CENTERVILLE PLANNING COMMISSION WORK SESSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE & PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JUNE 26, 2019 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 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 Blaine Lutz, Centerville Finance Director, at 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: and at http://centerville.novusagenda.com/agendapublic.

Tentative Time: - The times shown below are tentative and are subject to change during the meeting.

6:00 **A. WORK SESSION**

Planning Commission and Landmarks Commission to discuss South Main Street Corridor (SMSC) and Deuel Creek Historic District

Staff will make a short presentation on the South Main Street Corridor and the Deuel Creek Historic District. **Handouts provided at the Work Session**

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

C. PLEDGE OF ALLEGIANCE

D. PRAYER OR THOUGHT

Kevin Daly, Commissioner

E. MINUTES REVIEW and ACCEPTANCE

06-12-2019 Planning Commission Preliminary Draft Minutes

F. COMMISSION BUSINESS

1. Final Site Plan Amendment, South Davis Metro Fire Station 83

   Consider the proposed Final Site Plan Amendment for the South Davis Metro Fire Station 83, to make changes to landscaping/site improvements on property located at 343 South Main Street

2. Discussion - General Plan, South Main Street Corridor (SMSC)

   Continuation of the Planning Commission's drafting of the South Main Street

Corridor Plan re-write. Commission will discuss the various proposed concepts and draft language and give City Staff further direction

3. Discussion - Subdivision Ordinance Updates - Chapter 10 (Property Line Adjustments)

   Continue discussion of proposed revisions to City Subdivision Ordinances - CMC 15 (Subdivision)

4. Community Development Directors Report

   ***Next PC Meeting July 10th*:**

   - *Continuation of South Main Street Corridor - General Plan Discussion*
   - *Continuation of the draft review of the Subdivision Ordinance*

5. City Council Report

   Sheffield Downs PDO Subdivision Final Plat Extension - City Council approved the extension request

G. ADJOURNMENT

CENTERVILLE

Staff Backup Report
6/26/2019

Item No.

Short Title: 06-12-2019 Planning Commission Preliminary Draft Minutes

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

	Description
🗋	6-12-19 PC Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, June 12, 2019
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
Kevin Daly, Vice Chair (via phone)
Cheylynn Hayman, Chair
Kai Hintze
Thomas Hunt (arrived at 7:20 p.m.)
Logan Johnson
Isaac Workman
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Mackenzie Wood, City Recorder/Assistant Planner
Lisa Romney, City Attorney
Bruce Cox, Parks and Recreation Director

VISITORS
Jeff Bassett, South Davis Metro Fire Chief
Bill Gould, Gould Plus Architects
Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Johnson

CONCEPTUAL SITE PLAN AMENDMENT – SDMFD STATION 83

Cory Snyder, Community Development Director, explained the requested amendments to the Site Plan for South Davis Metro Fire District (SDMFD) Station 83, which would modify the following elements:

- Adjustments to the Main Street sidewalk layout
- Alternative design for the Apparatus Bay Driveway (i.e. plaza area for increased building setback allowance)
- Adjustment to the Building's entrance sidewalk (i.e. Public Access or Front Door)
- Landscape Alterations (substitute shrubs for street trees and proposed alternative for the gathering space area)

Jeff Bassett, SDMFD Chief, thanked staff for their help on the Fire Station project. He answered questions from the Commission, and expressed confidence that the requested amendments will result in a better project.

Chair Hayman opened a public hearing at 7:30 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Johnson made a **motion** to accept the conceptual

plan to amend the original SDMFD Station 83 Final Site Plan of September 2018, subject to the following directive and reasons for action. Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).

Directive:

1. The applicant shall prepare and submit a Final Site Plan Application, as described by the Zoning Ordinance.
   As part of the subsequent Final Site Plan submittal, the applicant will need to decide the following regarding landscaping and street tree compliance:
   a. Comply with the ordinance requirements.
   b. Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.
      a. Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.
      b. Not more than 25% of required trees may be substituted.
   c. Apply for a "waiver of strict compliance," as outlined in CZC 12.51.050. The Planning Commission is authorized to allow such waivers, pending the findings listed therein.

Findings (reasons for action):

a) The Planning Commission finds that 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 in accordance with applicable regulations.
b) The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application.

CONCEPTUAL SITE PLAN AMENDMENT – ISLAND VIEW PARK RENOVATION

Centerville City is planning a two-phase renovation of Island View Park in the Southeast Neighborhood of the City. In accordance with State Statutes and the City's Zoning Ordinance, the Planning Commission is required to review the site plan for the proposed park and to determine compliance with the General Plan and Zoning Ordinance of the City. Bruce Cox, Parks and Recreation Director, explained plans for parking and answered questions from the Commissioners. Chair Hayman suggested Mr. Cox look to similar parks for an idea of how much parking will be needed. Mr. Cox stated that with the renovation the City will gain updated playground space, improved walking paths, and a more visible park. Commissioner Wright suggested small resting spaces extending from the staircase on the west end of the park.

Chair Hayman opened a public hearing at 8:23 p.m.

Bonnie Jensen – Ms. Jensen said she walks the path around the top level of Island View Park every day. She expressed appreciation for the beautiful park and the Centerville community.

The public hearing was closed at 8:28 p.m. Commissioner Hintze made a **motion** to accept the conceptual site plan for the Island View Park Renovation and provide the following directives and reasons for action. Commissioner Johnson seconded the motion, which passed by unanimous vote (7-0).

Directives:

1. The park renovation may seek a phasing approach, as part of the Final Site Plan submittal.
2. Any new accessory building (e.g. pavilion, restrooms, etc.) must not exceed an average building height of 20-feet, as measured to the mid-point of the roof.
3. Any new accessory building must not have a floor area larger than 1,000 square feet.
4. The City Engineer will need to review the plans in regard to storm water management and verify compliance with City specifications.
5. Any new fencing must meet the applicable height limitations of 4 feet in any front yard area and 6 feet all other yard areas, unless otherwise submitted to the Planning Commission for approval (up to a maximum height of 10 feet).
6. All lighting fixture designs must include the use of external/internal shield to direct the light downward and/or away from residential homes.
7. A "Parking Study" is required (see CZC 12.52.110.e for study requirements). This study must be performed and submitted as part of the Final Site Plan review and approval.
8. The new sign must meet the sign area requirements, which is limited to a maximum area of 75 square feet.

Reasons for Action:

a) The Planning Commission finds that 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 in accordance with applicable regulations.
b) The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application.

ZONING TEXT AMENDMENT – CZC 12.32, RESIDENTIAL ZONES

Recently, as a result of open session comments at a City Council Meeting, the Council directed the Planning Commission and staff to review and consider relaxing the accessory building setbacks for Residential Zones. Mr. Snyder explained accessory building height measurements, one-hour fire wall requirements, and changes made by the City Council to setback requirements in recent years. He presented the Council's proposal and explained that staff ultimately prefers buildings less than 200 square feet be set back three feet and buildings 200 square feet or greater be set back five feet. He said it is his opinion that a five-foot setback is sufficient to take care of safety and drainage issues.

Chair Hayman opened a public hearing at 8:47 p.m., and closed the public hearing seeing that no one wished to comment.

Setback Standards - Rear Yard as proposed by the Council:

- Accessory building (one-story) – less than 500 square feet [instead of 200]: 3 feet
- Accessory building (one-story) – 500 square feet [instead of 200] or greater: 5 feet
- Accessory building (two-story or greater than 14 feet [instead of 10] in height) – All sizes: 8 feet

Chair Hayman commented that the setback standards proposed by the Council are more complicated and could cause more confusion because the Building Code and Fire Code would not be in sync. However, the proposed standards would allow property owners in some situations flexibility to choose between a five-foot setback and installing a fire wall. Commissioner Johnson commented that lot sizes seem to be getting smaller and smaller, and a few feet can make a big difference. Commissioner Hunt agreed, and said it makes sense with residential lots getting smaller as population grows to allow a narrower setback, as long as construction codes are met. Mr. Snyder said the 8-foot setback is the element generating citizen pushback. Lisa Romney, City Attorney, suggested adding a footnote clarifying that buildings over 200 square feet are subject to Building Code requirements, which might require a fire wall.

Vice Chair Daly commented that, as it is, the Ordinance works for all but a handful of people, and said he is tempted to leave well enough alone. He said he likes Ms. Romney's suggestion to add a footnote that explains the fire wall requirement. Commissioner Johnson said he is in favor of recommending to the Council the setbacks preferred by staff: a 3-foot setback for less than 200 square feet and a 5-foot setback for up to 20 feet in height; for everything else require a Conditional Use Permit. Responding to a question from Commissioner Workman, Mr. Snyder stated that the two accessory building uses citizens approach him about most are garage and garage/workshop.

The Commission discussed the desire to provide flexibility by increasing the existing 200 square-foot threshold to 400 square feet, and allowing property owners to choose between the 3-foot and 5-foot setbacks at their discretion. Chair Hayman made a **motion** to recommend approval of Zoning Ordinance text amendments regarding setbacks for accessory buildings in Residential Zones as follows:

<u>Setback Standards – Rear Yard</u>	
Accessory building – Less than 400 square feet	3 feet
Accessory building – 400 square feet or greater and less than the maximum height allowed by the Zone	5 feet

Including a footnote that "setback is measured from any interior and/or rear lot line" and a reference to applicable construction codes, with the following reasons for action. Commissioner Johnson seconded the motion. Commissioner Wright made a **motion to amend** the motion to add a "one-story" designation to "less than 400 square feet". Commissioner Johnson seconded the motion to amend, which passed by unanimous vote (7-0). The amended motion passed by unanimous vote (7-0).

