

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 31, 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 David Hirschi |
| | C. | Minutes Review and Acceptance for July 10, 2013 |
| | D. | Commission Business |
| | | |
| 7:05 | 1. | PUBLIC HEARING KING COMMERCIAL DEVELOPMENT 330 WEST PARRISH LANE
Consideration of a preliminary/final subdivision plat & plan, and final site plan for the King Commercial Development, located on Lots 2 & 3 of Parrish Park Subdivision, approximately 330 West Parrish Lane, in the C-VH Zone. Eldon Haacke, TerraForm Companies, Applicant |
| | | |
| 7:25 | 2. | PUBLIC HEARING SUBDIVISION ORDINANCE TEXT AMENDMENT FLAG LOTS
Consideration of a text amendment to Title 15, Subdivision Ordinance, regarding flag lots. Centerville City, Applicant |
| | | |
| 7:45 | 3. | COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
a. Upcoming Meetings <ul style="list-style-type: none">• PC Meeting August 14, 2013: <i>Chapel Ridge Cove Sub Plat Amendment</i> |
| | | |
| 7:50 | E. | Adjournment |

Posted July 26, 2013 by Community Development

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, July 10, 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 7:05 p.m.)

David Hirschi

Steven Markham

Kevin Merrill, Chair

Debra Randall

MEMBERS ABSENT

Brian Holman

Scott Kjar

STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

VISITORS

Interested Citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Markham

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held June 26, 2013 were reviewed. Chair Merrill made a **motion** to approve the minutes as written. The motion was seconded by Commissioner Randall and passed by unanimous vote (4-0). Commissioner Fillmore arrived at 7:05 p.m., shortly after approval of the minutes.

PUBLIC HEARING | 1872 NORTH MAIN SUBDIVISION | 1872 N MAIN ST
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.

Cory Snyder, Community Development Director, said this application is a request for a flag lot subdivision. During staff's review it was discovered there is a conflict between the flag lot and the small subdivision waiver ordinances. The proposed application shows four (4) lots, but according to ordinance only two (2) are allowed. The proposed subdivision is not able to be developed in accordance with traditional subdivision standards and is ideal for the flag lot option, but under the current flag lot ordinance is not possible. The flag lot ordinance was intended to be a last resort for infill development and was tied to the small subdivision waiver ordinance which allows only two (2) lots. The proposed property is 1.5 acres in the Residential-Low Zone, which would allow up to six (6) lots. The proposed plan is for four (4) lots. Staff suggested the Commission consider amending the flag lot ordinance to increase the number of lots allowed within a flag lot subdivision. This would be done separate from this application.

Mr. Snyder reviewed the proposed conceptual site plan, the history, and the existing conditions on the property. There are a number of structures already on the property including a single-family home, a duplex, a pool, an apartment (pool house), and a garage. Several of these structures are non-conforming and would require demolition or adjustments if the subdivision were approved. In addition, the subdivision would require a fire access turnaround at the top of the private drive. This too would require additional discussion and approval. Preliminary utility plans were submitted and distributed to the Commission for their review. Staff provided options to deny the proposed conceptual plan or to table the plan until the flag lot ordinance can be reviewed and possibly amended.

Commissioner Hirschi said it appears there are two (2) conventional lots which front Main Street and two (2) flag lots. It seems this would be allowed under the current ordinance.

Mr. Snyder said the flag lots are tied to the entire property/subdivision and there can only be two lots within a flag lot subdivision. Although the two lots fronting Main Street seem convention, they are still tied to the flag lot subdivision. The applicant could subdivide the property into two (2) conventional lots, then wait the mandatory three (3) years and subdivide again into the flag lots. This would be acceptable under current ordinance. However, this is risky because the ordinance could be amended within the 3-year waiting period possibly changing what is currently allowed. He explained State law allows up to ten (10) lots under a small subdivision waiver. It may be simpler to amend the flag lot ordinance to allow a greater number of lots, perhaps four or five.

1 Commissioner Fillmore agreed it may be worthwhile to discuss and possibly allow a
2 greater number of lots within a flag lot subdivision. She is also willing to discuss options
3 regarding demolition of structures and possibly delaying that demolition if acceptable.
4

5 Lisa Romney, City Attorney, explained the City has allowed a delay on demolitions in
6 the past, under special circumstances, but the standard is to require demolition upon approval of
7 a subdivision. In this case, the duplex is straddling a proposed property line and demolition
8 should be required. The City cannot create or expand an illegal or non-conforming structure/use
9 when dividing property. Staff will work with the applicant on time frames and options. It may be
10 possible to allow an agreement withholding a building permit until demolition is complete.
11

12 Paul Cutler, applicant, said he applied for a subdivision in 2006 but it proved impossible
13 at that time. He is now at a place where immediate demolition of the duplex is possible and he
14 would like to move forward with subdividing the property. His goal is to comply with City
15 ordinances and create conforming lots and structures. He is not asking for any increased density
16 or structures. He explained the pool house has been used as a small apartment since the 1960s
17 and believes the Commission could justify this as a primary use. He would also like to keep the
18 garage at the back of the property for the time being, as an accessory use to the pool house
19 apartment. Eventually, the garage would be demolished and a home built; however there is no
20 current time frame. He would prefer to leave both structures (pool house and garage) intact at
21 this time. If demolition of all structures was immediately required this would be a hardship. He is
22 also committed to complying with all utility and fire access requirements.
23

24 Mr. Snyder said it is likely there is documentation showing legality of the pool house
25 apartment. If not, the applicant would also have the option to go before the Board of Adjustment.
26 There are many issues still to be discussed, this is only conceptual approval.
27

28 Chair Merrill opened the public hearing. There was no comment; he closed the public
29 hearing.
30

31 Commissioner Hirschi made a **motion** for the Planning Commission to table action for
32 the request of a small subdivision waiver/flag lot for the project located at 1872 North Main
33 Street, with the following directives to be completed and/or submitted for further consideration.
34 In addition, the Commission directs staff to prepare a Subdivision Ordinance Amendment
35 regarding the small subdivision waiver definition to consider how the flag lot regulations might
36 be incorporated into this process.
37
38

Directives:

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.

