

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, JULY 10, 2013, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's website: www.centervilleut.net

Tentative - **Time:**

- 7:00 A. Welcome and Roll Call
 B. Prayer or Thought – Commissioner Steven Markham
 C. Minutes Review and Acceptance for June 26, 2013
 D. Commission Business
- 7:05 1. **PUBLIC HEARING | 1872 NORTH MAIN SUBDIVISION | 1872 NORTH MAIN STREET**
 Consideration of a conceptual subdivision with flag lots for the 1872 North Main Subdivision; which consists of 4 lots, located in the R-L Zone. Paul Cutler, Applicant
- 7:25 2. **PUBLIC HEARING | LEGACY CROSSING OFFICE BUILDING | 1148 WEST 300 NORTH**
 Consideration of a conditional use permit for new office building height which exceeds the allowed as per City Ordinance, for Lot 405 of the Legacy Crossing at Parrish Lane development, 1148 West Legacy Crossing Blvd., located in the C-VH(PD) Zone. Craig Widmier, U S Development, Applicant
- 7:45 3. **WOODS PARK SUBDIVISION | 690 WEST 2400 NORTH (LUND LANE)**
 Consideration of a final subdivision plan & plat for the Woods Park Subdivision, which consists of 29 building lots, located at 690 West 2400 North, in the R-L(PD) Zone. Alan Prince, Prince Development, Applicant
- 8:05 4. **PUBLIC HEARING | CHASE LANE CULINARY WATER PUMP HOUSE | 70 E CHASE LN**
 Consideration of a final site plan and conditional use permit for a public utility substation for the Chase Lane Culinary Water Pump House, located at 70 East Chase Lane, for the construction of a new well site in the R-L Zone. Centerville City, Applicant
- 8:25 5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 a. Upcoming Meetings
 • PC Meeting July 31, 2013: King Commercial Development Preliminary/Final Subdivision & Final Site Plan
- 8:30 E. Adjournment

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, June 26, 2013

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

Tamilyn Fillmore (arrived at 7:08 p.m.)

David P. Hirschi

Steven Markham

Kevin Merrill, Chair

Debra Randall

MEMBERS ABSENT

Brian Holman

Scott Kjar

STAFF PRESENT

Cory Snyder, Community Development Director

Lisa Romney, City Attorney (excused at 8:10 p.m.)

Katie Rust, Recording Secretary

STAFF ABSENT

Brandon Toponce, Assistant Planner

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Chair Kevin Merrill

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held June 12, 2013 were reviewed. Commissioner Hirschi requested an amendment. Commissioner Randall made a **motion** to accept the minutes as amended. Commissioner Markham seconded the motion, which passed by unanimous vote (4-0). Commissioner Fillmore arrived at 7:08 p.m., shortly after approval of the minutes.

PUBLIC HEARING – CHITOSE JOHNSON SUBDIVISION – 200 EAST 1200 SOUTH

The applicant desires to subdivide the property at 200 East 1200 South into two lots. Not all of the conditions given when the Planning Commission accepted the conceptual plan have been met. However, Cory Snyder stated he believes the remaining issues can be resolved prior to the next City Council meeting. There is up to 15 feet of excess private land on each side of the right-of-way. A plat note will disclose that all maintenance of the excess land will be the responsibility of the applicable lot owner. The right-of-way will be completed with a temporary turn-around to allow for potential future development. Staff recommends the Commission approve the preliminary and final subdivision plat and plans.

1 The applicant, Ron Marshall, explained the history of the property in question and the
2 intention of the current owners to subdivide the property into two lots and build two homes. At
3 7:20 p.m. Chair Merrill opened a public hearing. Seeing that no one wished to comment, he
4 closed the public hearing.

5
6 Commissioner Randall made a **motion** for the Centerville Planning Commission to
7 approve the preliminary and final subdivision plat and plans for Lot #2 of the Bangerter
8 Subdivision, with the following conditions or directives:

9
10 **Conditions:**

- 11 1. The following conditions of approval shall be accomplished prior to being scheduled
12 for City Council final subdivision review and approval.
- 13 2. The street right-of-way shall be dedicated the entire distance (215') not just the first
14 125' that is shown.
- 15 3. The subdivision shall install the full set of public street improvements the first 125'.
16 However, the hammerhead shall be constructed in accordance with the City & Fire
17 Code Requirements for an all-weather access.
- 18 4. There is up to 15' of excess private land with associated utility easements on each
19 side of the right-of-way (i.e. the first 125' of road). The plans shall be corrected to
20 address how this will be maintained (e.g. landscaping) and a plat note shall disclose
21 that all maintenance will be the responsibility of the applicable lot owner (no remnant
22 parcel is to be created).
- 23 5. All required utility provider sheets shall be received by the City staff.
- 24 6. City Engineer shall determine sufficiency of easement for Lot #2 along front lot line.
- 25 7. The applicant shall provide the correct addresses for the new lots, as deemed
26 acceptable by the Zoning Administrator.
- 27 8. Once conditions 1-6 are completed and deemed acceptable by City staff, the
28 preliminary approval shall then become the Planning Commission's final
29 recommendation to the City Council.

30
31 **Reasons for the Action:**

- 32 a. The Planning Commission finds that the subdivision for two lots is consistent with the
33 goals of the Centerville City General Plan concerning development within
34 Neighborhood 1, Southeast Centerville known as Extreme South Main Street Area
35 [Section 12-480-2.d].
- 36 b. The Planning Commission finds that the property is currently zoned Residential-
37 Medium (R-M) and that the subdivision, with the directives, could meet the applicable
38 development standards found in Chapter 12-32 of the Zoning Ordinance in regard to
39 layout and proper street frontage.
- 40 c. The Planning Commission finds, with the directives, that the requirements for
41 subdividing will be addressed and satisfied [Title 15 – Subdivisions].

42
43 Commissioner Hirschi seconded the motion, which passed by unanimous vote (5-0).

44
45 **PUBLIC HEARING – CODE TEXT AMENDMENT – CHAPTER 12-23,**
46 **ENFORCEMENT [Postponed from June 12, 2013 Meeting]**

47
48 Lisa Romney, City Attorney, explained the proposed Zone Code Text Amendments for
49 Chapter 12-23 regarding enforcement, which are intended to bring the code enforcement
50 procedures for zoning ordinance violations in line with the procedures used for other civil code

1 enforcement within the city. The penalty fee for a first offense will be increased from \$125 to
2 \$150, and the penalty for a repeat offense will double. Ms. Romney recommended changing
3 the time allowed for requesting an administrative hearing on page 4 subsection 092(c), from ten
4 days to twenty days from the date of service to be consistent with the twenty days from time of
5 service allowed for payment of penalties in subsection 092(b). Mr. Snyder stated he feels the
6 text amendments will allow a better process to be maintained within the complaint-based
7 system.
8

9 At 7:39 p.m. Chair Merrill opened a public hearing. Seeing that no one wished to
10 comment, he closed the public hearing. The Commission reviewed the proposed amendments
11 and pointed out a few minor corrections. Commissioner Hirschi made a **motion** to adopt the
12 Zone Code Text Amendment to Chapter 12-23, Enforcement, as modified by the Commission,
13 and recommend approval by the City Council. Commissioner Randall seconded the motion,
14 which passed by unanimous vote (5-0).
15

16 **TRAINING FOR COMMISSIONERS**
17

18 Ms. Romney updated the Commission regarding 2013 Legislation affecting land use.
19 Ms. Romney was excused from the meeting after the training.
20

21 **DISCUSSION REGARDING ACCESSORY DWELLING UNITS**
22

23 Earlier in the year the City Council identified Accessory Dwelling Units (ADU's) as a
24 desired topic for discussion. Mr. Snyder explained the purpose of ADU's, typical ADU
25 regulations, and potential ADU drawbacks. The Commissioners discussed possible advantages
26 and concerns related to allowing ADU's, and expressed a desire to continue the discussion at a
27 future meeting when all commissioners are present.
28

29 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
30

31 The next Planning Commission meeting will be held on July 10, 2013.
32

33 **ADJOURNMENT**
34

35 At 8:43 p.m. Commissioner Hirschi made a **motion** to adjourn the meeting.
36 Commissioner Fillmore seconded the motion, which passed by unanimous vote (5-0).
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42 _____
Kevin Merrill, Chair

Date Approved

43
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47 _____
48 Katie Rust, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

**PROPERTY OWNER/
APPLICANT:** PAUL CUTLER
1872 NORTH MAIN STREET
CENTERVILLE, UT 84014

E-MAIL: paulcutler@gmail.com

PROPERTY: SAME AS ABOVE

ACREAGE: 1.64 ACRES

ZONING: RESIDENTIAL-LOW (R-L)

APPLICATION: CONCEPTUAL SUBDIVISION

CODE REVIEW SUMMARY: CONCEPT SUBDIVISION
HILLSIDE OVERLAY DISTRICT
ACCESSORY BUILDINGS AND STRUCTURES
REQUEST FOR TWO (2) FLAG LOTS

STAFF RECOMMENDATION: TABLE WITH DIRECTIVES

BACKGROUND

The applicant, Mr. Paul Cutler, desires to revamp the existing development conditions of the property. The applicant desires to subdivide and create three additional parcels, with two lots fronting Main Street and two (2) other consisting of flag style lots. The larger primary home will be kept, while two of the three existing other buildings would be eventually demolished, however, there is a desire to keep the swimming pool (*see conceptual layout plan*).

In the historic past, previous owners developed several accessory structures, which one of them was converted into a dwelling (was to be a barn) that had not been approved by the City. Members of the applicant's family subsequently acquired ownership of the property and continued the uses that were present on the property. The applicant now desires to reconfigure and divide the property and to resolve the historical problems associated with the property.

Staff is of the opinion that it is not conventionally feasible to develop the existing property in accordance with the allowed density of the current R-L Zone. The historical events in and around the subject property has resulted in an underutilized parcel that is ripe for some type of

infill scenario. However, request before the City has highlighted a minor shortcoming of the City's Flag Lot Ordinance, which will be explained below.

FLAG LOT ORDINANCE LIMITATIONS AND CONSTRAINTS

The Flag Lot Ordinance has a limitation of two lots and is tied to the "Small Subdivision Waiver" process. The purpose of the small lot allowance is to efficiently facilitate the division of land where parcels front existing streets and utilities are readily available. When the Flag Lot Ordinance was originally developed, it was anticipated that its use would be limited and only utilized when it was not feasible to construct new roads and a parcel is markedly underutilized. Thus, it was partnered with the small subdivision process. Furthermore, the flag lot regulations allow a stacking or partnering of two flag lots in addition to the original lot for a total of three lots. However, the actual small subdivision limits the use only to two lots. Thus, there is an inherent conflict that was not addressed during the adoption of the flag lot regulations.

Lastly in the case before the City, the subject parcel is too small to create an internal road, but too large to just develop two lots. So, it is staff's opinion that the property is a case in point where an infill ordinance ideal again falls short to covering every potential scenario. So is there a solution? Yes.

First, state law allows cities to subdivide up to 10 lots as a "small subdivision." The City's ordinance stops at two. Thus there is ample room to adjust the number and parameters. The Planning Staff suggests that the definition of what "qualifies" for a small subdivision be amended to add to the 2-lot limit additional language that also covers when there is a use of our Flag Lot Ordinance, which has a limitation of only 2 flag lots. It would read something to the effect of:

- *Small subdivision...consisting of 2 lots, or when there are two traditional lots in conjunction with any flag lots to be approved, provided there are not more than a total of 4 lots.*

This change would ensure that the intended parameters of small lot subdivision are maintained, but allow the incorporation of the maximum flag lot use limitation; which is two (2). Please be advised that the suggested change of the ordinance is not part of the application before the Commission. It is simply a potential solution to identified problem of staff's conceptual review of the proposed subdivision.