<u>Reasons for Action</u>:

a. Section 12.420, Residential Development – The Planning Commission finds that the main or prominent theme of this Section of the General Plan is the suburban residential lifestyle of Centerville City. Low-Density, single-family, development is the preferred lifestyle for much of the planned residential areas.
b. The Planning Commission finds that the General Plan is focused on preserving the quality of single-family development.
c. The Planning Commission finds that allowing for accessory uses and buildings is consistent with this desire.
d. The Planning Commission finds that the allowance of accessory buildings is subject to the preferred or acceptable bulk and area standards (e.g. setbacks, heights, etc.) that are adopted by legislative body.

e. Therefore, the Planning Commission finds that the proposed amendments can be deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of Centerville City's Zoning Ordinance.

SUBDIVISION ORDINANCE UPDATES – CHAPTER 8 (SMALL SUBDIVISIONS)

As part of the process to update and revise the City Subdivision Ordinance, Ms. Romney explained updates to Chapter 8, which addresses the application and procedural requirements for small subdivisions (defined as subdivisions consisting of four lots or less), and answered questions from the Commission. The Commissioners discussed appropriate time in the plat process for a public hearing. A majority of the Commission appeared to support a preliminary plat with public hearing before the Planning Commission. There did not appear to be consensus regarding delegation of final plat authority to the Zoning Administrator.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission is scheduled to meet with the Landmarks Commission in a work session on June 26th at 6:00 p.m. Mr. Snyder briefed the Commissioners on upcoming Planning Commission agenda items and actions taken by the Council at the last regular City Council meeting.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the May 22, 2019 Planning Commission meeting were reviewed. Amendments were requested. Commissioner Johnson made a **motion** to accept the minutes as amended. Commissioner Hintze seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

Chair Hayman thanked Commissioner Hintze for his service and contributions on the Planning Commission. Chair Hayman made a **motion** to adjourn the meeting at 10:09 p.m. Commissioner Johnson seconded the motion, which passed by unanimous vote (7-0).

_____ _____
Mackenzie Wood, City Recorder Date Approved

_____
Katie Rust, Recording Secretary

CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/26/2019

Item No. 1.

Short Title: Final Site Plan Amendment, South Davis Metro Fire Station 83

Initiated By: Jeff Bassett, Fire Chief

Scheduled Time:

SUBJECT

Consider the proposed Final Site Plan Amendment for the South Davis Metro Fire Station 83, to make changes to landscaping/site improvements on property located at 343 South Main Street

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 06-26-2019 PC Staff Report Station #83 Final Site Plan - Amended
- SDMFD Amendment Narrative Summary
- SDMFD Final Site Plan Amended Submittal - Color
- SDMFD Fire Station Final Amended Submittal

CENTERVILLE CITY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 1

APPLICANT:	**SOUTH DAVIS METRO FIRE DISTRICT** **c/o CHIEF JEFF BASSETT** **P.O. BOX 1547** **BOUNTIFUL, UTAH 84010** **(jbassett@sdmetrofire.org)**
PROPERTY:	**343 SOUTH MAIN STREET- STATION #83**
ACREAGE:	**1.14 ACRES**
ZONING:	**COMMERCIAL-MEDIUM, SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY DISTRICT ZONE**
APPLICATION:	**FINAL SITE PLAN APPROVAL FOR AMENDMENT TO THE PLAZA DESIGN SCHEME AND OTHER RELATED ELEMENTS**
RECOMMENDATION:	**CONSIDER APPROVING THE FINAL SITE PLAN - AMENDED**

BACKGROUND

The applicant desires to amend the approved Site Plan (*September 2018*) for Station #83 located on Main Street. On June 12, 2019, the Planning Commission reviewed and accepted the applicable Conceptual Site Plan and provided a few directives to the applicant. This purpose of this report is to review and determine whether to grant approval of the final site plan.

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE

Below is a list of the previous directives and brief compliance status by the planning staff:

1. *The applicant shall prepare and submit a Final Site Plan Application, as described by the Zoning Ordinance.* ***[COMPLETE]***
   As part of the subsequent Final Site Plan submittal, the applicant will need to decide the following regarding landscaping and street tree compliance:

a. *Comply with the ordinance requirements*
b. *Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.*
    i. *Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.*
    ii. *Not more than 25% of required trees may be substituted.* ***[COMPLETE]***
c. *Apply for a "waiver of strict compliance," as outline in CZC 12.51.050. The Planning Commission is authorized to allow such waivers, pending the findings listed therein.*

PLANNING STAFF RECOMMENDATION

[*Suggested Motion*] *I hereby motion that the Planning Commission APPROVE the Final Site Plan to amend the original SDMFD Station #83 Final Site Plan of September 2018, subject to the following conditions:*

1. *The amendment is limited to changes shown on the applicant's submitted known as "Architect's Supplemental Info. No. 16 Centerville Station #83" and associated "Narrative Summary," as presented to the Planning Commission.*
2. *All other previous conditions of approval of the September 2018 Final Site Plan remain in effect.*

Suggested Findings (reasons for action):

a. *The Planning Commission finds that with the conditions of this amended approval, the proposed development remains compliant with the applicable General Development Standards developing a Fire Station [Chapters 12-34, 12-51, 12-52].*
b. *The Planning Commission finds that with the conditions of this approval, the proposed development remains compliant with the applicable development provisions of the South Main Street Corridor Overlay Zone [Chapter 12-48].*

May 13, 2019
Cory Snyder
Centerville City Planner
Re: NEW CENTERVILLE FIRE STATION #83 PROPOSED WALK AND LANDSCAPE REVISIONS ALONG MAIN STREET

Cory,
After our meetings with city staff and UDOT, we propose to make the following revisions to our site plan:
MAIN STREET SIDEWALK

- MOVE THE 4' WALK BACK INTO THE STREET RIGHT-OF-WAY.
- ADA TRUNCATED DOMES EACH SIDE OF THE WALK INTERSECTION WITH THE APPARATUS DRIVEWAY
- LIGHT BOLLARD EACH SIDE OF THE DRIVEWAY

APPARATUS BAY DRIVEWAY

- RECTANGULAR SAW-CUTS INSTEAD OF CUVED
- 4' WIDE STAINED CONCRETE BETWEEN BAY DOORS
- BROOMED FINISHED NATURAL CONCRETE IN FRONT OF EACH BAY DOOR