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.

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

PUBLIC HEARING | LEGACY CROSSING OFFICE BUILDING | 1148 W 300 N
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

Brandon Toponce, Assistant Planner, reported the applicant recently received final approval from the City Council for a proposed 4-story building. During the building permit process it was discovered the proposed building exceeds the height limit. The applicant is now seeking a conditional use permit for the additional height. Staff has reviewed the application and finds it to be acceptable. The proposed building is part of an approved Planned Development Overlay (PDO) which meets all applicable ordinances. The proposed building is located near the

Larry Miller Megaplex Theater which has a similar height to the proposed building. Staff does not believe the increased height will be a detriment to the PDO or pose any negative impacts that have not already been addressed as part of the PDO process. In addition, the Fire Marshal has also provided approval with regard to fire access.

Commissioner Hirschi questioned the visual impact of this building from the ground. Mr. Toponce explained appropriate buffers and landscaping will be installed. In addition, the proposed building is separated from the residential units by Legacy Boulevard. This too will help diminish the visual impact.

Craig Widmier, applicant, said this building was always intended to be 4-stories and has always been presented as such. This was simply an oversight. He said the project will meet all requirements of the development agreement.

Chair Merrill opened the public hearing. There was no comment; he closed the public hearing.

Commissioner Fillmore made 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 condition:

1. 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.

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)].

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

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.

1 Cory Snyder, Community Development Director, reported the applicant is seeking final
2 approval for the Woods Park subdivision. He reviewed the color boards and the conditions set
3 during preliminary approval. He explained the conditions/issues which have yet to be completed
4 (see staff report dated July 10, 2013). Many of these outstanding issues are those set by the
5 Commission during the preliminary process. He explained approval could still be granted
6 conditioned on completion of outstanding issues prior to City Council approval.

7
8 Alan Prince, applicant, distributed a full size plat and documentation. The final plat
9 shows twenty-nine (29) lots as approved. He reviewed the plat notes stating many of the
10 outstanding issues are listed on the plat notes. The plat notes discuss rear elevation design
11 elements (plat note #14), fencing color (#15), side yard fencing (#11), driveway width (#13), side
12 loading garages (#16), and perimeter fencing including a mix of decorative and solid styles
13 (#18). He said the homes originally envisioned were nowhere near as nice as the homes that will
14 now be required. He explained, due to elevation, the proposed homes will have walk out
15 basements at the back. He requested decks be allowed as discussed in plat note #17. It is
16 reasonable to provide a deck outside the main living space for access to the rear yard. Decks
17 encroaching the rear yard setback will not be covered. He said the proposed homes are 40-50 feet
18 wide and the deck limit is 15 feet wide. This is not overly intrusive. He believes all issues have
19 been dealt with and requests approval.

20
21 Commissioner Fillmore said the quality of this development is exciting, but she also
22 wants to make sure all negative impacts are addressed. This is a major change to the current
23 density and zoning in this area. She said plat note #14 does not meet the Commission's specific
24 desires regarding rear elevation elements. She suggested at least one of the elements a, e, or h as
25 listed be required. She said plat note #13 only discusses curb cut and driveway approach skirt
26 width. It does not discuss the actual driveway width. She would like to ensure minimal hard
27 surface beyond the drive approach. She also suggested plat note #18 be amended to a "shall"
28 rather than a "can."

29
30 Mr. Snyder agreed clarifying the Commission's desires with regard to rear elevation
31 elements is important. The applicant claims Henry Walker will be the builder of this subdivision,
32 but it is also still possible another builder could purchase the project. It is important to make sure
33 all conditions are clearly stated on the plat. He agreed the interior driveway should also be
34 limited in width, not just the curb cut and drive approach skirt. He said there is still concern with
35 elevated decks and possible privacy issues.

36
37 Commissioner Hirschi expressed concern with elevated decks on the south and east sides
38 of the development. Privacy issues could arise. He said the Commission could consider
39 restricting decks just on those sides of the development. Commissioner Randall agreed.

Commissioner Fillmore explained she strictly addressed decks in the Chapel Hill subdivision because there were already existing neighbors. In this case, there are no close existing structures/neighbors. Any adjacent future developments will be aware of the existing conditions on this development, including decks.

Commissioner Fillmore made a **motion** for the Planning Commission to recommend approval of 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:

Conditions:

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 as provided in general plat note #13 with staff adding language to limit additional hardscape beyond the curb cut and drive approach skirt.
 - 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 as provided in general plat note #14 with at least one of those being material variation above the fence line. This can be clarified by amending the concluding sentence of plat note #14 to include only a, e, and h.
 - 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 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.

- i. General plat note #18 be amended by changing the word “can” to the word “shall.”
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.

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.

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

PUBLIC HEARING | CHASE LN CULINARY 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

Brandon Toponce, Assistant Planner, reviewed the proposed application and site plan. The applicant has submitted the necessary landscape, lighting, and architectural plans as requested. The proposed building and site will blend with its surroundings as required. All lighting will face down and away from neighbors. The applicant plans to start construction in September. There are a number of chemicals used inside the pump house which are dangerous. The applicant has provided the necessary information regarding these dangerous chemicals including a plan on how the public will be kept safe. The applicant has also submitted a noise study showing the noise of a pump house does not exceed that of a traditional home. The pump

house will only be accessed for periodical maintenance. Staff believes all negative impacts have been appropriately addressed.

