit has expired. The  
4 applicant is now requesting a new conditional use permit approval. The building permit for  
5 Maverik is ready to issue and construction will soon be underway. The conditional use permit  
6 application is for the gasoline service and the terms have not changed since the last approval.  
7 Staff recommends approval.

8  
9 Todd Meyer, applicant, explained the time delays that have occurred but stated Maverik  
10 is now ready to begin construction. He reviewed the trail and trailhead that will be a part of this  
11 site and how the cost and maintenance of this improvement will be shared between Maverik and  
12 the City. He also explained the property acquisition from UDOT for the trail space. He said  
13 Maverik hopes to be open this October.

14  
15 Vice Chair Johnson opened the public hearing. Seeing no one wishing to comment, he  
16 closed the public hearing.

17  
18 Commissioner Hirst made a **motion** for the Planning Commission to approve a  
19 Conditional Use Permit for the Maverik Convenience Store located at 1265 West Parrish Lane,  
20 with the following conditions of approval:

21  
22 ***Conditions:***

- 23 1. This CUP is for Gasoline Service Station associated with the Maverik Convenience  
24 Store Site Plan.  
25 2. The installation of the Parrish Lane access and traffic mitigation measures as deemed  
26 required with the associated subdivision development for the Legacy Trails  
27 development.

28  
29 ***Reasons for the Action:***

- 30 a. The Planning Commission finds that the proposed use is consistent with the goals and  
31 objectives of the General Plan.  
32 b. The Planning Commission finds that the implementation of the Legacy Trail System  
33 access spur along Parrish Lane is a strong visual addition that would be greatly  
34 enhanced by the possible trailhead/bike rest stop area being considered by the City  
35 and Maverik.  
36 c. The Planning Commission finds that proposed use is part of an overall master  
37 planned development that included the proposed use.  
38 d. The Planning Commission finds that access drives and common integrated lanes in  
39 and through the development create a cohesive and functional development area.  
40 e. The Planning Commission finds that traffic capacity and mitigation measures were  
41 previously identified and plans to mitigate such concerns have already been

1 implemented with approval and development of the original subdivision for the  
2 Legacy Trail development.  
3

4 The motion was seconded by Commissioner Wright and passed by unanimous roll-call  
5 vote (4-0).  
6

7 **PUBLIC HEARING | CODE TEXT AMENDMENTS FOR TITLE 12-ZONING -**  
8 **Consider the proposed Zoning Code Amendment and re-adoption of entire Title 12-Zoning**  
9 **for online conversion; which includes minor edits and corrections for consistency**  
10 **Centerville City, Applicant**  
11

12 Lisa Romney, City Attorney, reviewed the amendments to the new online version of the  
13 Zoning Code. The majority of the amendments are minor and include formatting, capitalization,  
14 reference, citation, numbering, grammatical, and language changes to provide consistency  
15 throughout the document. She said the State and Federal references have been checked and  
16 updated as needed. She reviewed some of the more substantive changes including definitions,  
17 general rules, duties and powers of committees and commissions, and meeting schedules to  
18 reflect current practices. Other changes included clarification on conditional use permits,  
19 providing vested rights for a completed and approved conceptual site plan, clarification on table  
20 of uses and sub-districts, and the insertion of the Hillside Overlay Zone. Household pet  
21 allowances were updated to reflect current Davis County Animal Control standards, the  
22 definition of second kitchen was clarified to prohibit second dwellings, and the standards for  
23 residential facilities for elderly persons were deleted to reflect current State practices. Other  
24 small changes included the elimination of the term "sole discretion" to make the code more  
25 objective and the deletion of reference to the Main Street study because this information is now  
26 part of the General Plan. Ms. Romney said the Commission is asked to hold a public hearing on  
27 these amendments and verify they are consistent with the General Plan and in the best interest of  
28 the public's health, safety, and welfare. Staff recommends approval and believes this new online  
29 version will be user friendly and will make it much easier for staff, developers, and the public to  
30 find information needed.  
31

32 Vice Chair Johnson opened the public hearing. Seeing no one wishing to comment, he  
33 closed the public hearing.  
34

35 Commissioner Hayman suggested the term "annotated" be removed from citations as this  
36 term is no longer used in State Code references. She suggested the definition for disability be  
37 updated and referenced to reflect the Utah Fair Housing Act and the Federal Fair Housing Act.  
38 She also suggested a section symbol be used when referencing any State or Federal references.  
39 Ms. Romney agreed with these suggested changes.  
40

Vice Chair Johnson made a **motion** for the Planning Commission to recommend approval of the proposed Zoning Code amendments and adoption of the new Zoning Code to the City Council as discussed this evening and based on the following findings:

***Reasons for Action:***

1. The Zoning Code amendments are consistent with the goals, objectives and policies of the General Plan;
2. The Zoning Code amendments are in the best interest of the public health, safety and welfare as the amendments implement consistent formatting and usage rules, update definitions for commonly used terms, correct references to updated Utah Code provisions, provide a more user-friendly format and searchable platform; and
3. The Zoning Code amendments and recodification of the Zoning Code provide the legal basis and authority for enactment and enforcement of the Zoning Code.

The motion was seconded by Commissioner Wright and passed by unanimous roll-call vote (5-0).

**PUBLIC HEARING | CODE TEXT AMENDMENTS FOR SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48 - [Postponed from May 25, 2016 meeting] - Consider the Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council directives and changes to the South Main Street Corridor (SMSC) Public Space Plan. Centerville City, Applicant**

Vice Chair Johnson said the Planning Commission has discussed, researched, and reviewed this topic over several meetings and it is now time for the Commission to discuss a possible motion regarding the City Council's direction to remove and/or change some elements of the South Main Street Corridor Public Space Plan. The Commission discussed a desire to present the motion to the City Council in a work session. Lisa Romney, City Attorney, explained it is best to formally pass a motion as a Commission and then during a work session with the City Council discuss the reasoning for that motion. Ms. Romney said the City Council has suggested the work session be held on July 19, 2016. This would give the Commission a bit more time to discuss options for a motion.

Vice Chair Johnson opened the public hearing. Seeing no one wishing to comment, he closed the public hearing.

Commissioner Wright distributed a copy of her proposed motion including a copy of the City Council minutes from January 19, 2016 which includes the Council's concerns and direction to the Planning Commission. Commissioner Wright read her entire proposal to the Commission and submitted a copy for the public record. She did not make this a formal motion

1 but rather an option for review. She highlighted four (4) concerns that were mentioned in the  
2 City Council minutes and explained she tried to address each concern in turn as she drafted this  
3 proposed motion. She explained she also incorporated much of staff's proposed motion.  
4

5 Commissioner members thanked Commissioner Wright for her work and asked  
6 questions. Commissioner Hayman said she likes much of Commissioner Wright's option but  
7 would like time to review it more carefully. Commissioner Hirst agreed. She said she thinks the  
8 motion could be more concise. Commission members agreed to review staff's proposed motion  
9 and Commissioner Wright's motion more carefully and each submit their proposed motion to  
10 staff prior to the next Planning Commission meeting. Each motion submitted could be made part  
11 of the staff backup materials for the next meeting and distributed to all Commission members  
12 and the public for review prior to the next Planning Commission meeting.  
13

14 Commissioner Hayman made a **motion** to table this item until the next Planning  
15 Commission meeting. The motion was seconded by Commissioner Hirst and passed by  
16 unanimous roll-call vote (5-0).  
17

18 **DISCUSSION ON WORK SESSION WITH CITY COUNCIL FOR THE SMSC**  
19 **PUBLIC SPACE PLAN RECOMMENDATION**  
20

21 The City Council has suggested July 19, 2016 at 5:30 pm be set for a work session with  
22 the Planning Commission and City Council to discuss the South Main Street Corridor Public  
23 Space Plan. The Planning Commission agreed.  
24

25 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 26 1. The next regularly scheduled Planning Commission meeting will be held on  
27 Wednesday, June 22, 2016.  
28 2. Upcoming Agenda Items:  
29 • The Cove at Deuel Creek Estates  
30 • Sensitive Lands Restriction  
31 • Trails Map, Bike Paths  
32

33 The meeting was adjourned at 8:45 p.m.  
34  
35  
36

37 \_\_\_\_\_  
Logan Johnson, Vice Chair

\_\_\_\_\_  
Date Approved

38  
39 \_\_\_\_\_  
40 Kathleen Streadbeck, Recording Secretary

**CENTERVILLE  
PLANNING COMMISSION  
Staff Backup Report  
6/22/2016**

Item No. 1.

Short Title: The Cove at Deuel Creek Subdivision, 362 South 400 East

Initiated By: Matt Sneyd, Applicant

Scheduled Time: 7:10

**SUBJECT**

Consider the proposed Final Small Subdivision Waiver/Flag Lot on property located at 362 South 400 East, for the purpose of creating 3 residential building lots; which consists of 2 flag lots and 1 street frontage lot

**RECOMMENDATION**

Refer to Staff Report

**BACKGROUND**

Refer to Staff Report

**ATTACHMENTS:**

Description

- 06-22-2016 PC Staff Report Cove at Deuel Creek Subdivision
- The Cove at Deuel Creek Subdivision Plat
- The Cove at Deuel Creek Additional Subdivision Backup

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

**STAFF REPORT  
AGENDA: ITEM 1**

**PROPERTY OWNERS:**    **KEVIN & KARRON OWEN  
11418 WEST LONGHORN DRIVE  
FARMINGTON, UT 84025**

**STEVEN C. ELLIS & VICKI E. PAYNE  
320 SOUTH 400 EAST  
CENTERVILLE, UT 84014**

**APPLICANT:**            **MATT SNEYD  
1240 EAST 2100 SOUTH SUITE 600  
SALT LAKE CITY UT 84105  
([matt@themuvegroup.com](mailto:matt@themuvegroup.com))**

**PROPERTY:**            **362 SOUTH 400 EAST  
CENTERVILLE, UT 84014**

**ACREAGE:**             **0.85 ACRES**

**ZONING:**               **RESIDENTIAL-LOW (R-L)**

**APPLICATION:**        **FINAL SMALL SUBDIVISION WAIVER/FLAG LOT  
SUBDIVISION**

**STAFF RECOMMENDATION:    APPROVE SMALL SUBDIVISION WAIVER**

**BACKGROUND**

On April 27, 2016, the Planning Commission reviewed the application for the Small Subdivision Waiver/Flag Lot, located at 362 South 400 East. At that time, the flag lot was approved, however the subdivision portion of the request was tabled. Although the request met all of the layout requirements for a flag lot, staff believed other items needed to be addressed that reflected the subdivision process and engineering. The applicant, Matt Sneyd, has worked with staff and is now ready for a final review of the subdivision layout.