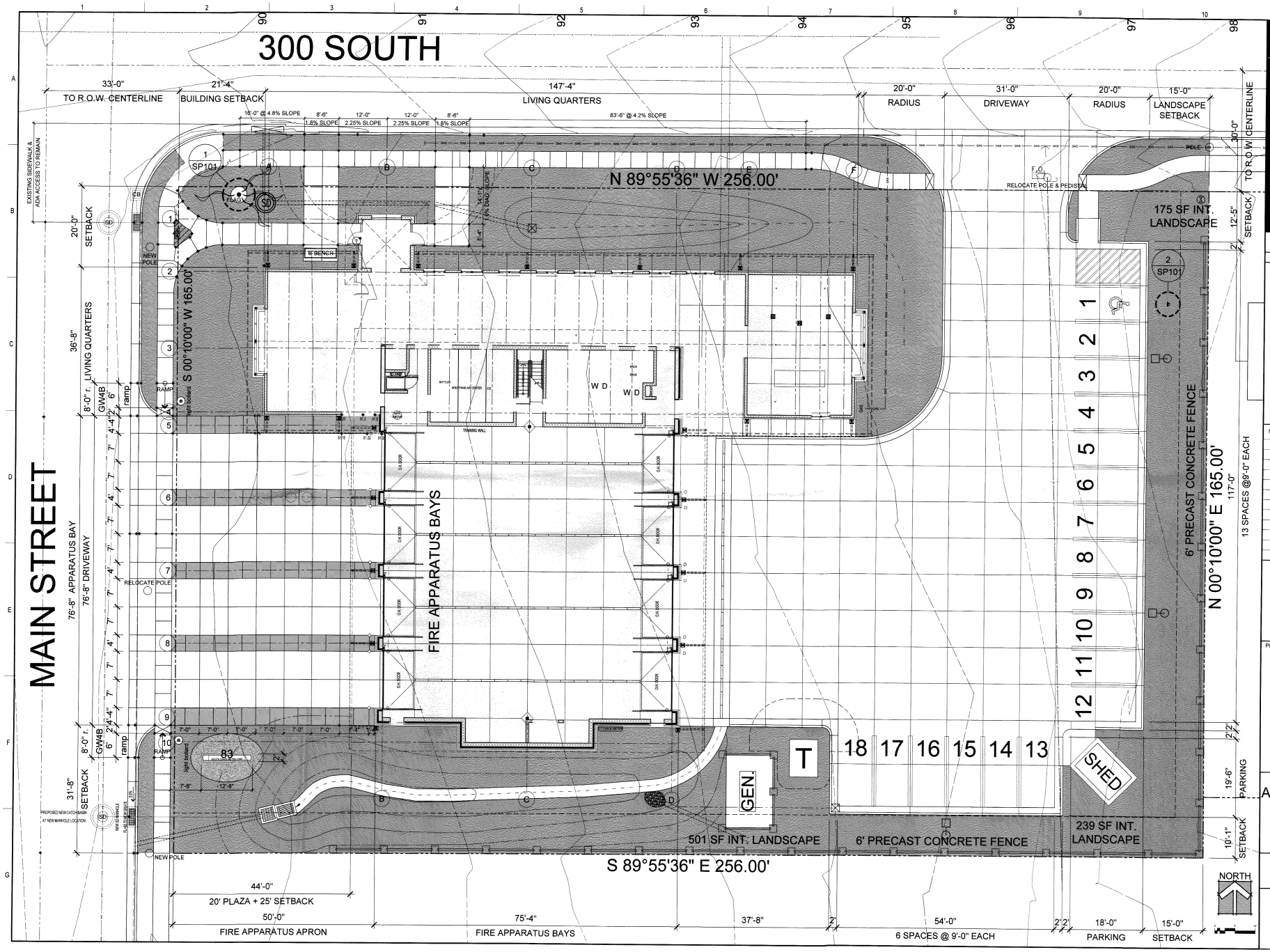
PUBLIC ENTRANCE

- STRAIGHTEN SIDEWALK FROM ENTRANCE TO MAIN STREET - This take the place of a curved walk connecting to the apparatus bay driveway. (The flare at the connection to the Main Street walk is to straddle Utopia's in-ground box.)
- SQUARE UP THE WALKS CONNECTING TO 300 SOUTH
- ADD A PUBLIC BENCH/ARTWORK NEAR THE PUBLIC ENTRANCE

LANDSCAPE

- LOW SHRUBS, FLOWERS AND GRASS ALONG MAIN STREET SO VIEWS AREN'T BLOCKED - NO TREES ALONG MAIN STREET.
- MONUMENT SIGN SQUARED UP WITH BUILDING
- FLOWER BED AROUND THE MONUMENT SIGN.

Thank you,
Bill Gould
Bill Gould



GOULD+ ARCHITECTS

427 W. 11950 S., SUITE 201
DRAPER, UTAH 84020
801.335.9900

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NO.	DESCRIPTION
1	ADDENDUM NO.1 - OCTOBER 11, 2018
	2019-05-13 REVISED MAIN STREET PLAZA

PROFESSIONAL ARCHITECT
No. 127578-0301
WILLIAM L. GOULD
OCT 1, 2018
STATE OF UTAH

PROJECT NUMBER 18021

NEW CENTERVILLE STATION #83

SOUTH DAVIS METRO FIRE

343 S. MAIN STREET CENTERVILLE, UT

ARCHITECTURAL SITE PLAN ENLARGED

BID PACKAGE #2
OCTOBER 1, 2018

SP100A

ARCHITECT'S SUPPLEMENTAL INFO. NO. 16 Centerville Station #83

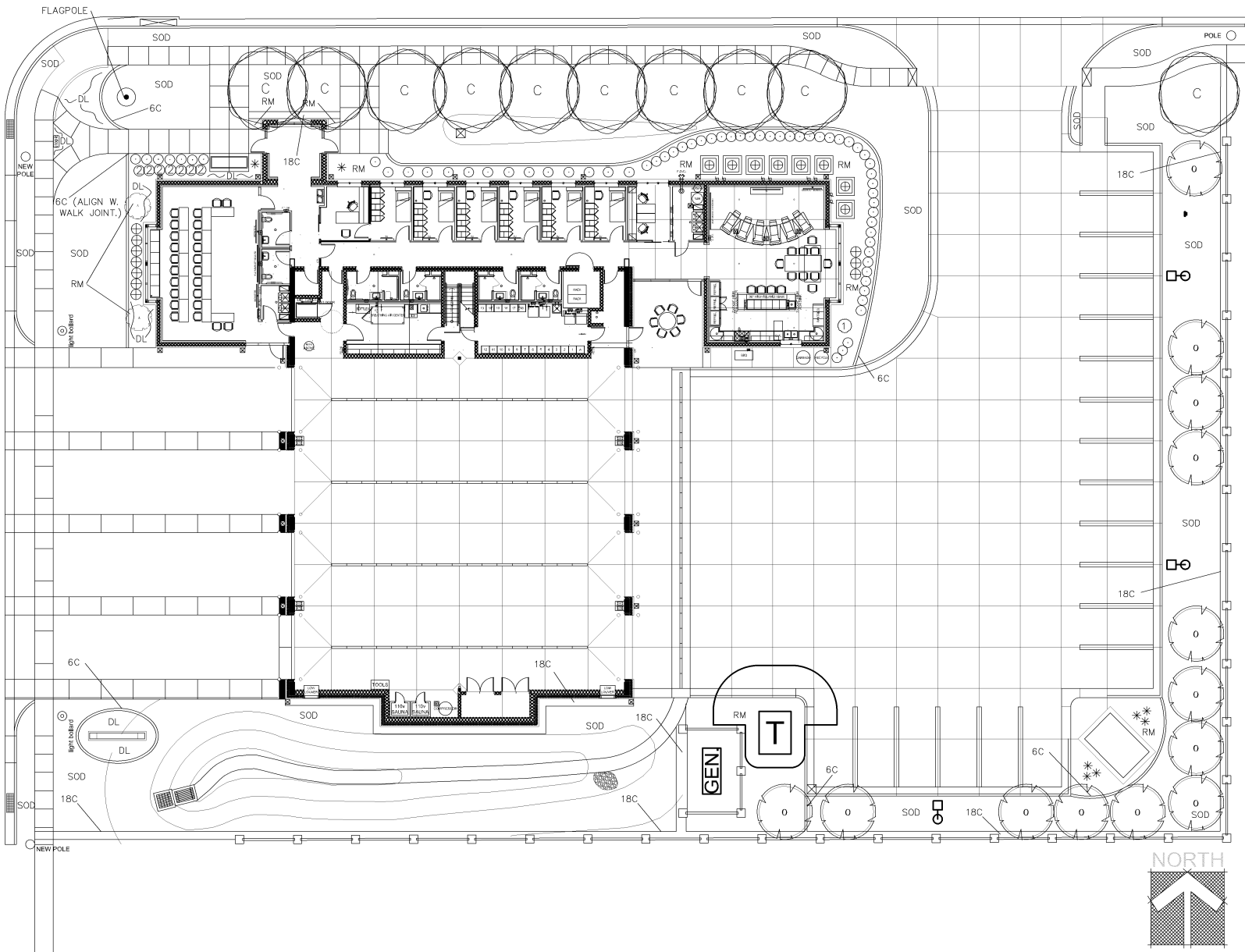
Date: May 31, 2019
Project: SDMF New Centerville Station #83 – 343 South Main Street Centerville, UT
Owner: South Davis Metro Fire
To: Dennis Forbush
Hogan Construction
960 North 400 East, Suite 208
Centerville, UT 84054
From: Bill Gould

This information is not intended to change the contract time nor amount, only to clarify the intent of the contract documents.

Re: LANDSCAPE RE-DESIGN

The landscape plans are re-issued in their entirety to accommodate the revisions along Main Street, revisions to the building foundation planting and deletion of some planting near the back transformer / generator area.
See the attached drawings dated May 17, 2019:

L-1 PLANTING
L-2 PLANTING DETAILS
L-3 PLANTING NOTES
L-4 IRRIGATION
L-5 IRRIGATION DETAILS
L-6 IRRIGATION NOTES



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427 W. 11950 S., SUITE 201
DRAPER, UTAH 84020
801.335.9800
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NO.	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT
ALAN JAY CHRISTENSEN
No. 118
STATE OF UTAH

PROJECT NUMBER 18021

NEW CENTERVILLE STATION #83

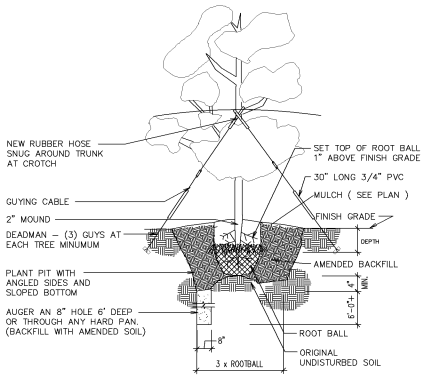
SOUTH DAVIS METRO FIRE

343 S. MAIN STREET CENTERVILLE, UT

PLANTING

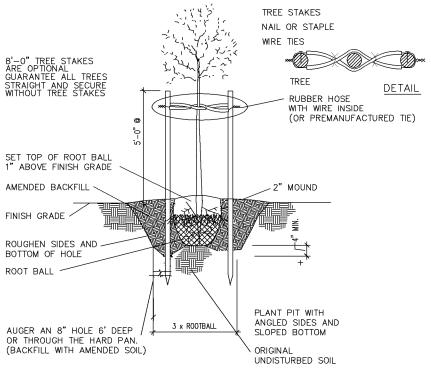
LANDSCAPE REVISION
MAY 17, 2019

L-1



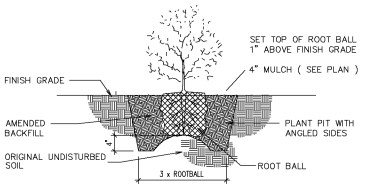
EVERGREEN AND LARGE TREE GUYING (A)

SCALE: NONE



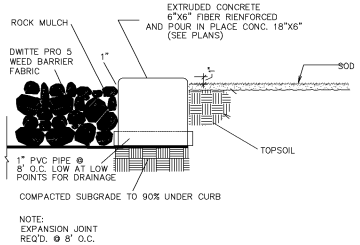
TREE PLANTING AND STAKING (B)