Randy Randall, applicant, said a letter was submitted by surrounding residents asking for building materials such as stone or brick. He is willing to work with these requests to produce a product that will match its surroundings.

Chair Merrill opened the public hearing. There was no comment; he closed the public hearing.

Commissioner Hirschi made a **motion** for the Planning Commission to approve the final site plan for the Chase Lane Culinary Water Pump House, located at 70 East Chase Lane, subject to the following conditions:

Conditions:

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

Reasons for Action (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]

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

Commissioner Randall made a **motion** for the Planning Commission to approve the conditional use permit for the Chase Lane Culinary Water Pump House, located at 70 East Chase Lane, subject to the following conditions:

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.

Reasons for Action (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.

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

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be held on July 31, 2013.
2. Upcoming Agenda Items
 - King Commercial Development
 - Evans Subdivision
 - Flag Lot Ordinance/Small Subdivision Waiver

The meeting was adjourned at 9:30 p.m.

Kevin Merrill, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

OWNER: GOOD SPRAY LLC
2056 MAPLE RIDGE DRIVE
BOUNTIFUL, UT 84010

APPLICANT: ELDON HAACKE
TERRAFORM CO.
2231 EAST MURRAY-HOLLADAY ROAD
HOLLADAY, UT 84117

EMAIL ADDRESS: ehaacke@terraformco.com

PROPERTY: 330 WEST PARRISH LANE

ACREAGE: 1.16 ACRES

ZONING: COMMERCIAL – VERY HIGH (C-VH)

APPLICATIONS: PRELIMINARY/FINAL SUBDIVISION APPROVAL
FINAL SITE PLAN

BACKGROUND

Recently, the owner of the Good Spray Car Wash and Subway came to the City with a proposal to create the King Commercial Development consisting of 3 lots. The east lot would be the existing Subway, the center lot would be a retail pad; consisting of the Beans and Brew, and the final west lot would be a Jiffy Lube. To help with site circulation and aesthetic appeal, all the buildings will be built as to front the street, with parking to the north. This report will review not only the conceptual acceptance review, but the conceptual subdivision as well.

**REVIEW OF CONCEPTUAL SUBDIVISION PLAN DIRECTIVES & PLANNING
STAFF ANALYSIS OF PRELIMINARY/FINAL SUBDIVISION PLAT SUBMITTAL**

On June 12, 2013, the Planning Commission accepted the conceptual subdivision plans for the King Commercial Development located at 330 West Parrish Lane, with the following directives:

1. All utility improvements, easements and drainage shall be depicted on the preliminary plat and be reviewed by City staff as part of the preliminary/final subdivision review process.
 - *Staff Response: The final site and subdivision submittals are mixed within one another. The final site plan depicts the expected utility improvements, however, the plat is integrated with the site plan and does not provide the required*

easements along the interior lot lines. The subdivision plat needs to be separated from the final site. This will then properly allow the creation of the expected subdivision plat needed for recording.

2. Utility provider sheets shall be submitted indicating that all utility companies can provide adequate service.
 ➤ **Staff Response: Verified – Complies**
3. A bond shall be assessed by the City Engineer for any related improvements and posted by the applicant as part of the final approval.
 ➤ **Staff Response: This is an ongoing subdivision requirement**
4. The preliminary and final site plan application shall be submitted simultaneously and meet all applicable requirements found within Title 15-3 and 15-4 of the Subdivision Ordinance.
 ➤ **Staff Response: Applications were submitted on July 9, 2013**

PLANNING STAFF RECOMMENDATION FOR PRELIMINARY/FINAL SUBDIVISION PLAN AND PLAT APPROVAL & RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to TABLE the preliminary/final subdivision plan and plat for the King Commercial Development located at 330 West Parrish Lane and require the plans to address the following:

1. *The subdivision plat shall be separated from the final site plan layout and shall depict the lot layout and utility easement locations in preparation for recording a subdivision plat.*
2. *The City Engineer & Planning Staff shall separately review and make comment to the Planning Commission about whether the subdivision plat complies with applicable subdivision regulations.*

REVIEW OF CONCEPTUAL SITE PLAN DIRECTIVES & PLANNING STAFF ANALYSIS OF FINAL SITE PLAN SUBMITTAL

On June 12, 2013, the Centerville City Planning Commission made a motion to accept the conceptual site plan for King Commercial Development located at 330 West Parrish Lane, subject to the following conditions:

1. Stacked parking in relation to Subway shall be reevaluated to ensure the required 5 stacked parking stalls.
 ➤ **Staff Response: Verified – Complies**
2. A landscaping plan shall be submitted with the final site plan, following all applicable standards found in Chapter 12-51 and 12-63 of the Zoning Ordinance and shall depict the following detail:
 - a. Location and type of all vegetation
 - b. The total number of trees and shrubs
 - c. Overall landscaping and parking lot percentages
 - d. An irrigation plan
 - e. A undulated berm shall be designed along all street frontages that is 15 feet wide and 2 feet tall
 - f. Depiction of a landscaping theme throughout the site that may include, rock features, types of gravel, or specific shape of planting beds.
 - g. Vegetation around all walkways should be emphasized
 - h. At least 25% of groundcover shall be in grass or other high water plants
 ➤ **Staff Response:**
 - *Required Street Trees 10 provided – 12 Required; Not Complete*
 - *Total Site Trees 15 required – 19 provided; Complies*
 - *Parking Lot Trees 8 required – 10 provided; Complies*