## PREVIOUS CONDITIONS OF APPROVAL

1. A final plat (paper version) subdivision plat shall be prepared in accordance with City Subdivision Plat Layout Standards. This paper plat version shall be deemed prepared and acceptable by the City Attorney and City Engineer prior to submittal for approval by the Commission.
  - **Staff Response:** Jacob Williams has submitted the paper plat and received an initial review by the City Engineer and City Attorney who requested minor corrections. The applicant submitted a new plat with the corrected information that is currently being reviewed by City staff. When the plat is deemed acceptable, it will need to be recorded at the Davis County Recorder's Office prior to receiving any building permits.
2. The final paper version of the plat shall be corrected to meet the flag stem and maintenance requirements for flag lots, and be deemed acceptable by the City Attorney and City Engineer.
  - **Staff Response:** The stem is measured at 25 feet from 400 East and 146 feet to the west into the property. The stem has also been indicated as a public utility easement. In addition, a plat note has been indicated that Lot 2 will own the access lane under a 50/50 shared maintenance and usage agreement between Lot 2 and Lot 3. This has been reviewed by the City Engineer and City Attorney and deemed acceptable.
3. The final paper plat version shall provide the required build area meeting the 2,000 minimum standards for each lot.
  - **Staff Response:** The final plat indicates the total size of each lot and the location of all public utility easements, setbacks and buildable pad. The applicant has provided an additional site plan indicating a typical home size and location on each lot. It appears that all three lots meet the required size for a flag lot, required easements and the buildable area.
4. The final paper plat version shall be reviewed by the South Davis Metro Fire District and be deemed acceptable to the Fire Marshal, as to the subdivision's compliance with applicable fire codes and/or to the fire related requirements of the Flag Lot Ordinance.
  - **Staff Response:** The Fire Marshal has reviewed the plans and will require a new hydrant located adjacent to the drive-access on 400 East. This hydrant is located on the final set of plans and will need to be bonded for prior to the recording of the final plat.
5. The final subdivision construction plans shall be prepared and submitted to the City Engineer. The construction plans shall address the comments of the City Engineer, as addressed in the related staff report and any other applicable regulations as identified or deemed necessary by the City Engineer.
  - **Staff Response:** The City Engineer has reviewed the plans and made his initial comments. The applicant has recently resubmitted new plans with the engineer's comments being addressed. The engineer will need to complete a

second review to ensure all items have been properly called out. If any additional items may be required, the construction drawings will need to be corrected prior to the final plat being recorded.

6. The applicant shall prepare or provide a plan to address the lot line adjustments prior to the recording of any final subdivision plat.
  - **Staff Response:** The applicant has provided information concerning the lot line adjustment and desires to complete this process at the same time of recording the final plat.
7. Applicant needs to receive approval from the South Davis Sewer District for all sewer construction on all proposed lots.
  - **Staff Response:** Dal Wayment has indicated that they will be able to provide services and has requested the applicant coordinate the connection to the main line. Plans have also been submitted showing the location of the sewer lines along with the detail for the proper pumping apparatus.
8. Applicant shall include drawings and specifications regarding grading and possible retaining walls.
  - **Staff Response:** A grading plan has been indicated showing all contours, drainage and stormdrain piping. The final drawings are currently being reviewed by the City Engineer for approval. The applicant did not propose any retaining walls for the property.

## CONCLUSION

Staff believes the applicant has sufficiently provided the required detail for approval of a Final Small Subdivision Waiver/Flag Lot. As of Friday, June 17, 2016, the applicant is still waiting for a final approval from Deuel Creek Irrigation concerning water shares. This information will need to be provided to City staff prior to the recording of the final subdivision plat.

## PLANNING STAFF RECOMMENDATION

*Suggested Motion of the Final Small Subdivision Waiver/Flag Lot for the property located at 362 South 400 East.* I hereby make a motion for the Planning Commission to approve the request of The Cove at Deuel Creek Subdivision located at 362 South 400 East, with the following conditions:

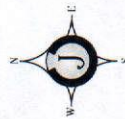
1. Prior to the final plat being recorded, the applicant shall record the lot line adjustment at the Davis County Recorder's Office.
2. After the final plat is deemed complete by the City Engineer and City Attorney, the applicant shall record the plat at the Davis County Recorder's Office.
3. The final construction drawings shall be reviewed and approved by the City Engineer prior to any building permit being issued.
4. The applicant shall post a bond prior to recording the final plat in relation to all public improvements; including the new fire hydrant located adjacent to 400 East.

5. A final approval from Deuel Creek Irrigation shall be submitted prior to recording the final plat.

**Reason for Action, Findings**

- a. The Planning Commission approved the concept of a Small Subdivision Waiver/Flag Lot at the April 27, 2016 meeting.
- b. All previous conditions of approval from the April 27, 2016 Planning Commission meeting have been adequately addressed by the applicant.
- c. Proper fire protection has been approved by the South Davis Metro Fire Marshal and all other applicable easements and utilities have been reviewed and found to be sufficient.
- d. Secondary water rights are required for approval before final plat recordation.

APART OF THE N.E. 1/4 SEC. 18 AND THE N.W. 1/4 SEC. 17,  
T.2 N. R. 1 E. S.L.B.&M.  
LOCATED WITHIN DAVIS COUNTY, UT. H.



- ④ - SECTIONAL CORNER
- ⑤ - STREET MONUMENT
- ⑥ - FOUND PROPERTY MARKER
- ⑦ - SET REBAR AND CAP
- REPRESENTS PROPERTY LINE
- ⑧ - EXISTING FIRE HYDRANT

[illegible]

THE NINE GROUP  
OFFICE: 801.474.2274  
240 E 200 S #600  
SALT LAKE CITY, UT 84106

**SURVEYING • PLANNING • LAND DEVELOPMENT**

770 EAST MAIN STREET  
SUITE 131  
LEHI CITY, UTAH 84043  
PHONE (801) 707-9463  
johansonssurvey@gmail.com

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A D 20\_\_\_\_

CITY ATTORNEY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY ENGINEER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

Chairman Planning Committee

## Presented to the City Council of Centerville, Utah

This \_\_\_\_\_ day of \_\_\_\_\_ A D 20 \_\_\_\_\_ At which  
time this subdivision was approved and accepted.

Mavor: \_\_\_\_\_

City Recorder Attest:



I finally E. Johnson do pretty well, it is a *Redskins* Long Service, and that I had certificate No. 11152600, as prescribed under the laws of the State of Utah. Therefore, and by authority of the laws, I have made a survey of the tract and shown on this 5th and 6th of December being heretofore, to be known as **THE CATTLE TRUCK**, and that said tract has been surveyed and shown on this map was performed under the assistance of the minimum accuracy of an urban survey. Class "A" is a lower class of 11152000' the purpose of this survey is to locate the boundaries of the overall tract and to divide them into three separate lots.

[illegible]

Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

I,                     , have hereunto set this        day of        A.D. 20       

STATE OF UTAH ) S.S.  
County of DAVIS

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_\_, personally appeared before me \_\_\_\_\_, who being by me duly sworn did say the her/his/its is \_\_\_\_\_ line \_\_\_\_\_ of \_\_\_\_\_ and that she/he/it was/were the owner(s) of the foregoing instrument was/were voluntarily for said corporation and for the uses and purposes therein expressed.

APART OF THE N.E. 1/4 SEC. 18 AND THE N.W. 1/4 SEC. 17,  
2 N. R. 1 E. S. 18 & M.  
LOCATED WITHIN DAVIS COUNTY, UTAH

|                                         |                  |         |             |
|-----------------------------------------|------------------|---------|-------------|
|                                         | County Recorder  | _____   | Page _____  |
| No.                                     |                  |         |             |
| Entry # _____                           | Folio Paid _____ |         |             |
| Paid for record and recorded this _____ |                  |         |             |
| Day of _____ A.D. 20 _____ at _____     |                  |         |             |
| In Book _____ of _____                  |                  |         |             |
|                                         |                  | SHEET 1 | OF 1 SHEETS |
|                                         |                  | ACCOUNT | NUMBER      |

## CENTERVILLE, UTAH

ONLINE

THE MUVE GROUP  
MATT SNEYD

CONTEMPORARY ARTISTS

100

THE COVE AT  
DEUEL CREEK  
CENTERVILLE, UTAH

continued

1. INITIAL WATER AND LANDFILL SINKS IMPROVEMENT TO APWA
2. STANDARDS
3. MINIMUM 18" DISTANCE BETWEEN WATS AND LANDFILL
4. SINKING LINES
5. MINIMUM 18" OF CLEARANCE REQUIRED WHERE CROSSING
6. MINIMUM 18" OF CLEARANCE REQUIRED WHERE CROSSING
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND MARK
8. STAKES FOR EXISTING AND NEW UTILITIES
9. STAKES FOR EXISTING AND NEW UTILITIES
10. COFFER OF COVER REQUIRED OVER ALL UTILITIES
11. SPECIFICATIONS AND CONSTRUCTION STANDARDS
12. REPORT AND RECOMMENDATIONS
13. REPORT AND RECOMMENDATIONS
14. BUILDING CONSTRUCTION SHALL INCLUDE PLANS FOR STAKING
15. CONSTRUCTION SHALL BE BACKFILLED AS FOR APWA STANDARDS
16. ALL SOILS DRAM PITS TO BE CUT WITH MITHRIDE WALL OF
17. NON-COMBUSTIBLE MATERIAL TO BE PROVIDED SMOOTH WITH
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## INFORMATION

DEVELOPER/CONTRACTOR

**MATT SNEYD**  
**THE MUVE GROUP**  
**(JAKE WILLIAMS)**

CIVIL ENGINEER

**JOHANSON ENGINEERING**  
2150 SOUTH 1300 EAST  
SUITE 500, SALT LAKE CITY, UTAH 84106  
PH. 385-279-9663

SURVEYOR

**JOHANSON ENGINEERING**  
2150 SOUTH 1300 EAST  
SUITE 500, SALT LAKE CITY, UTAH  
PH. 801-815-2541

## NOTICE TO CONTRACTOR

CAUTION TO THE CONTRACTOR NOTE THAT THE ELEVATION AND LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS, HOWN PUBLIC UTILITIES AND PRIVATE UTILITY COMPANY RECORDS, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL ADVISE THE CONTRACTOR AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO LOCATE EXACT FIELD LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ALSO NOTE THAT ANY UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE LOCATED.