SCALE: NONE



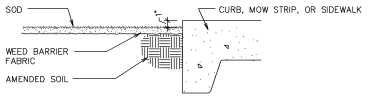
SHRUB PLANTING DETAIL (C)

SCALE: NONE



CONCRETE MOW STRIP (D)

SCALE: NONE



SOD INSTALLATION (E)

SCALE: NONE

LANDSCAPE CONSTRUCTION DETAILS

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427 W. 11950 S., SUITE 201
DRAPER, UTAH 84020
801.335.9900

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NO.	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT – STATE OF UTAH – ALAN JAY CHRISTENSEN No. 118

PROJECT NUMBER 18021

NEW CENTERVILLE
STATION #83
SOUTH DAVIS METRO FIRE

343 S. MAIN STREET CENTERVILLE, UT

PLANTING DETAILS

LANDSCAPE REVISION
OCTOBER 1, 2018

L-2

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR (L.C.) SHALL INSTALL 6" OF TOPSOIL IN ALL PLANTER AREAS.
2. L.C. SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING, ANY DAMAGE SHALL BE REPAIRED BY L.C. AT HIS OWN EXPENSE WITH NO COST TO THE OWNER.
3. L.C. SHALL MAKE CERTAIN THAT ALL PLANTS ARE PROPERLY WATERED WITH AUTOMATIC IRRIGATION.
4. L.C. SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND WITH ALL OTHER CONTRACTORS WORKING ON THE SITE.
5. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN, CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR ANY OTHER GRADING IRREGULARITIES. THE FINISHED LANDSCAPE (i.e., ROCK MULCH, etc.) SHALL BE CONSTANTLY ½" BELOW ANY SURROUNDING CURB, WALKS, ETC..
6. L.C. SHALL KEEP THE STORAGE AREA, PAVEMENT AND PREMISES CLEAN AND NEAT AT ALL TIMES.
7. THE LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT ALL PLANT MATERIALS ON SITE BEFORE INSTALLATION TO INSURE COMPLIANCE WITH SIZES AND TYPES. L.C. SHALL CALL FOR INSPECTION ONE WEEK PRIOR TO PLANTING. WATERING, PROTECTION AND CARING FOR PLANTS DURING THAT PERIOD SHALL BE THE RESPONSIBILITY OF THE L.C..
8. L.C. SHALL MAINTAIN ALL PLANTS, ETC., FOR 30 DAYS FOLLOWING SUBSTANTIAL COMPLETION INCLUDING WEEDING, PRUNING, TRASH CLEAN-UP, ETC.
9. L.C. SHALL FURNISH ONE YEAR WRITTEN GUARANTEE FOR ALL PLANTS AND THE IRRIGATION SYSTEM.
10. ANY PLANT WITHIN 1 YR PERIOD DEEMED UNHEALTHY OR UNSUITABLE BY THE LAND ARCH SHALL BE REPLACED WITHIN 10 WORKING DAYS AS PART OF WARRANTY.
11. ALL PLANTER ARES SHALL RECEIVE DEWITT WEED BARRIER FABRIC
12. ALL SHRUBS/GRASSES SHALL BE PLANTED 12" MIN FROM TREE ROOT BALLS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES:				
A	ACER PALMATUM DISSECTUM	JAPAN. LACELEAF MAPLE	4-5' HT	SPECIMEN
C	ACER AMPESTRE	HEDGE MAPLE	2" CAL	B&B
0	PYRUS C. CAPITOL	CAPITOL COLUMNAR PEAR	2.5" CAL.	B&B
P	PICEA A. CUPRESSINA	COLUMNAR SRUCE	8-10'	B&B
SHRUBS AND GROUDCOVRS:				
⁂	PINUS MUGO PUMILO	PUMILO DWARF MUGO PINE	5 Gallon	Cont.
⊙	SPIREA GOLDMOUND	GOLDMOUND SPIREA	5 Gallon	Cont.
①	PRUNUS CISTENA	CISTENA PLUM	5 Gallon	Cont.
②	HELICTOTRICON SEMPERVIRENS	BLUE OAT GRASS	5 Gallon	Cont.
✳	HEMEROCALLIS	STELLA D'OR DAYLILY	5 Gallon	Cont.
◯	PRUNUS OTTO LUYKEN	OTTO LUYKEN LAUREL	5 Gallon	Cont.
⊕	WEIGELA FLORIDA DARK HORSE	DARK HORSE WEIGELA	5 Gallon	Cont.
⎔	HEMEROCALLIS	STELLA D'OR DAYLILY	5 Gallon	Cont.
SOD	POA PRATENSIS MIX	KENTUCKY BLUEGRASS MIX		
18C	CONCRETE MOW STRIP	18" X 6" WITH 2 #4 BARS		
6C	CONCRETE MOW STRIP	6" X 6" EXTRUDED		
RM	NEPHI TAN ROCK MULCH (FROM STAKER)	3/4-2.5" AT 4-5" DEPTH OVER DEWITT PRO 5		
DL	EVERBLOOMING DAYLILIES MAXIMUM HEIGHT 2.5' (NONE 3' HT OR TALLER) MIX, TILL IN 3" SOIL PEP AND SLOW RELEASE FERTILIZER PER MANUFACTURER 1 GALLON AT 12" O.C. , COLORS, YELLOW, PINK RED, PURPLE			

1. CENTERVILLE ORDINANCE 12.51.070
LANDSCAPING REQUIREMENTS

GENERAL
1.1.1.1 perimeter and internal landscaping required 75%, provided 92%
1.1.1.2 buffer landscaping required 50%, provided 100%

1.3.
deciduous trees preferred, 91% deciduous provided

1.6.
trees place 7' from walks as required

2.2 .1
trees provided at property line as visual, noise buffer
trees required at 20' o.c. minimum, provided at 12' o.c.

1.2.3
one tree required for every 500 sf of buffer landscaping
provided 1 tree for every 400 sf of buffer area

1.3
50% of building frontage with 3' foundation landscape
provided 100%

1.6.2
One tree required for every 25' of frontage
Main Street trees cannot be provided as the fire trucks
sit high and cannot see through the foliage to exit quickly into the street
300 West trees 250' frontage requires 10 trees, 10 provided

12.51.110 Screening
3.
service areas are screened
utility boxes are screened

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NO.	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT - STATE OF UTAH - ALAN JAY CHRISTENSEN No. 116

PROJECT NUMBER 18021

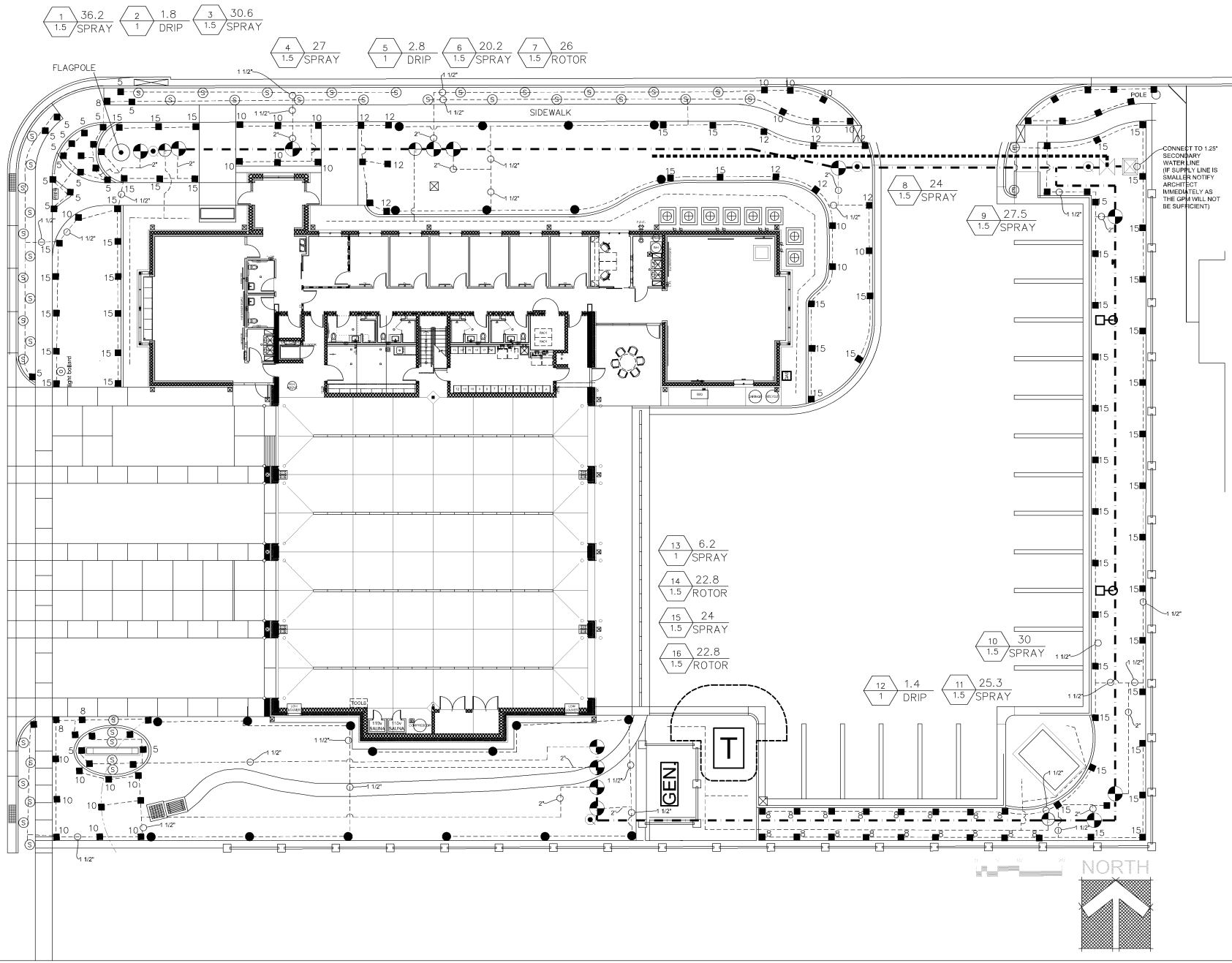
NEW CENTERVILLE
STATION #83
SOUTH DAVIS METRO FIRE

343 S. MAIN STREET CENTERVILLE, UT

PLANTING NOTES

LANDSCAPE REVISION
MAY 17, 2019

L-3



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NO.	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT ALAN JAY CHRISTENSEN No. 116 STATE OF UTAH