- *Parking Lot Shrubs 18 required – >18 provided; **Complies***
 - *50% Foundation Landscaping – Lube Center & Subway; **Complies**
Retail; **Not Complete***
 - *Berm Landscaping – **Not Complete***
 - *Walkway Landscape Theme; Depicted, **Complies***
 - *Overall Landscaping – Depicted; **Generally Complies**, except where noted.*
 - *Parrish Lane Landscape Setback of 20 feet – The gateway standards require 20 feet of landscaping along Parrish Street frontage. At the retail building the plans depict only 17 feet to the drive-thru lane. There is an option for the PC to approve a waiver of strict compliance. Due to the layout configuration, staff is likely to support such a waiver request. However, the applicant has not provided the arguments for a waiver (see Section 12-51-050). **Not Complete***
3. All pedestrian pathways that cross through vehicular areas shall be stamped-colored concrete.
 - **Staff Response: Depicted, Complies (see crossing near Subway)**
 4. A pathway from Subway to the sidewalk shall be included on the final site plan drawings.
 - **Staff Response: Depicted, Complies (see crossing near Subway)**
 5. Screening detail shall be depicted as part of the final site plan submittal, indicating that all ground and roof-mounted equipment have been properly screened from view.
 - **Staff Response: Missing, Not Complete**
 6. Detail concerning the dumpster enclosures shall be indicated on the final site plan and meet the requirements found in Section 12-51-110 of the Zoning Ordinance.
 - **Staff Response: Missing, Not Complete**
 7. Public amenities, such as benches or tables and chairs should be considered to enhance the pedestrian experience.
 - **Staff Response: Depicted, Complies**
 8. A lighting plan shall be submitted indicating all building, parking lot and pedestrian lighting. Wall lighting should be decorative in nature to enhance the architectural building design.
 - **Staff Response: Details provided, fixture locations on buildings are incomplete.**
 9. Streetscape Standards such as street trees and pedestrian lighting shall be depicted on the final site plan and shall meet the required City Standards.
 - **Staff Response: Depicted, Complies – however, the Public Works Director has not accepted the plans yet at this time**
 10. All easements and utilities shall be shown on the final site plan.
 - **Staff Response: Easements are part of Subdivision Plat submittal, incomplete**
 11. Proper drainage and grading, meeting all applicable City Standards, shall be depicted on the final site plan for review and approval by the City Engineer.\
 - **Staff Response: Depicted, City Engineer is reviewing plans**
 12. A bond shall be established for all onsite improvements by the City Engineer and posted by the applicant prior to receiving any building permits.
 - **Staff Response: This is an ongoing requirement for final plat recording**
 13. All proposed signage shall be depicted on the final elevation drawings.
 - **Staff Response: Depicted, Complies**
 14. A storyboard shall be submitted with the final site plan application depicting all colors and materials to be used on the proposed building.
 - **Staff Response: Depicted for Retail Building, Complies**
Elevation plan missing for lube center building, incomplete
 15. The applicant shall submit a final site plan application in accordance with Section 12-21-100 of the City's Zoning Ordinance, which shall be subsequently reviewed and approved by the Planning Commission.
 - **Staff Response: Submitted July 9, 2013**

16. The applicant shall receive subdivision approval prior to receiving any building permits.
17. All related professional services fees shall be paid to Centerville City.
 - **Staff Response: These are ongoing requirements for final plat recording**
18. The applicant shall address concerns with width of the east ingress/egress drive access and sufficiency of drive lanes and car stacking.
 - **Staff Response: Depicted, Complies – Also applicant submitted a completed traffic study indicating sufficient capacity exists to accommodate the development**
19. A more thorough review of pedestrian safety at Subway and show possible pedestrian pathway options.
 - **Staff Response: Depicted, Staff believes the project meets applicable ordinances**

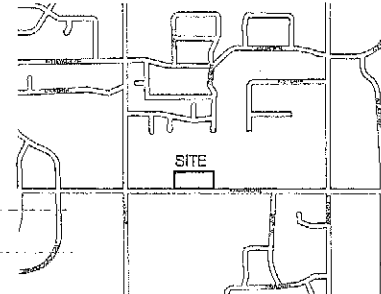
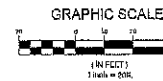
PLANNING STAFF RECOMMENDATION FOR FINAL SITE PLAN APPROVAL

PROPOSED ACTION: I hereby make a motion for the Planning Commission to **TABLE** the final site plan for the King Commercial Development located at 330 West Parrish Lane and require the plans to address the following:

1. *The landscape plan layout is to be modified to depict the required 50% building foundation planting for the proposed retail building (i.e. Beans & Brew) – Section 12-51-070.c.*
2. *The final site plan submittal is to address the requirement that all ground and roof-mounted equipment have been properly screened from view – Section 12-51-110.d&e.*
3. *The final site plan submittal is to address the requirements for dumpster enclosure screening - Section 12-51-110.a.*
4. *The applicant shall provide the necessary arguments for a waiver request of the 20 feet of landscaping along Parrish Lane (see Section 12-51-050) for consideration by the Planning Commission.*
5. *The final site plan submittal shall provide the final elevation plans for the lube center building.*
6. *A lighting plan shall be revisited to address the missing building lighting. The plans for wall lighting should be decorative in nature to enhance the architectural building design – Section 12-63-070b.2.*
7. *The City Engineer is to review and deem the traffic study acceptable and in compliance with applicable City regulations.*
8. *The City Engineer is to review and deem acceptable the drainage and utility plans, and more specifically the Storm Drainage Management Plan.*
9. *The City Public Works Director is to review and deem acceptable the street lighting (i.e. pedestrian) locations and fixture types.*

KING COMMERCIAL DEVELOPMENT

LOCATED IN THE SOUTH WEST QUARTER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN



VICINITY MAP
N.T.S.

