

CENTERVILLE CITY PLANNING COMMISSION AGENDA

Public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19, issued by Governor Herbert on March 18, 2020. Centerville City Utah YouTube Channel link: <https://www.youtube.com/user/centervillecityutah/videos>. *Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content*

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JUNE 24, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission 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 Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Becki Wright, Commissioner

D. COMMISSION BUSINESS

1. Zoning Map Amendment - Summerhill Lane Development
Postponed until July 8, 2020 meeting.
2. Administrative Decision - Public Hearing - Conditional Use Permit - CenterPoint Theatre Concert in the Park-ing Lot
Conditional Use Permit request to host outdoor concerts in the CPT parking lot.

Join Zoom Meeting
[https://zoom.us/j/93701081425?](https://zoom.us/j/93701081425?pwd=WUVjbmFkaWpBWjREM2NvSE93OENydz09)
[pwd=WUVjbmFkaWpBWjREM2NvSE93OENydz09](https://zoom.us/j/93701081425?pwd=WUVjbmFkaWpBWjREM2NvSE93OENydz09)

Meeting ID: 937 0108 1425

Password: 114454

One tap mobile

+16699009128,,93701081425#,,,0#,,114454# US (San Jose)

+12532158782,,93701081425#,,,0#,,114454# US (Tacoma)

Dial by your location

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+1 253 215 8782 US (Tacoma)

3. Administrative Decision - Public Hearing - Bank of America Conceptual Site Plan
Proposed Re-development of the Former Iggy's Restaurant Site 782 West Parrish Lane
4. Zoning Code Amendments - Chapter 12.69 (Medical Cannabis Facilities)
Postponed until July 8, 2020 meeting.
5. Community Development Director Report & City Council Update

City Council Update:

- Nothing to Note

Next Planning Commission Meeting of 7/8/2020:

- Symphony Homes – *Summerhill Lane PDO Subdivision (aka: Devore Property)*
- Bell Property Rezone from Residential to Commercial
- Medical Cannabis Ordinance

2020 Commission Goals:

- South Main Street Corridor Plan Update - underway
- Standards for Minimum Residential Buffering Regulations (between types of residential development)
- Transportation Plan Element Update - yet to be started
- West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

E. MINUTES REVIEW AND ACCEPTANCE

June 10, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

**Staff Backup Report
6/24/2020**

Item No. 1.

Short Title: Zoning Map Amendment - Summerhill Lane Development

Initiated By:

Scheduled Time:

SUBJECT

Postponed until July 8, 2020 meeting.

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report

6/24/2020

Item No. 2.

Short Title: Administrative Decision - Public Hearing - Conditional Use Permit - CenterPoint Theatre Concert in the Park-ing Lot

Initiated By:

Scheduled Time:

SUBJECT

Conditional Use Permit request to host outdoor concerts in the CPT parking lot.

Join Zoom Meeting

<https://zoom.us/j/93701081425?pwd=WUVjbmFkaWpBWjREM2NvSE93OENydz09>

Meeting ID: 937 0108 1425

Password: 114454

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RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 06-24-20 PC Staff Report CUP Concert in Parking Lot
- ▣ Applicant Narrative
- ▣ Parking Lot Map

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: REDEVELOPMENT AGENCY OF CENTERVILLE

APPLICANT: CENTERPOINT LEGACY THEATRE
c/o JANSEN DAVIS
CENTERVILLE, UT 84014
(jdavis@centerpointtheatre.org)

PROPERTY LOCATION: 525 N 400 W

PARCEL SIZE: 2.67 ACRES

ZONING DISTRICT: PUBLIC FACILITY-HIGH, (PF-H)

APPLICATION: CONDITIONAL USE PERMIT

BACKGROUND

The applicant, Jansen Davis, has applied for a Conditional Use Permit to hold an outdoor concert during the 2020 summer months to retain public interest in CenterPoint Theatre, while also maintaining Davis County Health Department regulations for large crowds. The concerts will take place Friday and Saturday evenings (with a Monday performance in case of rain delays) possibly starting at 6:00pm. There will be an FM radio broadcast to the cars, and all patrons will remain in their vehicles. The performances will last 45 minutes, and all performances will be over by the 10:00pm noise ordinance curfew.

The proposed use is Recreation and entertainment, outdoor. CenterPoint Legacy Theatre already has a permit for indoor entertainment, but must receive a Conditional Use Permit to take its performances out of doors.

CODE REQUIREMENTS

According to Centerville Zoning Coder 12.21.100(e) the following five items need to be met or reviewed before a Conditional Use Permit may be approved.

1. A conditional use permit may be issued only when the proposed conditional use is allowed where the conditional use will be located, or by another provision of this Title.

Staff Response: *Recreation and entertainment, outdoor is a listed conditional use within the Public Facility-High zone where the CenterPoint Legacy Theatre is located.*

2. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit.

Staff Response: *This is a temporary accessory use to the already existing Recreation and entertainment, indoor use that the CenterPoint Legacy Theatre operates. Very little construction would take place to build the proposed outdoor stage. The possible issues that might arise from this proposed use include, but are not limited to, noise, hours of operation, and possible disturbance of traffic in the area. Chief Child has been a part of the discussions for this conditional use and does not believe the concerts will cause any traffic issues. The applicant has addressed the noise issue, by stating that all performances will be finished before the noise curfew at 10:00pm.*

3. No conditional use permit shall be authorized unless the evidence presented establishes:
 - a. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and community;
 - c. The proposed use will comply with regulations and conditions specified in this Title for such use; and
 - d. The proposed use will comply with applicable provisions of the General Plan.

Staff Response: *Staff finds that the proposed use will not be detrimental to the health, safety, or general welfare of anyone or any property in the vicinity. The particular location is desirable for this use as CenterPoint Legacy Theatre has all their equipment, parking, and restrooms on site and would not have to relocate any staff or equipment. The proposed use will comply with regulations and conditions of Title 12 in that the site already meets the regulations and conditions (i.e., parking, screening, landscaping, etc.) Lastly, enabling CenterPoint Legacy*

Theatre to operate during the COVID-19 health restrictions, will comply with the General Plan to “preserve and enhance commercial activity along Parrish Lane.” [GP 12-480-5]

4. The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this Subsection can be met.
5. The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
 - a. The suitability of the specific property for the proposed use;
 - b. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with the existing uses in the vicinity;
 - c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;
 - d. The economic impact of the proposed facility or use on the surrounding area;
 - e. The aesthetic impact of the proposed facility or use on the surrounding area;
 - f. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
 - g. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - h. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
 - i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
 - j. The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

Staff Response: *The applicant has stated in their narrative that Centerville City Police will be coordinating traffic to the event. They have addressed potential noise and lighting issues by finishing the event prior to 10:00pm. South Davis Metro Fire has stated that as long as all access ways within the parking lot remain clear, there should be no issues with fire access. Staff also finds the economic and aesthetic impact would be minimal because this is a short-term use at an already functioning entertainment facility. Items a-c and g were addressed at the development of the site, and Staff finds that adequate measures were implemented at time of development.*

APPLICANT NARRATIVE

As CenterPoint Legacy Theatre (CPT) is in the business of presenting performing arts events to the general public, recent events and restrictions surrounding the outbreak of COVID-19 has prohibited regular business practices. CPT requests a temporary permit to offer an outdoor

concert series that brings our community together. We have worked with Centerville City (officials & police department) and the Davis [County] Health Department to create a safe environment for this event. As a concert, it is allowed under CZC 12.56. The location is in a commercial area, will not interrupt public transportation, will not conflict with any construction or development projects, interfere with any emergency vehicles and remains in compliance with all regulations and special public health recommendations. Please see attached documents for additional information.

PLANNING STAFF RECOMMENDATIONS

Suggested motion for a Conditional Use Permit - I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request for CenterPoint Legacy Theatre at 525 North 400 West subject to the following conditions:

1. This Conditional Use Permit shall apply only to the user space located at 525 North 400 West.
2. This Conditional Use Permit approval is for Recreation and entertainment, outdoor use.
3. All vehicles shall be parked within parking stalls and not in access lanes.
4. This Conditional Use Permit approval is for performances on Friday and Saturday nights, with possible Monday night performances.
5. All performances, noise, and lighting, shall be terminated by 10:00pm each night.
6. This permit shall expire on August 11, 2020.

Suggested Reasons for the Action (Findings):

- a) The Planning Commission finds that the land use of recreation and entertainment, outdoors is a conditional use within the Public Facilities-High Zone [CZC 12.36 (Table of Uses)].
- b) The use is consistent with the expectation of the City's General Plan [Section 12-480-5].
- c) The Planning Commission finds that with the implemented conditions of approval, the criteria for issuance of the Conditional Use Permit have been satisfied, as described in the applicable staff report.

Event Title: CPT's Concert in the Park-ing Lot Series

Sub Title: Celebrating Sondheim (Gershwin, etc.)

2020 Drive Up Summer Concerts

Venue

- Outside in front of CPT on the south side
- Stage near LH entrance facing south
- Cars in assigned positions and rows facing north – this addresses distancing and safety
- Audio = FM broadcast to car radios
- Recorded background with live singers
- 45-minute concert
- We will begin with a 7:30 performance on each night and depending on the patron response will add up to 3 performances each night.