PROJECT NUMBER 18021

NEW CENTERVILLE STATION #83

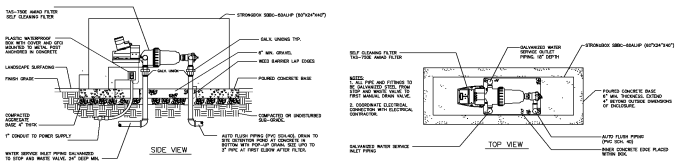
SOUTH DAVIS METRO FIRE

343 S. MAIN STREET CENTERVILLE, UT

IRRIGATION

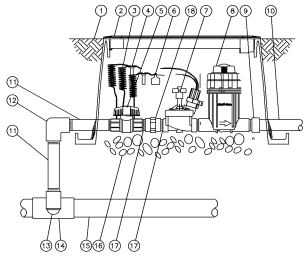
LANDSCAPE REVISION
MAY 17, 2019

L-4



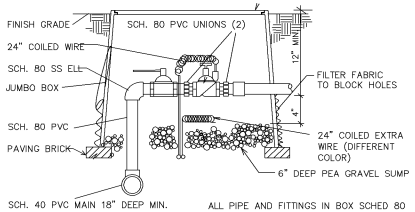
ELECTRIC FILTER ASSEMBLY – AUTOMATIC (A)

SCALE: NONE

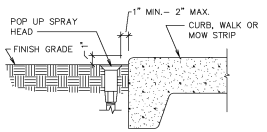


1 FINISH GRADE/TOP MULCH/SOD
2 JUMBO VALVE BOX WITH COVER
3 30–INCH LENGTH WIRE, COILED
4 RAIN BIRD DB WIRECONNECTION4
5 BALL VALVE (1" XCZ–PRB–100–COM KIT)
6 ID TAG
7 REMOTE CONTROL VALVE: RAIN BIRD PESB (XCZ–PRB–100–COM KIT)
8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB–QKCHK–100 (XCZ–PRB–100–COM KIT)
9 PVC SCH 80 NIPPLE & COUPLER
10 LATERAL PIPE
11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12 PVC SCH 80 ELL
13 PVC SCH 80 NIPPLE (2–INCH LENGTH, HIDDEN) AND PVC SCH 80 ELL
14 PVC SCH 80 TEE OR ELL
15 MAINLINE PIPE
16 WASHED GRAVEL 10' DEEP
17 PVC SCH 80 NIPPLE, CLOSE
18 SCHED. 80 UNION

SCALE: NONE

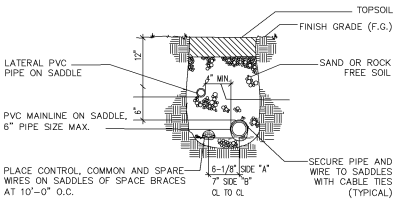


SCALE: NONE



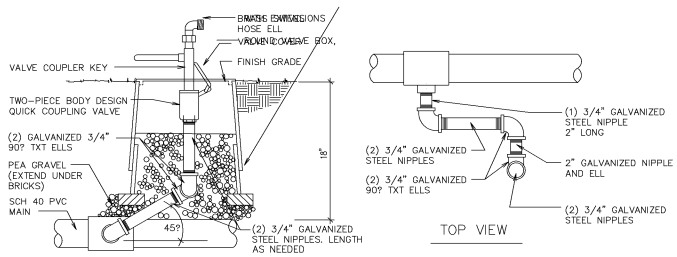
SPRAY HEAD AT CONCRETE (D)

SCALE: NONE



CONVENTIONAL WIRE SYSTEM (E)

NOT TO SCALE

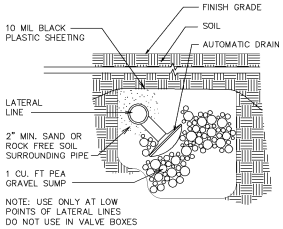


SIDE VIEW

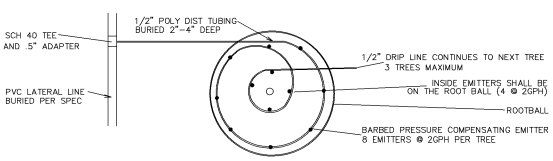
TOP VIEW

QUICK COUPLING VALVE (F)

SCALE: NONE

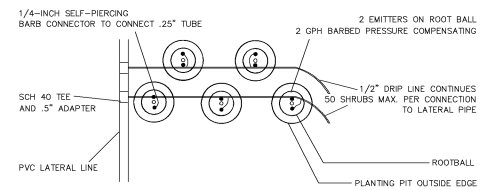


SCALE: NONE



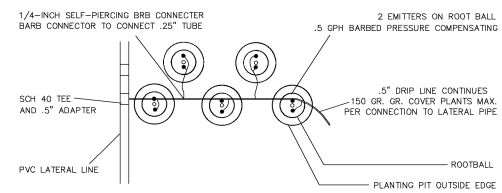
PLAN VIEW OF DRIP LINE

SCALE: NONE



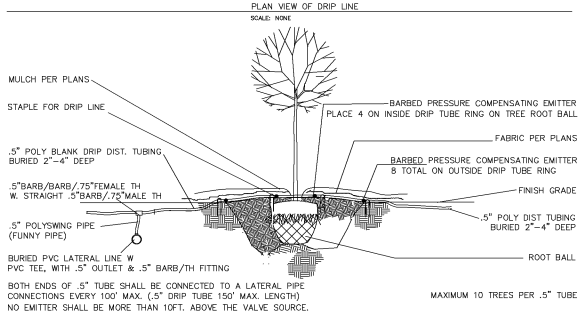
PLAN VIEW OF DRIP LINE

SCALE: NONE



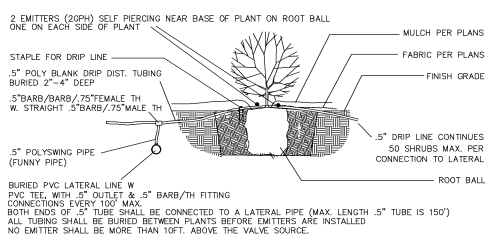
PLAN VIEW OF DRIP LINE

SCALE: NONE



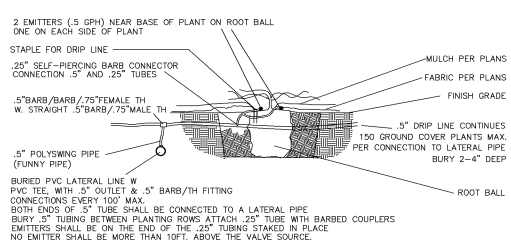
TREE DRIP IRRIGATION (H)

SCALE: NONE



SHRUB DRIP IRRIGATION (I)

SCALE: NONE



GROUND COVER DRIP IRRIGATION (J)

SCALE: NONE

IRRIGATION CONSTRUCTION DETAILS

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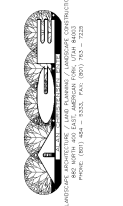


NO.	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT – STATE OF UTAH
ALAN JAY CHRISTENSEN
No. 118