CONCEPTUAL SUBDIVISION PROCESS

General Plan

The Centerville General Plan indicates the proposed lots are found within Neighborhood 3, Northeast Centerville, located north of Parrish Lane and east of Main Street [Section 12-480-4]. One of the goals listed for Neighborhood 3, states:

- ✓ To maintain compatibility with the style of development presently existing in this area, all future residential development in Northeast Centerville should be low density single-family.

The Land Use Hierarchy Standards establishes “low intensity” as being residential uses less than four (4) units per acre [Section 12-480]. The proposed subdivision at 1872 North Main Street is zoned as Residential-Low (R-L). All other lots surrounding the proposed subdivision are also zoned R-L. It is staff’s position that the proposed subdivision remains consistent with the goals and objectives of the General Plan.

General Subdivision Standards (15-5) and Zoning Ordinance Requirements (12-32)

Each lot must meet the zoning requirements for the Residential-Low (R-L) Zone concerning frontage, width, and set backs. The table below addresses the applicable zoning requirements regarding lots in the R-L zone. The flag lot requirements will be reviewed later in this report.

Applicable Development Standards for the Residential Low (R-L) Zone (Table 12-31-1)

1872 North Main Street (Existing & New Assessments – Main Buildings)			
Development Standards	Required	Actual	Comply
Building Standards			
Distance Between Buildings	6 Feet	6 Feet/ Yes	
Maximum Height	35 Feet	(estimated) < 35 Feet /Yes	
Lot and Parcel Standards			
Minimum Area	None	N/A	
Minimum Lot Width (at front setback, normal)	60 Feet	81+ Feet	Yes
Setbacks			
Front Yard	25 Feet	Existing (>25) New (n/a)	Yes
Rear Yard	20 Feet	Existing None Approved Dwelling (3+ Feet) Others >20’/Yes	No
Side Yard	8/10 Feet Minimum total width of both side yards: 18 Feet	Existing 8’ to flag stem New (n/a)	Yes
Site Standards			
Buildable Area	2,000 Square Feet	(estimated) >2,000	Yes
Buildable Area, minimum, range of length/width ratio	2:1 and 1:2	(estimated) Available	Yes
Gross Density	4 Units Per Acre	2.5 Units Per Acre	Yes

Improvements and Utilities for Subdivisions (15-2)

All regular utilities are available to provide needed services to the proposed lots. However, historically, there have been improvised utility connections that are not necessarily appropriately developed. Thus, there will need to be coordinated efforts with the various utility service entities to establish correct service lines and to provide the proper easements.

As to required easements, a 10-foot easement will need to be placed on the front lot lines of each lot, with one side and a rear yard easement consisting of a 7-foot easement to complete the subdivision ordinance requirements. The applicant will still be required to coordinate the proposed subdivision construction plans with the city engineer and applicable agencies regarding utility service line placement, storm drainage lines, fire protection issues, and flag lot stem and driveway details.

Layout, Lots, Streets (15-2) It appears that all lots (*if flag lots are approved*) have been designed as to meet the subdivision standards for development within the R-L Zone. The new proposed lots are developable and able to be built upon, particularly in regards to configuration and area requirements for the lots fronting Main Street.

Sensitive Lands 12-53 (aka: 12-330-2, Hillside Overlay)

The conceptual plan submittal does not address the topography and slope issues of the Hillside Overlay Zone. On the other hand, the development area is located just east of Main Street and not up on the steep bench areas of the foothills. Thus, it is the opinion of the planning staff that slopes, cuts, fills, etc. will be rather minimal.

Accessory Building & Structures (12-32-040)

The proposed subdivision to create four (4) lots will consequently leave at least three accessory uses or buildings without the required primary use, which are single-family homes (see Section 12-32-040.b.2). Such accessory uses and structures are the pool and its associated building, a garage building, and the supposed barn (aka: a non-approved dwelling). Thus, before the subdivision can be recorded, this issue of these remaining accessory buildings needs to be addressed. In the past, developers/owners have dealt with such situations using various methods, such as the following:

- Demolish the affected accessory structures prior to plat recording.
- Provide to the City a demolition bond prior to plat recording with a demolition deadline set for a later date.
- For structures transecting lot lines, building permits are withheld until the non-compliance structures are removed.
- Record non-compliance certificates against the affected lots until the structures are removed.

The applicant will need to provide an accessory building remediation plan to address the ordinance requirements summarized above.

FLAG LOT REVIEW 15-5-102 (9) – (10)

15-5-102(9)(a)-(e)

- a. The property involved was and is not a part of a previous subdivision plat approval by the City.
 - **Staff Response:** The property is not part of any previous subdivision approvals.
- b. The property involved qualifies for a “small subdivision waiver” in accordance with Section 15-2-107.

- **Staff Response:** As explained earlier, this requirement prohibits the ability to carry out the proposed subdivision.
- c. The approving entity finds that there are no adjacent streets stubbed to and could not eventually be constructed to or through the area to provide proper street frontage to the property as part of a conventional subdivision.
- **Staff Response:** There are no adjacent streets stubbed to the property.
- d. The approving entity finds that integrating the property with adjacent property assemblages would not result in developing a lot layout that could be approved as part of a conventional subdivision.
- **Staff Response:** As described earlier, it is not feasible to develop a publicly dedicated road and also provide needed area for lots and homes.
- e. The approving entity finds that leaving the property in its current condition results in an underutilized area that creates an opportunity for the land to become a nuisance to the area in which it is located.
- **Staff Response:** It is the opinion of staff that in order for this lot to be developed, a flag lot is a needed solution. No street could be stubbed in to the property to allow for proper street frontage or to create a conventional subdivision. Nor may any lots surrounding the area somehow be combined to create a more conventional subdivision. If the property is not developed as a flag lot, it will result in an unutilized piece of ground.

Development Standards for a Flag Lot (15-5-102(10)(a),(b))

1872 North Main Street (2-Flag Lots)			
Development Standards	Required	Actual	Comply
Building Standards			
Distance Between Buildings	6 Feet	Need accessory building remediation plan	
Maximum Height	35 Feet	Not applicable	
Lot and Parcel Standards			
Minimum Area	10, 800 Square Feet	13,000+ Square Feet	Yes
Minimum Frontage	25 Feet (stem)	25 Feet (stem)	Yes
Stem Pole Minimum Depth	80 Feet	(Estimated) >80 Feet	Yes
Main Building, Maximum Depth	400 Feet	(Estimated) <400 Feet	Yes
Setbacks			
All Perimeter Boundary Lines	16 Feet	To be determined	Likely
Site Standards			
Buildable Area	2,000 Square Feet	(Estimated) >2,000 Feet	Yes
Buildable Area, minimum, range of length/with ratio	2:1 and 1:2	Unknown	Likely
Gross Density	4 Units Per Acre	2.5 Units Per Acre	Yes

15-2-102(10)(a)-(d)

(a) Flag Lot Configuration:

- **Staff Response:** This has been reviewed as part of the development standards in the provided table.

(b) Flag Lot Yard Area Requirements:

- **Staff Response:** This has been reviewed as part of the development standards in the provided table.

➤

(c) Stem Pole Use and Maintenance:

- i. Driveway Access, Minimum Width: stem/pole driveway must be in cement or asphalt pavement and be a width of 10 feet, intersect a public street and meet the City Standards for a drive approach. If a fire lane is required, it must have necessary pavement and shoulders with an unobstructed minimum width of 20 feet, as required by the fire code.

- **Staff Response:** The stem width proposed is 25 feet. There is an internal existing driveway, which is inadequate to provide the required fire access lane. A fire lane with a turnaround is required and has not yet been designed as to meet the requirements.

- ii. Stem/Pole, Multiple Use (sharing): This criteria discusses multiple flag lots on one stem, which is limited to two.

- **Staff Response:** The conceptual plan depicts the use of two (2) flag style lots. The issue of maintenance will need to be addressed with the subdivision recording documents.

- iii. Stem/Pole Addressing Area: An area fronting the public street is required to have a permanent address sign or marker. The sign may not be higher than 3 feet and no larger than 12 square feet. It must be visible, yet still meet the standards found in Section 12-55-230, Visual Obstruction Standards.

- **Staff Response:** This will still be required and be verified at the time the home(s) receives a final inspection after construction.

(d) Utilities and Related Services:

- i. Utilities and other services: All utilities, related services and easements must be provided in accordance to City Ordinances and any requirements recommended by the City Engineer.

- **Staff Response:** Although there are historical services provided to the property, it does not appear to staff that they were planned in a manner that can accommodate the divisions without needed correction or relocations. The conceptual plan does not address the specifics involved with providing needed services. The applicant will still be

required to work with the city engineer concerning any drainage issues and utility placements.

- ii. **Fire Access Protection:** Fire hydrants, emergency access and turnarounds shall be provided in accordance with the applicable fire code regulations, and other applicable regulations and ordinances adopted by the City, State, and any requirements recommended by the city engineer, upon consultation with the fire marshal and the police chief.
 - **Staff Response:** The conceptual plan does not adequately address the fire lane, turnaround, and hydrant expectations. The applicant, city engineer and the fire marshal still need to work together to come up with a solution.
- iii. **Storm Water Drainage and Control:** Flag lots must comply with Section 15-5-105 in regard to storm water, or provide an alternative method of a storm drainage management system acceptable to the city engineer.
 - **Staff Response:** The conceptual plan does not specifically address the drainage requirements. The applicant will need to continue to work with the city engineer in regards to all drainage management on the property.

PLANNING STAFF RECOMMENDATION

1st Motion: Suggested Motion for the small subdivision waiver/flag lot for properties located at 1872 North Main Street. I hereby make a motion for the Planning Commission to table action for the request of a small subdivision waiver/flag lot for the project located at 1872 North Main Street, with the following directives to be completed or submitted for further consideration, if a related change to the small subdivision definition occurs:

1. The conceptual plan submittal needs to address the topography and slope issues of the Hillside Overlay Zone.
2. The conceptual plan submittal is to adequately address the fire lane, turnaround, and hydrant expectations. The applicant, city engineer and the fire marshal still need to work together to come up with a solution.
3. The conceptual plan submittal is to address the specifics involved with providing needed services. The applicant will still be required to work with the city engineer concerning any drainage issues and utility placements.
4. The conceptual plan submittal is to address the issue of maintenance for the flag lot access stem.
5. The conceptual plan submittal will need to provide an accessory building remediation plan to address the ordinance requirements, as summarized in the staff report.

Suggested Reasons for the Action (Findings):

- a. The proposed subdivision does not currently qualify for a flag lot development, which requires it to consist of only two (2) lots. However, staff is suggesting that the City

consider potential amendments that may allow the project to occur, if such changes were adopted.

- b. The Commission finds that the project is required to submit a complete application for consideration of a small subdivision waiver/lot split [Section 15-2-107].
- c. The Commission finds that a small subdivision waiver does not involve additional application submittals, thus the requested information needs to be reviewed at the time of conceptual plan review and action.

2nd Motion: Suggested Motion for the Planning Commission to direct staff to prepare an amendment to the small subdivision waiver definition. "I hereby make a motion for the Planning Commission to give directive staff to prepare a Subdivision Ordinance Amendment regarding the small subdivision waiver definition to consider how the flag lot regulations might be incorporated into this process."