Pricing

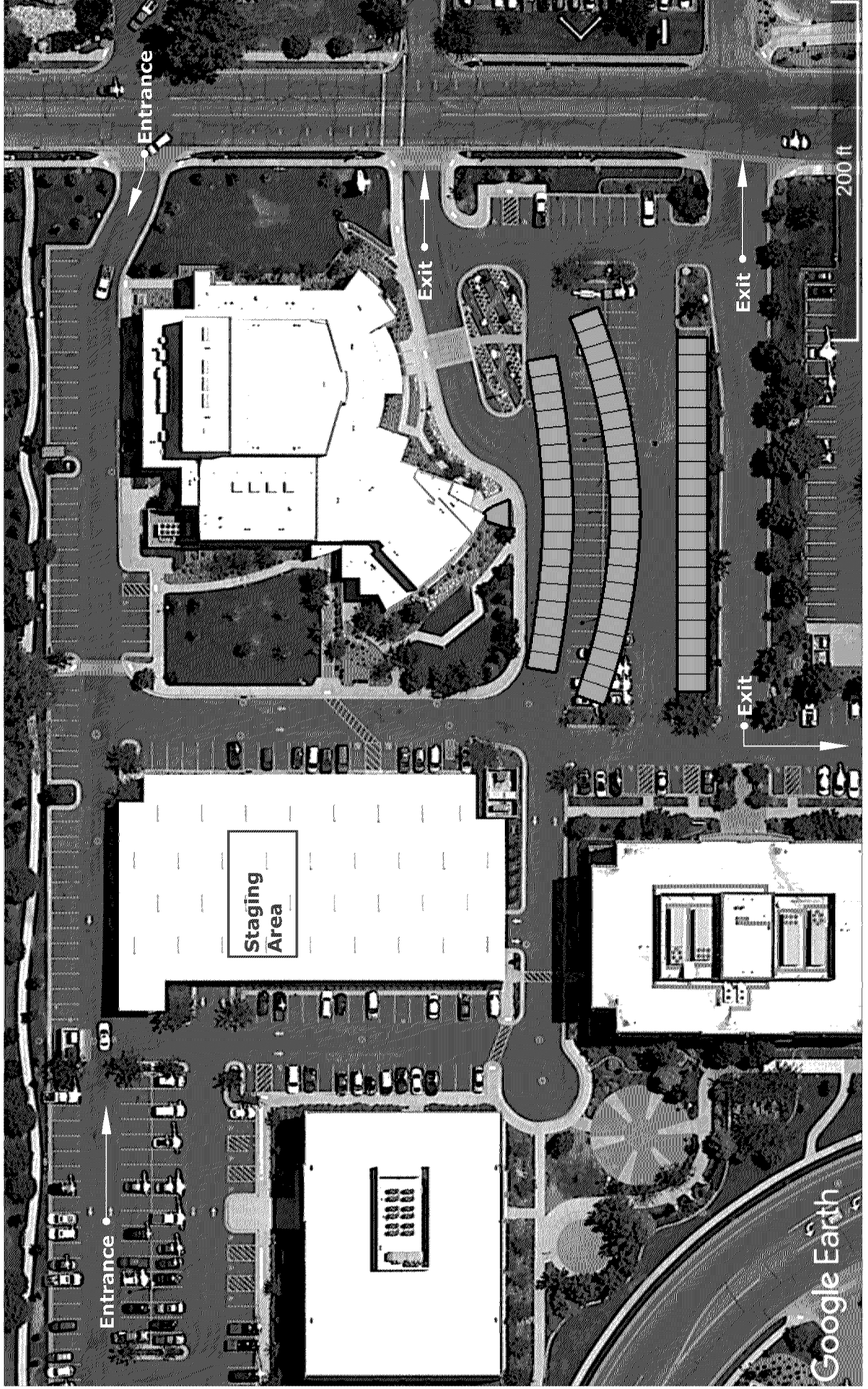
- \$10.00 per car (invited to donate via VENMO during the performance to support CPT).
- The ticket will be purchased online through our regular ticketing system.
- Ticket will be printed at home and shown as each car enters the west vehicle staging areas.

Schedule

- DATES - June 26 & 27, July 3 & 4, 10 & 11, 17 & 18, 24 & 25, 31 & Aug 1, Aug 7 & 8 – Monday evening performances are possible for weather postponements.
- TIMES – 45-minute concerts -- 6:00, **7:30**, 9:00 PM
- We would begin by selling the 7:30 performance each night and expand as needed.

Logistics and Staffing

- Traffic Control – SEE MAP
 - Traffic will be coordinated with Centerville Police Department.
 - Close all entrances to parking lot with barricades
 - Stage cars for entry in SW & NW parking areas
 - Ticketing could be checked here
 - 8 attendants total
 - SW staging area – 2 attendants
 - NW staging area – 2 attendants
 - S parking and SE exit – 2 attendants
 - N parking and NE exit – 2 attendants
 - Cars guided to parking locations by staff.
 - At the end of each concert cars will be ushered out the East parking lot exits going N and S
 - Restrooms on the main Lobby level will be available through the West Entrance
 - 2 attendants will be needed to guide visitors to the restrooms
 - Cast & Crew
 - Cast size – 6-8 performers
 - Using our Leishman Hall backstage for prep
 - Access outside stage through the Leishman Hall outside entrance
 - Technical Crew size – 2 members



CENTERVILLE

Staff Backup Report 6/24/2020

Item No. 3.

Short Title: Administrative Decision - Public Hearing - Bank of America Conceptual Site Plan

Initiated By:

Scheduled Time:

SUBJECT

Proposed Re-development of the Former Iggy's Restaurant Site 782 West Parrish Lane

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 06-24-2020 PC Staff Report Bank of America Conceptual Site Plan Review
- ▢ Bank of America Conceptual Site Plan Submittal

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

**STAFF REPORT
AGENDA: ITEM 3**

OWNER:	DEERWOOD INVESTMENTS UTAH LLC 3720 SOUTH SUSAN STREET #100 SANTA ANA, CA 92704 msalcedo@acpmanagement.com
CONTACT:	ORLANDO TAYOR orlando_taylor@gensler.com
PARCEL:	782 WEST PARRISH LANE (AKA: FORMER IGGY'S BUILDING- ISLAND PARCEL)
ACREAGE:	1.0 ACRES
ZONING:	COMMERCIAL – VERY HIGH (C-VH)
APPLICATION:	CONCEPTUAL SITE PLAN ACCEPTANCE (<i>SITE PLAN AMENDMENT</i>)

BACKGROUND

The owner, Deerwood Investments Utah LLC, desires to amend the approved site plan (*May of 2008*) for property located at 782 West Parrish Lane. The changes involve a significant alteration for the property to eliminate the former restaurant use and establish a proposed new bank use. Such alterations include the demolition existing building and then construct a new main building, reconfigure the parking and add a “drive-through” operation. Because such changes substantially alter the original final site plan approval and the conditions applied by such approval, the amendment is being re-submitted to the Planning Commission for review and decision regarding the changes to the site (*see CZC 12.21.110(k) for site plan amendment provisions and findings*).

CONCEPTUAL SITE PLAN REVIEW & PLANNING STAFF ANALYSIS

The Conceptual Plan depicts an area of limited demolition (*see Sheets C0.1 and C1.1 of the submittal*). Therefore, this report will address the applicable regulations most likely pertinent to the proposed demolition and reconstruction for the new proposed bank use.

C-VH Zone Uses Allowed.

According to the Table of Uses in CZC 12.36.040, a Bank or Financial Institution is a permitted use in the C-VH zone.

C-VH Zone Development Standards (CZC 12.34.1)

Development Standards for a Commercial - Very High Zone			
Development Standards	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	> 6 Feet	Yes
Maximum Height	45 Feet	17 Feet	Yes
Setbacks			
Front	20 Feet	60 Feet – Parrish Ln	Yes
Street Side Yard	20 Feet	> 20 Feet	Yes
Rear	None (Except 30' adjacent to residential.)	Not Applicable	Not Applicable
Side Yard	8/10 feet	14 Feet	Yes
Side Yard	(Minimum total width of both side yards: 18 feet)		
Floor Area per Building, Maximum	No Maximum	3,876 sq. ft.	Not Applicable

Regulations of General Applicability- See CZC 12.34.060:Landscaping (CZC 12.51.070)

At least 15% of the project must be landscaped and 7% internal parking lot landscaping. The conceptual proposal depicts 25% for the site and 9.8% for the parking lot (see Sheet L1.1 of Submittal). It appears that the required number of trees and shrubs are being installed for the internal parking lot reconfiguration.

Screening (CZC 12.51.070)

Any mechanical equipment facilities or areas on the ground or on the roof must be screened from public view [see CZC 12.51.110(d) & (e)].

Parking (CZC 12.52)

The site is required to provide one (1) parking space for every 200 square feet of gross floor area, plus two spaces, which would require a minimum of 22 spaces for the proposed development. The conceptual plan depicts a total of 41 on-site parking stalls. Bank uses are required to have a minimum of three (3) stacked parking spaces for each drive-through lane [see CZC 12.52.(d)]. The stacked parking has NOT been dimensioned on the submitted site plan. The two-way drive isles need to be corrected from 24 feet to the Zoning Code required 25 feet in width (see CZC 12.52.310).

Parrish Lane Design Standards (CZC 12.63)

The gateway standards have been adopted to enhance the economic viability and aesthetic value of the Parrish Lane Gateway Area. Please keep in mind that many of the guidelines are “shoulds” rather than “shalls,” meaning that there is some discretion in whether a “should” is to be applied to a particular project. Nonetheless, a summary of these design standard concepts and a brief Staff response are being provided below:

Architecture (CZC 12.63.040)

Articulation (040a) – This section addresses the need to develop a human scale environment into the design of the building elevations. Additionally, the site’s layout and design ought to provide for pedestrian access and circulation.

Public Amenities (040b)– This section addresses the need to develop building features to enhance pedestrian and public spaces to create a more comfortable environment for users.

Colors & Materials (040c) – This section addresses the need to use quality building materials in the design of walls and fencing and the enhancement of the architectural features of the building.

Staff Conclusion – The submittal is missing the required “storyboard” regarding the use of colors, materials, and the expected articulation parameters (*see CZC 12.63.040*). Staff is not convinced that the new design has sufficient articulation in the building. However, it’s a rather small building, where larger buildings are the prominent focus for implementing expected articulation. Nonetheless, any main building must include the expected upgraded features as outlined in CZC 12.63.040(c)(2).

Additionally, the design and new layout does NOT seem to compensate for the replacement of the existing and/or propose any expected “public amenities” [*see CZC 12.63.040(b)*]. Although this is a “should,” staff believes the site’s location functions as a “gateway development.” Such features can be incorporated into the building design. The site plan depicts the required pedestrian connection that extends out to the public sidewalk system with the main entrance located at the southwest corner of the building.

Screening (040d) – This section is designed to upgrade the measures used in screening loading & service areas, mechanical equipment, and utilities.

Staff Conclusion – As mentioned earlier, any roof top equipment or ground based utility equipment “shall” be screened with compatible screening elements of the building’s architecture. The conceptual site plan submittal does not address this requirement.

Landscaping & Features (CZC 12.63.050)

Overall Design Concepts (050a) – This section is designed to unify the use of landscaping materials, site features, and pedestrian walkways both internally and externally.

Site Grading (050b) – This section is designed to encourage the conservation of existing landscaping, natural site grades, and incorporate natural features that may be present on the site.

Staff Conclusion – The proposed conceptual plan maintains or replaces much of the original landscaping design and features.

Drainage (050c) – This section is designed to integrate the use of landscaping materials and features with the site grading and drainage plans.

Staff Conclusion – The City Engineer will need to review a final re-grading plan and determine how storm water runoff should be managed either by existing facilities or whether an on-site basin is needed to meet current applicable regulations.

Ground-cover (living and non-living) & Plantings (050d & 050e) – These two sections encourage the use of low-water resource plantings. Also, the use of plantings should contribute to overall image of the community.

Staff Conclusion – This site is particularly prominent visually for the City. Again, it appears to staff that the submittal maintains or replaces most of the original landscaping design.

Art and Furnishings (050g) – This section encourages the use of art themes and features such as art, lighting, and other elements to enhance the site.