PROJECT NUMBER 18021

NEW CENTERVILLE
STATION #83
SOUTH DAVIS METRO FIRE

343 S. MAIN STREET CENTERVILLE, UT

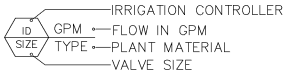
IRRIGATION DETAILS

LANDSCAPE REVISION
MAY 17, 2019

L-5

LEGEND / SCHEDULE

■	RAINBIRD 1804 WITH "U" SERIES NOZZLE WHEN 5–15 FT RADIUS & MPR NOZZLE UNDER 8 FT REPLACE NOZZLES AS NECESSARY TO ASSURE PROPER COVERAGE
•	RAINBIRD 3500 SERIES ROTORS NOZZLE AS NECESSARY TO ASSURE PROPER COVERAGE. QUARTER NOZZLE 2.0, HALF NOZZLE 3.0, AND FULL NOZZLE 4.0
Ⓢ	RAINBIRD 1804–SST NOZZLE REPLACE NOZZLES AS NECESSARY TO ASSURE PROPER COVERAGE
Ⓔ	RAINBIRD 1804–EST NOZZLE REPLACE NOZZLES AS NECESSARY TO ASSURE PROPER COVERAGE
	RAINBIRD PESB–PRS VALVE SEE PLAN FOR SIZE AND ESTIMATED GPM
	RAINBIRD XCZ–075–PRF DRIP VALVE ASSEMBLY W. BALL VALVE AND FILTER
	RAINBIRD QUICK COUPLER VALVE 44–LRC (PROVIDE OWNER– KEY HAVING SWIVEL HOSE CONNECT.
	2" MAINLINE SCHEDULE 40, ALL FITTING SHALL BE SCH. 80
	LATERAL PVC. SCH. 40, SIZE 1" UNLESS NOTED OTHERWIZE (SIZE CONTINUES TOWARD VALVE)
▢	RAINBIRD ESP4ME3 CONTROLLER W. RAIN BIRD LINK WIFI MODULE, EXPANDED TO 22 STATIONS PROGRAM USER'S CELL PHONES TO OPERATE THE CONTROLLER REMOTELY FROM THEIR WIFI SYSTEM. LOCATE PER OWNER'S DIRECTIONS
⊠	INSTALL 1.5" MUELLER ORISEAL S&W VALVE W. CURB BOX THEN DOWNSTREAM AN AUTO DRAIN THEN A 1.5" WILKENS PRESSURE REDUCER IN VALVE BOX WITH UNIOINS BOTH SIDES AND THE BOX LARGE ENOUGH THE THE UNIONS ARE 8" MINIMUM FROM THE BOX EDGES.
⊠	2" IRRIGATION FILTER– AMIAD TAF SERIES AUTOMATIC FILTER 150 MESH IN ALUMINUM STRONG BOX ENCLOSURE 60 (60 X39 X 24 INCHES) – PLACED AS PER OWNER'S DIRECTION, PROVIDE PIPING AND CONNECTIONS AS NECESSARY. WITH A NETAFIM LHM2 TG1–MEL HYDROMETER INSTALLED PER DETAIL, SPECIFICATIONS, AND MANUFACTURES RECCOMENDATIONS.



IRRRIGATION SCHEDULE

VALVE	PLANT TYPE	IRRIG. TYPE	GPM	PRECIP. RATE	MIN./ DAY	WATER DAYS	CYCLE TIME
1	SHRUBS	DRIP	9	2GPH	60	EVEN	ONCE, 0
2	SHRUBS	DRIP	5.28	2GPH	60	EVEN	ONCE, 0
3	SHRUBS	DRIP	7.75	2GPH	60	EVEN	ONCE, 0
4	TURF	SPRAY	8.7	1.5 GPM	4	EVEN	ONCE, 0
5	SHRUBS	DRIP	5.54	2GPH	60	EVEN	ONCE, 0
6	TURF	SPRAY	8.41	1.5 GPM	4	EVEN	ONCE, 0
7	SHRUBS	DRIP	5.38	2GPH	60	EVEN	ONCE, 0
8	TURF	SPRAY	8.29	1.5 GPM	4	EVEN	ONCE, 0
9	TURF	SPRAY	4.8	1.5 GPM	4	EVEN	ONCE, 0

SPRINKLER SYSTEM NOTES

1. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT. SLEEVES SHALL BE 2 PIPE SIZES LARGER THAN THE PIPE INSIDE. ALL WIRE UNDER PAVEMENT SHALL BE IN SLEEVES.
2. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERALS SHALL BE 12" DEEP MIN.
3. PROVIDE A REPRODUCIBLE IRRIGATION PLAN TO ARCHITECT AND OWNER SHOWING ALL PIPE, HEADS, VALVES, DRAINS CLOCKS, ETC. AFTER CONSTRUCTION. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION.
4. THIS PLAN IS DIAGRAMATIC, PLACE PIPES, VALVE BOXES, AND ALL OTHER SPRINKLER CONSTRUCTION IN THE LANDSCAPE AREAS WHENEVER POSSIBLE.
5. L.C. SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE COST OF THE L.C. WITH NO EXTRA COST TO THE OWNER.
6. ALL WIRE SHALL BE BUNDLED AT 10' ON CENTER.
7. ARCHITECT SHALL INSPECT ALL WIRE GRAVEL SUMPS, AND PIPE BEFORE BURIAL.
8. NOTIFY ARCHITECT AT LEAST 48 BUSINESS HOURS BEFORE BURIAL.
9. ALL WIRE BETWEEN CONTROLLER AND SLEEVE SHALL BE ENCLOSED IN RIGID PIPE.
10. INSTALL ALL BOXES 6" MIN. AWAY AND SQUARED WITH THE WALK OR BUILDING.
11. POWER TO THE CONTROLLER SHALL BE BY OTHERS FROM THE CONTROLLER TO ALL VALVES SHALL BE INSTALLED BY THE L.C.
12. SPRINKLER LINES FOR THE BUILDING PERIMETER ARE TO BE LOCATED 12" FROM THE FOUNDATION WALL UNLESS INDICATED.
13. L.C. SHALL GRADE PIPING TO FACILITATE COMPLETE DRAINAGE OF PIPES AND ITEMS AT CONNECTION POINT THROUGH THE USE OF AUTOMATIC DRAINS.
14. IF WATER PRESSURE IS BELOW 50 P.S.I. THE L.C. SHALL NOTIFY THE LANDSCAPE ARCHITECT BEFORE ANY INSTALLATION BEGINS.
15. SPRAY HEADS ARE DESIGNED IN EXCESS OF 60% DU AND SHALL BE INSTALLED WITH WHATEVER ADJUSTMENTS OR ADDITIONS ARE NECESSARY TO MAINTAIN DU IN EXCESS OF 60%.
16. L.C. SHALL PROVIDE AND INSTALL A RAINBIRD MODEL RSD RAIN SENSOR AND SET THE CALIBRATION TO 0.5".
17. ALL CONTROL WIRES SHALL BE 14 GA. UL–UF RATED WITH COMMON– WHITE, VALVE CONTROL– RED, AND EXTRA WIRES –BLUE ALL RUNNING WITH MAIN LINE WHEREVER POSSIBLE. KEEP WIRES 12" AWAY FROM MAIN LINE IN TRENCH AND COVER WITH CAUTION TAPE 6" ABOVE WIRES. PROVIDE AN EXTRA VALVE WIRE (BLUE) AT EACH VALVE MANIFOLD OR CLUSTER. EXTRA WIRES SHALL BE 'HOME RUN'. WIRE SHALL HAVE 36" EXTRA COILED AT CHANGES IN DIRECTION AND AT EACH VALVE LOCATION. WIRE CONNECTIONS SHALL BE WATER TIGHT IN VALVE BOXES AS PER DETAIL SHEET.
18. ALL PVC PIPE SHALL BE SHC 40 (UNLESS SHOWN OTHERWISE IN DETAILS) ASTM D1784 OR 1785. ALL POLYETHYLENE PIPE SHALL BE ASTM D2239.
19. ALL TRENCHES SHALL HAVE 6" CLEAN MATERIAL PLACED IMMEDIATELY ABOVE PIPES, SLEEVES, CONDUITS, WIRES, ETC. TRENCH BACKFILL SHALL BE SUFFICIENTLY SETTLED, AND /OR COMPACTED TO PREVENT FUTURE SETTLING OF BACKFILL..
20. AFTER ONE WEEK OF WATERING CHECK SOIL ON MONDAY OR FRIDAY. CHECK SOIL FOR EITHER TOO WET OR TOO DRY AND ADJUST CONTROLLER OR EMITTERS AS NEEDED TO ASSURE IDEAL WATERING AND PLANT SURVIVAL. WRITE WATERING TIME/SCHEDULE IN CONTROLLER. INSTALL A REDUCED COLORED CODED LAMINATED IRRIGATION ZONE MAP IN THE DOOR OF THE COMPUTER.
21. PLACE TWO 2GPH EMITTERS ON EACH SHRUB AND TWELVE ON EACH TREE. TREE EMITTERS SHALL HAVE 4 IMMEDIATELY ON THE ROOT BALL, 4 AT THE EDGE OF THE ROOT BALL, AND 4 PLACED 12" BEYOND THE ROOT BALL FOR FUTURE GROWTH. EVENLY SPACE EMITTERS. ALL EMITTERS SHALL BE PRESSURE COMPENSATING.

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NO.	DESCRIPTION
1	09-17-2018

LICENSED LANDSCAPE ARCHITECT — ALAN JAY CHRISTENSEN — No. 118 — STATE OF UTAH

PROJECT NUMBER 18021

NEW CENTERVILLE
STATION #83
SOUTH DAVIS METRO FIRE

343 S. MAIN STREET CENTERVILLE, UT

IRRIGATION NOTES

LANDSCAPE REVISION
MAY 17, 2019

L-6

CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/26/2019

Item No. 2.

Short Title: Discussion - General Plan, South Main Street Corridor (SMSC)

Initiated By: City Council

Scheduled Time:

SUBJECT

Continuation of the Planning Commission's drafting of the South Main Street Corridor Plan re-write. Commission will discuss the various proposed concepts and draft language and give City Staff further direction

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 06-26-2019 PC Staff Memo - South Main Street Corridor Schedule

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

STAFF MEMORANDUM

DATE: **JUNE 26, 2019**

TO: **CENTERVILLE CITY PLANNING COMMISSION**

FROM: **PLANNING STAFF**

SUBJECT: **SOUTH MAIN STREET CORRIDOR PLANNING – GENERAL PLAN AND ZONING OVERLAY – PROPOSED WORK SCHEDULE**

BACKGROUND

At a recent Planning Commission Meeting, the Commission requested staff to put together a working task outline for discussing the early draft of the South Main Corridor Plan and related Overlay Zone Ordinance. Additionally, staff would provide, for each discussion, the selected Goal for Commission discussion and feedback to staff.