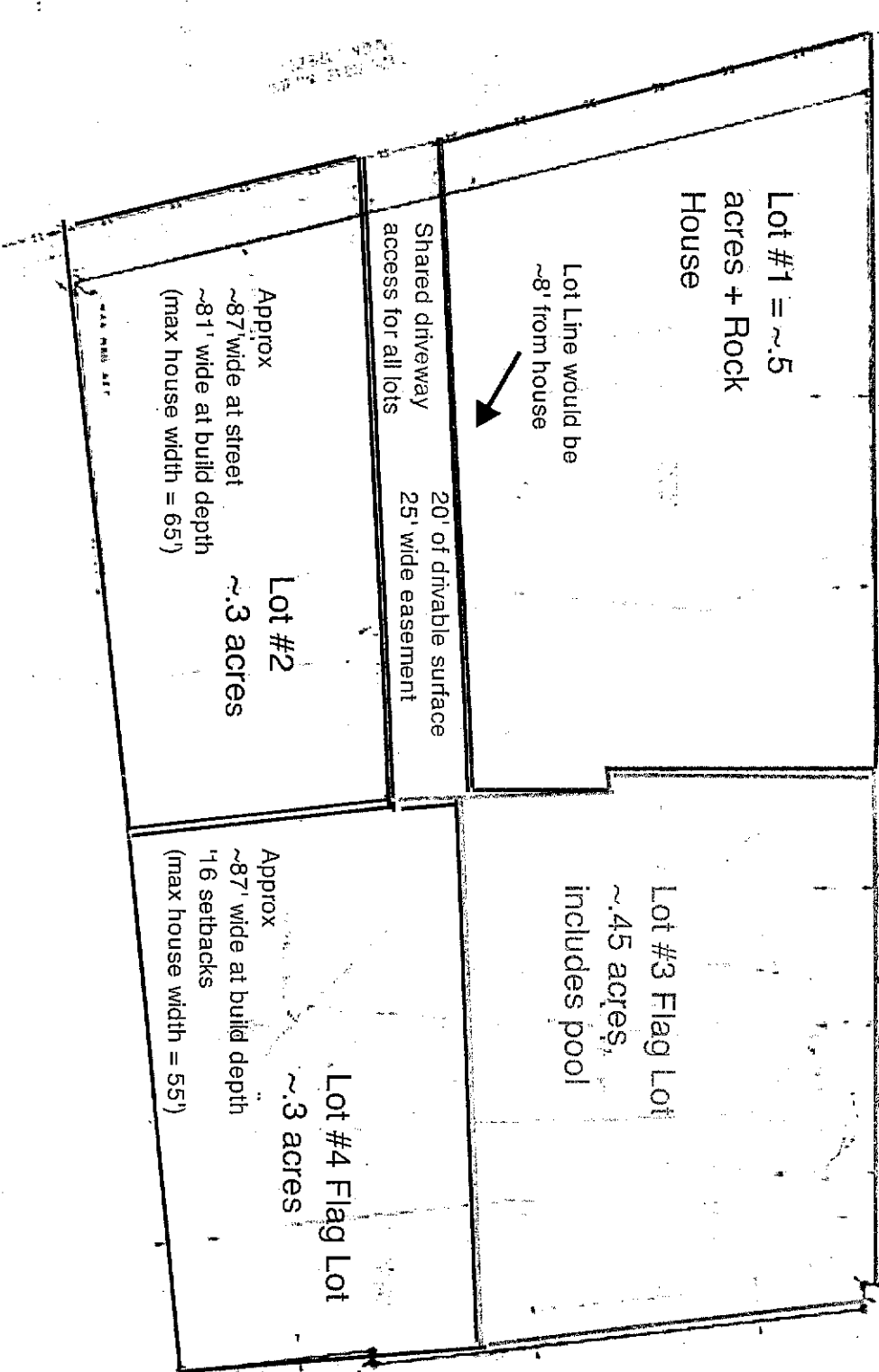
OPTION #2

Motion For Conceptual Plan Non-Acceptance: Suggested Motion for the small subdivision waiver/flag lot for properties located at 1872 North Main Street. I hereby make a motion for the Planning Commission to **NOT** accept the conceptual subdivision plan and small subdivision waiver request.

Suggested Reasons for the Action (Findings):

- a. The proposed subdivision does not currently qualify for a flag lot development, which requires it consist of only two (2) lots as part of a small subdivision waiver. Thus, it is not eligible for any subdivision approval.

RECEIVED JUN 19 2013



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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT/OWNER: U.S. DEVELOPMENT
C/O CRAIG WIDMIER
1513 NORTH HILLFIELD ROAD #2
LAYTON, UTAH 84041

PROPERTY: 1148 LEGACY CROSSING BOULEVARD

ACREAGE: 29 ACRES

ZONING: COMMERCIAL VERY-HIGH/PLANNED DEVELOPMENT (C-VH/PD)

APPLICATION: CONDITIONAL USE PERMIT LOT 405, INCREASED HEIGHT

BACKGROUND

On October 10, 2012, Lot 4 received a final approval by the City, however, since no construction has occurred for six months, the approval expired. On June 27, 2013, the City Council reapproved the final subdivision plans. In addition, the applicant has submitted the building permit application for a 4-story office building located on Lot 405. Through the building permit review process it was discovered that the height of the building was 58 feet; which is 13 feet above the allowable 45 feet. In addition, the PDO approval (dated July 1, 2010) states the following condition:

- *The commercial and entertainment component of the PDO shall comply, be modified or incorporate the following:*
 - a) *The commercial and the residential buildings are limited to a maximum height of 45 feet, except where such heights may be exceeded in accordance with Section 12-55-120.a. or as approved with the issuance of the conditional use permit.*

Therefore, a conditional use permit for the additional height is required. The applicant has provided detail on the site and the building for a review by the Planning Commission.

CONDITIONAL USE PERMIT REVIEW – SECTION 12-21-100**Evidence [12-21-100(e)(3)(A-D)]**

The applicant has already shown the desire for a 4-story office building located at 1148 West Legacy Crossing Boulevard, in the Legacy Crossing Subdivision. The 4-story office building is part of an approved site plan for all of Lot 4; which consists of three retail buildings and a spa. Through the site plan process, the entire site was found to have adequate parking and landscaping for the proposed uses, in addition it was found to meet all applicable standards in the General Plan and the Parrish Lane Guidelines [October 5, 2012 Final Site Plan Approval]. Having a 4-story building located within the Legacy Crossing Subdivision will add a component that will have a positive impact on the general well being of the neighborhood and community. With increased office space, comes an increase in jobs and housing for the Centerville area.

Factors to be Reviewed [12-21-100(e)(5)(A-K)]**Suitability and Harmony with the Proposed Site and Adjacent Property (A-C, F)**

The property is ideal for the additional height since other tall buildings are within this area. The MegaPlex Theater tower, although not included within the height calculation, is approximately the same height as the 4-story building. In addition, the apartment buildings are also three and four stories, with the maximum height being 45 feet. Another reason the 4-story building will not be out of place, is due to the I-15 overpass. The overpass rises up over the Legacy Crossing Subdivision making the building appear not as tall. It appears that having a 4-story building at an increased height of 58 feet will be suitable at this location and will be in harmony with the surrounding neighborhood.

Impact on the Community and Safeguards to Minimize this Impact (D-E, G, I-K)

The 4-story building has been designed to meet the Parrish Lane Guidelines and has been approved by the Planning Commission. Having 4-story's will not have a negative impact aesthetically, or the required utilities to service the extra linear feet. The building has been reviewed by the Fire Marshal and found to have adequate protection for the requested height. The additional 13 feet of height will not cause any negative impacts on the surrounding community.

Adequate Access, Parking, Lighting, landscaping, Fire Protection and Vehicular Circulation (H)

As stated previously, all detail concerning parking, access, lighting, design, landscaping, fire protection and vehicular circulation for the Lot 4 was reviewed and found to be in compliance to the Zoning Ordinance.

CONCLUSION

Staff believes the additional height will have no negative impacts on the neighborhood or community. The building has been designed to meet the Parrish Lane Guidelines and will blend in well with the apartments, MegaPlex Theater, and any future development. Staff believes the additional height will provide more office space, which will allow for an increased opportunity for positive economic impact.

PLANNING STAFF RECOMMENDATION

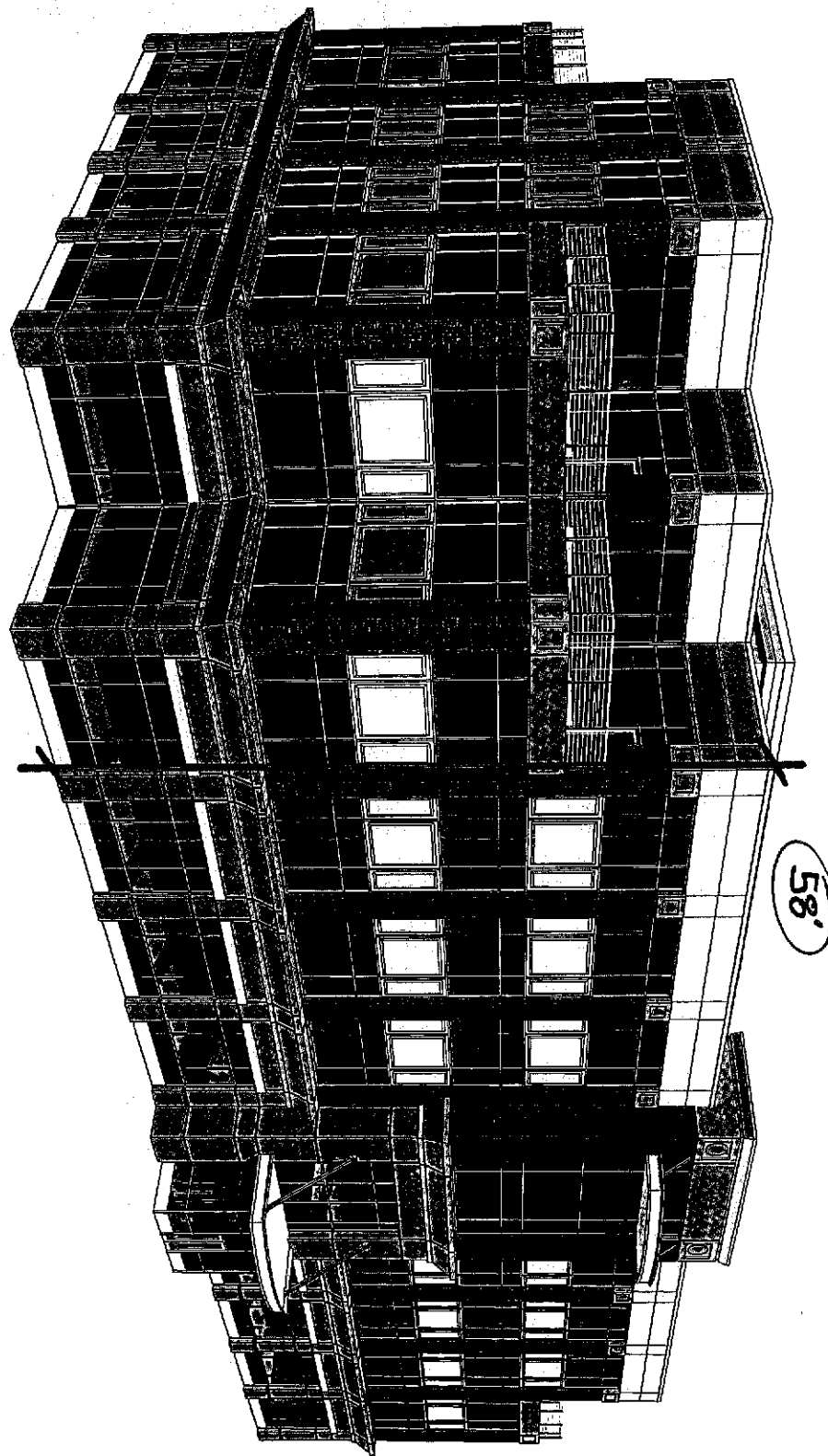
Suggested motion for the conditional use permit concerning the building height for Lot 405 of the Legacy Crossing Development located at 1148 West Legacy Crossing Boulevard:

I hereby make a motion for the Planning Commission to approve the conditional use permit for the office building height located at 1148 West Legacy Crossing Boulevard, subject to the following conditions:

- The allowable height for the Legacy Crossing 4-Story Building, located on Lot 405, shall not exceed 58' in total height, from the finished grade to the top of the finished floor; excluding all applicable exceptions found in Section 12-55-120 of the Zoning Ordinance.