VICINITY MAP  
CENTERVILLE, UT  
N.T.S.

## DETAILS CALLOUTS

|                             |              |                          |             |                             |             |
|-----------------------------|--------------|--------------------------|-------------|-----------------------------|-------------|
| GRINDER PUMP                | 521A<br>C-08 | 3/4" WATER METER         | 521<br>C-07 | SILT FENCE                  | 122<br>C-08 |
| GRINDER PUMP PROFILE        | 151B<br>C-06 | CULINARY SERVICE TAP     | 351<br>C-07 | STABILIZED ROADWAY ENTRANCE | 126<br>C-08 |
| SEWER BALLASTING TANK       | 151C<br>C-06 | FIRE HYDRANT W/ VALVE    | 561<br>C-07 | EQUIP. WASH DOWN AREA       | 125<br>C-08 |
| LP SEWER LATERAL CONNECTION | 151D<br>C-06 | SEWER LATERAL CONNECTION | 431<br>C-07 | CONCRETE WASHOUT            | 154<br>C-08 |

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208-2100  
MONTANA

**Multiplier**



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SALT LAKE CITY, UTAH  
801.462.2150

—

EXPOSURE

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1

100

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Quesada



9

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100

## SITE PLAN

## CONCLUSION

THE MUVE GROUP  
MATT SNEYD

COMPLETION STATUS

PRELIMINARY ONLY

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THE COVE AT  
DEUEL CREEK  
CENTERVILLE, UTAH

GENERAL.

## LEGEND

- 
- PROPERTY BOUNDARY
- MILLING SURFACE
- PAVE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDINGS
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING PAD
- EXISTING SEWER / CATCH GUTTER
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE (TO BE DETERMINED)
- PROPOSED FIRE HYDRANT
- 27' WIDE ACCESS EASEMENT



NOTE: PAVEMENT MUST BE ALL WEATHER SURFACE AND BUILT TO WITHSTAND 75,000 lbs/sq ft

4" HMA APPROVED MIX DESIGN

18" UNTREATED BASE COURSE

## SECTION A-A

**CONCLUSIONS**

10-11-12



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SALT LAKE CITY, UTAH  
PHONE (801) 228-9663

ENTREPRENEUR

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TOLL FREE

DRAWING TITLE

300 SOUTH

# FIRE PRO. PLAN

CLIENT

THE MUVE GROUP  
MATT SNEYD

COMPLETION DATE

PRELIMINARY ONLY

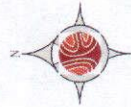
PROJECT

THE COVE AT  
DEUEL CREEK  
CENTREVILLE, UTAH

GENERAL

## LEGEND

- PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- P.U.E.
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDINGS
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING PAD
- EXISTING DRIVEWAY / CURB OUTLET
- PROPOSED ASPHALT PAVING
- PRIVATE CONCRETE TO BE DEMOLISHED
- PROPOSED LANDSCAPING
- PROPOSED FIRE HYDRANT
- 25' WIDE ACCESS EASEMENT



NOTE: PAVING SHALL BE 18" MINIMUM THICKNESS  
AND 18" MINIMUM WIDENED TO 18" MINIMUM  
4" MAX. APPROVED AND FINISH  
1" UNGRADED BASE COURSE

## SECTION A-A

REVISIONS

NO. 1



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CIVIL - PLANNING - SURVEYING

1-38-08  
08/1/08  
MATT SNEYD  
PHONE (801) 228-7800

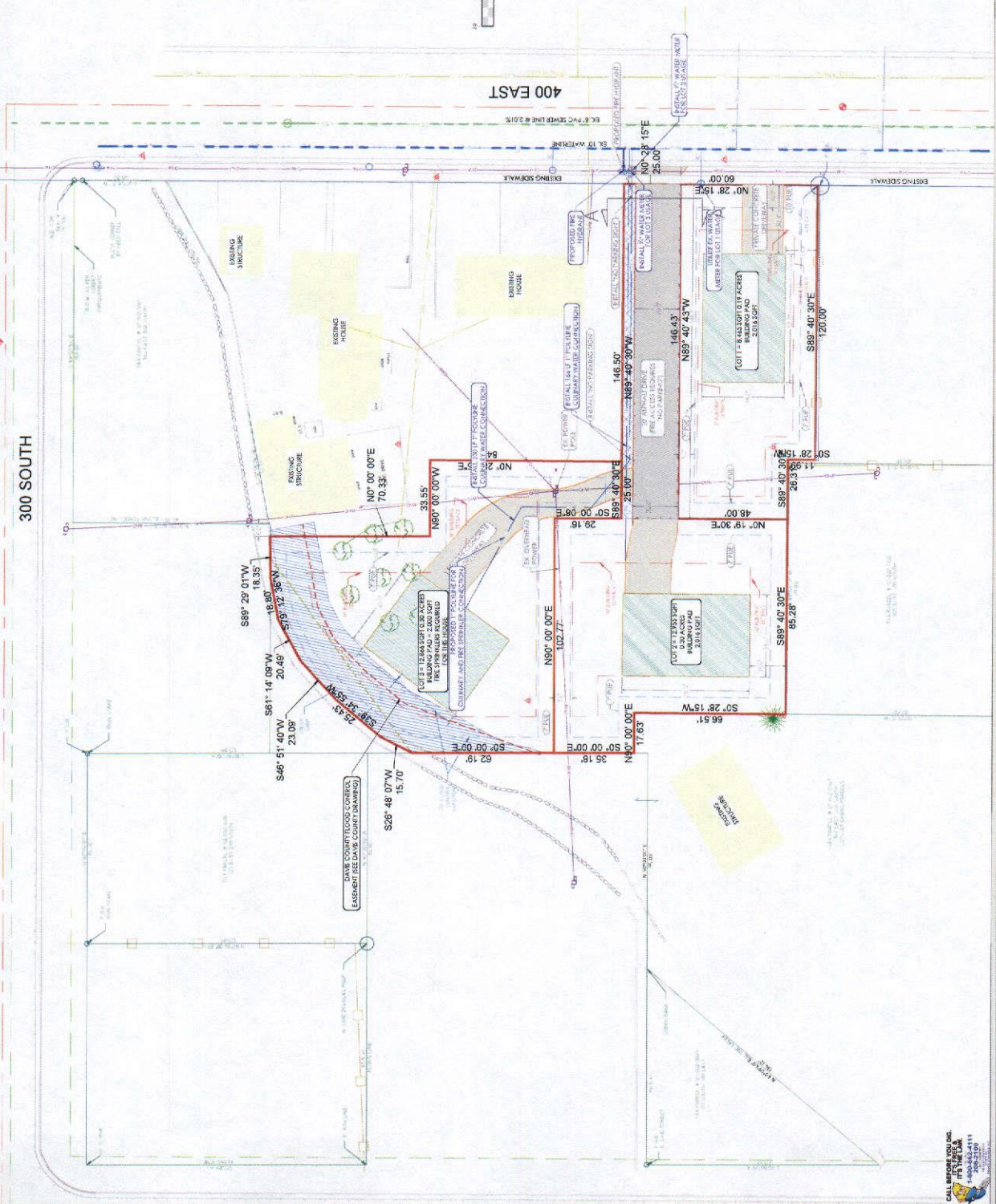
CUSTOMER

THE MUVE GROUP  
MATT SNEYD  
PHONE (801) 228-7800

2/1/08

6-13-16

C#



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800-442-6244

DRAWING TITLE

# GRADING & DRAINAGE PLAN

CLIENT

THE MUVE GROUP  
MATT SNEYD

COMPUTATION STATUS

PRELIMINARY ONLY

PROJECT

THE COVE AT  
DEUEL CREEK  
CENTERVILLE, UTAH

DESIGNER

1. INSTALL WATER AND JUNEARY TOWER IMPROVEMENTS TO APWA
2. MAINTAIN A MINIMUM 10' DISTANCE BETWEEN WATER AND JUNEARY
3. MAINTAIN A MINIMUM 10' DISTANCE BETWEEN WATER AND JUNEARY
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REVISIONS

DATE



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1000 EAST 2100 SOUTH, SUITE 100  
P.O. BOX 1000  
CENTERVILLE, UT 84005

PHONE: 313.222.7777  
FAX: 313.222.7777

WWW.JOHANSON-ENGINEERING.COM

UTAH PROFESSIONAL ENGINEERING LICENSE NO. 12345

UTAH PROFESSIONAL SURVEYING LICENSE NO. 67890

DATE: 08/12/16

BY: J. SNEYD

CHECKED: J. SNEYD

APPROVED: J. SNEYD

SCALE: 1" = 20' (PLAN)

SCALE: 1" = 20' (SECTION)

DATE: 08/12/16

BY: J. SNEYD

CHECKED: J. SNEYD

APPROVED: J. SNEYD

SCALE: 1" = 20' (PLAN)

SCALE: 1" = 20' (SECTION)