Staff Conclusion – The original plan provided plaza areas, with one having a fire pit gathering area. However, it does NOT to appear to staff that the new design maintains or provides substitute amenities to compensate for the change of use. Again, this is a “should,” and staff believes the site’s location functions as a “gateway development.” Such features can be incorporated into the building design.

Off-Street Parking – Layout (CZC 12.63.060)

Surface Parking Lot Design (060a) – This section is designed to address the appropriate location of parking areas, the use of internal landscaping, and minimizing curb cuts, and enhancing pedestrian pathways in areas of traffic circulation.

Overall Design Concepts (060b) – This section is designed to address the need to ensure appropriate layout in relationship to adjacent sites, buffer adjacent uses, and develop or minimize inappropriate cross-use traffic circulation.

Staff Conclusion – The proposed conceptual plan maintains or replaces much of the original landscaping design and features.

Off-Street Parking Lighting & Lighting Plan Standards (12.63-070) – This section is designed to address appropriate use of parking lot lighting to mitigate on and off-site impacts of lighting.

Staff Conclusion – The submitted plans provide the details for the removal or replacement of parking lighting for the site. However, the style of the replacement fixtures has not been addressed.

Streetscape Standards (CZC 12.63.080)

This section addresses the location and placement of required streetscape improvements along Parrish Lane.

Staff Conclusion – The proposed conceptual plan maintains or replaces much of the original site's design and features.

Other Development Issues:

12.54.050 Sign Permit Required – A sign permit shall be required prior to the erection, installation, or use of a sign. Such permit is separate and distinct from any other permit that may be required by applicable provisions.

Redevelopment Agency Review – The site is located within a redevelopment area enacted by the City and is subject to other provisions and restrictions defined by the Redevelopment Agency. Therefore, the proposed changes and alterations to this specific site must obtain approval from the Redevelopment Agency.

PLANNING STAFF RECOMMENDATION

*[PROPOSED MOTION] “I hereby motion for the Planning Commission to **ACCEPT** the Conceptual Site Plan Application, submitted by Deerwood Investments Utah LLC, for the proposed Bank of America development, located at 782 West Lane (aka: Former Iggy’s Restaurant), subject to the following Directives:*

- 1) The Applicant’s next step is to prepare and submit a Final Site Plan Application that complies with submittal provisions of CZC 12.21.110(e).*
- 2) The Final Site Plan design and layout is to substantially conform with this Conceptual Site Plan Acceptance, or as amended by this acceptance or by the City at Final Site Plan Approval.*
- 3) The Final Site Plan is to conform with the Conceptual Site Plan submittals presented to the Planning Commission and shall be corrected or amended as follows:*
 - a. Any mechanical equipment facilities or areas on the ground or on the roof must be screened from public view [see CZC 12.51.110(d) & (e)].*
 - b. Bank uses are required to have a minimum of three (3) stacked parking spaces for each drive-through lane [see CZC 12.52.(d)].*
 - c. The two-way drive isles need to be corrected from 24 feet to the Zoning Code required 25 feet in width (see CZC 12.52.310).*
 - d. The Final Site Plan shall address the required “storyboard” regarding the use of colors, materials, expected articulation parameters and design features (see CZC 12.63.040).*
 - e. The Final Site Plan submittal should address the expected “public amenities” [see CZC 12.63.040(b)]*
 - f. The Final Site Plan submittal is to address the style of the replacement lighting fixtures and are to be compatible with the existing fixture design and style.*
- 4) The applicant shall consult with the City Engineer regarding the proposed re-grading plan and determine how storm water runoff should be managed either by existing facilities or whether an on-site basin is needed to meet current applicable regulations.*

- 5) *A sign permit is required prior to the erection, installation, or use of the proposed signs, which is a separate and distinct approval from any site plan approval.*
- 6) *The site is located within a redevelopment area enacted by the City and is subject to other provisions and restrictions defined by the Redevelopment Agency. Therefore, the proposed changes and alterations to this specific site must obtain approval from the Redevelopment Agency.”*
- 7) *Lastly, these Conceptual Acceptance Directives are to help facilitate compliance with applicable City provisions regarding the proposed “Bank of America” Development. However, there may be other applicable City regulations that have not been identified at this level of review. Consequently, there may be other standards or adjustments identified during a Final Site Plan review.*

SUGGESTED REASONS FOR THE ACTION:

- a) *The Planning Commission finds that the Conceptual Site Plan has been reviewed in accordance with CZC 12.21.110(d).*
- b) *The Planning Commission finds that the Conceptual Site Plan has been reviewed considering the applicable provisions of the Centerville Zoning Ordinance, as outlined in the applicable Planning Staff Report.*
- c) *The Planning Commission finds that “Acceptance” of a Conceptual Site Plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed [see CZC 12.21.110(d)(5)].*
- d) *Lastly, the Planning Commission finds that any conditions of acceptance are to be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements [see CZC 12.21.110(d)(4)].”*



NEW RETAIL BANK BRANCH

BAC CENTERVILLE
BUILDING ID: UTW-052

CONCEPTUAL SITE PLAN
06/03/20

782 W PARRISH LN
CENTERVILLE, UT 84014
PROJECT NUMBER: 057.7202.950

JLL
Project Manager
800 5th Avenue, 17th Floor
Seattle, WA 98104
Contact: Michael Lee
Telephone: 925.322.7334

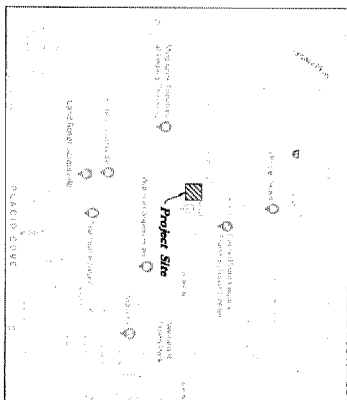
Gensler
Architect
201 E. Washington St
Suite 750
Phoenix, AZ 85004
Contact: Orlando Taylor
E-mail: orlando_taylor@gensler.com
Telephone: 602.523.4900

Anderson Wahlen
Civil Engineer/Landscape Architect
2010 N. Redwood Road
Salt Lake City, UT 84116
Contact: Eric Malmberg
Telephone: 801.410.8500

KPFF
Structural Engineer
609 E. South Temple, Suite 260
Salt Lake City, UT 84102
Contact: Jordan Terry
Telephone: 801.441.2204

Henderson Engineers
MEP Consultant
8311 West Sunset Road, Ste 240
Las Vegas, NV 89113
Contact: Erica Kerr
Telephone: 702.697.2188

Vicinity Map
Not to Scale

[illegible]

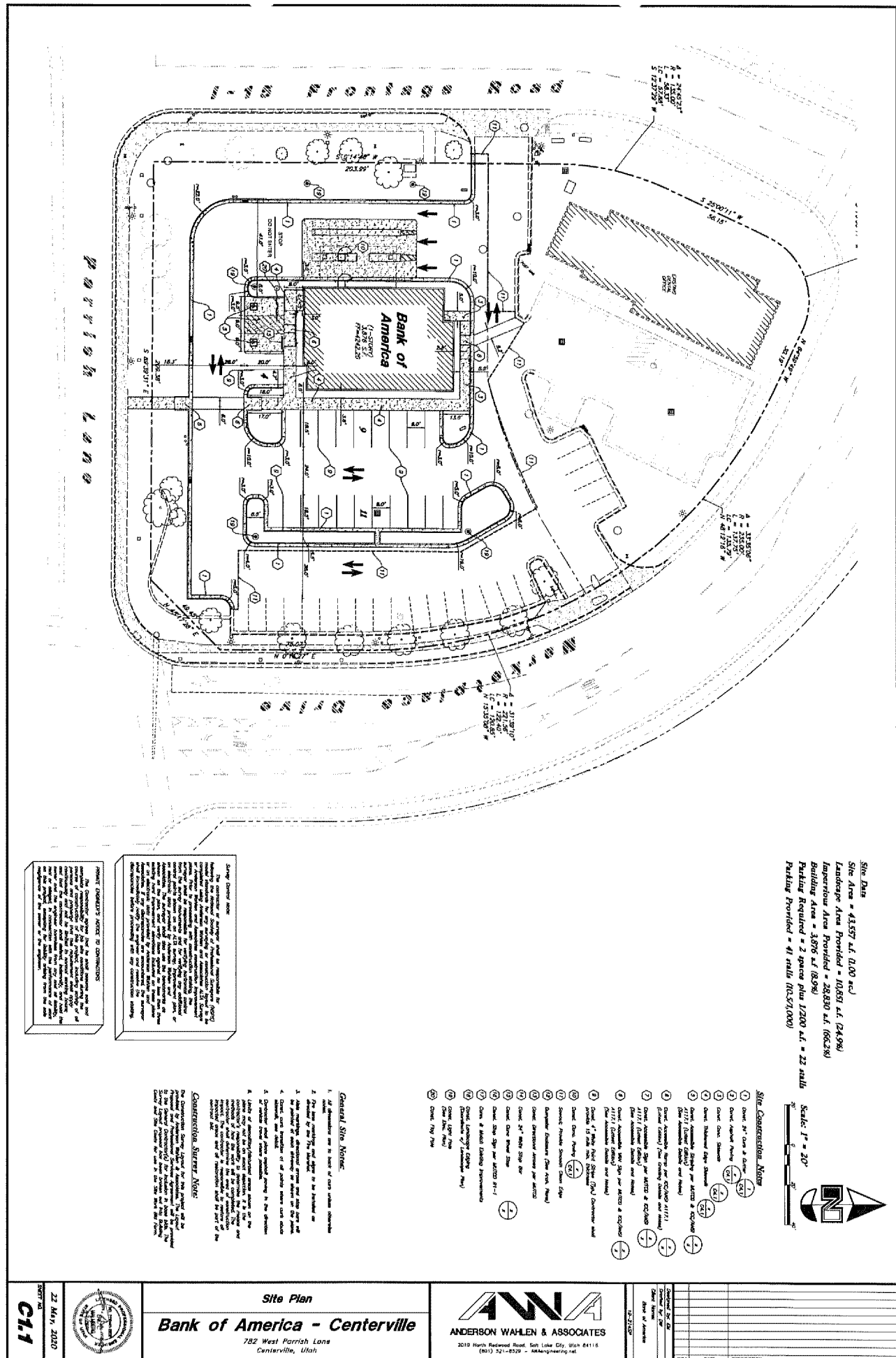
Civil Sheet Index

C.V	Cover Sheet
	ALTA Survey
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C3.1	Utility Plan
L1.1	Landscape Plan
L3.1	Landscape & Irrigation Details

Rails of Barings
The bond of barings for this site is strong. The first job of this site between two forested adjacent landowners was to complete the 1953 State Paper Map. The barings of South 61427 was being revised 62130. Customers from the revised 62130.