Suggested Reasons for the Action (Findings):

1. The applicant has submitted a complete conditional use permit application according to Section 12-21-100(d)(1).
2. The design of the building and site was previously approved on October 10, 2012.
3. No negative impacts were found to occur if the additional height were granted [Section 12-21-100(e)(3,5)].

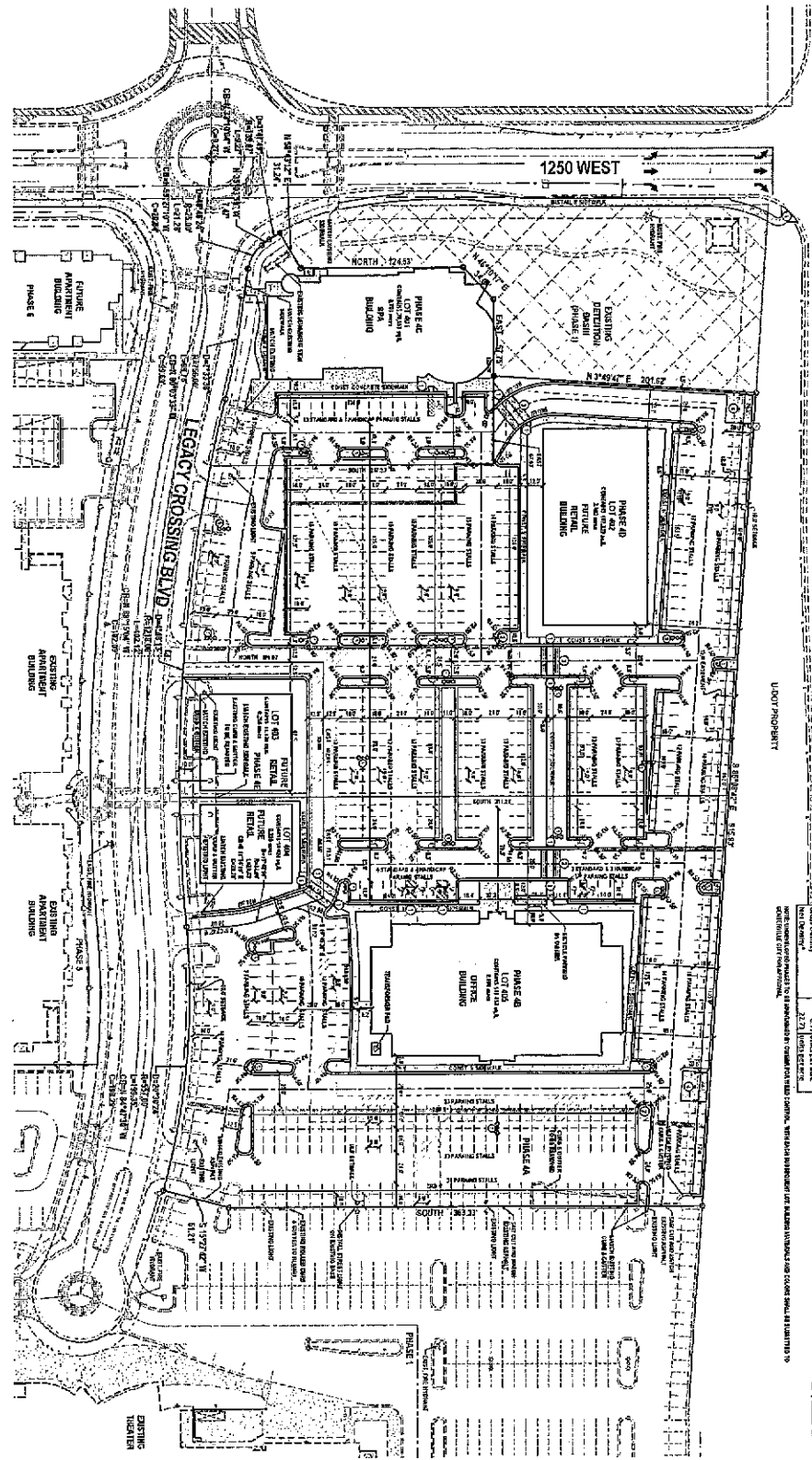




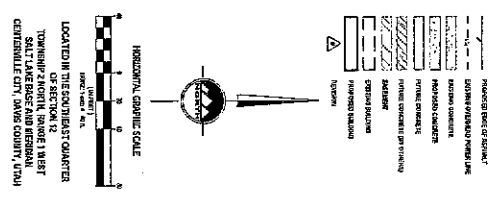
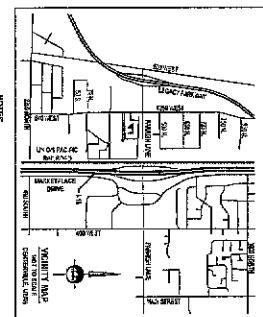
Phase	Area (sq. ft.)	Area (ac.)	Volume (cu. ft.)	Volume (cu. yd.)
Phase 1	1,000,000	23.0	1,000,000	70,794
Phase 2	1,000,000	23.0	1,000,000	70,794
Phase 3	1,000,000	23.0	1,000,000	70,794
Phase 4	1,000,000	23.0	1,000,000	70,794
Phase 5	1,000,000	23.0	1,000,000	70,794
Phase 6	1,000,000	23.0	1,000,000	70,794
Phase 7	1,000,000	23.0	1,000,000	70,794
Phase 8	1,000,000	23.0	1,000,000	70,794
Phase 9	1,000,000	23.0	1,000,000	70,794
Phase 10	1,000,000	23.0	1,000,000	70,794

PARRISH LANE

LOOPY PROPERTY



Phase	Area (sq. ft.)	Area (ac.)	Volume (cu. ft.)	Volume (cu. yd.)
Phase 1	1,000,000	23.0	1,000,000	70,794
Phase 2	1,000,000	23.0	1,000,000	70,794
Phase 3	1,000,000	23.0	1,000,000	70,794
Phase 4	1,000,000	23.0	1,000,000	70,794
Phase 5	1,000,000	23.0	1,000,000	70,794
Phase 6	1,000,000	23.0	1,000,000	70,794
Phase 7	1,000,000	23.0	1,000,000	70,794
Phase 8	1,000,000	23.0	1,000,000	70,794
Phase 9	1,000,000	23.0	1,000,000	70,794
Phase 10	1,000,000	23.0	1,000,000	70,794



LEGACY CROSSING PHASE 4
OFFICE & RETAIL
1140 WEST LEGACY CROSSING BOULEVARD
CENTERVILLE CITY, UTAH

LEGACY CROSSING PHASE 4
OFFICE & RETAIL
1140 WEST LEGACY CROSSING BOULEVARD
CENTERVILLE CITY, UTAH

LEGACY CROSSING PHASE 4
OFFICE & RETAIL
1140 WEST LEGACY CROSSING BOULEVARD
CENTERVILLE CITY, UTAH

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

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNER: VAL WOODS TRUST
103 EAST 500 SOUTH
FARMINGTON, UT 84025

APPLICANT: ALAN PRINCE
4255 SUGAR PINE COURT
LEHI, UT 84043

PROPERTY: WOODS PARK DEVELOPMENT
690 WEST 2400 NORTH

ACREAGE: 6.10 ACRES (*GROSS AREA*)

ZONING: R-L/PD (*RESIDENTIAL-LOW/PLANNED DEVELOPMENT*)

APPLICATION: FINAL SUBDIVISION PLAT AND PLANS

RECOMMENDATION: TBD (*see options recommended by staff*)

BACKGROUND

The proposed 29-lot development is to be located at approximately 690 West 2400 North, which is on the north end of the City limit line adjacent to the Frontage Road. The applicant previously received a "planned development overlay" approval with an R-L Zoning and now desires to proceed to final subdivision plat and plans approval.

PREVIOUS PRELIMINARY SUBDIVISION APPROVAL & STAFF REPOSENSE

On June 12, 2013, the Planning Commission approved the preliminary subdivision plans for the proposed Woods Park Subdivision, subject to the following:

1. A final subdivision application and plans shall be submitted, within one (1) year, in accordance with the requirements of Title 15, Subdivisions and of Title 12-Zoning Ordinance.

➤ **Staff Response:** **See Recommendation 2, 2013**

2. The final plat and plans shall reflect the design, layout and all related items, as presented with the preliminary plan submittal, except as modified with the conditions of preliminary subdivision approval.

➤ **Staff Response:** [REDACTED]

3. Such final plat and plan submittal shall also be subject to all terms and conditions of the conceptual plan and the applicable Development Agreement associated with the Wood Park Development.

➤ **Staff Response:** [REDACTED]

4. The final plat and plans shall also address the following:

- a. The City Engineer's request for two (2) sidewalks easements outside the right-of-way to provide internal connections to Lund Lane (east side entrance and to a future road north side of east street stub).

➤ **Staff Response:** [REDACTED]

- b. The City Engineer's requests that fencing in the side yard areas be eliminated and just allow fencing in the rear yards of the homes. A note on the final plat shall be provided to call out this restriction.

➤ **Staff Response:** [REDACTED]

- c. The City Engineer's request to straighten and align pedestrian crossings to facilitate future road maintenance.

➤ **Staff Response:** [REDACTED]

- d. Provide a reference note on the final plat indicating the development is subject to a PDO approval and all homes are to comply with such architectural requirements.

➤ **Staff Response:** [REDACTED]

- e. The side yard setback corrected to 5 feet for each lot, for a combined total of 10 feet between homes.

➤ **Staff Response:** [REDACTED]

- f. Provide a plat note addressing the use of detached accessory buildings.

➤ **Staff Response:** [REDACTED]

- g. The applicant shall address the driveway cut width to be a maximum of a 2-car width and to reduce the hard surface to a minimum allowable on the 3-car driveway plans.

Staff Response: [REDACTED]

- h. Tonight, the applicant submitted a list of rear elevation architectural design elements. The Planning Commission expects a commitment that each rear elevation has a minimum of four (4) architectural design elements with at least one of those being material variation above the fence line.

Staff Response: [REDACTED]

- i. The pop-outs along the fence on Lund Lane are adequate. The Planning Commission prefers the fence be of colored vinyl and requires that color to be solid throughout the materials.

Staff Response: Compliance = No reference on exhibits indicated

- j. Deck setbacks shall meet City Standards. The applicant may address use of uncovered decks for modification review.

➤ **Staff Response:** Compliance = To be determined. The applicant is requesting that a maximum allowance of 6'x15' uncovered decks be approved with the final plans.

- k. No driveway shall be allowed on the side yard of Lots 1, 14, 15 and 21.

Staff Response: [REDACTED]

5. The final plat submittal shall also address the needed drainage system improvements to properly manage the anticipated creek flow and flood waters, as recommended by the City Engineer. Any needed amendments to the related Development Agreement shall be prepared at the time of final plan and plat submittal.

➤ **Staff Response:** Compliance = Yes, an inundation study was provided and accepted by the City Engineer. The City Engineer and Attorney are reviewing the plan and will make any needed recommendations.

6. The developer shall remain responsible for payment of all outstanding professional service fees related to the review of the preliminary subdivision plans.

➤ **Staff Response:** [REDACTED]

PLANNING STAFF RECOMMENDATION

OPTION #1 (to table)

Suggested Motion for the final subdivision plat and plan approval for the Woods Park Development: I hereby make a motion for the Planning Commission to table the final subdivision plat and plan for the proposed Woods Park Subdivision, subject to the applicant addressing, correcting, or resubmitting the following:

1. Several final plan exhibits incorrectly depict 30 lots/building pads, where only 29 units were originally approved.
2. A reference plat note is missing on the final plat indicating the development is subject to a PDO approval and all homes are to comply with such architectural requirements.
3. The fencing in the side yard areas is to be eliminated and just allow fencing in the rear yards of the homes. A note on the final plat shall be provided to call out this restriction.
4. The plat and plans shall address the driveway cut width to be a maximum of a 2-car width and to reduce the hard surface to a minimum allowable on the 3-car driveway plans.
5. The plat and plans shall address the Planning Commission's expectation for a commitment that each rear elevation has a minimum of four (4) architectural

design elements with at least one of those being material variation above the fence line.