DATE: 08/12/16

BY: J. SNEYD

CHECKED: J. SNEYD

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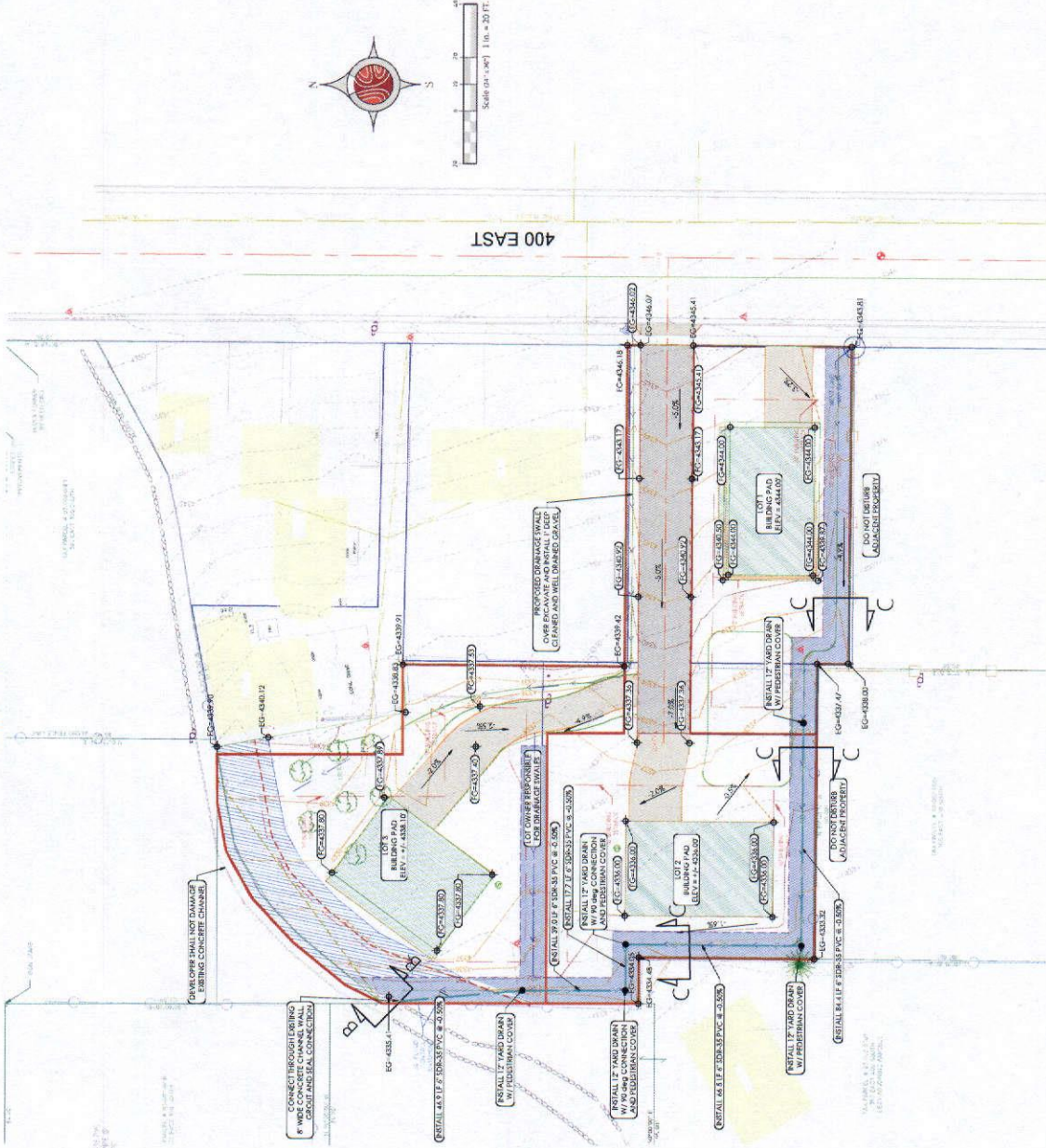
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DATE: 08/12/16

## THE COVE

CENTERVILLE, UTAH



EX. DEUEL CREEK SECTION B-B

### DRAINAGE SWALE C-C

#### LEGEND

- EXISTING MAJOR CONDUIT (S)
- EXISTING MINOR CONDUIT (T)
- PROPOSED MAJOR CONDUIT (S)
- PROPOSED MINOR CONDUIT (T)
- PROPOSED DRAINAGE TOW
- PROPOSED SLOPE
- PROPOSED FINISH GRADE
- EXISTING GRADE
- PROPOSED DRAINAGE SWALES
- PROPOSED 12\"/>

#### Hydrology Report

The Cove Deuel Creek - POST DEVELOPMENT

Peak Discharge: 1.1 cfs

Time to Peak: 1.0 hr

Base Flow: 0.1 cfs

Design Flood: 1.2 cfs

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DRAWING TITLE

# THE COVE

CENTERVILLE, UTAH

## UTILITY PLAN

3/20/21

THE MUVE GROUP  
MATT SNEYD

COMPLETION DATE

PRELIMINARY ONLY

PROJECT

THE COVE AT  
DEUEL CREEK  
CENTERVILLE, UTAH

GENERAL

1. INSTALL WATER AND SANITARY SEWER IMPROVEMENTS TO AFWA.
2. MAINTAIN A MINIMUM 10' DISTANCE BETWEEN WATER AND SEWER LINES.
3. MAINTAIN 10' CLEARANCE FROM EXISTING AND PROPOSED UTILITIES.
4. MAINTAIN 10' CLEARANCE FROM EXISTING AND PROPOSED UTILITIES.
5. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITIES.
6. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITIES.
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17. CALL BLUE SHAKES BEFORE YOU DIG.

REVISIONS

DATE

DESCRIPTION



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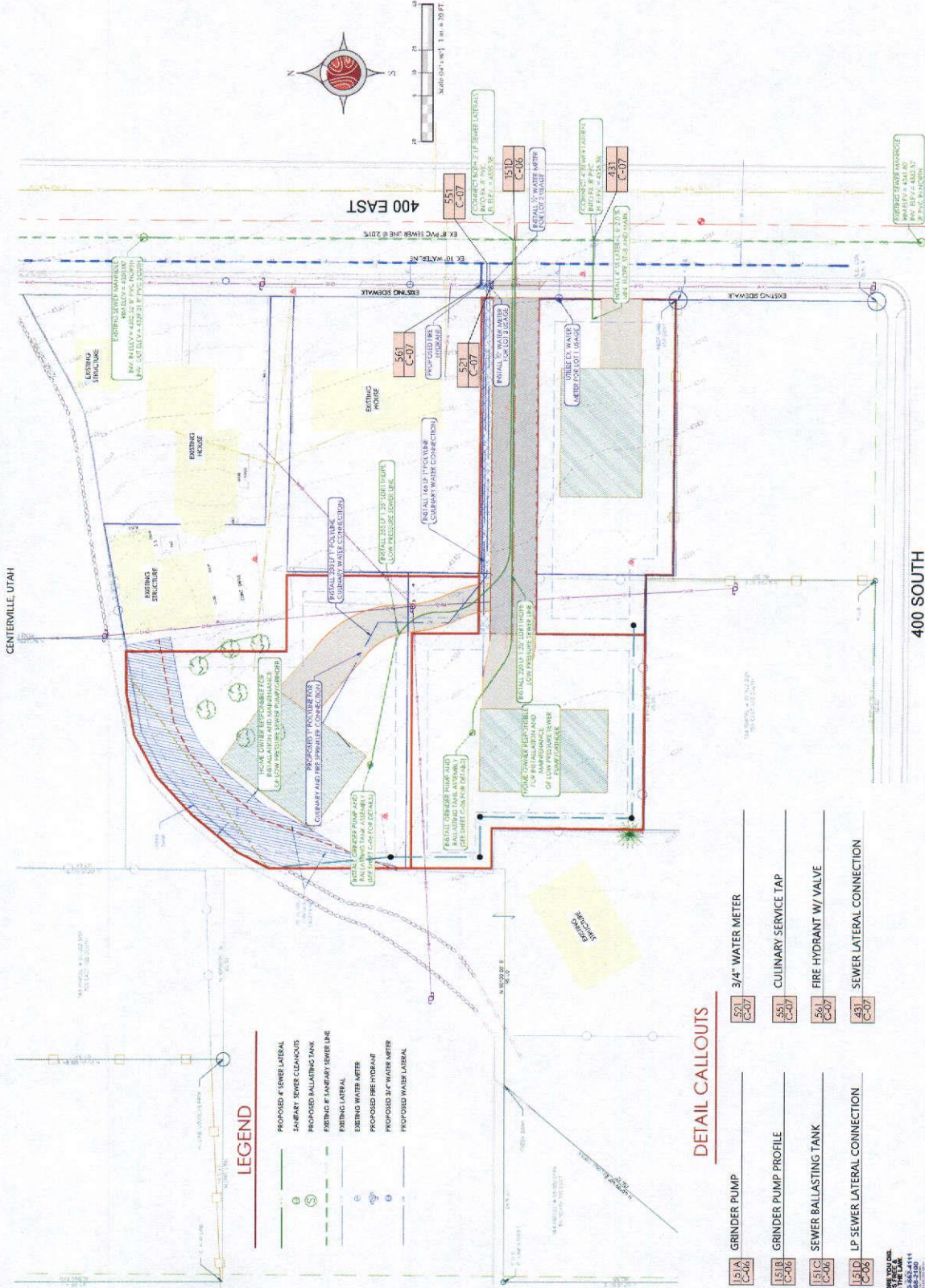
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DATE

DESCRIPTION

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DESCRIPTION



### LEGEND

- PROPOSED 4" SEWER LATERAL
- PROPOSED 6" SEWER LATERAL
- PROPOSED BALLASTING TANK
- PROPOSED 12" SANITARY SEWER LINE
- EXISTING LATERAL
- EXISTING WATER METER
- PROPOSED 3/4" WATER METER
- PROPOSED WATER LATERAL

### DETAIL CALLOUTS

- GRINDER PUMP  
5/1A C-06
- GRINDER PUMP PROFILE  
5/1B C-06
- SEWER BALLASTING TANK  
5/1C C-06
- LP SEWER LATERAL CONNECTION  
5/1D C-06
- 3/4" WATER METER  
5/2 C-07
- CUINARY SERVICE TAP  
5/3 C-07
- FIRE HYDRANT W/ VALVE  
5/4 C-07
- SEWER LATERAL CONNECTION  
5/5 C-07



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800-426-3441

DRAWING TITLE

# THE COVE

CENTERVILLE, UTAH

## EROSION CONTROL PLAN

CLIENT

THE MUVE GROUP  
MATT SNEYD

CONSULTANT STATUS

PRELIMINARY ONLY

PROJECT

THE COVE AT  
DEUEL CREEK  
CENTERVILLE, UTAH

GENERAL

1. INSTALL EROSION CONTROL MEASURES AT THE PARK TRAIL, OR OVER ADEQUATE OR CURE.
2. NO DISPERSED OF PORTABLE TOILETS PLACED IN THE ROADWAY.
3. NO DISPERSED OF PORTABLE TOILETS PLACED IN THE ROADWAY.
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8. DISPERSED OF PORTABLE TOILETS PLACED IN THE ROADWAY.