AREA TABLE		
PARKING LOT	57	14
EX. DRIVE	7.40	14.8
MANICURE	3.20	11.3
LANDSCAPE	12.17	23.3
TOTAL	80.89	130

PARKING COUNT		
PARKING STALLS	REGULAR	ADA
TOTAL	48	5

LEGEND

- SECTION CORNER
- STREET MONUMENT
- FIRE HYDRANT
- BOUNDARY CORNER (SCT 70' x 10' RECORD AND CAP OR NAIL & WASTER STAMPED "BENCHMARK ENG.")
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT LINE
- LOT LINE

DEVELOPER: TERRAFORM COMPANYS
ELDON HARRIS
ADDRESS: 2021 EAST MILLER AVE. SALT LAKE CITY, UT 84117
TELEPHONE: (801) 476-4000
FAX: (801) 476-4001
EMAIL: eldon@terracorp.com

SURVEYOR'S CERTIFICATE

I, DALE K. BERNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 10001 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS BOUNDARY PLAT OF LAND SOUTH COMMERCIAL DEVELOPMENT AMENDED IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODES 1927-20-101 THROUGH 1927-20-104. I FURTHER CERTIFY THAT THE BOUNDARY AND PROPERTY ARE SHOWN CORRECTLY.

KING COMMERCIAL DEVELOPMENT

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 09°35'10" WEST ALONG THE CENTERLINE OF PARRISH LANE 87.29 FEET AND NORTH 89°57'24" EAST 143.00 FEET TO A BENCH MARK AT THE INTERSECTION OF PARRISH LANE AND NORTH STATE HIGHWAY 106 (MAIN STREET); AND RUNNING THENCE NORTH 89°57'24" EAST 70.10 FEET NORTH 89°57'24" EAST 143.00 FEET; THENCE SOUTH 89°57'24" WEST 143.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 50.89 SQUARE FEET
1.143 ACRES, MORE OR LESS
2 LOTS



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE GRANTED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE HEREINAFTER KNOWN AS THE

KING COMMERCIAL DEVELOPMENT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTERESTED PUBLIC USE, IN ACCORDANCE WITH UTAH CODES 1927-20-101 THROUGH 1927-20-104.

Governor of the State of Utah
County of Salt Lake

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
On this _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, PERSONALLY KNOWN TO ME TO BE AN AUTHORIZED AGENT OF TERRAFORM COMPANYS, THE PRESIDENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION, WHO, AFTER BEING DULY SWORN, DEPOSED THAT HE HAD THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT OF THE CORPORATION OF THE PRESIDENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION, MADE, AND THAT THE SIGNATURE OF THE PERSON IN THE INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USE AND BENEFIT OF THE PUBLIC, AND ON SAID INSTRUMENT I HAVE AUTHORIZED TO INCLUDE SAID INSTRUMENT ON UTAH'S MAP OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC FOR THE STATE OF UTAH

STORM DRAINAGE CALCULATIONS Rational Method (Q=CIA)

Area (A) = 1.00
Slope (S) = 0.01
Run (R) = 1.00
C = 0.4

Intensity (I) = 2.00
C = 0.4
I = 2.00

Q = 0.4
C = 0.4
I = 2.00

Time (min)	Intensity (in/hr)	Area (ac)	C	Q (cfs)
5	2.00	1.00	0.4	0.80
10	1.00	1.00	0.4	0.40
15	0.67	1.00	0.4	0.27
20	0.50	1.00	0.4	0.20
25	0.40	1.00	0.4	0.16
30	0.33	1.00	0.4	0.13
35	0.29	1.00	0.4	0.11
40	0.25	1.00	0.4	0.10
45	0.22	1.00	0.4	0.09
50	0.20	1.00	0.4	0.08
55	0.18	1.00	0.4	0.07
60	0.17	1.00	0.4	0.07



BENCHMARK
ENGINEERING &
LAND SURVEYING
100 SOUTH STATE STREET, SUITE 200
SALT LAKE CITY, UT 84111

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, A.D.,
BY THE CHIEF OF THE PLANNING COMMISSION.

CITY ENGINEER
APPROVED THIS _____ DAY OF _____, A.D.,
BY THE CHIEF OF THE CITY ENGINEER.

CITY ATTORNEY
APPROVED THIS _____ DAY OF _____, A.D.,
BY THE CHIEF OF THE CITY ATTORNEY.