6. A reference plat note shall indicate that no driveway shall be allowed on the side yard (street sides) of Lots 1, 14, 15 and 21.

OPTION #2 (to recommend approval)

Suggested Motion for the final subdivision plat and plan approval for the Woods Park Development: I hereby make a motion for the Planning Commission to recommend the final subdivision plat and plan for the proposed Woods Park Subdivision to the City Council, subject to the applicant addressing, correcting, or resubmitting the following prior to submittal to the City Council:

1. The final subdivision plat and plans shall address the following:
 - a. Several final plan exhibits incorrectly depict 30 lots/building pads, where only 29 units were originally approved.
 - b. A reference plat note is missing on the final plat indicating the development is subject to a PDO approval and all homes are to comply with such architectural requirements.
 - c. The fencing in the side yard areas is to be eliminated and just allow fencing in the rear yards of the homes. A note on the final plat shall be provided to call out this restriction.
 - d. The plans and plat shall address the driveway cut width to be a maximum of a 2-car width and to reduce the hard surface to a minimum allowable on the 3-car driveway plans.
 - e. The plat and plans shall address the Planning Commission's expectation for a commitment that each rear elevation has a minimum of four (4) architectural design elements with at least one of those being material variation above the fence line.
 - f. A reference plat note shall indicate that no driveway shall be allowed on the side yard (street sides) of Lots 1, 14, 15 and 21.
 - g. A plat note indicating that there be a maximum allowance of 6' (depth) x 15' (width) uncovered decks outside the rear yard building line. Any amendments to the associated covenants, conditions, and restrictions shall include to reflect these parameters.
 - h. The applicant shall prepare and submit the required covenants, conditions, and restrictions along with the homeowners association documents to the City Attorney for review and acceptance with applicable laws and approvals related to the PDO approval of the Woods Park Development.
2. The final plat and plan submittal shall also be subject to all terms and conditions of the preliminary plan approval and the applicable Development Agreement associated with the Wood Park Development.
3. The final plat and plan submittal shall be subject to the acceptance of the flood inundation study, as determined by the City Engineer. Any needed amendments to the related Development Agreement shall be prepared and accepted prior to the time of final plan and plat recording.
4. The applicant or subsequent developer/owners of the project shall remain responsible for payment of all outstanding professional service fees related to the review of the final subdivision plans and plat.

Suggested Reasons for the Action (Findings):

- a) The Commission finds that the final subdivision plat and plan is to comply with the terms and conditions of Wood Park PDO Zone Map Amendment and associated conceptual plan acceptance that was approved in April of 2013.
- b) The Commission finds that the conditions of the final plat and plan recommendation, subject to terms and conditions of the PDO, are consistent with Woods Park PDO Zone Map Amendment.
- c) The Commission finds that the terms and conditions of the final plat and plan recommendation is consistent with preliminary subdivision approval, dated June 12, 2013.

Cory Snyder

From: Alan Prince <alan@prnceddevelopment.com>
Sent: Wednesday, June 19, 2013 8:34 PM
To: Cory Snyder
Subject: FW: Woods Park
Attachments: Woods Park 40'x50' Lots.pdf; Woods Park 45'x45' Lots.pdf; Woods Park 50'x45' Lots.pdf

Cory, as you can see, the amount of protrudance by decking into the backyard of any home plan is 6 feet, and only for a brief width. We would like to propose that (a)no deck area be permitted to be covered which protrudes in any manner into the rear setback area. (Covered decks are fine, but only if they fit into the regular building pad space). No deck be permitted to invade any rear setback area further than 6 feet, and no deck to be wider than 15 feet. Thanks. Alan

From: Phil Holland [<mailto:Phil@henrywalkerhomes.com>]
Sent: Wednesday, June 19, 2013 11:35 AM
To: Alan Prince
Subject: FW: Woods Park

This is what we have as a visual for the rear deck outcome. Please review and give me some feedback. If there isn't any then we will print these out and put them on 11 x 17 sheets and boards.

Thanks,

Phil
Phil Holland
Vice President of Land Acquisition

HENRY WALKER HOMES
500 North Marketplace Drive, Suite 201
Centerville UT 84014
O: 801-677-1600 C: 801-668-1565
HenryWalkerHomes.com

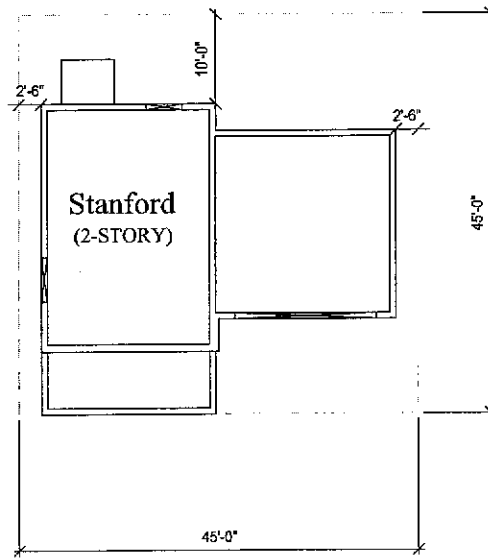
From: Tyler Lloyd <TLloyd@henrywalkerhomes.com>
Date: Wednesday, June 19, 2013 11:22 AM
To: Phil Holland <phil@henrywalkerhomes.com>
Subject: RE: Woods Park

The attached exhibits show the homes with the standard 5' deck, and the distance (if any) that the deck would extend beyond the building pad.

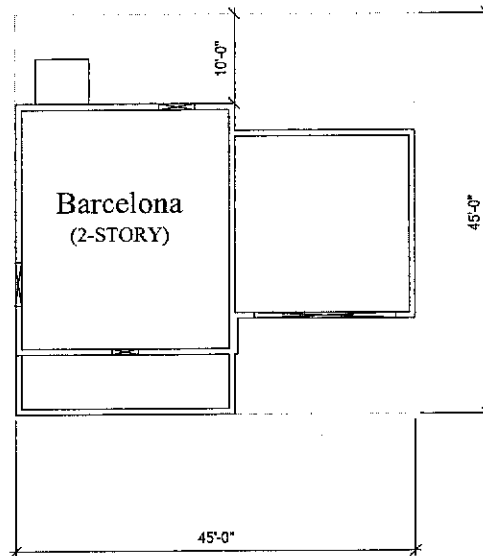
From: Phil Holland
Sent: Wednesday, June 19, 2013 11:13 AM
To: Tyler Lloyd
Subject: FW: Woods Park

I need our home footprints showing the building pad and where our decks are off the back (see below). How are we coming on that?

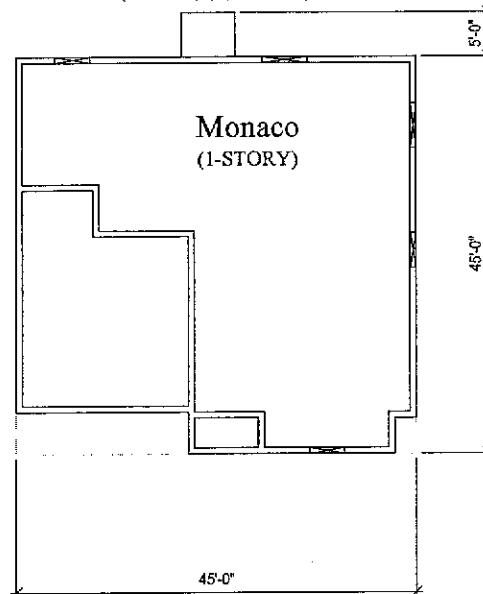
Also, you and I need to meet up as soon as we can (tomorrow morning, maybe) to discuss Loneview lot fit. Let me know if you have some time



45' Wide x 45' Deep
(LOTS 1,2,8,20,24,28)



45' Wide x 45' Deep
(LOTS 1,2,8,20,24,28)



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

**STAFF REPORT
AGENDA: ITEM 4**

PROPERTY OWNER: **GORDON THOMAS GRIFFITHS
70 EAST CHASE LANE**

APPLICANT: **CENTERVILLE CITY**

PROPERTY: **70 EAST CHASE LANE**

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

APPLICATION: **FINAL SITE PLAN & CONDITIONAL USE PERMIT FOR
PUBLIC UTILITY SUBSTATION**

BACKGROUND

On June 12, 2013, the conceptual site plan for the culinary pump house located at 70 East Chase Lane was accepted. The well has been drilled prior to the conceptual acceptance to ensure the site was acceptable and had good flow. As was indicated at that time, the water was found to be adequate for the needs of the City. The City is in the process of purchasing the property and creating final architectural renderings to begin construction. After the final site plan and the conditional use permit have been approved, the City will need to submit drawings to be reviewed and approved by the building inspector.

FINAL SITE PLAN REVIEW - SECTION 12-21-110(e)

The final site plan for the well conforms to the conceptual site plan in relation to location and structure. The plans show the site in great detail and it clearly indicates how the entire property will be developed. The Public Works Department has worked diligently with the property owner and surrounding property owners, to mitigate any impacts the well may have on others. This will be reviewed as part of the conditional use permit. Upon review, staff has found that all applicable standards found within the Zoning Ordinance have been satisfied. Again, the applicant will be responsible in submitting adequate plans to be reviewed and approved by the building inspector. In speaking with the City Engineer, they are currently finishing the design plans for the structure and will submit them to the building official as soon as the approval by the Planning Commission has been given. They will then call for bids in September and are hoping to have the construction mostly completed on the outside by October. The winter will be used to finish the inside and the well will be operating by spring of 2014.

PREVIOUS CONDITIONS OF APPROVAL

1. The City shall submit a final site plan application in accordance to Section 12-21-110(e) of the Zoning Ordinance.
 - Staff Response: The City has received the required information from the City Engineer on June 24, 2013. Staff found that all the applicable standards found in Section 12-21-110(e) have been satisfied.
2. A conditional use permit shall be submitted in accordance to Section 12-21-100 of the Zoning Ordinance.
 - Staff Response: Information concerning the conditional use permit was submitted to staff on June 24, 2013 by the City Engineer. In addition, the Public Works Director has also provided a review of some factors of the conditional use permit, found at the back of this report.
3. The applicant shall submit a small subdivision/lot split waiver application for review and approval.
 - Staff Response: After reviewing the Subdivision Ordinance staff believed that it did not meet the criteria to be considered a subdivision, since the separated lot would not have street frontage and would be creating a remnant piece for a public use. In addition, the Utah State Code definition excludes the division of land for a public use as a subdivision. Staff believes a recordation of the lot by deed will be the most logical process for the division of land.
4. The final site plan shall include landscaping detail in regard to how the site will be maintained. This plan shall include type of groundcover, vegetation type, irrigation detail and a drainage plan.
 - Staff Response: A plan has been provided that indicates all groundcover, vegetation and irrigation. The desire is to use a 4" cobble for groundcover with low maintenance shrubs and trees that will be watered by drip irrigation. The shrubs and trees will be planted in a way that will block that transformer, generator, and break up the building. The Public Works Department have met with the applicant on several occasions to discuss the landscaping and to ensure that it will blend in with the Griffiths property. They also desire that it be easy to take care of and not place a burden on the City or Mr. Griffiths. Landscaping plans are found at the back of the report.
5. Unnecessary hard surfacing shall be reduced to a minimum in order to reduce run-off and increase the landscaped area.
 - Staff Response: Originally the site called for a larger drive entrance, however, the hard surfacing has been reduced for the drive-isle to 12 feet with a 4 foot wide waterway. In addition, the drainage has been evaluated to ensure that almost all run-off will occur on site and through the new drainage system that will be installed. The City Engineer stated the site for the well is 4,000 square feet and the landscaping will cover 1,200 square feet or 30%.