### LEGEND

- SILT FENCE
- STABILIZED ROADWAY ENTRANCE
- EQUIP. WASH DOWN AREA
- CONCRETE WASHOUT

REVISIONS

DATE

BY

DATE



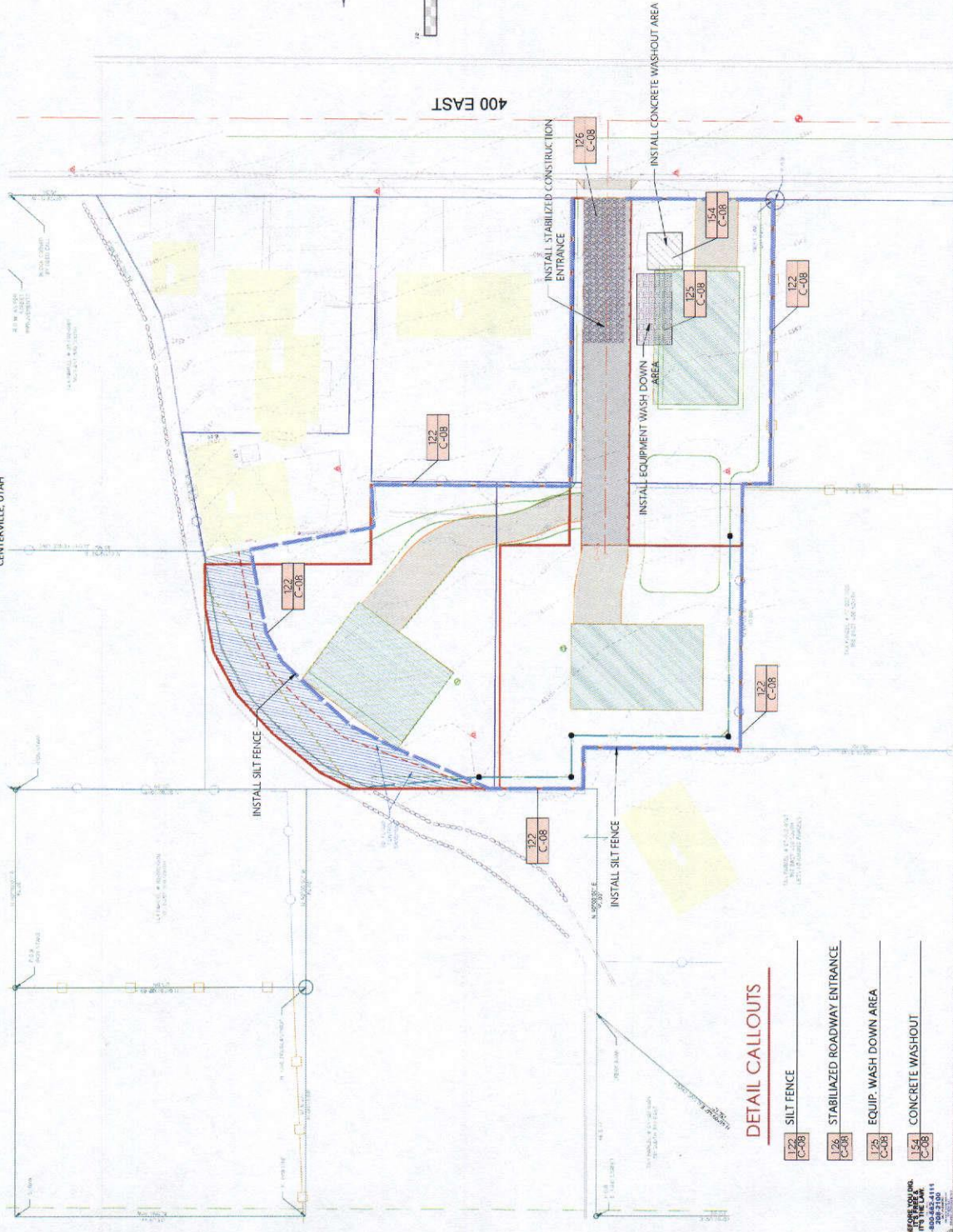
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SALT LAKE CITY, UTAH 84119  
(801) 488-1000

COMPETENT PERSON: [Signature]  
DATE: 06/14/16  
PROJECT: THE COVE AT DEUEL CREEK  
DRAWING NO: 6-14-16



C-05



### DETAIL CALLOUTS

122 SILT FENCE C-08

126 STABILIZED ROADWAY ENTRANCE C-08

129 EQUIP. WASH DOWN AREA C-08

154 CONCRETE WASHOUT C-08









**CENTERVILLE  
PLANNING COMMISSION  
Staff Backup Report  
6/22/2016**

Item No. 2

Short Title: Public Hearing - General Plan Amendment, Bicycle & Non-Motorized Vehicle Pathways and Trails Master Plan Map

Initiated By: Centerville City, Applicant

Scheduled Time: 7:30

**SUBJECT**

Consider the proposed General Plan enactment or amendment regarding Section 12-450-3-Bicycle and Non-Motorized Vehicle Pathways in Transportation and Circulation, Part 12-450, and an update to the Centerville Trails Master Plan Map in Community Facilities, Part 12-460

**RECOMMENDATION**

Refer to Staff Report

**BACKGROUND**

Refer to Staff Report

**ATTACHMENTS:**

Description

- 06-22-2016 PC Staff Report GP Amend., Bicycle & Non-Motorized Vehicle Pathways & Trails Map

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

**STAFF REPORT  
AGENDA: ITEM 2**

**APPLICANT:           CENTERVILLE CITY TRAILS COMMITTEE**

**APPLICATION:       GENERAL PLAN TEXT AMENDMENTS FOR SECTION 12-450-3,  
BICYCLE AND NON-MOTORIZED VEHICLE PATHWAYS IN  
TRANSPORTATION AND CIRCULATION, PART 12-450, AND AN  
UPDATE TO CENTERVILLE TRAILS MASTER PLAN MAP IN  
COMMUNITY FACILITIES, PART 12-460**

**RECOMMENDATION:   ACCEPT THE ZONE TEXT AMENDMENTS AND  
RECOMMEND APPROVAL TO THE CITY COUNCIL**

**BACKGROUND**

The Centerville City Trails Committee has requested an amendment to Section 12-450-3, of the General Plan, concerning bike lanes throughout the City. In addition, they will also be amending the Centerville Trails Master Plan Map in order to reflect any updates since it was revised back in 2012.

**ZONE TEXT AMENDMENT REVIEW**

**PROPOSED AMENDMENT**

The following is the proposal written by the Trails Committee:

**12-450-3. BICYCLE AND NON-MOTORIZED VEHICLE PATHWAYS**

The goal would be to make every street a safe place to ride and the City a bicycle community. Bicycling in the City should promote, increase, improve, and enhance riding in the City as a safe, healthy, and enjoyable means of transportation and recreation. The Trails Committee desires to make the City a supportive environment for cyclists through establishing the following:

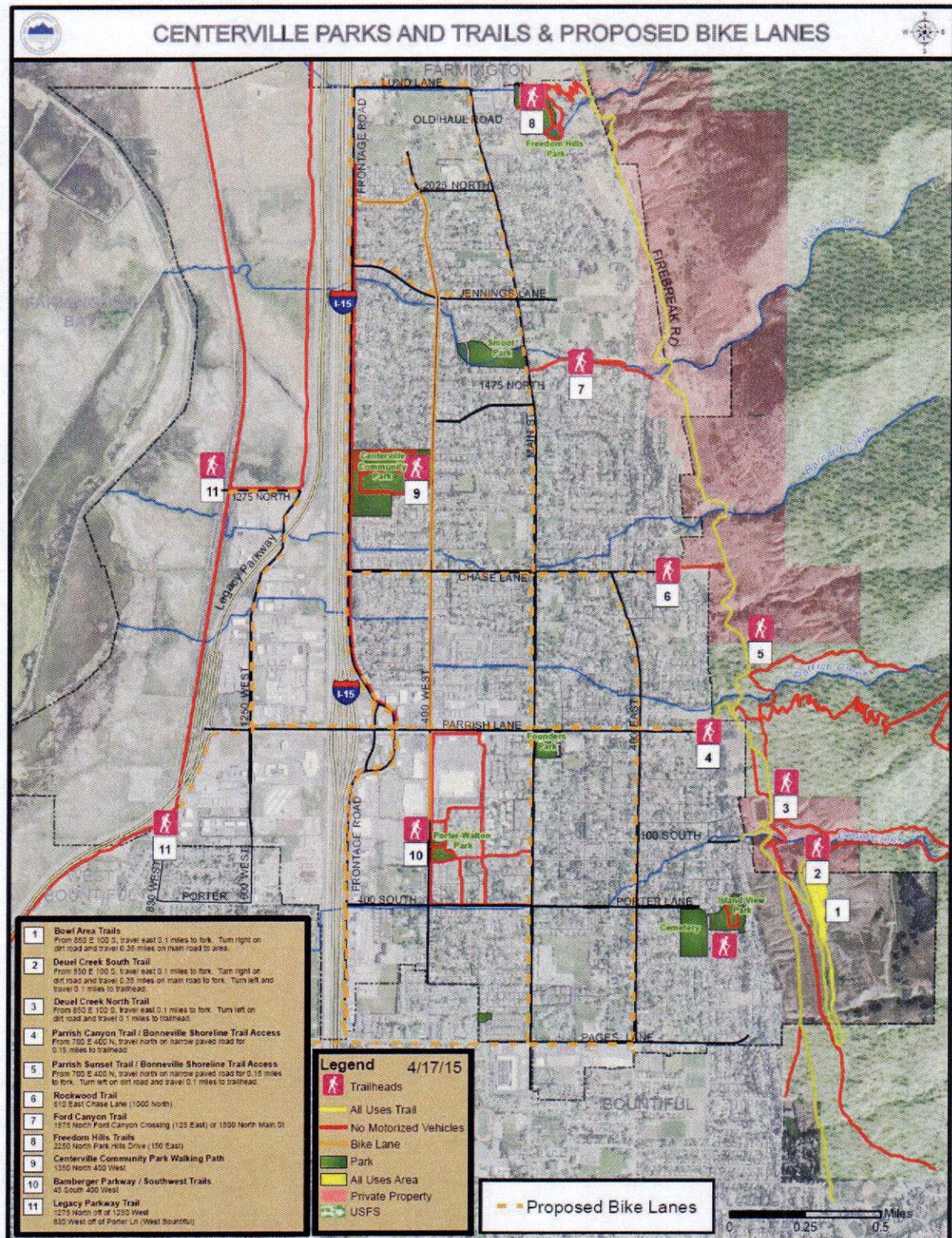
- More biking lanes to increase, improve and enhance bicycling
- Introduce signage, pavement markings, or even traffic diverters, to create bike friendly streets
- Supportive law enforcement and education programs ensures that motorists and bicyclists alike are adhering to and are knowledgeable on the traffic laws
- Create and maintain a bikeways map that is downloadable via the City website that illustrates the current and potential future travel: **Bike Paths** (Class I); bikeway that provide bicycle travel on a paved right-of-way completely separated

from any street or highway, **Bicycle Lanes** (Class II) bikeway providing a striped and stenciled lane for one-way travel on a street or highway, and **Bicycle Routes and Bike Friendly Streets** (Class III); bikeway provides for shared use with pedestrian or motor vehicle traffic and is identified only by signing