Beckmark
Children's Movement to Interpretive Drive signs of 25g
2/19/10 - 4/12/14 (Palm Springs)

Legal Description	The land is described as follows:
	Shelton in Davis County, State of Iowa, to-wit: Lot 1, Company's Quarry Subdivision, according to the Official Plat thereof, on the said lot of record in the Davis County Recorder's Office.
	The above described parcel is the same land situated in Township 23S, Range 12W, County of Davis, State of Iowa, known as the "Shelton Quarry Company's Quarry" shown on official plat of September 24, 2013 at 4:00 PM.



NO ZONING REPORT PROVIDED.

FLOOD ZONE

CONSIDERATION THE FLOOD INSURANCE RATE PROGRAM WAS CONDUCTED IN THEIR RESIDENT HOME DURING THE FLOOD INSURANCE RATE PERIOD FROM AUGUST 2007 THROUGH DECEMBER 2009. THE FLOOD INSURANCE RATE PROGRAM WAS CONDUCTED IN THEIR RESIDENT HOME DURING THE FLOOD INSURANCE RATE PERIOD FROM JANUARY 2010 THROUGH DECEMBER 2010.

MISCELLANEOUS NOTES

- (N1) Property has street access to 700 W and MARKET PLACES. North side of right-of-way.
- (N2) The address of 702 W. MARKET LANE was posted on property as of date of survey.
- (N3) The bearing of S007°02'12"E, as shown on the certificate of Mapredited to the survey, was used as the basis of bearings for the survey.
- (N4) The title table describes the type and number of posting stiles for the survey. Survey stiles shall be placed within the survey boundary as indicated on the bearing posted. Fenced stiles were not conducted in the title.

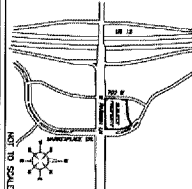
PARKING			
REGULAR (MARKED)	HANDICAP	COMPACT	TOTAL
69	3	0	72

- (N5) There was no observable evidence of earth moving work, building construction or building activities within any project limits.
- (N6) There was no observable evidence of any use as a solid waste storage or transfer station, or as a site for the construction, operation or maintenance of a solid waste transfer station, or as a site for the construction, operation or maintenance of a solid waste management or disposal facility.
- (N7) There was no observable evidence of any use as a solid waste storage or transfer station, or as a site for the construction, operation or maintenance of a solid waste transfer station, or as a site for the construction, operation or maintenance of a solid waste management or disposal facility.
- (N8) The subject property is located in the intersection of RD 1 and W 10th Street.
- (N9) No evidence of palpable distress was observed on the subject property of the lot as the survey was conducted, nor was any evidence of any use as a site for the construction, operation or maintenance of a solid waste transfer station, or as a site for the construction, operation or maintenance of a solid waste management or disposal facility.
- (N10) This survey more correctly represents the limits of the limit of the survey.
- (N11) The boundary between the subject lot and the property interest or owner on the survey was not shown on the survey, but the boundary is shown on the plat as the boundary between the lot and the property interest or owner on the survey.
- (N12) The boundary line of the property are contiguous with the boundary line of the property interest or owner on the survey, and the boundary line of the property interest or owner on the survey is shown on the plat as the boundary between the lot and the property interest or owner on the survey.
- (N13) The subject property, ACR 122820000 77, is located in the intersection of RD 1 and W 10th Street.
- (N14) The boundary of the subject property is shown on the plat as the boundary between the lot and the property interest or owner on the survey, and the boundary line of the property interest or owner on the survey is shown on the plat as the boundary between the lot and the property interest or owner on the survey.
- (N15) The existing easement, information about easement and easement lines, and the easement lines.

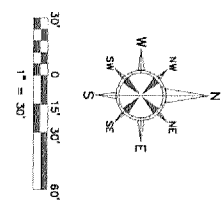
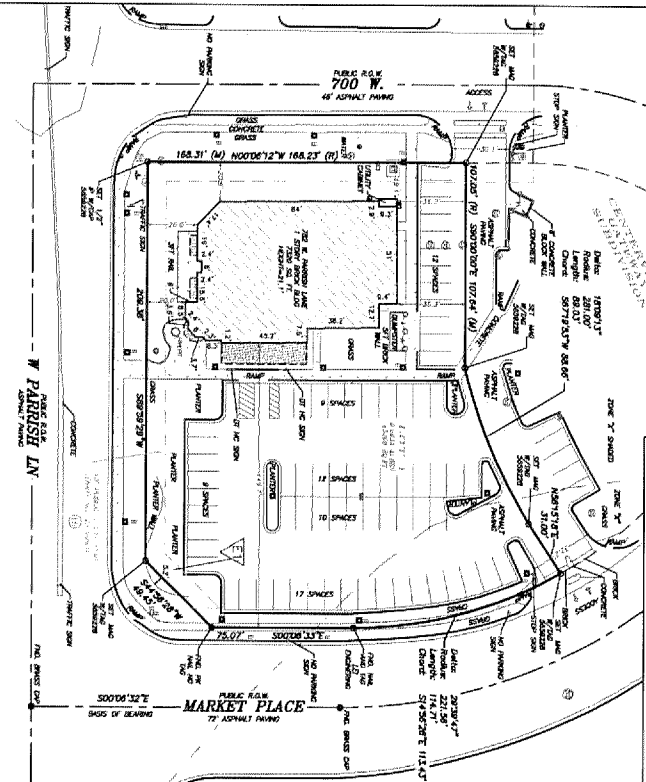
SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- [illegible]

LOCATION MAP

[illegible]

UTILITY NOTE



LEGAL DESCRIPTION

NOTED, STATED IN DAVIS COUNTY, STATE OF OYAH, TO-WIT:
 LOT 1, CHERRYBARK CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREON, ON
 FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

THE ABOVE DESCRIBED PARCEL, IS THE SAME LAND AS DESCRIBED IN LANDMARK TITLE
 COMPANY'S TITLE COMMITMENT NO. D-2019-157872 (A/1), ISSUED FOR STURM TITLE
 COMPANY (COMPANY) BEARING AN EFFECTIVE DATE OF: SEPTEMBER 21, 2019 AT 8:00 AM.

STATEMENT OF ENCROACHMENT

ROCK FLOWERS WILL BE PLANTED OUTSIDE OF THE SUBJECT PROPERTY A MINIMUM OF 5.2 FEET, MORE OR LESS, AS SHOWN.

SYMBOL LEGEND

1. ☐ NO 2. ☐ YES 3. ☐ NO 4. ☐ YES 5. ☐ NO 6. ☐ YES 7. ☐ NO 8. ☐ YES 9. ☐ NO 10. ☐ YES 11. ☐ NO 12. ☐ YES 13. ☐ NO 14. ☐ YES 15. ☐ NO 16. ☐ YES 17. ☐ NO 18. ☐ YES 19. ☐ NO 20. ☐ YES 21. ☐ NO 22. ☐ YES 23. ☐ NO 24. ☐ YES 25. ☐ NO 26. ☐ YES 27. ☐ NO 28. ☐ YES 29. ☐ NO 30. ☐ YES 31. ☐ NO 32. ☐ YES 33. ☐ NO 34. ☐ YES 35. ☐ NO 36. ☐ YES 37. ☐ NO 38. ☐ YES 39. ☐ NO 40. ☐ YES 41. ☐ NO 42. ☐ YES 43. ☐ NO 44. ☐ YES 45. ☐ NO 46. ☐ YES 47. ☐ NO 48. ☐ YES 49. ☐ NO 50. ☐ YES 51. ☐ NO 52. ☐ YES 53. ☐ NO 54. ☐ YES 55. ☐ NO 56. ☐ YES 57. ☐ NO 58. ☐ YES 59. ☐ NO 60. ☐ YES 61. ☐ NO 62. ☐ YES 63. ☐ NO 64. ☐ YES 65. ☐ NO 66. ☐ YES 67. ☐ NO 68. ☐ YES 69. ☐ NO 70. ☐ YES 71. ☐ NO 72. ☐ YES 73. ☐ NO 74. ☐ YES 75. ☐ NO 76. ☐ YES 77. ☐ NO 78. ☐ YES 79. ☐ NO 80. ☐ YES 81. ☐ NO 82. ☐ YES 83. ☐ NO 84. ☐ YES 85. ☐ NO 86. ☐ YES 87. ☐ NO 88. ☐ YES 89. ☐ NO 90. ☐ YES 91. ☐ NO 92. ☐ YES 93. ☐ NO 94. ☐ YES 95. ☐ NO 96. ☐ YES 97. ☐ NO 98. ☐ YES 99. ☐ NO 100. ☐ YES	1. ☐ NO 2. ☐ YES 3. ☐ NO 4. ☐ YES 5. ☐ NO 6. ☐ YES 7. ☐ NO 8. ☐ YES 9. ☐ NO 10. ☐ YES 11. ☐ NO 12. ☐ YES 13. ☐ NO 14. ☐ YES 15. ☐ NO 16. ☐ YES 17. ☐ NO 18. ☐ YES 19. ☐ NO 20. ☐ YES 21. ☐ NO 22. ☐ YES 23. ☐ NO 24. ☐ YES 25. ☐ NO 26. ☐ YES 27. ☐ NO 28. ☐ YES 29. ☐ NO 30. ☐ YES 31. ☐ NO 32. ☐ YES 33. ☐ NO 34. ☐ YES 35. ☐ NO 36. ☐ YES 37. ☐ NO 38. ☐ YES 39. ☐ NO 40. ☐ YES 41. ☐ NO 42. ☐ YES 43. ☐ NO 44. ☐ YES 45. ☐ NO 46. ☐ YES 47. ☐ NO 48. ☐ YES 49. ☐ NO 50. ☐ YES 51. ☐ NO 52. ☐ YES 53. ☐ NO 54. ☐ YES 55. ☐ NO 56. ☐ YES 57. ☐ NO 58. ☐ YES 59. ☐ NO 60. ☐ YES 61. ☐ NO 62. ☐ YES 63. ☐ NO 64. ☐ YES 65. ☐ NO 66. ☐ YES 67. ☐ NO 68. ☐ YES 69. ☐ NO 70. ☐ YES 71. ☐ NO 72. ☐ YES 73. ☐ NO 74. ☐ YES 75. ☐ NO 76. ☐ YES 77. ☐ NO 78. ☐ YES 79. ☐ NO 80. ☐ YES 81. ☐ NO 82. ☐ YES 83. ☐ NO 84. ☐ YES 85. ☐ NO 86. ☐ YES 87. ☐ NO 88. ☐ YES 89. ☐ NO 90. ☐ YES 91. ☐ NO 92. ☐ YES 93. ☐ NO 94. ☐ YES 95. ☐ NO
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ALIA/NSPS LAND TITLE SURVEY 508

10GYS SPORTS GRILL
PARTNER PROJECT NUMBER 24654
PROPERTY ADDRESS: 782 W. PINEHURST, CHATFIELD, UT 84015
ALTA SURVEY BASED AND REPLIED ON LANDOWNER TITLE COMPANY'S
TITLE COMMITMENT NO.: D-2018-157872 U/A/1, (ISSUED FOR
STEWART TITLE GUARANTEE COMPANY) BEARING AN EFFECTIVE DATE OF:
SEPTEMBER 27, 2019 AT 8:00 AM.