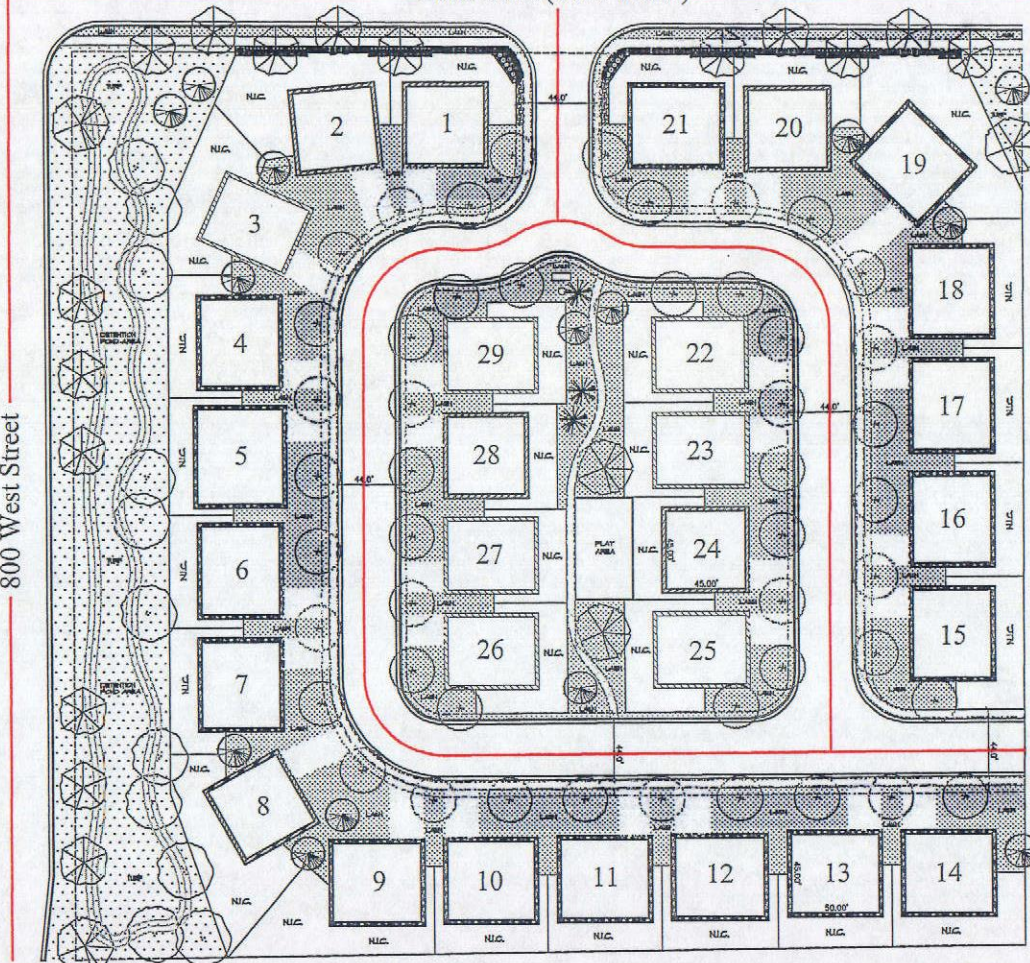
CITY COUNCIL
APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D.,
BY THE CHIEF OF THE CITY COUNCIL.

DAVIS COUNTY RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____, DATE _____, TIME _____, BOOK _____, PAGE _____.
TCL & _____
DAVIS COUNTY RECORDER

RECEIVED JUL 09 2013

800 West Street

Lund Lane (2400 North)



Plant List (TREES)

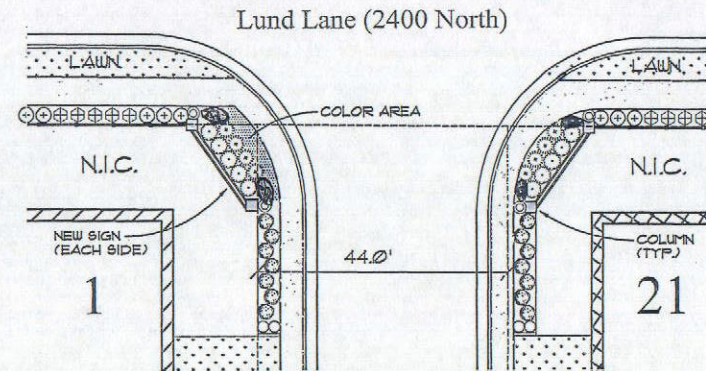
Symbol	Botanical Name	Common Name	Size
	Acer platanoides 'Columnare'	Columnar Norway Maple	2" Caliper 8'-10' Height
	Acer plat. 'Crimson Sentry'	Crimson Sentry Maple	2" Caliper 8'-10' Height
	Picea orientalis 'Green Knight'	Green Knight Spruce	4"-5" Height 8' x 8' Full
	Populus aluminata 'Robusta'	Robusta Poplar	1 1/2" Caliper 8'-10' Height
	Prunus virginiana 'Candied Red'	Canadian Red Cherry	1" Caliper 6'-8' Height
	Fagus sylvatica 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height
	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2" Caliper 8'-10' Height

Plant List (SHRUBS)

Symbol	Botanical Name	Common Name	Size
	Buxus japonica 'Vista Jane'	Julia Jane Boxwood	1 Gallon
	Cornus alba 'Balthasar'	Ivory Halo Dogwood	1 Gallon
	Eucyrtus alatus 'Compacta'	Dwarf Burning Bush	1 Gallon
	Physocarpus opul. 'Summer Wine'	Summer Wine Ninebark	1 Gallon
	Rhus aromatica 'Glow Low'	Glow Low Fragrant Sumac	1 Gallon
	Rosa sp. 'Knock Out Red'	Knock Out Shrub Rose	1 Gallon
	Spiraea bumelida 'Goldmound'	Goldmound Spiraea	1 Gallon
	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 Gallon

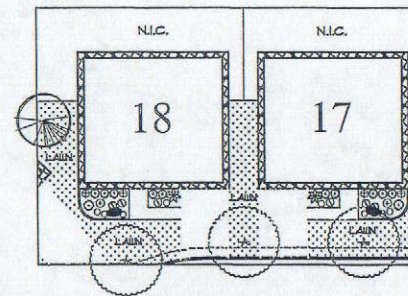
Plant List (GRASSES/PERENNIALS)

Symbol	Botanical Name	Common Name	Size
	Calamagrostis s. 'Foerster'	Foerster Feather Grass	1 Gallon
	Lavandula spec. 'Munstead'	Munstead Lavender	1 Gallon
	Pennisetum alopec. 'Nanain'	Dwarf Fountain Grass	1 Gallon



1 Main Entry/Signage Plan

SCALE: 1" = 10'-0"



2 Typical Building(s) Planting

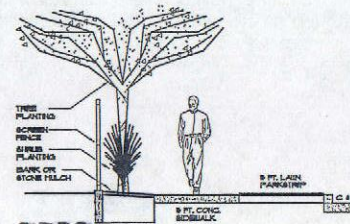
SCALE: 1" = 20'-0"

4 Landscape Boulder

N.T.S.