Due to the City's unique geography many bicycle events pass through the City. Therefore, it is important to establish links to bicycle paths, lanes and routes with neighboring cities. Create safe places to lock bicycles up both at the beginning and end of a trip. Include requirements in new business facility development to include bicycle racks and bicycle maintenance stands with integrated tools.

In some cases, infrastructure solutions alone cannot solve all of the problems that bicyclists encounter. Infrastructure modifications may not always be necessary to create a supportive environment for bicyclists. Integrating engineering approaches with education, enforcement, and encouragement programs multiplies the benefits to bicyclists.

**See Page 3 for the proposed updated Centerville Parks and Trails & Proposed Bike Lanes Map**



## **REVIEW AND ANALYSIS OF THE REQUEST**

### **Factors to be considered, Section 12-21-080(e)**

**1. Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?**

- **Staff Response:** Section 12-460-2(2) of the General Plan promotes the use of trails and bikeways through increased signage, maps and trailhead kiosks. In addition, this section also encourages the creation of a Citywide bike lane plan. Therefore, the proposed changes appear to be consistent with the existing goals and objectives of the General Plan.

**2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?**

- **Staff Response:** The proposed amendments are consistent with what has already been implemented within the City, and the future goals of the Trails Committee. By creating a plan that encourages more enhanced bicycle pathways and safety, these pathways may become harmonious with the overall character of the surrounding community.

**3. What is the extent to which the proposed amendment may adversely affect adjacent property?**

- **Staff Response:** Staff does not see any negative affect concerning the proposed amendments. They do however help to increase awareness and the implementation of safe bike travel.

**4. What is the adequacy of facilities and services intended to serve the subject property?**

- **Staff Response:** As funds become available, the Trails Committee will work with the Centerville Streets Department and/or UDOT, in implementing their master plan of bike pathways throughout the community.

## **PLANNING STAFF RECOMMENDATIONS**

**PROPOSED ACTION:** I hereby make a motion for the Planning Commission to accept the General Plan amendments and recommend approval to the City Council regarding Section 12-450-3, and the updated Centerville Trails Master Plan Map as found in Section 12-460-2, as both stated in the June 22, 2016 Planning Staff Report.

### **SUGGESTED REASONS FOR THE ACTION:**

1. The proposed amendments meet the requirements found in Section 12-21-080(4)(e).
2. The proposed General Plan Amendments meet the goals and objectives of the General Plan concerning trails within Centerville [Section 12-460-2].
3. The proposed amendments will not have a negative impact on the surrounding community.

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

**STAFF REPORT  
AGENDA: ITEM 2**

**APPLICANT:           CENTERVILLE CITY TRAILS COMMITTEE**

**APPLICATION:       GENERAL PLAN TEXT AMENDMENTS FOR SECTION 12-450-3,  
BICYCLE AND NON-MOTORIZED VEHICLE PATHWAYS IN  
TRANSPORTATION AND CIRCULATION, PART 12-450, AND AN  
UPDATE TO   CENTERVILLE TRAILS MASTER PLAN MAP IN  
COMMUNITY FACILITIES, PART 12-460**

**RECOMMENDATION:   ACCEPT THE ZONE TEXT AMENDMENTS AND  
RECOMMEND APPROVAL TO THE CITY COUNCIL**

**PLANNING STAFF RECOMMENDATIONS**

**PROPOSED ACTION:** I hereby make a motion for the Planning Commission to accept the General Plan amendments and recommend approval to the City Council regarding Section 12-450-3, and the updated Centerville Trails Master Plan Map as found in Section 12-460-2, as both stated in the June 22, 2016 Planning Staff Report.

**SUGGESTED REASONS FOR THE ACTION:**

1. The proposed amendments meet the requirements found in Section 12-21-080(4)(e).
2. The proposed General Plan Amendments meet the goals and objectives of the General Plan concerning trails within Centerville [Section 12-460-2].
3. The proposed amendments will not have a negative impact on the surrounding community.
4. With the Planning Commission reviewing the amendment and making a recommendation to the City Council, the proposal has met the approval standards for a General Plan amendment [12-21-070(e)].

**CENTERVILLE  
PLANNING COMMISSION  
Staff Backup Report  
6/22/2016**

Item No. 3.

Short Title: Public Hearing - Code Text Amendment, Sensitive/Constricted Lands

Initiated By: Centerville City, Applicant

Scheduled Time: 7:50

**SUBJECT**

Consider the proposed Code Text amendment to eliminate the use of sensitive/constricted lands to calculate allowed residential density. Sensitive/constricted lands may include flood channels, wetlands, steep slopes, etc.

**RECOMMENDATION**

Refer to Staff Report

**BACKGROUND**

Refer to Staff Report

**ATTACHMENTS:**

Description

- 06-22-2016 PC Staff Report Sensitive/Constrained Lands

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

**STAFF REPORT  
AGENDA: ITEM 3**

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**APPLICANT:**                   **CENTERVILLE CITY COUNCIL  
C/O PAUL CUTLER, MAYOR  
250 NORTH MAIN STREET  
CENTERVILLE, UTAH 84014**

**APPLICATION:**               **ZONING ORDINANCE AMENDMENT**

**APPLICANT REQUEST:** **AMEND THE ZONING CODE TO ADDRESS HOW  
SENSITIVE AND CONSTRAINED LANDS ARE  
CALCULATED FOR RESIDENTIAL GROSS DENSITIES**

**RECOMMENDATION:**   **CONSIDER THE PROPOSED CHANGES**

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***BACKGROUND***

The City Council and Planning Commission recently directed the planning staff to prepare specific edits regarding how “sensitive and constrained lands” are to be applied to gross densities of residential development, as allotted within the Zoning Code. Recently, these lands (wetlands, flood channels, steep slopes, etc.), are being viewed negatively when such lands are included in the gross density calculations. Thus, staff has been asked to prepare text edits for the Zoning Code to prohibit the use of the acreage associated with these lands to be used in the gross density calculations in residential development projects.

**PROPOSED ZONING ORDINANCE TEXT EDITS – *as drafted by planning staff***

**12-12-Definitions:**

[new] Land, Sensitive or Constrained – Land that comprises or consists of federally regulated wetlands, floodplain, river or stream channels, ponds, canyons or ravines or cliffs or other tracts with steep slopes greater than 30%.

[edit] Density Gross – The number of dwelling units per acre within a subdivision or other development based on the total tract area ~~whether developable or not, including streets, water areas, and conservation lands~~ that is deemed developable.

[edit] Developable Land – Land ~~under thirty (30) percent slope, that is not sensitive or constrained~~, which is capable of being improved, subject to the requirements of this Title.

**ZONE TEXT AMENDMENT****Factors to be Considered**

The deciding entity must consider three (3) factors when making a recommendation and a final decision for a Zoning Ordinance amendment. These required factors are located in Section 12-21-080(e) of Centerville City's Zoning Ordinance. Nonetheless, Factors 2 & 3 are related more specific to map amendments rather than text changes. Thus, staff's review and conclusions are limited to the General Plan guidance, as provided below:

1. **Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?**
  - ✓ **12-420-2.3, Residential Development Policies** – "...hillside and naturally wooded canyons...should be provided protection from indiscriminate development..."
  - ✓ **12-440-1, General - Natural Hazards** – "...a number of natural hazards which should be considered in the development of residential areas..."
  - ✓ **12-440-2., Natural Hazards Policies** – "...flooding of natural streams...no development should occur within those areas so designated."
  - ✓ **Policy #3, Foothills Management Plan** – "Protect and Maintain the Natural Drainage Canyons and Ravines."

**Staff's Conclusion** – From review of the General Plan, it is staff's position that the proposed sensitive and constrained land edits can be deemed consistent with the desires of various policies.

Nevertheless, staff also believes that existing and possibly new development regulations could be used to also meet the desired outcome. Furthermore, allowing the gross density to include these subject lands, but restrict the placement of the development on usable lands, encourages clustering the density, thereby incentivizing development that lends it more cost effective to preserve these areas for accessory and supportive uses while providing opportunity for developing private lands and balance the market housing cost needs of the future.