WITS UTAM LLC, A UTAM LIMITED LIABILITY COMPANY, AND CERTAIN OF ITS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE USUAL STANDARD DEED REQUIREMENTS FOR ALL PLAIN STATES TITLE SERVICES, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NASS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 11, 14, 16, 17. *

PRELIMINARY
DRAWING
FOR REVIEW

2017-2018 Funder
 100% & 100%
 100% & 100%
 100% & 100%
 100% & 100%
 100% & 100%



RED PLAINS
SURVEYING COMPANY

Survey Provided By:
Red Pines Surveying Company
1817 S. Howard Avenue
Oklahoma City, OK 73128
Tel: 405-603-7842
Fax: 405-603-7852
central@redpinesurveying.com

PARTNER
Engineering and Science, Inc.

6815 N. 12th St STE 201
Phoenix, AZ 85014
† 557-258-2756
shuaibpartner@a.com

1 SHRUB PLANTING NOT TO SCALE NOTES: 1. SHRUBS SHALL BE PLANTED WITH 7.5" ROOT BALLS. 2. SHRUBS SHALL BE PLANTED WITH 1" PVC PIPE AND 1" GRAVEL.	2 DECIDUOUS TREE PLANTING NOT TO SCALE NOTES: 1. DECIDUOUS TREES SHALL BE PLANTED WITH 7.5" ROOT BALLS. 2. DECIDUOUS TREES SHALL BE PLANTED WITH 1" PVC PIPE AND 1" GRAVEL.	3 EVERGREEN TREE PLANTING NOT TO SCALE NOTES: 1. EVERGREEN TREES SHALL BE PLANTED WITH 7.5" ROOT BALLS. 2. EVERGREEN TREES SHALL BE PLANTED WITH 1" PVC PIPE AND 1" GRAVEL.	4 LANDSCAPE CONCRETE CURBING NOT TO SCALE NOTES: 1. CONCRETE CURBING SHALL BE PLANTED WITH 4" CONCRETE CURB, 1" GRAVEL, AND 1" PVC PIPE. 2. CONCRETE CURBING SHALL BE PLANTED WITH 1" PVC PIPE AND 1" GRAVEL.	5 LANDSCAPE BOLLARD NOT TO SCALE NOTES: 1. CONCRETE BOLLARDS SHALL BE PLANTED WITH 4" CONCRETE BOLLARD, 1" GRAVEL, AND 1" PVC PIPE. 2. CONCRETE BOLLARDS SHALL BE PLANTED WITH 1" PVC PIPE AND 1" GRAVEL.
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811

Hand-drawn below
Call before you dig

19 March 2020

13.1

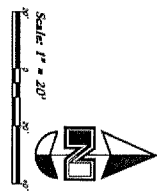
Landscaping & Irrigation Details

Bank of America - Centerville

782 West Parrish Lane
Centerville, Utah

ANDERSON WAHLEN & ASSOCIATES

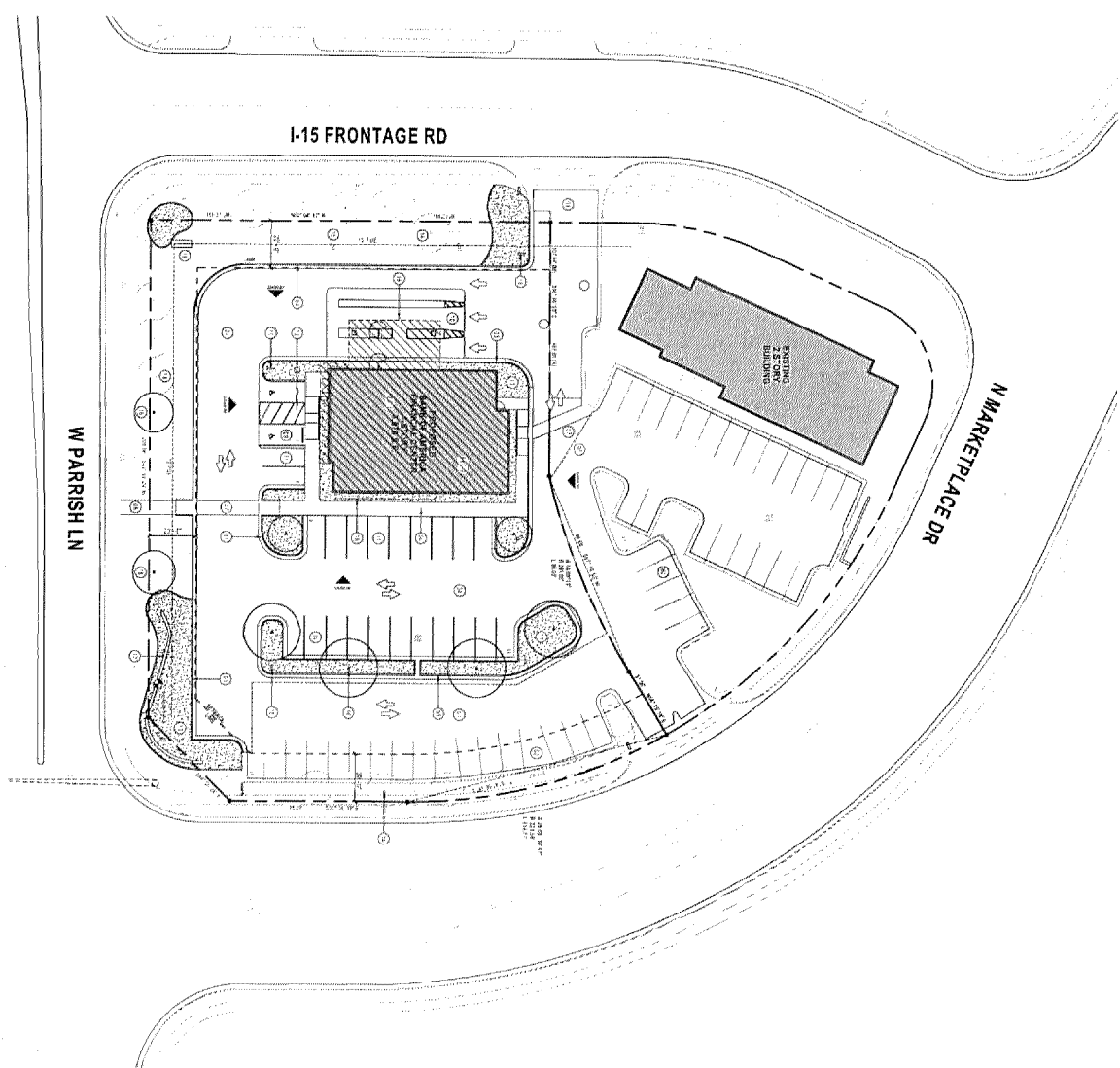
2010 North Rockwood Road, Salt Lake City, Utah 84116
(801) 521-8539 - awahlen@andersonwahlen.com



COUNTY OF C3.1	DATE 22 May, 2020		Utility Plan Bank of America - Centerville 782 West Parrish Lane Centerville, Utah	 ANDERSON WAHLEN & ASSOCIATES 2010 North Redwood Road, South Lake City, Utah 84116 (801) 321-8329 - AWA@engineering.net	DRAWN BY 12-12-2020	CHECKED BY DATE OF APPROVAL	PROJECT NO. SHEET NO. OF	REVISIONS REV DATE DESCRIPTION
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SITE PLAN (FOR REFERENCE ONLY)

01



SHEET NOTES

- 1. EXISTING LOT LINES SHOWN FOR REFERENCE ONLY.
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GENERAL NOTES

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LEGEND

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- 20. EXISTING LOT LINES SHOWN FOR REFERENCE ONLY.

BANK OF AMERICA

BAC CENTERVILLE
NEW STORE

782 W PARISH LN
CENTERVILLE, UT 84014

BUILDING ID: UTW-052
BOLLETTIN - 2020

Gensler

782 W PARISH LN
CENTERVILLE, UT 84014

DATE: 05/24/2020
PROJECT: BAC CENTERVILLE

NOT FOR
CONSTRUCTION

BAC CENTERVILLE

05/27/2020

SITE PLAN

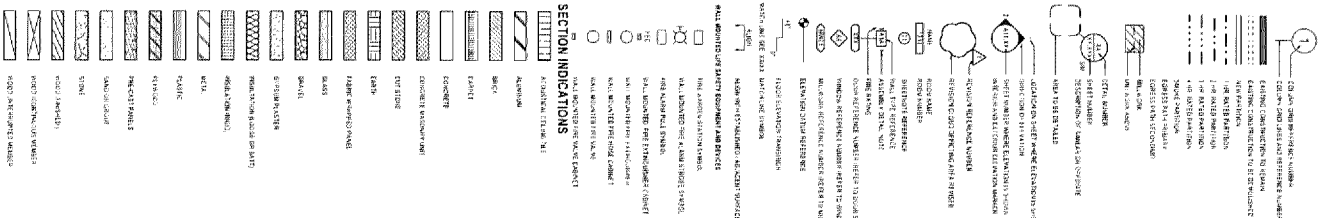
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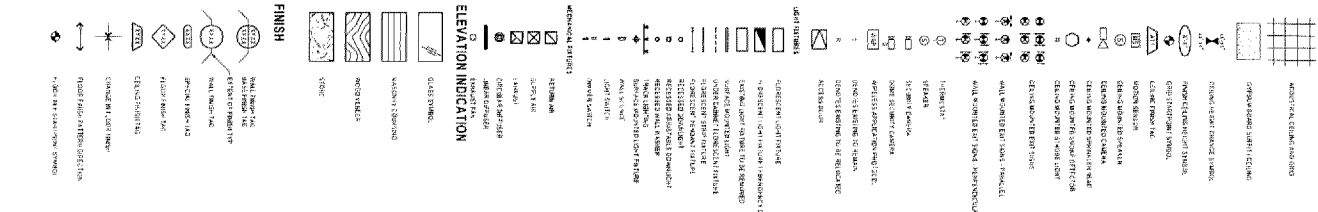
GRAPHIC SYMBOLS

CONSTRUCTION



GRAPHIC SYMBOLS CONT.