6. Final sketches of the pump house shall be submitted indicating the aesthetic appearance and structural detail.
 - Staff Response: The building will be constructed of block and have a white shaded stucco finish, similar to the church well. The roof will be earth tone shingles to match the Griffith's home.
7. Detail shall be submitted in regard to dangers, such as leaking of fluoride or chlorine, and how the City is prepared to handle such emergencies.
 - Staff Response: The Public Works Director has provided comprehensive detail concerning the types of chemicals used in the well house and how the City handles securing these chemicals from leaks and the procedures that take place if possible spills take place. This information has been provided at the end of this report.
8. The result of the drilling test shall be submitted.
 - Staff Response: This information has been provided by the Public Works Director and is found at the end of this report. It was indicated that the well meets all EPA Standards and it was found to be the third best well in the City.

CONDITIONAL USE PERMIT

Evidence [12-21-100(e)(3)(A-D)]

In order to plan for the future needs of the City in regard to culinary water, Centerville continues to locate areas that have the highest potential of producing a large amount and best quality of water. After working with the City Engineer and a geologist, this location was found to have good potential for water. After testing was conducted, the well was found to be the third best in the City. This well will serve the people of Centerville for many years to come. In addition, the Public Works Department have done everything possible to ensure that the location for the well will not have a negative impact on the surrounding community.

Factors to be Reviewed [12-21-100(e)(5)(A-K)]

Suitability and Harmony with the Proposed Site and Adjacent Property (A-C, F)

The property the well house will located on, is a larger piece on the corner of Main Street and Chase Lane. The pump house will be approximately 85 feet from the Griffiths home, and if in the future the parcel is subdivided, the pump house will not hinder any development for the property owner at the time. To the east of the well house are single-family homes and to the south is an LDS Church. The well house is fairly small in comparison to the surrounding homes and has been designed to blend in with the community and not look industrial. As mentioned previously, it will not hinder any possible future development in the area. The pump house itself is not dangerous to the community; however, the chemicals that are used in the water can be, if a spill occurs. Yet, spills are extremely rare and the chemicals being used, chlorine and fluoride are secured and safe within in the building. The Water Department is prepared and trained for any disaster or accident that may occur. This information is found in the back of the report.

Impact on the Community and Safeguards to Minimize this Impact (D-E, G, I-K)

As mentioned within the final site plan review, the Public Works Department and the City Engineer have done all that is possible to help the building blend in aesthetically with the surrounding neighborhood. They have also reduced the hard surfacing and will be planting landscaping that will help to break up the building and hide the generator and transformer. When the pump house gets hot, fans turn on to push the hot air outside. These fans will be placed on the south side, so as to not point directly to any residential home. The building will have a pump that turns on, which creates very little noise. The generator will also turn on for periodic testing and when the power goes out. The generator is designed with an enclosure that will help to silence any noise it may create. On June 17, 2013, a noise study was conducted at a current pump house. It was found that you cannot hear any portion of the well house 75 feet away at 6:00 a.m., and 50 feet away at 8:00 p.m. It appears the noise from the pump house is far less than a home air conditioning unit, a lawn mower, or snow blower. The Public Works Director has provided sufficient evidence of how the his department have created safeguards to contain the chemicals found in the well house and are prepared if any accidents may occur, this information may be found at the end of this report. Finally, the pump house will not have a large amount of traffic, about once a week a pickup truck will drive back to the well house, two times a year to deliver chlorine and twice a year for fluoride.

Adequate Access, Parking, Lighting, landscaping, and drainage (H)

The drive-isle has been reduced to 12 feet with a 4 foot water way, as this will be adequate access for service vehicles to access the site. Any vehicle that comes to the site will park on the driveway adjacent to the well house. The building will have can-type lighting for security. This lighting will face downward so as to not radiate outward, however all lighting will be the same that is found in a residential area. The landscaping that is being provided will be low maintenance, yet still be attractive for the surrounding neighborhood. All vegetation will be watered with a drip irrigation as to cut the amount of run-off and wasted water. The site will have adequate fire protection, utilities and sufficient drainage so as to not create a negative impact on the surrounding neighborhood. It appears the Public Works Department and the City Engineer have looked at every possible negative impact and have provided a full description of how these impacts may be mitigated.

CONCLUSION

Staff believes the layout and design of the building is adequate and will blend in with the surrounding neighborhood. They have also addressed all possible negative impacts on the community and how they will be mitigated. The surrounding neighbors have provided a list of concerns that staff believes the Public Works Director has addressed clearly in the information that he has provided. One change that has taken place is that of fencing. The fence and retaining wall will remain on the south property line, but no other fencing will be constructed. The Chase Lane Well will meet the City Standards and the requirements for all development and will be a beneficial asset to the community.

PLANNING STAFF RECOMMENDATION

FINAL SITE PLAN APPROVAL:

I hereby propose the Planning Commission approve the final site plan for the Chase Lane Culinary Water Pump House, located at 70 East Chase Lane, subject to the following conditions:

1. The Chase Lane Culinary Pump House shall comply with submitted architectural and landscaping plans of the final site plan.
2. The City shall provide required construction plans for review by the building official, prior to any construction taking place.

Suggested Reasons (findings):

1. The City Engineer submitted a full application regarding a final site plan [Section 12-21-110(e)].
2. A public utility substation is allowed within the R-L Zone with a conditional use permit [Chapter 12-36].
3. All applicable development standards for the utility building have been satisfied [Chapter 12-64]

CONDITIONAL USE PERMIT:

I hereby propose the Planning Commission approve the conditional use permit for the Chase Lane Culinary Water Pump House, located at 70 East Chase Lane, subject to the following conditions:

1. The conditional use permit shall be for a culinary water pump house use located at 70 East Chase Lane.
2. The City shall comply with all applicable safety measures as discussed in the conditional use permit submittal.
3. All conditions of the final site plan approval shall apply to the approval of the conditional use permit.

Suggested Reasons (findings):

1. The City Engineer submitted a full application regarding a conditional use permit [Section 12-21-100(d)(1)].
2. The Public Works Department have adequately identified all possible negative impact on the community concerning the well house and how each impact can be mitigated.

Donna Wilkinson

From: Cory Snyder
Sent: Wednesday, July 03, 2013 3:56 PM
To: Donna Wilkinson
Subject: FW: Chase Lane Well - Comments from Adjacent Property Owners
Attachments: 2013-07-03_Comments for Chase Lane Well.pdf

Please prepare attachment for PC packet.

From: Roger and Kami Phillips [<mailto:kamnrog@gmail.com>]
Sent: Wednesday, July 03, 2013 3:48 PM
To: Cory Snyder
Cc: michelle griffiths; griffiths62@hotmail.com
Subject: Chase Lane Well - Comments from Adjacent Property Owners

Cory,
Hope you are doing well.
For the Chase Lane Well project - We participated in the Centerville Planning Commission Meeting on June 12, and provided comments and concerns to the committee.

Please find the attached letter - which summarizes these comments and concerns from the adjacent property owners, regarding the Project.

Could you please provide this information to the Planning Commission members, and to those others who are involved in the Project?

We appreciate the City's commitment to involve the neighbors in the project's development.

Thank you.

Roger Phillips, AIA
100 E. 1000 N.
Centerville, UT 84014

801-298-8581 

July 3, 2013

To: Centerville City Planning Commission

Re: Chase Lane Well Project.

Dear Centerville City Planning Commission:

We appreciated the opportunity to provide input at the Planning Commission Meeting held on June 12, 2013, regarding the Chase Lane Well. The purpose of this letter is a follow up to the comments made at that meeting, and to state to the Commission in writing the concerns of the property owners and neighbors regarding the new city well and pump house located on Chase Lane. We are pleased with the City's commitment to work hand in hand with the neighbors and grateful that we have been assured by the City that our desires for the project will be given every consideration.

Below is a list of the key concerns for this project. We ask that we the adjacent property owners- who will be affected most by this project, be consulted regarding these items, before decisions are finalized.

- Acoustics - This well is in extreme close proximity to private yards and gardens and the feel of these back yards is very quiet, private and secluded. The residences of these homes spend a large amount of their time in these areas and thus we request that every possible measure be taken to quiet the machinery. We pleased that we have been assured that this would be the case.
- Fencing - We request that chain link fencing be used at an absolute minimum. We are concerned about the well and surrounding mechanical components looking very industrial. We understand that the pump house will need to be built up high so that the water can flow down, however we are worried that it will showcase as a small "refinery" in the heart of our yards. We would like to maintain an open, friendly feeling as much as possible. We request that no new fencing be provided along the east property line along the proposed driveway. There is already a post and rail fence in this area with grape vines, and any new fencing would be unnecessary as all other sides will remain open.
- Access Drive - We request that the drive leading back to the pump house be kept to a minimum width to decrease the amount of hard surface, and maintain an open, garden feel.
- Aesthetics - We ask that the pump house building that will house the well, and the other accompanying elements be made to blend into the existing surroundings as much as possible, and not to stand out, or be made to call attention to. The current resident has small outbuildings that exist on the property that add charm and a homey-country feel. We would like the new pump house to match the *feel* of the property. We think that the proposed white stucco building will stand out and be too stark. It will draw attention and not disappear as well as a more natural material will. A pump-house with a stone base and brick exterior - similar to the existing granary on the property would help blend into the existing landscape, and buildings.
- Landscaping - We request that landscaping around the industrial elements be sufficient and the appropriate selection to help the "refinery feel" to disappear as much as possible.

Again, we appreciate the City's commitment to address these concerns. Thank you for your time and consideration of these matters.

Sincerely,

Roger & Kami Phillips – 100 E. 1000 North, Centerville (801-298-8581)

Gordon & Michelle Griffiths – 970 N. Main, Centerville (801-292-8455)

Test Results for Chase Lane Well

1. The well was drilled to a final depth of 700 feet.
2. The well was test pumped up to 1,850 gallons per minute for 24 hours. At that rate the approved yield would be about 1,200 gallons per minute at a draw down of 84 feet.
3. We have had a full chemical analysis done on the well's water, which is required before it is entered into our water system. The water meets all EPA standards.
4. The specific capacity of the well is 17.60 gallons per foot of draw down. This well is the third best in the City.

Addressing the Conditional Use Permit and Possible Negative Effects and Mitigation

June 14, 2013 by Randy Randall

This proposed facility provides a service which will contribute to the general well being of the neighborhood and community.

What is the noise effect?

- A. We have fans in the building that come on when the inside of the building is hot. To mitigate the noise we are proposing to blow the air to the south side of the building or up through the roof.
- B. We also have exhaust fans in the chlorine and the fluoride rooms that turn on before they are entered. They are not very noisy. The position of these fans is highly regulated by the state.
- C. When the well pump is on, it will generate some noise but most of the sound will go south. I don't even think people who are in the church parking lot will know if the pump is running. We use our pumps on Rocky Mountain Power's time of day metering. So the pumps run from 11:00 p.m. to 7:00 a.m. and all day on Saturday and Sunday.
- D. We will have a standby generator. We are proposing that it be a natural gas / propane generator that will be in an all weather sound attenuated enclosure critical grade silencer to diminish the noise. We are proposing a wall and trees and shrubs to lessen the sound for the residents.
- E. The generator may come on at times when we lose power from Rocky Mountain Power. It also may come on when we need to reduce our peak loads. We test the generator once a month for about an hour starting at 7:00 a.m.

How often do people go to the pump site?