SUGGESTED WORK TASK OUTLINE AND SCHEDULE

June 26, 2019 - South Main Street Corridor GENERAL PLAN

- *Work Session with the Landmarks Commission* – Both Commissions discuss the context and influence the Deuel Creek Historic District might influence the Corridor's uses and design expectations for the present and future planning of South. ***Goal: Is to Develop a Contextual Design Understanding***
- *Regular Meeting of the Planning Commission* – the Commission reviews the various comments received in the past regarding the Main Street Use List. Commission to identify the overarching themes and ideas. Staff will provide the list of previous comments and facilitate a mini "*charrette*" discussion. ***Goal: Is to Develop Written Themes or Conclusions***

July 10, 2019 - South Main Street Corridor GENERAL PLAN

- *Regular Meeting of the Planning Commission* – the Commission begins reviewing and setting parameters for each sub-district – ***Goal: Begin Discussing the North Parrish Lane Intersection Area and the Civic/Cultural Area***

July 24, 2019 - South Main Street Corridor GENERAL PLAN

- *Regular Meeting of the Planning Commission* – the Commission continues reviewing and setting parameters for each sub-district – ***Goal:*** *Review Preliminary Concepts for the North Parrish Lane Intersection and Civic/Cultural Area.* ***Begin discussing the Traditional Main Street Area and the Built Environment Design Concepts.***

August 14, 2019 - South Main Street Corridor GENERAL PLAN

- *Regular Meeting of the Planning Commission* – the Commission continues reviewing and setting parameters for each sub-district – ***Goal:*** *Review Preliminary Concepts for the Traditional Main Street Area and the Built Environment Design Concepts.* ***Begin Discussing the Street Space Design Concepts***

August 28, 2019 - South Main Street Corridor GENERAL PLAN

- *Regular Meeting of the Planning Commission* – the Commission continues reviewing and setting parameters for each sub-district – ***Goal:*** *Review Preliminary Concepts for the Street Space Design Concepts.* ***Begin Refining the Overall Draft of the South Main Street Corridor & Determine if a "RESIDENTIAL" Component is warranted***

September 11, 2019 - South Main Street Corridor OVERLAY ZONE

- *Regular Meeting of the Planning Commission* – the Commission begins reviewing a Preliminary re-draft of the South Main Street Corridor Overlay Ordinance. ***Goal: Review Preliminary Concepts for the Corridor's Overall Architecture and Public Street Space***

September 25, 2019 - South Main Street Corridor OVERLAY ZONE

- *Regular Meeting of the Planning Commission* – the Commission continues reviewing a Preliminary re-draft of the South Main Street Corridor Overlay Ordinance. ***Goal: Review Preliminary Concepts for the Corridor's Overall Landscaping and Off-street Parking***

October 9, 2019 - South Main Street Corridor OVERLAY ZONE

Regular Meeting of the Planning Commission – the Commission continues reviewing a Preliminary re-draft of the South Main Street Corridor Overlay Ordinance. ***Goal: Review Preliminary Concepts Signs in the Corridor and How to address Non-conformities. (PREPARE AND POST PUBLIC HEARING NOTICING)***

October 23, 2019 - South Main Street Corridor GENERAL PLAN & OVERLAY ZONE

- *Regular Meeting of the Planning Commission* – the Commission hosts the first Public Hearing on the South Main Street General Plan and related Zoning Ordinance. ***Goal: Provide Required Public Notice. Additionally, send Notice to all Property and Business Owners. Lastly, provide "posted noticing" at strategic places in the South Main Street Corridor.***

November 13, 2019 - South Main Street Corridor GENERAL PLAN & OVERLAY ZONE

- *Regular Meeting of the Planning Commission* – the Commission hosts the second Public Hearing on the South Main Street General Plan and related Zoning Ordinance. ***Goal: Determine If Documents Are READY FOR Recommendation to The City Council OR Need Further Refinement***

December 11, 2019 - South Main Street Corridor GENERAL PLAN & OVERLAY ZONE

- *Regular Meeting of the Planning Commission* – ***DEADLINE FOR COMMISSION RECOMMENDATION TO THE CITY COUNCIL.***

CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/26/2019

Item No. 3.

Short Title: Discussion - Subdivision Ordinance Updates - Chapter 10 (Property Line Adjustments)

Initiated By: Lisa Romney, City Attorney

Scheduled Time:

SUBJECT

Continue discussion of proposed revisions to City Subdivision Ordinances - CMC 15 (Subdivision)

RECOMMENDATION

BACKGROUND

As part of the process to update and revise the City Subdivision Ordinance, a copy of the latest Chapter 10 (Property Line Adjustments) is attached for Planning Commission Review. Chapter 10 addresses the application and process for various types of boundary adjustments such as lot line adjustments, boundary line adjustments, exchanges of title, etc.

ATTACHMENTS:

Description

- Subdivision Ordinance - Chapter 10 (Property Line Adjustments)

TITLE 15
SUBDIVISIONS

CHAPTER 15.10. PROPERTY LINE ADJUSTMENTS.

15.10.010. Purpose.
15.10.020. Authority.
15.10.030. Initiation.
15.10.040. Exchange of Title.
15.10.050. Parcel Boundary Adjustments.
15.10.060. Boundary Line Agreements.
15.10.070. Common and Community Area Adjustments.
15.10.080. Joinder of Lots and Parcels.
15.10.090. Violations.
15.10.100. No Effect on Other Land Interests.

15.10.010. Purpose.

The purpose of this Chapter is to set forth methods by which a property line may be adjusted other than by amending a plat as set forth in CMC 15.11 (Plat Amendments). The intent of this Chapter is to comply with applicable provisions of Utah law regarding lot line adjustments, parcel boundary adjustments, boundary line agreements, exchanges of title, and other similar property boundary line adjustments, as such terms are defined in Utah Code § 10-9a-103 and Utah Code § 57-1-45.

15.10.020. Authority.

(a) Zoning Administrator. The Zoning Administrator is authorized to review and approve an exchange of title as provided in CMC 15.10.040.

(b) Property Owners. Property owners may, without City approval, adjust the property line of a lot or parcel as provided in CMC 15.10.050 through 15.10.080.

15.10.030. Initiation.

(a) Exchange of Title. An application for approval of an exchange of title may be submitted in accordance with CMC 15.10.040 by the owners of property proposed to be adjusted, or the owners' agents. An agent of a property owner shall provide an affidavit of authorization in accordance with CMC 15.03.160 (Owner Authorization Affidavits).

(b) Other Property Line Adjustments. No application to the City is required to adjust the property line of a lot or parcel if such boundary line adjustment complies with applicable provisions set forth in CMC 15.10.050 through 15.10.080.

15.10.040. Exchange of Title.

(a) Exchange of Title. Pursuant to Utah Code § 10-9a-608, the owners of record of adjacent lots or parcels that are described by either a metes and bounds description or a recorded plat may exchange title to portions of those lots or parcels if the exchange is approved by the Zoning Administrator in accordance with the provisions of this Section. The exchange of title process is a one-step process requiring review and approval by the Zoning Administrator.

(b) Scope. The exchange of title process set forth herein is required for any proposed property line adjustment adjusting the property line between: (1) two adjoining lots within the same subdivision; (2) two adjoining lots in adjacent subdivisions; or (3) a lot within a subdivision and an adjoining parcel located outside such subdivision. The exchange of title process may be used, but is not required, for any proposed property line adjustment adjusting the property line between two adjoining parcels (not located within a previously recorded subdivision plat).

(c) Application. The property owners, or the owners' agents, shall submit an application for approval of an exchange of title to the Community Development Department in accordance with the

provisions of this Section, together with the application fees and deposits set forth in the City Fee Schedule. The application shall be filed in writing on forms provided by the City.

(d) Submittal Requirements. The exchange of title application shall be submitted along with the following:

(1) Three hard copies and one electronic copy of a survey, prepared by a licensed land surveyor or professional engineer, accurately drawn to scale and certified, showing:

(A) The affected lots or parcels;

(B) The location of existing buildings on the affected lots or parcels;

(C) The proposed location of new lot or parcel lines;

(D) Any driveways, utilities and infrastructure improvements existing on the affected lots or parcels;

(E) All easements of record, including public utility easements and private easements existing on the affected lots or parcels;

(F) The frontage calculations for the affected lots or parcels before and after the exchange of title;

(G) The size of the affected lots or parcels (by acreage and square footage) before and after the exchange of title;

(H) The parcel numbers for the affected lots and parcels; and

(I) The subdivision name and lot numbers for the affected lots.

(2) Proposed notice of approval and conveyance of title documents. A sample notice of approval can be obtained from the City.

(e) Determination of Completeness. The Zoning Administrator shall determine whether the exchange of title application is complete as provided in CMC 15.03.050.

(f) Zoning Administrator Review. The Zoning Administrator shall review all applications for an exchange of title for compliance with the Approval Requirements set forth in Subsection (i) and shall approve, conditionally approve, or disapprove based on compliance with such requirements.