REFLECTED CEILING



PROJECT INFORMATION

[illegible]

DRAWING INDEX

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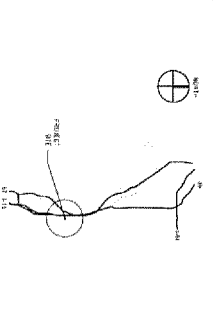
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BAC CENTERVILLE
NEW RETAIL BANK
BRANCH
782 W PARISH LN
CENTERVILLE, UT 84014
BUILDING ID: UTW-052
BUILDING: 01 - 2020

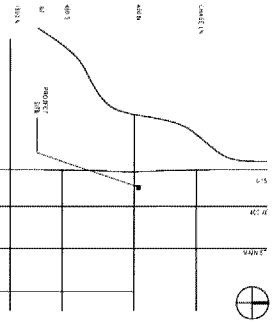
Gensler

Author	Year	Country	Sample Size	Age Range	Gender	Study Type	Findings
Wang et al.	2010	China	1,000	12-18	Male	Quantitative	High levels of anxiety and depression
Li et al.	2011	China	2,500	15-20	Female	Qualitative	Stress and anxiety related to academic pressure
Zhang et al.	2012	China	1,500	13-19	Male	Quantitative	Increased levels of anxiety and depression
Chen et al.	2013	China	3,000	14-21	Female	Qualitative	Stress and anxiety related to academic pressure
Wu et al.	2014	China	2,000	16-22	Male	Quantitative	High levels of anxiety and depression
Yang et al.	2015	China	1,800	17-23	Female	Qualitative	Stress and anxiety related to academic pressure
Xu et al.	2016	China	2,200	18-24	Male	Quantitative	Increased levels of anxiety and depression
He et al.	2017	China	2,800	19-25	Female	Qualitative	Stress and anxiety related to academic pressure
Li et al.	2018	China	3,200	20-26	Male	Quantitative	High levels of anxiety and depression
Wang et al.	2019	China	3,500	21-27	Female	Qualitative	Stress and anxiety related to academic pressure
Zhang et al.	2020	China	3,800	22-28	Male	Quantitative	Increased levels of anxiety and depression
Chen et al.	2021	China	4,000	23-29	Female	Qualitative	Stress and anxiety related to academic pressure
Wu et al.	2022	China	4,200	24-30	Male	Quantitative	High levels of anxiety and depression
Yang et al.	2023	China	4,500	25-31	Female	Qualitative	Stress and anxiety related to academic pressure
Xu et al.	2024	China	4,800	26-32	Male	Quantitative	Increased levels of anxiety and depression
He et al.	2025	China	5,000	27-33	Female	Qualitative	Stress and anxiety related to academic pressure

LOCATION MAP



VICINITY MAP



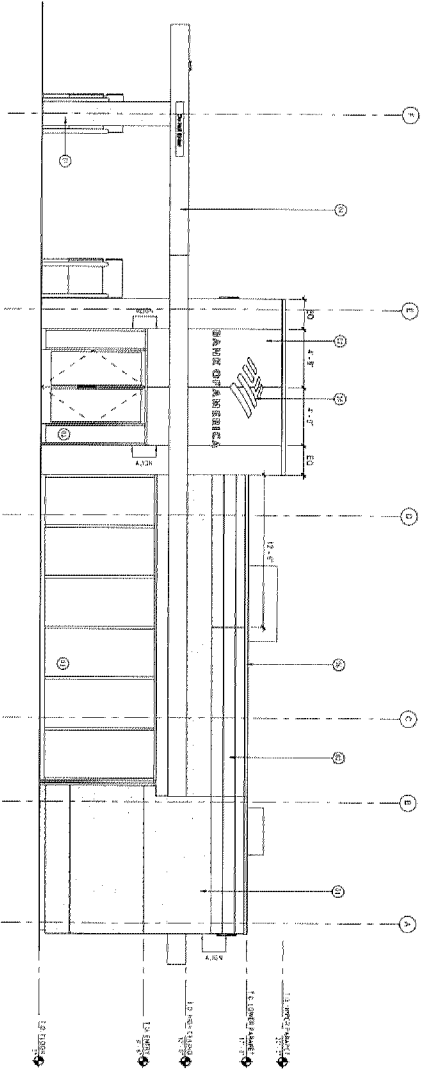
NOT FOR
CONSTRUCTION

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As indicated

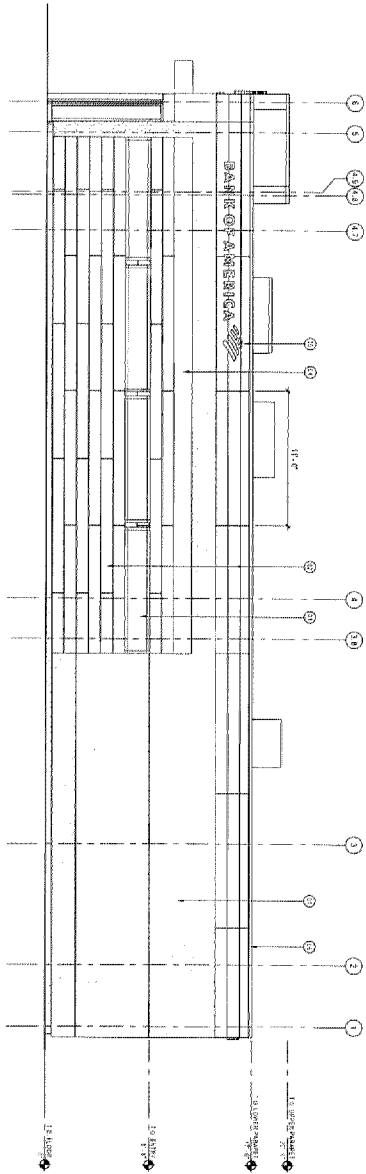
EXTERIOR ELEVATION - SOUTH

02



EXTERIOR ELEVATION - EAST

01



SHEET NOTES

1. THESE ELEVATIONS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
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BANK OF AMERICA
BAC CENTERVILLE
NEW STORE
782 W PARRISH LN
CENTERVILLE, UT 84014
BUILDING ID: UTW-052
BUILDING NO: 2020

Gensler
782 W PARRISH LN
CENTERVILLE, UT 84014
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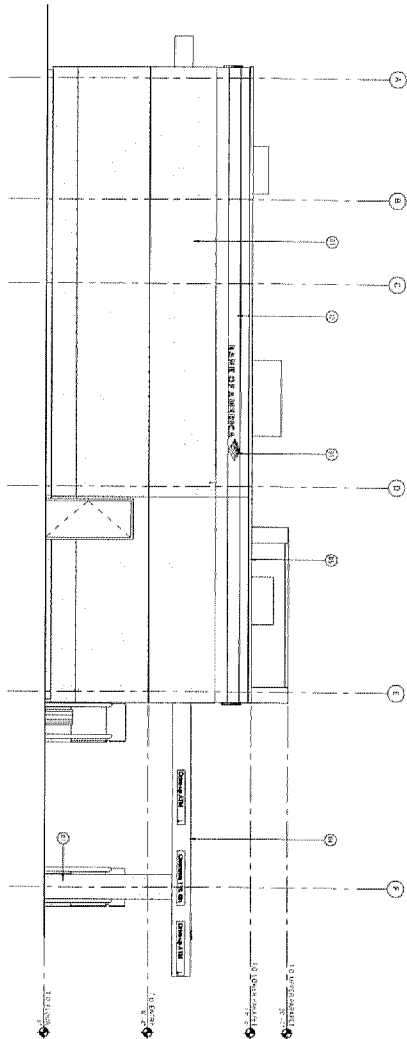
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**NOT FOR
CONSTRUCTION**

BAC CENTERVILLE
782 W PARRISH LN
CENTERVILLE, UT 84014
BUILDING ID: UTW-052
BUILDING NO: 2020

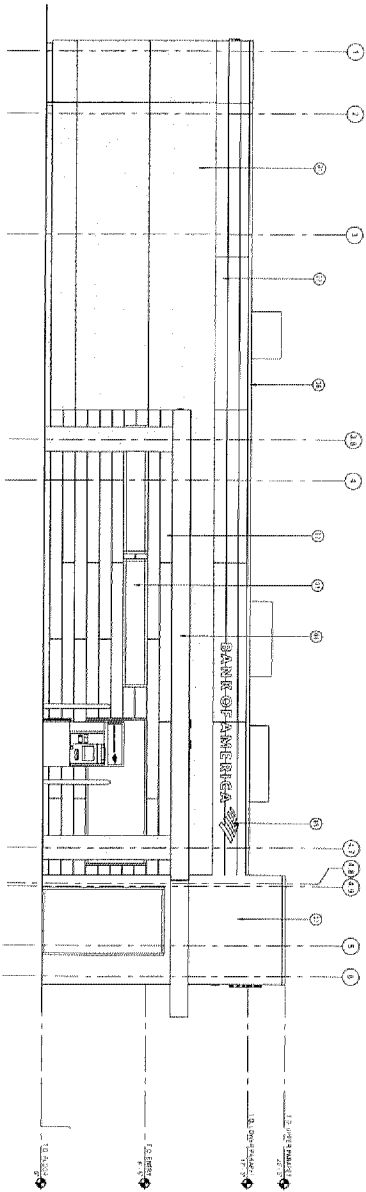
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EXTERIOR ELEVATION - NORTH

DATE: 10/1/17

01



EXTERIOR ELEVATION - WEST

DATE: 10/1/17

02

SHEET NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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BANK OF AMERICA
BAC CENTERVILLE
NEW STORE
782 W FARRISH LN
CENTERVILLE, UT 84014
BUILDING ID: UTW-052
ROLL: ETN-01 - 2020

Gensler
ARCHITECT
300 N. 1000 E.
SUITE 200
SALT LAKE CITY, UT 84143
TEL: 801.571.1000
WWW.GENSLER.COM

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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1/2" = 1' SCALE

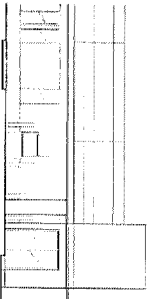
**NOT FOR
CONSTRUCTION**

BAC CENTERVILLE
PROJECT NUMBER:
057.7202.960
DATE:
EXTERIOR ELEVATIONS

A09.01

BANK OF AMERICA

Existing Photo



Proposed Photo



Site Number: UTM455-FIC

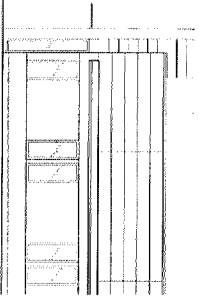
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Overall Height: 602	Overall Height: 002
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Restoration Notes: 602	Restoration Notes: 002