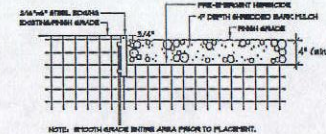
5 Shrub Planting

N.T.S.



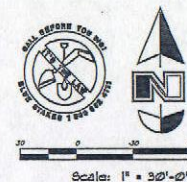
3 Fence / Parkstrip Cross Section

N.T.S.



6 Steel Edging / Bark Mulch

N.T.S.



rad Design Company, Inc.
300 West 1000 South
Salt Lake City, Utah 84119
Phone: 801-541-3114
Fax: 801-541-3114
rad@radesign.com



Woods Park Subdivision

800 West Lund Lane (2250 North)

Centerville, Utah

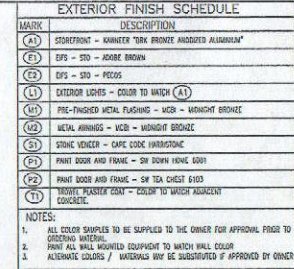
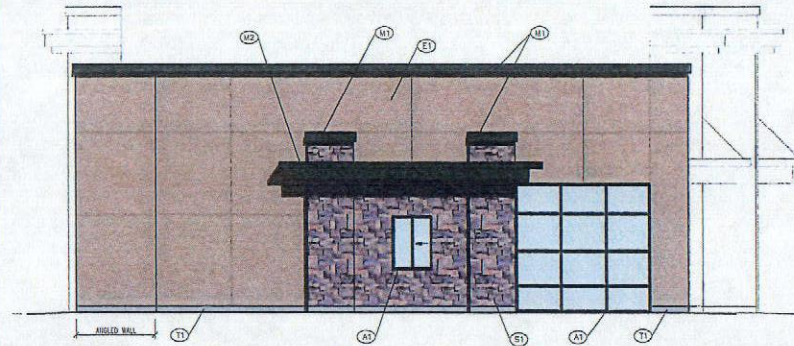
Concept Plan

PROJECT: Woods Park Subdivision
DRAWN BY: RPS
CHECK BY: RPS
DATE: 07-11-15
REVISION: 07-28-15
07-29-15
08-04-15
08-05-15

SHEET TITLE: Site Layout/Landscape Concept Plan

SHEET NUMBER: 1

L-1


$$1/4" = 1'-0"$$

$$1/4'' = 1' - 0''$$
$$1/4'' = 1'-0''$$


CENTERVILLE RETAIL
APPROX. 300 WEST PARISH LANE
CENTERVILLE, UTAH

[illegible]

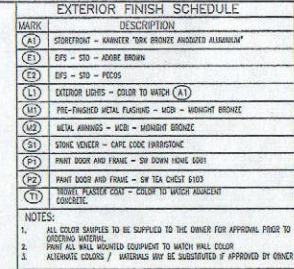
PROJECT #: 413092
DRAWN BY: LASTNAME
CHECKED BY: PIENEZZA
ISSUED: 06-17-13

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-201
CONSIDER DESIGNER ARCHITECTS

design west | architects
255 SOUTH 300 WEST LOGAN UT 84301
795 NORTH 400 WEST SALT LAKE CITY UT 84103