(g) Notice. No notice or public hearing is required for exchange of title applications and approvals.

(h) Approval Standard. Approval, conditional approval, or disapproval of an exchange of title is an administrative decision which shall be based upon compliance with the Approval Requirements set forth in Subsection (i) and applicable decision-making standards for administrative decisions set forth in CMC 15.03.090.

(i) Approval Requirements. The Zoning Administrator shall review all applications for exchange of title and shall approve such application if the exchange of title complies with the provisions of this Section and:

(1) Will not create a new parcel, lot, dwelling or housing unit, or remnant piece of land that did not previously exist; and

(2) Will not violate any land use ordinance of the City, including provisions of this Title 15 (Subdivisions) and Title 12 (Zoning Code).

(j) Notification to Applicant. If the Zoning Administrator determines that the exchange of title application meets the approval requirements of this Section, the Zoning Administrator shall notify the applicant of such determination and direct the applicant to submit a signed and notarized version of the notice of approval, including all required exhibits and legal descriptions in accordance with Subsection (k).

(k) Notice of Approval. In order to obtain final approval of the exchange of title, the property owners must submit to the Zoning Administrator for signature a signed and notarized notice of approval acceptable to the City. Once the Zoning Administrator has signed the notice of approval, the notice shall be recorded by the property owners in the Davis County Recorder's Office. It is the responsibility of the property owners to record the notice of approval with the Davis County Recorder's Office as provided in this Section. Pursuant to Utah Code § 10-9a-608, the final notice of approval shall:

(1) Be executed by each owner of record included in the exchange and by the Zoning Administrator;

(2) Contain an acknowledgment for each owner of record executing the notice as required by the Utah Recognition of Acknowledgments Act set forth in Utah Code §§ 57-2a-1, et seq.; and

(3) Recite the legal descriptions of the original lots or parcels and the legal descriptions of the revised lots or parcels created by the exchange of title.

(l) Conveyance Document. A notice of approval recorded in accordance with this Section does not act as a conveyance of title to real property. If an exchange of title is approved by the Zoning Administrator, the property owners shall also record with the Davis County Recorder's Office a document of conveyance reflecting the approved title exchange.

(m) Prohibition. No exchange of title shall be permitted or approved that would result in the creation of a new parcel, lot, dwelling or housing unit, or remnant piece of land that did not previously exist, or that would violate any land use ordinance of the City.

(n) Appeal. Any person adversely affected by a final decision of the Zoning Administrator regarding an exchange of title may appeal that decision to the Board of Adjustment as provided in CMC 15.03.160.

(o) Effect of Approval. Approval of an exchange of title shall authorize the property owners to record in the Davis County Recorder's Office a notice of approval and document of conveyance in accordance with this Section.

(p) Amendment. The procedures for amending an approved exchange of title shall be the same as for considering an original exchange of title as set forth in this Section.

(q) Expiration. The notice of approval must be recorded within six months from the date of the Zoning Administrator's signature on the notice of approval or it shall be deemed null and void.

15.10.050. Parcel Boundary Adjustments.

(a) Parcel Boundary Adjustment. The owners of record of adjacent parcels that are not located within a recorded subdivision plat may adjust their mutual boundary line in accordance with the provisions of this Section.

(b) Scope. The parcel boundary adjustment process set forth herein is permitted for any proposed boundary adjustment adjusting the boundary line between two adjacent parcels not located in a recorded plat; i.e. not involving any lot within a recorded subdivision.

(c) Not Subject to City Review. Pursuant to Utah Code § 10-9a-523, a parcel boundary adjustment is not subject to the review of the City; provided, no additional parcel is created and each property identified is unsubdivided land.

(d) Procedure. Pursuant to Utah Code § 10-9a-523, owners of record of adjacent parcels desiring to adjustment their mutual boundary line may execute such adjustment by quitclaim deed or by a boundary line agreement as described in Utah Code § 57-1-45. Any such deed or agreement must be recorded in the Davis County Recorder's Office. If desired, though not required, owners of record of adjacent parcels may also use the exchange of title process set forth in CMC 15.10.040 to adjust their mutual parcel boundary line.

(e) Restrictions. A parcel boundary may be adjusted in accordance with applicable provisions of State law so long as: (1) no additional parcel, lot, dwelling or housing unit, or remnant is created; (2) each affected property identified is unsubdivided land, including a remainder of subdivided land; and (3) the boundary adjustment does not violate any land use ordinance of the City.

15.10.060. Disputed Property Line Adjustments.

(a) Disputed Property Line Adjustment. When there is an actual boundary dispute between the owners of record of adjacent properties, the dispute may be resolved by a recorded boundary line agreement between the property owners designating the boundary line between their properties in accordance with the provisions of this Section.

(b) Scope. The disputed property line adjustment process set forth herein is permitted for any actual boundary line dispute between two adjacent properties.

(c) Not Subject to City Review. Pursuant to Utah Code § 10-9a-524, correction of a boundary line dispute by boundary line agreement is not subject to the review of the City; provided, no additional parcel, lot, dwelling or housing unit, or remnant is created and no land use ordinances of the City are violated.

(d) Procedure. Pursuant to Utah Code § 10-9a-524, owners of record of adjacent properties with an actual boundary dispute may execute a boundary line agreement designating the agreed upon boundary line in accordance with the requirements of Utah Code § 57-1-45. Any such agreement must be recorded in the Davis County Recorder's Office. If desired, though not required, owners of record of adjacent properties with a boundary dispute may also use the exchange of title process set forth in CMC 15.10.040 to adjust their mutual boundary line.

(e) If properly executed and acknowledged as required under Utah Code § 57-1-45, an agreement between property owners designating the boundary line between their properties, when recorded in the Davis County Recorder's Office, shall act as a quitclaim deed and convey all of each party's right, title, interest, and estate in property outside the agreed boundary line that had been the subject of the boundary dispute that led to the boundary line agreement.

(f) Restrictions. A boundary line agreement may be executed and recorded in accordance with applicable provisions of State law so long as no additional parcel, lot, dwelling or housing unit, or remnant is created, and no land use ordinance of the City is violated.

15.10.060. Common and Community Area Adjustments.

(a) Common and Community Areas Size Modification. Pursuant to Utah Code § 10-9a-606, a lot or parcel designated as common or community area on a recorded subdivision plat may be modified in size, without approval of an amended subdivision plat, if the modification:

(1) Is a lot line adjustment approved by at least 75% of the voting interests in a homeowners association having an interest in the common or community area, if any;

(2) Is a lot line adjustment approved by at least 75% of the owners of lots, units, or parcels on the plat, if there is no homeowners association having an interest in the common or community area, if any;

(3) Does not create a new buildable lot, parcel, dwelling or housing unit, or remnant; and

(4) Does not violate any land use ordinance of the City.

(b) Common and Community Areas Size and Location Modification. Pursuant to Utah Code § 10-9a-606, a lot or parcel designated as common or community area on a recorded subdivision plat may be modified in size and location if approved by the City as part of a subdivision plat amendment in accordance with Chapter 15.11 (Plat Amendments) and complies with applicable conditions and requirements set forth in Utah Code § 10-9a-606.

15.10.080. Joinder of Lots and Parcels.

(a) Joinder of Lots and Parcels. A property owner of record may execute and record a document that:

(1) Revises the legal description of more than one contiguous unsubdivided parcel of property into one legal description encompassing all such parcels of property, if the joinder does not violate any provision of this Title 15 (Subdivisions) or Title 12 (Zoning Code); or

(2) Joins a subdivided parcel of property to another parcel property that has not been subdivided, if the joinder does not violate any provision of this Title 15 (Subdivisions) or Title 12 (Zoning Code).

(b) Scope. This Section applies to the joinder of two or more parcels or a parcel and a subdivided lot. This Section does not address the combining of two lots within a subdivision or within adjacent subdivisions. Any such joinder of two subdivided lots shall require a plat amendment in accordance with CMC 15.11 (Plat Amendments).

(c) Not Subject to City Review. The joinder of lots and parcels under Subsection (a) is not subject to City review or approval.

(d) Disclaimer. The joinder of parcels or lots and parcels into one contiguous property does not eliminate any public utility easements or private easements located along the previous parcel or lot lines. Such easements can only be vacated in accordance with applicable law.

15.10.090 Violations.

A property line adjustment that violates any provision of this Title 15 (Subdivisions) or Title 12 (Zoning Code) may result in enforcement action as provided in CMC 15.17 (Enforcement) or CZC 12.23 (Enforcement), including the withholding of building or other permits, certificates, or other forms of authorization pertaining to land or improvements until the violation is corrected. This provision applies regardless of whether the original or current owner is responsible for the violation.

15.10.100. No Effect on Other Land Interests.

A property line adjustment, including approval of an exchange of title, has no effect on any easement or other interest in land shown on a recorded plat or other recorded document.

CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/26/2019

Item No. 4.

Short Title: Community Development Directors Report

Initiated By:

Scheduled Time:

SUBJECT

***Next PC Meeting July 10th*:**

- *Continuation of South Main Street Corridor - General Plan Discussion*
- *Continuation of the draft review of the Subdivision Ordinance*

RECOMMENDATION

BACKGROUND

CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/26/2019

Item No. 5.

Short Title: City Council Report

Initiated By:

Scheduled Time:

SUBJECT

Sheffield Downs PDO Subdivision Final Plat Extension - City Council approved the extension request

RECOMMENDATION

BACKGROUND