Bank of America

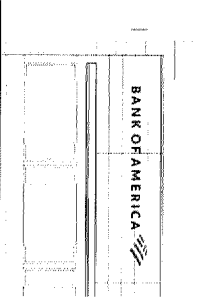
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BANK OF AMERICA

Existing Photo



Proposed Photo



Site Number: UTM455-FIC

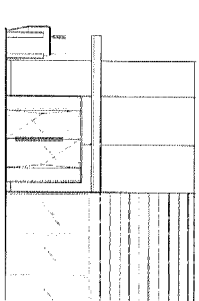
Existing	Proposed
Asset Zone: Sign	Asset Zone: Exterior
Sign Type: 602	Sign Type: 002
Sign Number: 602	Sign Number: 002
Location: 602	Location: 002
Facing Sign Type: 602	Facing Sign Type: 002
Face Material: 602	Face Material: 002
Overall Height: 602	Overall Height: 002
Face Width: 602	Face Width: 002
Sign Material: 602	Sign Material: 002
Sign Comments: 602	Sign Comments: 002
Restoration Notes: 602	Restoration Notes: 002

Bank of America

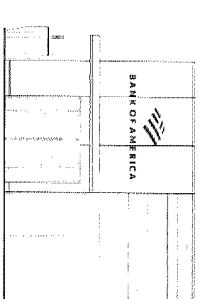
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BANK OF AMERICA

Existing Photo



Proposed Photo



Site Number: UTM455-FIC

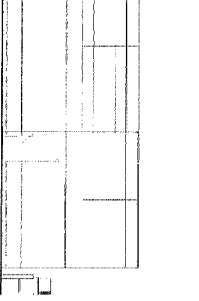
Existing	Proposed
Asset Zone: Sign	Asset Zone: Exterior
Sign Type: 603	Sign Type: 003
Sign Number: 603	Sign Number: 003
Location: 603	Location: 003
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Face Material: 603	Face Material: 003
Overall Height: 603	Overall Height: 003
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Sign Material: 603	Sign Material: 003
Sign Comments: 603	Sign Comments: 003
Restoration Notes: 603	Restoration Notes: 003

Bank of America

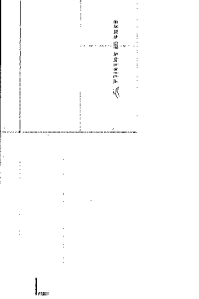
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BANK OF AMERICA

Existing Photo



Proposed Photo



Site Number: UTM455-FIC

Existing	Proposed
Asset Zone: Sign	Asset Zone: Exterior
Sign Type: 603	Sign Type: 003
Sign Number: 603	Sign Number: 003
Location: 603	Location: 003
Facing Sign Type: 603	Facing Sign Type: 003
Face Material: 603	Face Material: 003
Overall Height: 603	Overall Height: 003
Face Width: 603	Face Width: 003
Sign Material: 603	Sign Material: 003
Sign Comments: 603	Sign Comments: 003
Restoration Notes: 603	Restoration Notes: 003

Bank of America

monjle

Bank of America

2020 PROTOTYPE

PROJECT ADDRESS 1

PROJECT ADDRESS 2

GENERAL ADDRESS 1

GENERAL ADDRESS 2

GENERAL ADDRESS 3

GENERAL ADDRESS 4

GENERAL ADDRESS 5

GENERAL ADDRESS 6

GENERAL ADDRESS 7

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**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/24/2020**

Item No. 4.

Short Title: Zoning Code Amendments - Chapter 12.69 (Medical Cannabis Facilities)

Initiated By: Lisa Romney, City Attorney

Scheduled Time:

SUBJECT

Postponed until July 8, 2020 meeting.

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report

6/24/2020

Item No. 5.

Short Title: Community Development Director Report & City Council Update

Initiated By:

Scheduled Time:

SUBJECT

City Council Update:

- Nothing to Note

Next Planning Commission Meeting of 7/8/2020:

- Symphony Homes – *Summerhill Lane PDO Subdivision (aka: Devore Property)*
- Bell Property Rezone from Residential to Commercial
- Medical Cannabis Ordinance

2020 Commission Goals:

- South Main Street Corridor Plan Update - underway
- Standards for Minimum Residential Buffering Regulations (between types of residential development)
- Transportation Plan Element Update - yet to be started
- West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report 6/24/2020

Item No.

Short Title: June 10, 2020

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ June 10, 2020 Planning Commission Minutes

PLANNING COMMISSION MINUTES OF MEETING**Wednesday, June 10, 2020****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
Cheylynn Hayman, Chair
Mason Kjar
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT

Cory Snyder, Community Development Director
Brant Hanson, City Manager
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner
Leah Romero, City Recorder

PLEDGE OF ALLEGIANCE**OPENING COMMENT/LEGISLATIVE PRAYER** Chair Hayman**THE HIVE – CONCEPTUAL SITE PLAN & CONDITIONAL USE PERMIT**

Cory Snyder, Community Development Director, explained that Staff recommends the Planning Commission table the Conditional Use Permit associated with The Hive project until a traffic study is provided, and until the Fire District has reviewed the application and made a recommendation. Mr. Snyder pointed out that State Code states:

- “A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards”; and
- “If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied”.

Mr. Snyder said Staff does not believe enough information has been provided to approve the Conditional Use Permit, and also believe there is not a substantial inability to mitigate concerns. He repeated the recommendation to table the Conditional Use Permit, with conditions tied to the Final Site Plan.

Responding to a question from Commissioner Daly, Mr. Snyder said he believes it would be difficult to substantiate a difference in impact between ten and eleven units per acre. He explained how traffic studies are used to assign “fair share” of improvement cost to developers.

1 A majority of the Planning Commission indicated that Conceptual Site Plan requirements
2 appear to have been met, and indicated a desire to table the Conditional Use Permit.
3 Commissioner Daly **made a motion** for the Planning Commission to accept the Conceptual Site
4 Plan Application submitted by C. W. Urban for the proposed development project located at 55
5 North 400 West, subject to the following directives and reasons for action. Commissioner Kjar
6 seconded the motion, which passed by unanimous vote (6-0).

7
8 Directives:
9

- 10 1) The applicant's next step is to prepare and submit a Final Site Plan Application that
11 complies with submittal provisions of CZC 12.21.110(e).
- 12 2) The Final Site Plan design and layout is to substantially conform with this Conceptual
13 Site Plan Acceptance, or as amended by this acceptance or by the City at Final Site
14 Plan Approval.
- 15 3) The Final Site Plan is to conform with the Conceptual Site Plan submittals presented
16 to the Planning Commission, as follows:
 - 17 a. The Design and Layout is to fulfil with the proposed four (4) elements of the
18 Conceptual Site Plan Submittal consisting of: 1-Materials, 2-Planting, 3-Site
19 Design, and 4-Lighting, as provided to the City. Additionally, all use of
20 outdoor lighting is to comply with CZC 12.55.140, Outdoor Lighting.
 - 21 b. The Building Design, with two-car garages, is to comply with the Exhibits (A-
22 000, A-201, Elevations and A-000, A-201 Perspectives). Additionally, all
23 garages are to be sized to comply with CZC 12.52.090(a).
 - 24 c. Setbacks, Fence, Trash, Open Space Diagram (AS-201), with the exception
25 that the 25-foot front yard setbacks for 400 West and Frontage Road shall be
26 provided as required by CZC 12.32.300 Table of Development Standards.
 - 27 d. The Design and Layout is to comply with the Parking Diagram (Sheet AS-
28 103) providing 37 visitor parking stalls for the townhomes and 34 parking
29 stalls for the duplex units, totaling 71 visitor stalls.
- 30 4) The Dwelling Unit Density shall not exceed eight (8) dwelling units per acre
31 (permitted) or 9-12 units per acre upon issuance of the applicable conditional use
32 permit, subject to a qualified verification of the actual gross density of the parcel.
- 33 5) The Final Site Plan design and layout is to comply with, but not limited to, the
34 Landscaping provisions of CZC 12.51.070(g) and CZC 12.51.070 for General,
35 Parking Lot, and Public Street Landscaping requirements.
- 36 6) Additionally, the Final Site Plan is to comply with CZC 12.55.050 Adequate Public
37 Facilities, CZC 12.55.190, Street Improvements Required, and CMC Chapter 16,
38 Storm Water Management.
- 39 7) Lastly, these Conceptual Acceptance Directives are to help facilitate compliance with
40 applicable City provisions regarding "The Hive" Development. However, there may
41 be other applicable City regulations that have not been identified at this level of
42 review. Consequently, there may be other standards or adjustments identified during
43 a Final Site Plan review.

44
45 Reasons for Action:
46

- 47 a) The Planning Commission finds that the Conceptual Site Plan has been reviewed in
48 accordance with CZC 12.21.110(d).
- 49 b) The Planning Commission finds that the Conceptual Site Plan has been reviewed
50 considering the applicable provisions of CZC Chapter 12.32 – Residential Zones,
51 including CZC 12.32.060 – Regulations of General Applicability.
- 52 c) The Planning Commission finds that the required "Public Hearing" was conducted in
53 accordance with CZC 12.21.050 Public Hearings and Meetings. Additionally, the
54 meetings were conducted in accordance with Executive Order 2020-5 Suspending

- 1 the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious
2 Disease COVID-19, issued by Governor Herbert on March 18, 2020.
- 3 d) The Planning Commission finds that "Acceptance" of a Conceptual Site Plan is not
4 intended to permit actual development of property pursuant to such plan but is to be
5 prepared and reviewed merely to represent how the property could be developed
6 [see CZC 12.21.110(d)(5)].
- 7 e) Lastly, the Planning Commission finds that any conditions of acceptance be limited
8 to conditions needed to conform the conceptual site plan to approval standards and
9 ordinance requirements [see CZC 12.21.110(d)(4)].

10
11 Commissioner Kjar **moved** to table the Conditional Use Permit Application submitted by
12 C.W. Urban for the proposed development project located at 55 North 400 West, and direct the
13 applicant to accomplish or provide the following, with the following reasons for action.
14 Commissioner Summerhays seconded the motion, which passed by unanimous vote (6-0).