See Hillside Overlay District - Provision I.G, by clicking on the following link:

[https://en.wikipedia.org/wiki/Residential\\_cluster\\_development](https://en.wikipedia.org/wiki/Residential_cluster_development)

**SUGGESTED MOTION AND FINDINGS**

*"I hereby make a motion to recommend approval of the proposed Zoning Ordinance Amendments regarding the calculation of gross densities verses sensitive and constrained lands, as follows:*

***12-12-Definitions:***

***[new] Land, Sensitive or Constrained – Land that comprises or consists of federally regulated wetlands, floodplain, river or stream channels, ponds, canyons or ravines or cliffs or other tracts with steep slopes greater than 30%.***

***[edit] Density Gross – The number of dwelling units per acre within a subdivision or other development based on the total tract area ~~whether developable or not,~~***

~~including streets, water areas, and conservation lands that is deemed developable.~~

*[edit] **Developable Land** – Land ~~under thirty (30) percent slope~~, that is not sensitive or constrained, which is capable of being improved, subject to the requirements of this Title.*

*Suggested Reasons for Action (findings):*

- a. The Planning Commission finds that the City Council desires to receive feedback with regards to how gross densities for residential development are calculated with regards to sensitive and constrained lands.*
- b. The Planning Commission finds that the Commission as a whole, desired to consider changes to how gross densities are calculated with regards to sensitive and constrained lands.*
- c. The Planning Commission finds that according to Section 12-420-2.3, Residential Development Policies, hillside and naturally wooded canyons should be provided protection from indiscriminate development.*
- d. The Planning Commission finds that according to Section 12-440-1, General - Natural Hazards Element, a number of natural hazards exist which should be considered in how residential areas are developed.*
- e. The Planning Commission finds that according to Section 12-440-2., Natural Hazards Policies, residential development should not occur in areas subject to the flooding of natural streams.*
- f. The Planning Commission finds that according to Policy #3, Foothills Management Plan, the management plan has a desire to protect and maintain the natural drainage in canyons and ravines.*
- g. Therefore, the Planning Commission finds that the proposed amendments to the Zoning Ordinance facilitate the desires of the goals and polices mentioned above.*

**CENTERVILLE  
PLANNING COMMISSION  
Staff Backup Report  
6/22/2016**

Item No. 4.

Short Title: Public Hearing - Code Text Amendments for South Main Street Corridor (SMSC) Overlay Ordinance, Chapter 12-48

Initiated By: Centerville City, Applicant

Scheduled Time: 8:10

**SUBJECT**

[Postponed from June 8, 2016 Meeting]

Consider the Code Text amendments for the South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council directives and changes to the South Main Street Corridor (SMSC) Public Space Plan

**RECOMMENDATION**

**BACKGROUND**

**ATTACHMENTS:**

Description

- 06-08-2016 PC Staff Report SMSC Public Space Plan
- 06-22-2016 Commissioner Public Space Plan Motion
- 06-22-2016 Commissioner Public Space Plan Motion

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

**STAFF REPORT  
AGENDA: ITEM 3**

**APPLICANT:**                   **CENTERVILLE CITY COUNCIL  
C/O PAUL CUTLER, MAYOR  
250 NORTH MAIN STREET  
CENTERVILLE, UTAH 84014**

**APPLICATION:**               **ZONING CODE TEXT AMENDMENTS**

**APPLICANT REQUEST:** **AMEND THE SOUTH MAIN STREET CORRIDOR  
OVERLAY ZONE/PUBLIC SPACE PLAN, AS FOLLOWS:**

- *REMOVING BENCHES, PLANTERS, AND DROUGHT  
TOLERANT GRASSES*
- *CHANGE IN POSITION OF THE LIGHTING (i.e.  
decorative pedestrian street lamps)*

**RECOMMENDATION:**   **PLANNING COMMISSION ASKED STAFF TO PREPARE A  
MOTION AND FINDINGS TO RETAIN THESE SPECIFIC  
ELEMENTS AS CURRENTLY ADOPTED IN THE SMSC  
PUBLIC SPACE PLAN**

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***BACKGROUND***

At the May 25, 2016, Planning Commission Meeting, the Commission decided to table action regarding this matter and allow each Commissioner to review and refine the drafted motion and findings for the SMSC Public Space Plan edits. As of the writing of this report, the planning staff did not receive individual suggestions from any of the Commissioners. Thus, this report contains the originally drafted motion as presented to the Commission on May 25<sup>th</sup>.

**PLANNING COMMISSION RECOMMENDATION (STAFF ASSISTED DRAFTING)**

*"I hereby make a motion for the Planning Commission to recommend to the City Council that they retain the subject elements of SMSC Public Space Plan (a denial of the Council's directive of January 19, 2016). Furthermore, the Planning Commission recommends that the SMSC Public Space Plan be amended to include the following:*

- 1. Provide illustration and language for Main Street Traffic Striping changes, as discussed with UDOT on May 11, 2016, which consists of:*
  - i. Re-striping of Main Street, from Parrish Lane to Pages Lane*
  - ii. Reduction of travel lane widths to 11 feet*

- iii. *Reduction of center turn lane width to 11 feet*
- iv. *Addition of a shoulder stripe to allow for a formal bike lane for both north and south directions*

Suggested Reasons for Action (*Findings*):

- a. The Planning Commission reviewed the changes using the Zone Text Amendment provisions of Section 12-21-080 and finds that preserving the subject elements accomplishes the following:
  - i. Preserves and enhances mobility throughout the Main Street Corridor, and “accommodations” for all types of users – see **SMSC Plan, Goal 2**.
  - ii. Enhances and promoted the [SMSC] as the setting for attractive, convenient, active, safe, and enjoyable destination and place of residence – see **SMSC Plan, Goal 3**.
  - iii. Develops and implements a coordinated standard for streetscape improvements along the entire [SMSC]. Improvements should include street lighting, landscaping, street furnishings, and signage and other amenities... - see **SMSC Plan, Objective 3.A**.
  - iv. Other relevant or related goals and objectives that were considered:
    - ✓ **Objective 2.D & 7.H** – width of sidewalks
    - ✓ **Objective 7.I** – use of street trees
    - ✓ **Objective 5.G** – use of landscaping and hardscaping
    - ✓ **Objective 2.B** – motorist/pedestrian conflicts and safety, lower speed limits
    - ✓ **Objective 8.A** – continuity of streetscape into the residential district
- b. The Planning Commission believes that the planter boxes, benches, and light poles are fundamental to the SMSC Public Space Plan and to the walkability of the corridor because they provide human scale and complexity, which is a critical component for considering the inclusion of various users of the Main Street.
- c. The Planning Commission finds that both UDOT and WFRM strongly suggested all public space elements remain in the public right-of-way, with the possible exception of trees.
- d. The Planning Commissions finds that UDOT seems to be surprisingly adaptable to the SMSC Public Space Plan and the proposed elements with the currently adopted Public Space Plan.
- e. The Planning Commission believes that it is important to prepare and adopt local master plans and maps to improve the coordination between local and regional Complete Streets Policies.

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

**STAFF REPORT  
AGENDA: ITEM 3**

**APPLICANT:                   CENTERVILLE CITY COUNCIL  
C/O PAUL CUTLER, MAYOR  
250 NORTH MAIN STREET  
CENTERVILLE, UTAH 84014**

**APPLICATION:               ZONING CODE TEXT AMENDMENTS**

**APPLICANT REQUEST: AMEND THE SOUTH MAIN STREET CORRIDOR  
OVERLAY ZONE/PUBLIC SPACE PLAN, AS FOLLOWS:**

- REMOVING BENCHES, PLANTERS, AND DROUGHT TOLERANT GRASSES
- CHANGE IN POSITION OF THE LIGHTING (*i.e. decorative pedestrian street lamps*)

**RECOMMENDATION:       PLANNING COMMISSION ASKED STAFF TO PREPARE A  
MOTION AND FINDINGS TO RETAIN THESE SPECIFIC  
ELEMENTS AS CURRENTLY ADOPTED IN THE SMSC  
PUBLIC SPACE PLAN**

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***BACKGROUND***

At the May 25, 2016, Planning Commission Meeting, the Commission decided to table action regarding this matter and allow each Commissioner to review and refine the drafted motion and findings for the SMSC Public Space Plan edits. As of the writing of this report, the planning staff did not receive individual suggestions from any of the Commissioners. Thus, this report contains the originally drafted motion as presented to the Commission on May 25<sup>th</sup>.

**PLANNING COMMISSION RECOMMENDATION (STAFF ASSISTED DRAFTING)**

*"I hereby make a motion for the Planning Commission to recommend to the City Council that they retain the subject elements of SMSC Public Space Plan as currently adopted in Section 12-48-180 of the Centerville Zoning Code, including benches, planters, drought tolerant grasses and lighting elements. Furthermore, the Planning Commission recommends that the SMSC Public Space Plan be amended to include the following:*

- 1. Provide illustration and language for Main Street Traffic Striping changes, as discussed with UDOT on May 11, 2016, which consists of:*
  - i. Re-striping of Main Street, from Parrish Lane to Pages Lane*

- ii. *Reduction of travel lane widths to 11 feet*
- iii. *Reduction of center turn lane width to 11 feet*
- iv. *Addition of a shoulder stripe to allow for a formal bike lane for both north and south directions*

**Suggested Reasons for Action (*Findings*):**

- a. The Planning Commission reviewed the changes using the Zone Text Amendment provisions of Section 12-21-080 and finds that preserving the subject elements accomplishes the following:
  - i. Preserves and enhances mobility throughout the Main Street Corridor, and “accommodations” for all types of users – see **SMSC Plan, Goal 2**.
  - ii. Enhances and promotes the SMSC as the setting for attractive, convenient, active, safe, and enjoyable destination and place of residence – see **SMSC Plan, Goal 3**.
  - iii. Develops and implements a coordinated standard for streetscape improvements along the entire SMSC. Improvements should include street lighting, landscaping, street furnishings, and signage and other amenities - see **SMSC Plan, Objective 3.A**.
  - iv. Other relevant or related goals and objectives that were considered:
    - ✓ **Objective 2.D & 7.H** – width of sidewalks
    - ✓ **Objective 7.I** – use of street trees
    - ✓ **Objective 5.G** – use of landscaping and hardscaping
    - ✓ **Objective 2.B** – motorist/pedestrian conflicts and safety, lower speed limits
    - ✓ **Objective 8.A** – continuity of streetscape into the residential district
- b. The Planning Commission believes that the planter boxes, benches, and light poles are fundamental to the SMSC Public Space Plan and to the walkability of the Main Street corridor because they provide human scale, imageability, and complexity, which are critical components for considering the inclusion of various users of Main Street.
- c. The Planning Commission has reviewed the numerous public comments that interested Centerville citizens submitted in response to the SMSC Public Space Plan and finds that those comments overwhelmingly support the Plan and improving the Main Street corridor to make it more walkable.
- d. The Planning Commission believes that promoting walkability on Main Street and the proposed Main Street Traffic Striping changes will support our State’s active transportation goal to consider the needs of all users—including bike users, pedestrians, and those who use other forms of alternative transportation—in addition to vehicular use.
- e. The Planning Commissions finds that UDOT seems to be surprisingly adaptable to the SMSC Public Space Plan and the proposed elements with the currently adopted Public Space Plan. During the Planning Commission’s meeting with UDOT Representative Darin Fistrup, Mr. Fistrup stated multiple times that “we [UDOT] will work with you” on the goals for Centerville City’s plan. Additionally, both Mr. Fistrup and WFR’s Representative, Scott Hess, strongly suggested that all public space elements remain in the public right-of-way, with the possible exception of trees.
- f. The Planning Commission believes that it is important to prepare and adopt local master plans and maps to improve the coordination between local and regional Complete Streets Policies.
- g. The Planning Commission finds that the Main Street Traffic Striping changes:

- a. Will support the designation of Centerville Main Street as a "Priority Bike Route" on the Centerville City's Trails Master Plan as well as the Davis County Plan, the UDOT Plan, and the WFRC Plan; and
  - b. Are consistent with the Centerville Trails Committee's Centerville Parks and Trails & Proposed Bike Lanes Map.
- h. The Planning Commission has carefully considered the City Council's stated concerns regarding potential visibility hazards and believes that plantings and planter box varieties can be flexible elements that maintain safety and visibility in accordance with Centerville Municipal Code 11-01-150(c) and Centerville Zoning Code 12-55-230, which requires that intersections maintain a 50-foot sight triangle. UDOT Representative Mr. Fistrup indicated to the Planning Commission that while UDOT prefers planter boxes that are no taller than 18 inches, UDOT is flexible on planting choices and public elements such as plantings can have some height variation as long as the plantings do not hinder a driver's view of the pedestrian corridor or obscure applicable sight triangles.
- i. The Planning Commission has carefully considered the City Council's stated concerns regarding maintenance of SMSC Public Space Plan elements and does not find that maintenance of such elements is likely to cause an undue burden or cost to the City. The Planning Commission directed staff to contact other cities with similar public improvements and none of those cities reported extensive maintenance costs for similar elements. The Planning Commission believes that plantings, pavers, and other Plan elements can alleviate maintenance costs by mitigating storm water runoff and recharging groundwater. The Planning Commission also believes that using native or water-wise plantings will reduce maintenance needs while providing beauty and setting a water responsibility example for city residents.
- j. The Planning Commission has carefully considered the City Council's stated concerns regarding potential liability issues caused by certain Plan elements.
  - a. With regard to legal liability, the Planning Commission refers the City Council to the City Attorney's privileged memorandum, dated March 18, 2016.
  - b. With regard to potential safety concerns that elements may pose for drivers or pedestrians, the Planning Commission finds that the SMSC Public Space Plan elements are actually likely to *increase* safety to drivers and pedestrians, not pose any significant risk of harm to drivers or pedestrians. UDOT Representative Mr. Fistrup indicated to the Planning Commission that furniture in the park strip is not a large concern as long as it is breakaway. Mr. Fistrup also indicated that in the unlikely event a pedestrian was in the pathway of an element and a vehicle, if an element was present, the majority of the energy from the collision would be disbursed through the through the element breaking free rather than through direct contact with the pedestrian.
  - c. The Planning Commission believes the benefits to be gained from the SMSC Public Space Plan elements and improvements along Main Street, including street furnishings, planters, lighting, etc., outweigh any potential liability risk and maintenance obligations associated with such elements and improvements.

## **PLANNING COMMISSION RECOMMENDATION FOR THE SMSC PUBLIC SPACE PLAN**

After addressing the City Council's concerns over the SMSC Public Space Plan's potential 1) liability to Centerville City, 2) general driver and pedestrian liability, 3) maintenance of Plan elements, and 4) potential visibility hazards, I hereby make a motion for the Planning Commission to recommend to the City Council that they retain the elements of benches, planters, pedestrian lighting, and other park strip furniture or elements currently found in the SMSC Public Space Plan.

### **Suggested Reasons for Action (Findings):**

1. The Planning Commission believes liability concerns are only one factor among many to be considered when making policy decisions regarding public space improvements. The Planning Commission asked the City Attorney to research the issue of liability for public space plan improvements to better understand and address the City Council's concerns. The City Attorney's privileged and confidential memorandum regarding the legal issues, contributory negligence and governmental immunity will be provided to the City Council. The Planning Commission believes the benefits to be gained from the SMSC public space plan improvements, including street furnishings, planters, lights, etc., along Main Street outweigh any potential liability risks and maintenance obligations. The Planning Commission believes that public improvements do create risk, but not necessarily liability.
2. The Planning Commission believes public elements in the park strip mitigate general driver and pedestrian liability. After meeting with representatives from WFRC and UDOT, Darin Fistrup from UDOT stated that UDOT is concerned with the safety of both the pedestrian and the driver, and that furniture in the park strip is "not a big deal" as long as it is crash-worthy. He said that it is an "over-worry" that breakaway objects cause a liability to the pedestrian. Mr. Fistrup continued, saying that the likelihood of a pedestrian in the pathway of an element that has broken free is minimal and that the majority of the energy from the collision is lost as the element breaks free. Because of this information, and other general knowledge, the Planning Commission believes that SMSC Plan elements placed in the park strip between the driver and the pedestrian create increased safety for both the general driver and the pedestrian.
3. The Planning Commission believes maintenance protocol of Plan elements does not cause an undue burden or cost to Centerville City. After contacting cities with similar public improvements, Centerville City Planner was unable to find a city with extensive maintenance costs. Plantings, pavers, and other Plan elements can alleviate maintenance needs by mitigating storm water runoff and recharging groundwater. Moreover, native or water-wise plantings can provide beauty while reducing maintenance needs and setting an example of water responsibility for city residents. The Planning Commission finds that both UDOT and WFRC strongly suggested all public space elements remain in the public right-of-way, with the possible exception of trees.
4. The Planning Commission believes plantings and planter box varieties can be flexible elements that maintain safety and visibility. City Code 11-01-150(4) (regulations for "Clear View of Intersection Street") requires maintaining a 50-foot sight triangle at all intersections. Police Chief Paul Child encouraged the City to follow and be cognizant of such regulations when designing public improvements. Furthermore, UDOT's Darin Fistrup stated that UDOT prefers planter boxes no taller than 18-inches, yet UDOT is flexible on planting choices. He said that public elements can have some height variation as long as it does not hinder a driver's view of the pedestrian corridor and as long as sight triangles are maintained. The Planning Commission fully supports City Code and believes alternative plantings are possible in planter boxes, as plantings are flexible elements that should be chosen based on visibility standards set by City Code and UDOT.

### **Suggested Reasons for Action (Findings continued):**

5. The Planning Commission believes that the planter boxes, benches, and light poles are fundamental to the SMSC Public Space Plan and to the walkability of the corridor because they provide Human Scale, Imageability, and Complexity—which are critical components for Walkability along Main

Street as well as for supporting the State's goal of Active Transportation: to consider the needs of various users, including ADA, bike, and pedestrian use—in addition to vehicular use.

6. The Planning Commission finds that UDOT is surprisingly amenable to the currently adopted SMSC Public Space Plan and proposed elements. Darin Fistrup from UDOT stated multiple times that “we will work you” on the goals for Centerville City’s plan.
7. The Planning Commission believes that it is important to prepare and adopt local master plans and maps to improve the coordination between local and regional Complete Streets Policies.
8. The Planning Commission reviewed the changes using the Zone Text Amendment provisions of Section 12-21-080 and finds that preserving the subject elements accomplishes the following:
  - a. Preserves and enhances mobility throughout the Main Street Corridor, and “accommodations” for all types of users – see SMSC Plan, Goal 2.
  - b. Enhances and promoted the [SMSC] as the setting for attractive, convenient, active, safe, and enjoyable destination and place of residence – see SMSC Plan, Goal 3.
  - c. Develops and implements a coordinated standard for streetscape improvements along the entire [SMSC]. Improvements should include street lighting, landscaping, street furnishings, and signage and other amenities... - see SMSC Plan, Objective 3.A.
  - d. Other relevant or related goals and objectives that were considered:
    - Objective 2.D & 7.H – width of sidewalks
    - Objective 7.1 – use of street trees
    - Objective 5.G – use of landscaping and hardscaping
    - Objective 2.B – motorist/pedestrian conflicts and safety, lower speed limits
    - Objective 8.A – continuity of streetscape into the residential district

Furthermore, the Planning Commission recommends that the SMSC Public Space Plan be amended to include the following:

- A. Provide illustration and language for Main Street Traffic Striping changes, as discussed with UDOT on May 11, 2016, which consists of:
  - i. Re-striping of Main Street, from Parrish Lane to Pages Lane
  - ii. Reduction of travel lane widths to 11 feet
  - iii. Reduction of center turn lane width to 11 feet
  - iv. Addition of a shoulder stripe to allow for a formal bike lane for both north and south directions

Suggested Reasons for Action (Findings):

1. The Planning Commission met with the Trails Committee and discussed their desire to complete proposed bike lanes as found on their “Centerville Parks and Trails & Proposed Bike Lanes” map dated April 17<sup>th</sup>, 2015.
2. The Planning Commission would like to accommodate both drivers and cyclists after hearing from WFRF’s Scott Hess that Centerville Main Street is a Priority Bike Route on the Davis County plan, UDOT’s plan, the WFRF plan, and on Centerville City’s Trails Master Plan.

Walkability: Human Scale. Imageability. Complexity. Transparency. Enclosure. Also mentioned: Accessibility. Connectivity

**CENTERVILLE  
PLANNING COMMISSION  
Staff Backup Report  
6/22/2016**

Item No. 5.

Short Title: Community Development Director's Report 062216

Initiated By: Corvin M. Snyder, Community Development Director

Scheduled Time: 8:30

**SUBJECT**

The next regularly scheduled meeting is July 13, 2016. Items to be considered are:

1. Don Youngblood Final Site Plan
2. Legacy Trails Hotel Conceptual Site Plan

**RECOMMENDATION**

**BACKGROUND**