- A. About once a week. They will drive in a pickup truck or a utility truck.
- B. Once a month for a written inspection in a pickup truck or utility truck
- C. Two times a year for delivery of chlorine tanks in a two ton truck
- D. Two times a year for fluoride delivery in a tanker truck
- E. Other times as needed

We will have some outside lights on the building for security. They will face down like can lighting and will not radiate outward. They will be more like a porch light. We will have some outside lights that may be turned on to work the generator at night. The lighting will be about the same as if it were a residence.

NOISE STUDY FOR CHASE LANE PUMP HOUSE

<u>Adjacent Residents</u>	<u>Address</u>	<u>Distance from Well Head</u>
Griffiths	970 N. Main	74 ft.
Stringfellow	985 N. 100 East	100 ft.
LDS Church	950 N. Main	114 ft.
Phillips	100 E. 1000 North	167 ft.

Test Results

On Monday, June 17, 2013, at 8 p.m. a noise test was conducted at a current pump house site. The noise impact was measured from 25 feet, 50 feet, 75 feet and 100 feet. It was found that you can't hear the pump and fan running at 50 feet and beyond the pump house and you could carry on a normal conversation standing next to the pump house. At that time of day there was a lot of background noise like traffic, a train and lawn mowers.

On Tuesday, June 18, 2013, at 6 a.m. another noise test was conducted. At this time it was found that you can't hear the pump and fan running at 75 feet and beyond.

On Tuesday, June 18, 2013, at 6 p.m. I conducted a test on the noise level of the air conditioning unit at my house and found that at 50 ft. and beyond you could not hear the air conditioner running.

On Wednesday, June 19, 2013, at 6 a.m. I conducted another test on the noise level of the air conditioning unit at my house and found that at 75 ft. and beyond you could not hear the air conditioner running.

These findings correspond to the noise tests done at the well site. The conclusion drawn is that the noise from the pump house is the same as a residence and will not adversely affect the neighborhood.



ESI Engineering, Inc.

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Salt Lake City, Utah 84115

Office 801.263.1752
Mobile 801.953.4812
kevin.campbell@esieng.com

June 19, 2013

Centerville Planning Commission

Re: Chase Lane Culinary Water Pump Building - 70 East Chase Lane

Dear Planning Commission -

Randy Randall has requested that I respond to the planning staff recommendations for the conceptual site plan conditions #4, #5, #6 and #8.

- Condition #4 - a plan showing type of groundcover, vegetation, irrigation detail and drainage plan is provided herein. On the gradual side slopes (3:1 to 4:1) it is proposed to use a 4" minus cobble material over a weed control fabric for ground cover. A drip irrigation system will be installed to water each bush and tree. The water supply will come from the building. The intent of the bushes and trees is to block the transformer and generator from view and to break up the building.
- Condition #5 - Hard surfacing has been reduced from the previous plan along the drive entrance from 20' wide to 16' wide. A 4' wide concrete waterway has now been scheduled along the west side of the 12' wide concrete drive entrance such that the drainage from the driveway will flow to the south and be completely captured in the inlet on site. Thus virtually all run-off from the new pump building site will be contained on site and discharged through the new drainage system being installed. The site is 4,000 SF and it is proposed that there be approximately 1,200 SF of landscaping (30% of site).
- Condition #6 - The building will be constructed of block with a white shaded stucco finish. The building will be very similar to the Church Well Building (200 S. 200 E.). The roof will be a 4:12 pitch with earth tone (possibly green) shingle to match the Griffith's home. The roof will be similar to the Carrington Well Building (1450 N. 50 E.). The fascia, soffit and trim will be similar to and will blend in with the Griffith's home. The doors will be white metal similar to the Carrington and Church Well Buildings.
- Condition #8 - Randy has met with the property owners regarding their expectations for fencing. There is an existing fence along the Griffith's east property line that the residents would like to keep in place. The residents feel that a new fence along side of the existing fence would not be a good idea and would make it difficult for them to cultivate their grapes along the existing fence.

Please let me know if you have any questions regarding this response.

Respectfully Submitted

Kevin L. Campbell, P.E.

Kevin L. Campbell, P.E.

Centerville City Engineer

ESI ENGINEERING, INC.

What Hazardous Chemicals Are Used in Our Well Houses

June 12, 2013 by Randy Randall

Chlorine Gas	100%	
Calcium Hypochlorite	65%	} Used very little
Sodium Hypochlorite	12%	
Bleach	6%	

Chlorine Characteristics

1. Chlorine gas is 2.5 times denser than air. In high concentration it has a pungent noxious odor and greenish yellow color.
2. The gas is very irritating to eyes, nasal passages and respiratory tract.
3. The gas can be detected at .3 ppm
4. It's gas compressed into a liquid which is 99% pure
5. The gas is 1.5 times denser than water.
6. One volume of chlorine gas will expand to about 460 times the volume.
7. The chlorine gas will not burn, but like oxygen will support combustion.
8. Chlorine gas can be very corrosive.
9. We use the gas in a 150 lb. cylinders and the total weight is about 250 to 285 lbs.
10. Each cylinder has a hood screwed on top to protect the valve during shipping.
11. Chlorine does not freeze
12. To remove the gas we have to suck it out to put it into the water system.
13. Water treatment plants use one ton cylinders, but their total weight is about 3700 lbs. They can be used when large withdrawals are needed.
14. The cylinders are made from chromoly steel that is cold drawn then tempered to make them very strong pressure vessels.
15. We exchange the cylinders at each site two or three times per year.
16. Chlorine in these tanks doesn't deteriorate over time like other forms of disinfectants and don't use any substantial energy to be put to beneficial use. In a disaster you would have a lot of disinfectant in a small cylinder that would treat a lot of water from springs, streams or other sources of water.

Safety Practices and Procedures for Employees and City Residents

1. We always move the cylinders with a hood screwed in place to protect the valve.
2. We always keep the cylinders chained to the wall and upright whether in use or not
3. We keep the onsite cylinders locked up to discourage theft.
4. The cylinders at the well sites are on scales so we can monitor how much chlorine is in them.
5. We only open the valve on the cylinder a quarter of a turn and we leave the wrench on the cylinder at all times.
6. We keep ammonia on site at all times so we can check for leaks.

7. We have fans in the room to evacuate the air before we enter the room.
8. We use chlorine sensors that will warn us of a leak by use of a light, an audible alarm or on our telemetry system.
9. We always build a separate room that houses the chlorine so it's isolated. All related safety equipment is kept in other parts of the building.
10. We have a compressor for air to breath, two safety masks and 300 feet of hoses onsite. Also the fire department has portable safety equipment. We have protable gear as well.
11. The city, as well as the fire department, has two full leak repair kits to fix anything on the cylinders. We also have an on-call hazmat team that is our supplier, who are available 24 hours a day and will remove a bad cylinder.
12. We receive training on chlorine safety every year, as well as does the fire department.
13. We have chlorine analyzers at each well that monitor the amount of chlorine in the water at all times and sends the data to us.
14. If a line coming from the cylinder were to break, very little gas would escape because the gas has to be sucked out by vacuum.

Characteristics of Fluoride

Hydrofluosilicic Acid

1. It is clear colorless to straw yellow colored, fuming and a very corrosive liquid.
2. The acid has a pungent odor
3. The acid can cause skin irritation and will even etch glass.
4. Hydrofluosilicic acid has a low PH ranging from 1.0 to 1.5
5. The acid has a commercial purity of 28 % to 30 %
6. The acid weighs 10.5 lb per gallon
7. The acid is delivered by tanker truck and pumped into our tank two to three times per year.
8. Fluoridation acid is injected into the water by injection pumps
9. We have anywhere from 200 to 400 gallons of acid onsite.

Our Safety Procedures, Practices and Devices for Employees and Residents

1. We always have two people onsite when we receive a delivery and one is suited up in safety gear.
2. The truck driver has 50 lbs of lime on the truck to neutralize any potential spill. We also have 5 lbs of lime at each well site.
3. All of our tanks are encased in another tank that is a secondary containment with an optical probe located between the tanks which will set off an alarm in the building and also on our telemetry system if we have a leak
4. The day tank is set on a secondary containment with an optical probe to detect leaks.
5. All tanks are chained to the wall to keep them upright at all times.
6. We store all acid and pumps in a separate room so the rest of the building is not corroded by the fumes in the air from the acid.

7. In a separate room in lockers we have two full sets of safety gear and all our employees keep a set in their trucks.
8. We have a shower onsite with temper water for a 15 minute shower plus an eye wash. We also have a change of clothes
9. Our day tank is set on an electronic scale and we can see how much acid is in the day tank.
10. We have floats and alarms inside the tank that are sent to our telemetry system at the office and onsite.
11. We can shut down the entire fluoride system remotely or onsite
12. We use sonic sensors to tell us the acid level in the bulk tank.
13. We can see remotely anything that is happening within the fluoride system.
14. We have a continuous fluoride level being recorded from each well in the water system which is sent to our office.

Every three years Centerville City undergoes a state sanitary survey. We have received perfect scores from every survey for as long as I can remember. Each survey is based on an 80 page report where every aspect of the water system, including fluoridation and chlorination, is evaluated for public health and safety. The City's most recent state sanitary survey was completed in 2012, which was also attended by the Davis County Health Department. At that time we again received a perfect score wherein Centerville City met or exceeded the standards set by the state in safety policies, practices and equipment. Our concerns for our employees, as well as for our citizens, are recognized by the state as exemplary. We have followed a higher-than-normal standard of safety for many years, which the state has recognized and is now requiring other cities to emulate. Our city's staff has been invited to teach many fluoride-safety classes and workshops in other cities and to share the creative ways we have employed to establish a safe fluoridation system. Both the state and county have entrusted us to educate other cities in order to help them improve their water system's safety. The types of products we use are the safest available, and are proven to be consistent and reliable in providing safe drinking water to the city. Please be assured that we as a staff have built into our system all that is financially reasonable, and more, to protect Centerville's citizens from possible problems relating to fluoridation and chlorination procedures.

CHASE LANE

100 EAST

GRIFITHS
970 NORTH

STRINGFELLOW
985 NORTH

PHILLIPS
100 EAST

807-0

20' WIDE ACCESS & PUE

SITE PLAN

CENTERVILLE CITY
CHASE LANE PUMP BUILDING
1000 NORTH 50 EAST



SSI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3600 SOUTH MAIN STREET SUITE 206
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TEL.(801)263-1752

SHEET 1
OF 4

PROJECT NO.
13-063

SCALE 1" = 30'