- 15
16 1) This request for a Conditional Use Permit is to be reviewed in conjunction with the
17 applicable Final Site Plan or other related approval, prior to receiving a decision
18 whether to approve the additional 9-12 units for the proposed development.
- 19 2) The applicant shall prepare and submit a professionally conducted "Traffic Study" for
20 the proposed development, which must also address the following specifically:
21 a. Whether the proposed development creates a need to provide additional
22 infrastructure or improvements to mitigate or accommodate the additional
23 traffic generated by the development.
24 b. Address the anticipated traffic circulation and dispersal patterns, particularly
25 related to providing a "private through roadway" from 400 West to Frontage
26 Road.
27 c. Address the recommended placement of ingress/egress points and any
28 related turning movements.
29 d. If an impact is identified in the study, what is the applicable percentage of the
30 impact caused by allowing the additional conditional use density of 9-12 units
31 per acre.
- 32 3) The applicant shall submit the applicable Final Site Plan documents to the South
33 Davis Metro Fire District for review and provide as part of the submittal any written
34 recommendations, from the Fire Marshal and/or Fire Chief.
- 35 4) Additionally, the applicant shall have the Fire District review the design of the visitor
36 parking locations and use of the private roadway and provide feedback and/or
37 recommendations related to adequate fire access and applicable emergency
38 services.
- 39 5) As part of the Final Site Plan Application, the applicant is to prepare and submit a
40 Stormwater Management Plan, which must be reviewed and deemed acceptable by
41 the City Engineer.

42
43 Reasons for Action:

- 44
45 a. The Planning Commission finds that approval of densities 9-12 units per acre is a
46 Conditional Use in the Residential High Zone.
- 47 b. The Planning Commission finds that the findings needed to meet the review CUP
48 factors of CZC 12.21.100 are substantially contingent upon the site plan design and
49 layout expectations of the Zoning Ordinance.
- 50 c. The Planning Commission finds that there may be potential traffic impacts that may
51 need mitigation, as was also raised by the participants in the "public hearing"
52 proceedings.

- d. The Planning Commission finds that the use of private road on-street parking versus the need for maintaining adequate fire and related emergency services may need to be mitigated and is seeking recommendations from the Fire District.
- e. The Planning Commission finds that additional information is needed to address adequate Stormwater Management, which can be accomplished with the related Final Site Plan review and approval process.

PUBLIC HEARING – EDMUNDS AUTO – CONDITIONAL USE PERMIT

Mackenzie Wood, Assistant Planner, explained that the applicant applied for a Conditional Use Permit for a Vehicle Rental or Sale, used, limited use. The applicant desires to open a small sales operation that sells cars in a limited manner. The cars would generally be stored indoors in the flex office/warehouse space of an existing building. The application submittal indicates that the business would not perform any maintenance or repair work. Ms. Wood explained that the parking lot in this case is particularly limited and lacks a truck turn-around area. Thus, if a transport truck is used for deliveries, it will have to load off-site and likely in the public street. Such activity would impact the traffic flow and could be hazardous.

Commissioner Kjar asked if sufficient parking would be left for other tenants of the property. Ms. Wood responded that existing tenants do not require a lot of parking, but the property does have one remaining empty tenant space. The three parking stalls for display vehicles required by the State can be provided indoors.

Robert Edmunds, applicant, said he planned to run a small operation specializing in used Honda vehicles backed by warranty. He said he believed the transport drivers could be instructed to park in a way that would cause little impact to traffic. He said the warehouse space would only allow around eight vehicles at one time, and deliveries would not be extremely frequent. He said the entire property has 37 parking stalls, and briefly explained uses of other tenants on the property. Mr. Edmunds expressed confidence that the site has plenty of parking.

Chair Hayman opened a public hearing at 7:42 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment. Commissioner Summerhays pointed out that uses change over time, and emphasized the need to ensure the property would have sufficient parking at build-out. The Commission discussed parking on the property.

Commissioner Daly made a **motion** for the Planning Commission to approve the Conditional Use Permit request for Edmunds Car Company, subject to the following conditions and reasons for action. Commissioner Summerhays seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. This Conditional Use Permit shall apply only to the user space located at 1052 West 500 North, Suite 40, as proposed by the applicant.
2. This Conditional Use Permit approval is for a Vehicle Rental or Sale, used, limited use. No maintenance or repair shall be performed unless otherwise approved by the City in an applicable land use approval.
3. Display vehicle parking shall not be less than three spots, as required by the State of Utah.
4. All display vehicles shall be operable and in good condition, and shall be kept as follows:
 - a. All vehicles for sale shall be parked or stored inside the warehouse portion of the building.

- b. Vehicles for sale shall not encumber the use of any required parking stalls, except for the incidental use of delivery/pick-up of the operator or new owner, which shall not exceed a 24-hour period.
 - c. Any vehicle for sale shall not be temporarily located in an area that conflicts with needed customer or other tenant parking spaces and vehicle circulation lanes or other similar common area place.
5. The loading and unloading of vehicles for sale from a commercial transport truck is prohibited, except for a limited capacity towing trailer not to exceed three (3) vehicles (e.g. wedge type trailer towed by a pick-up truck).

Reasons for Action:

- a) The Planning Commission finds that the land use of vehicle and equipment rental or sales is a conditional use within the Industrial-High Zone [CZC 12.36 (Table of Uses)].
- b) The use is consistent with the expectation of the City's General Plan [Section 12-430-1 & Future Land Use, Goal 1, 12-480-6].
- c) The Planning Commission finds that the applicant is proposing a limited sales operation on a limited capacity site consisting of two (2) multi-tenant flex/office style buildings.
- d) The Planning Commission finds that the applicant has enough warehouse space to fulfill the State's dealer minimum requirements of three (3) display stalls and sufficient storage and parking for a limited sales operation.
- e) The Planning Commission finds that with the implemented conditions of approval the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report.

INLAND MARINE – CONDITIONAL USE PERMIT – 1040 N 950 W

Ms. Wood said the applicant, working on behalf of Inland Marine, applied for a Conditional Use Permit for a Vehicle and Equipment Rental or Sale use. Inland Marine is a sales operation that sells boat time shares. The Planning Commission tabled the application on April 8, 2020 with directives.

The Planning Commission discussed the need to ensure sufficient parking remains for the property as a whole. Lolo Tenifa, applicant, confirmed that loading and unloading of vehicles would only occur at the rear of the building, and would not pose a safety hazard to children visiting the neighboring Coconut Cove business. The applicant submitted a letter from Coconut Cove.

Commissioner Daly said it appears the application meets requirements established by City Code. Future potential parking issues will be up to the property owner to address. Commissioner Wright responded that she believes the Planning Commission needs to ensure sufficient parking exists on the property with the CUP. She emphasized the need to make sure the property owner is aware of the dwindling amount of parking available on the property, and brought up the possibility that the property owner may put pressure on the City in the future to grant a parking modification for the remaining empty tenant space. Chair Hayman pointed out that the property owner may be able to present a parking plan for the remaining tenant space that includes adjacent off-site parking. Commissioner Daly suggested including a finding that specifies there are only two remaining parking stalls to be assigned to the remaining tenant space.

Chair Hayman made a **motion** for the Planning Commission to approve the Conditional Use Permit request for Inland Marine at 1040 North 950 West, Suite 500 subject to the following conditions and reasons for action. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. This Conditional Use Permit shall apply only to the user space located at 1040 North 950 West, Suite 500.
2. This Conditional Use Permit approval is for a Vehicle and Equipment Rental and Sale use.
3. Display vehicle parking shall not be less than three spots, as required by the State of Utah.
4. All display vehicles shall be operable and in good condition, and shall be kept parked inside the garage/building and shall not encumber the use of any required parking stalls and shall be located in an area that does not conflict with needed parking and vehicle circulation lanes (e.g. in the auto repair use facility, an approved storage area, or other similar place).
5. The loading and unloading of vehicles for sale from a commercial transport truck may only occur in the west loading zone.

Reasons for Action:

- a) The Planning Commission finds that the land use of vehicle and equipment rental or sales is a conditional use within the Industrial-High Zone [CZC 12.36 (Table of Uses)].
- b) The use is consistent with the expectation of the City's General Plan [Section 12-430-1 & Future Lane Use, Goal 1, 12-480-6].
- c) The Planning Commission finds that with the implemented conditions of approval, the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report; with recognition and understanding that based on current uses of the property, there are only two remaining parking stalls, and future uses may be constrained.

PARRISH CREEK BUSINESS PARK, BUILDING B – CONCEPTUAL SITE PLAN

On April 8, 2020, the applicant came before the Planning Commission desiring to amend the approved project's Buildings B, C, and D, by combining Lots 3 & 4 and building one building instead of three. The Planning Commission tabled the item with directives. Ms. Wood reported that the applicant had for the most part met the directives, with the exception of providing parking counts for possible uses. She said Staff finds the application meets regulations in City ordinance. Ms. Romney suggested the Planning Commission add a condition regarding review of possible amendments to the subdivision plat and PDO.

Commissioner Summerhays asked if any of the Commissioners have a hard time with the property moving away from the originally approved flex/office use. Nick Brady, project architect, confirmed that boat sales is one prospective tenant use for the building. Commissioner Wright said she believed a boat sales situation was appropriate for the subject area. Chair Hayman said she believed the applicant had met requirements for Conceptual Site Plan.

Chair Hayman made a **motion** to approve the amended Conceptual Site Plan application for parcels 06-392-0003 and 06-392-0004 with the following directives and reasons for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

Directives:

1. The applicant shall prepare and submit a Final Site Plan Application, as described by the Zoning Ordinance 12.21.110(e).
2. The Final Site Plan shall show all utilities being provided to the site and obtain the necessary will serve letters from any of the applicable utility providers.
3. The applicant shall receive Conditional Use Permit for Vehicle Sales Use in conjunction with Final Site Plan.
4. Provide parking counts for uses that match current and under-review tenants in Buildings A & E (particularly vehicle and equipment rental and sale parking calculations).
5. Review required amendments to the subdivision plat and PDO approval.

Reasons for Action:

- a. The Planning Commission finds that a Conceptual Site Plan review is not intended to permit actual development of property pursuant to such plan but shall be prepared and reviewed merely to represent how the property could be developed (See CZC 12.21.110.d.5).
- b. The Conceptual Site Plan that has been submitted depicts how the site could be appropriately developed and with some alteration could be designed to comply with applicable provisions of the Off-Street Parking ordinance and other relevant regulations, as discussed in the Planning Staff Report.

COMMUNITY DEVELOPMENT DIRECTOR REPORT AND COUNCIL REPORT

Mr. Snyder updated the Planning Commission regarding direction from the City Council. The Planning Commission is scheduled to meet next on June 24, 2020. Responding to a question from Commissioner Wright, Mr. Snyder stated that a review of City parking requirements is included on the list of long-term goals for the Planning Commission, but was not rated as a high-priority goal for 2020. Chair Hayman thanked the Commissioners and Staff for their hard work and dedication.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the May 27, 2020 Planning Commission meeting were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Daly seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:53 p.m., Chair Hayman **moved** to adjourn the meeting. Commissioner Daly seconded the motion, which passed by unanimous vote (6-0).

Leah Romero, City Recorder

Date Approved

Katie Rust, Recording Secretary