LEGEND

EXISTING FENCE
EXISTING CONTOUR
PROPERTY LINE
PROPERTY LINE
PROPOSED CONTOUR
WATER
STORM DRAIN
STORM DRAIN

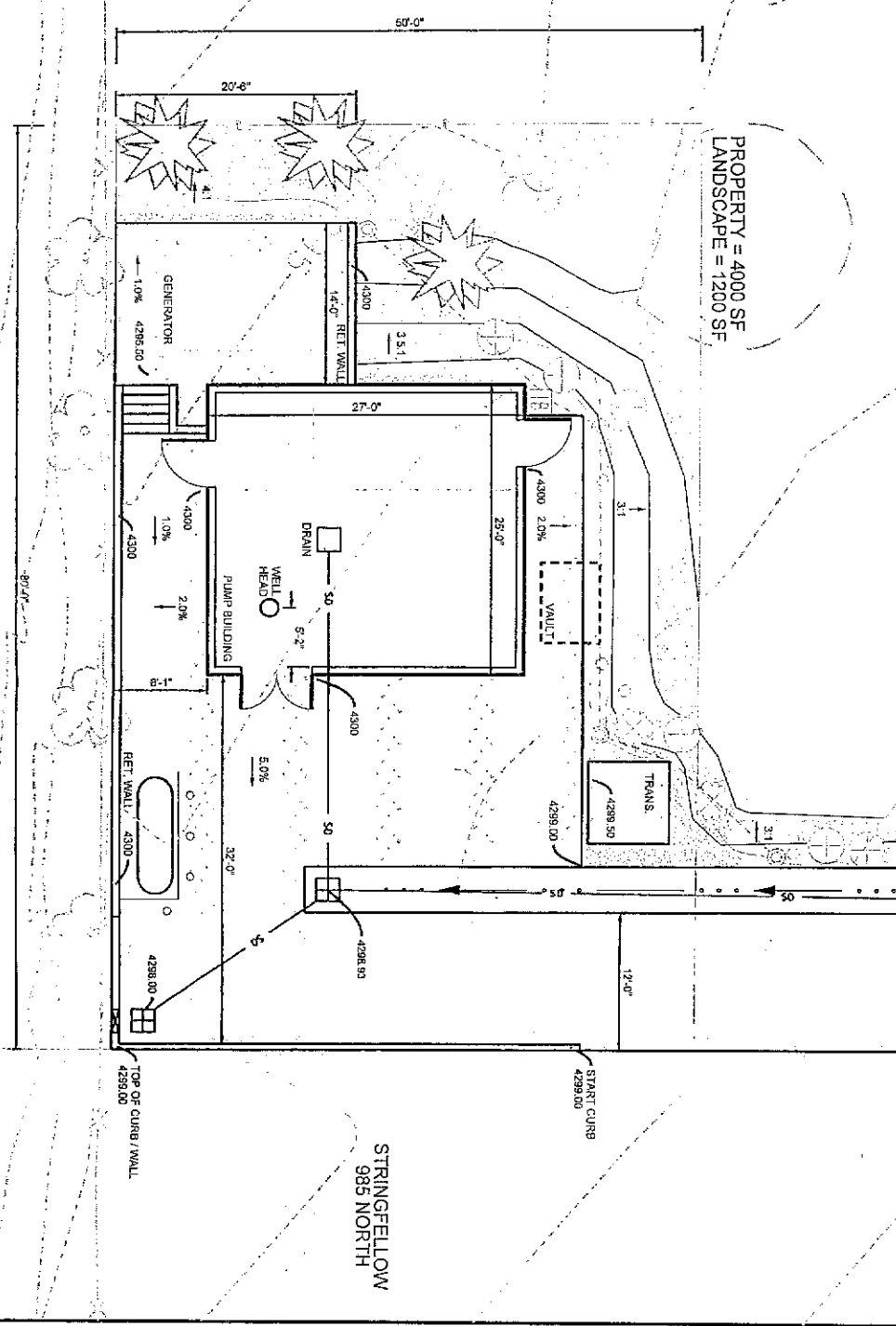
GRIFFITHS
970 NORTH

PHILLIPS
100 EAST

ACCESS
& PUE

4' WATERWAY

PROPERTY = 4000 SF
LANDSCAPE = 1200 SF



LEGEND

- EXISTING FENCE
- EXISTING CONTOUR
- PROPERTY LINE
- ROW
- PROPOSED CONTOUR
- WATER
- STORM DRAIN
- CONCRETE
- 4" COBBLE W/ FABRIC
- NATIVE SOIL
- DRAIN IRRIGATION SYSTEM
- DECIDUOUS SHRUB
- 3 TO 6 FT TALL AND WIDE
- DROUGHT TOLERANT
- EVERGREEN SHRUB
- 3 TO 6 FT TALL AND WIDE
- DROUGHT TOLERANT
- EVERGREEN TREE
- 20 TO 30 FT TALL AND WIDE
- DROUGHT TOLERANT
- EITHER PORCUPINE GRASS
- OR STELLA DE ORO DAVALL

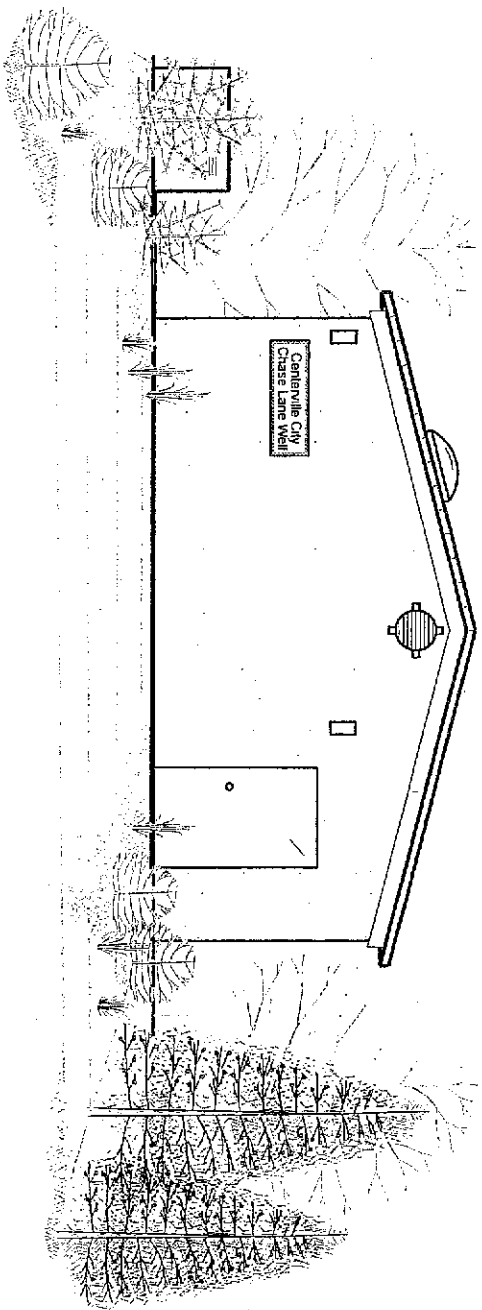
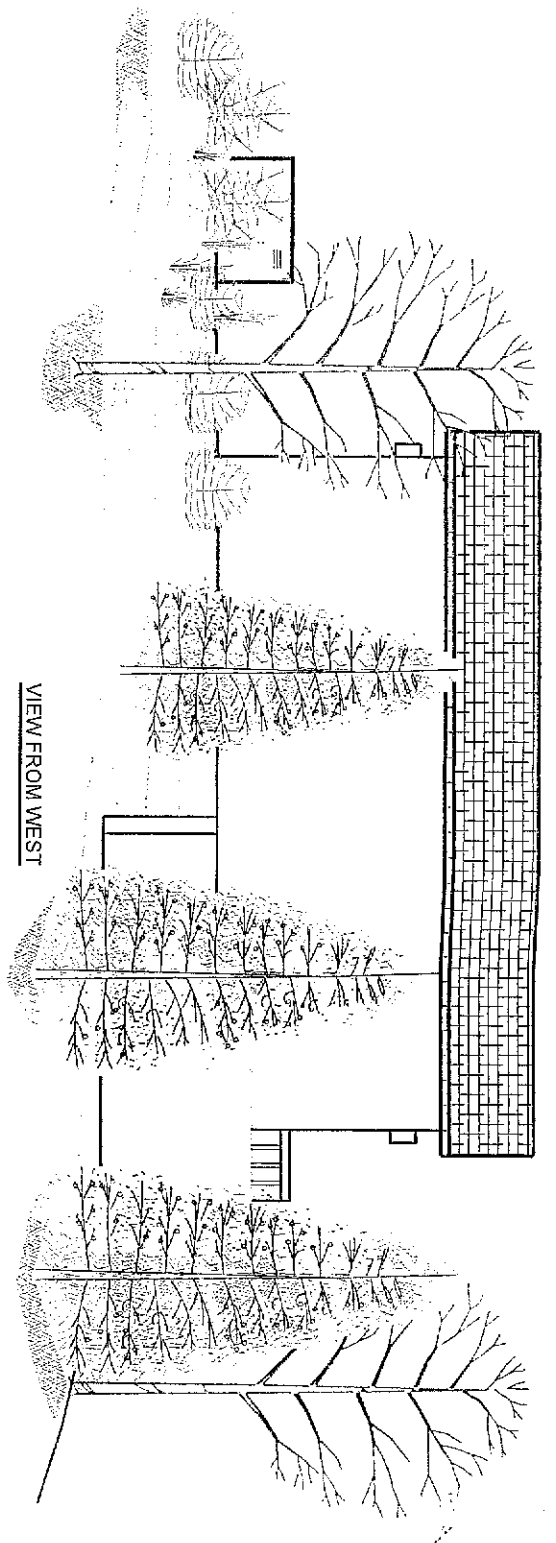
REVISION	DATE	BY	DESCRIPTION

DRAINAGE & LANDSCAPE PLAN

CENTERVILLE CITY
CHASE LANE PUMP BUILDING
1000 NORTH 50 EAST

ESI ENGINEERING
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SHEET 2 OF 4
PROJECT NO. 13-055



REVISION	DATE	BY	DESCRIPTION	DESIGN
				CPW
				CPW
				CHECKED
				DATE
				5/25/13

ELEVATION VIEWS

CENTERVILLE CITY
CHASE LANE PUMP BUILDING
1000 NORTH 50 EAST



ESI ENGINEERING
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SHEET 1 OF 1

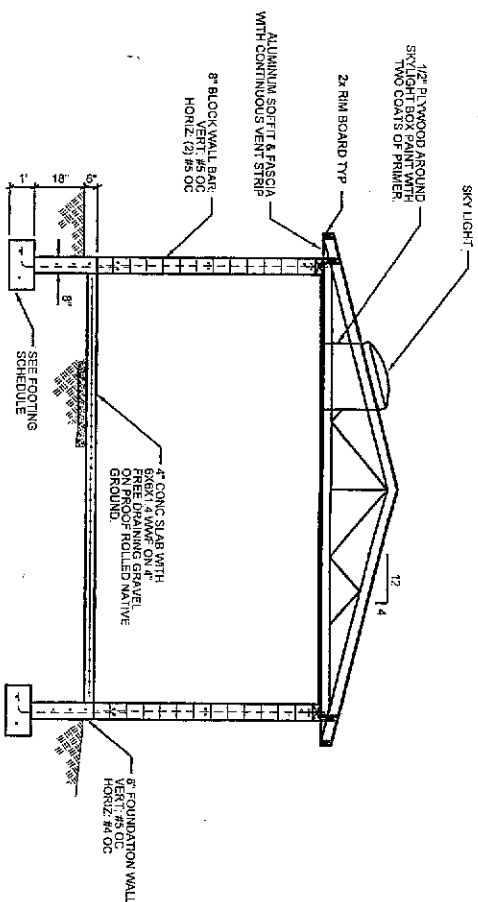
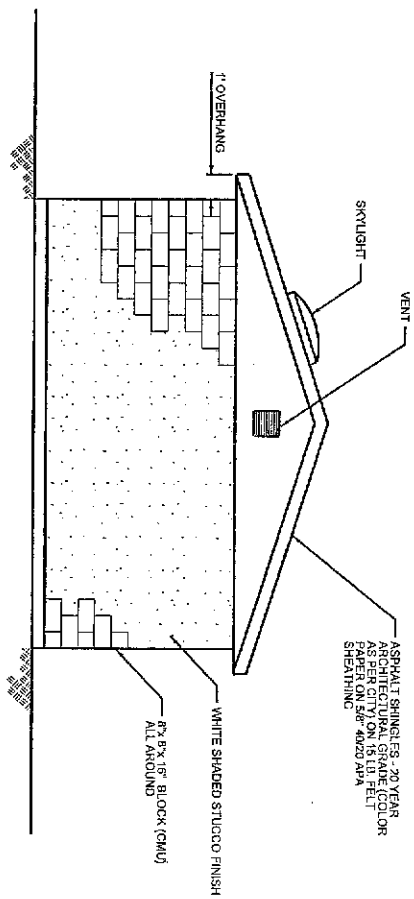
PROJECT NO. 13-053

DATE 5/25/13

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SHEET 3
OF 4

PROJECT NO.
13-0053

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