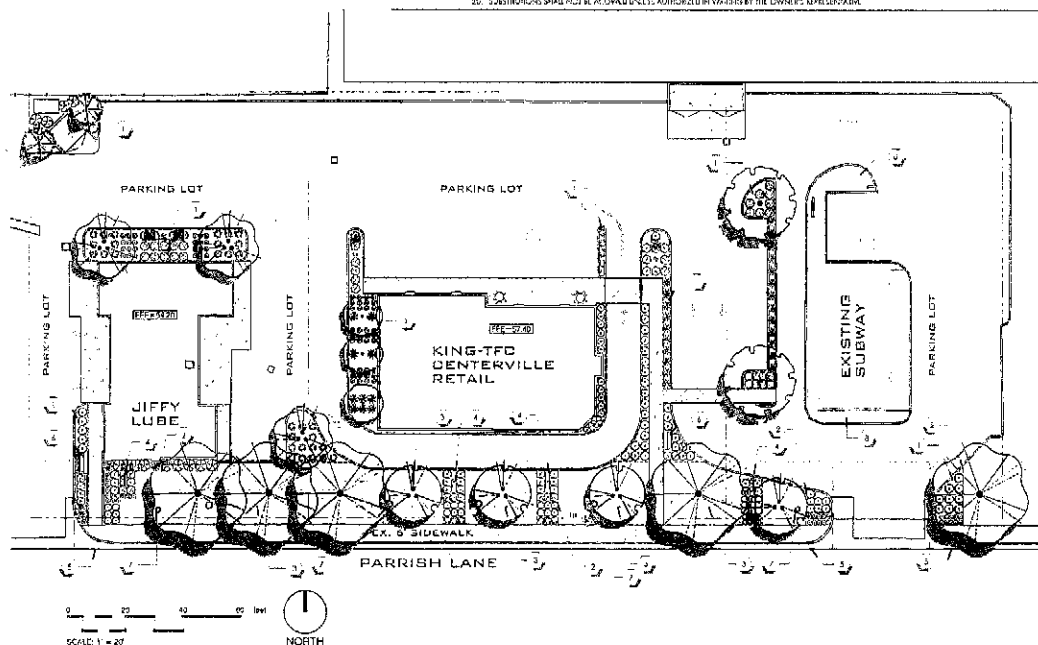

$$1/4'' = 1' - 0''$$


A-201

SL	DESCRIPTION	CITY	LOCAL
1	PLANTING AREA (FEET)		
2	STATE FISHING AND HUNTING AND CLIMAT ASIAN (P)		
3	1000 BOWLING PER C/P STAN ARKAS ANDING FLORIDA WARE		
4	MOONLIGHT SPINNING, NEW COVER		
5	SEE THE FIVE FIVE FOR EACH EXACTLY 10		
6	CLARK OF AFRICA, AND LANDSCAPING OR OTHER CONSTRUCTION		
7	PERCENT OF DIFFERENCE IN NEW CLOTHES SHOULD BE ALLOWED BY THE CLOTHES MAN		
8	THIRTEEN BOWLING AND HUNTING AND CLIMAT ASIAN (P)		
9	STREET LIGHTS AND NEW PER C/P STAN ARKAS ANDING FLORIDA WARE		
10	THIRTEEN BOWLING AND HUNTING AND CLIMAT ASIAN (P)		

[illegible]

PARTICULARS	S.F.	%
BUILDING	7,498	14.8
HARDSCAPE	31,068	61.5
LANDSCAPE	13,025	25.9
TOTAL	50,659	100

[illegible]

LOFT SIX
LANDSCAPE ARCHITECTURE
ARCHITECTURAL SITE DESIGN
3000 N. 50th AVE., SUITE 212
TAMPA, FL 33614-4708
PHONE: 813-889-1215
GETS@LOFTSIX.COM

The program is an easy-to-use, self-paced, interactive CD-ROM that includes drawings, graphics, audio, animation, and text. It covers the three phases and does not let students skip ahead. It is user-friendly, established to work on any computer with the software and hardware needed to run the program. It includes:

STAMP:



CENTERVILLE
JIFFY LUBE AND RETAIL

CLUBHOUSE DRIVE AND MAPLE LOOP DRIVE,

DATA:

DATE: 07-09-13
PROJECT NO: 1306
DRAWN BY: DAD
CHK'D BY: DAD

REVISIONS:

TITLE
LANDSCAPE
PLAN

SHEET

LP 101

RECEIVED JUL 09 2013

Conclusions

- Under existing conditions, the study intersections on Parrish Lane (SR 105) operate at a level of service D or better during both the AM and PM peak periods.
- After adding project traffic to the existing background traffic, all study intersections continue to operate at LOS D or better.
- The proposed project includes removing an automated car wash and a four-bay self-serve car wash. In their place will be built a Jiffy Lube auto service center and a retail building.
- The Centerville Jiffy Lube/Retail Center development is estimated to generate approximately **663** new daily external trips at full build-out. Of those trips, **41** will occur during the PM peak hour and **130** will occur during the AM peak hour.
- The project also is proposed to widen an existing shared access from 30 feet to 34 feet. A second shared access will remain. The existing shared accesses don't meet UDOT's access management standards and a variance will be submitted to UDOT with this traffic study.
- There is clearly an eastbound/westbound directional distribution of traffic based on the AM and PM peak hour commute directions. Project traffic was distributed to the road network based on the existing traffic patterns.
- 5-year with and without project conditions analyses were performed after growing background traffic by 1% annually. Under both conditions the study intersections continue to operate at LOS D or better.
- Based UDOT's auxiliary lane requirements, no right turn lanes are required into the project after project completion. This is based on the access category of the roadway (AC 6), the speed limit, and the right-turn volumes.
- A left turn lane is required and already exists at the two project accesses in the form of a two-way left-turn lane.

Recommendations

- A variance request will be submitted and Horrocks recommends that an access variance be granted due to the fact that the project is sharing accesses with adjacent properties and there is a third optional access (no project traffic assigned) to 400 West that can relieve the Parrish Lane accesses.
- It is recommended that the proposed driveway widening meet UDOT's curb radius requirements per their standard drawings.
- An encroachment permit will be required to be obtained from UDOT prior to the beginning of construction.

Donna Wilkinson

From: Cory Snyder
Sent: Friday, July 19, 2013 3:59 PM
To: thompsonfam50@aol.com
Cc: Donna Wilkinson; Brandon Toponce
Subject: RE: King Commercial Development

We will forward your comments to the Commission.

the PC Meeting 7/31 @ 7:00pm will not be a public hearing anyway. But your comments will be given to them anyway. I have tried to quickly address your questions in the notes below.

From: thompsonfam50@aol.com [mailto:thompsonfam50@aol.com]
Sent: Friday, July 19, 2013 3:46 PM
To: Cory Snyder
Subject: King Commercial Development

Hello Cory,

As you can imagine, we are keenly interested in the development of the car wash property. We have been following the minutes from the planning commission meetings and speaking with Tami Fillmore. The minutes mention the drainage of the properties to 400 W. Is this the easement that we have running through our property? We know the storm drainage calculations are on the site plan, but that is definitely a table that is not in our realm of understanding. Bottom line, do we expect more drainage than what we currently have? If so, we have concerns over the drain running through the middle of our parking lot being overwhelmed during wet weather. We certainly don't want to find this out the hard way.

They plan draining most of the property out to Parrish. However, the south end will sheet wash to use the existing easements. You may call Kevin @ 801-263-1752 for more details.

Our other concerns deal with 4 businesses (3 with quick serve drive thru lanes) sharing 2 cutouts on Parrish Lane. It helps that Beans and Brew's peak traffic time should be before we open for business and our cutout on 400 W certainly accommodates a good share of our traffic, however, if they expect volume similar to Starbucks across the street, they will have a steady flow all day. We wonder if the site plan creates an uninterrupted traffic flow from 400 W to Subway. It is already used as a shortcut through the light at 400 W and Parrish and we are concerned that there will be additional non-DQ traffic cutting through our already congested parking lot to get to the other 3 businesses that may be connected. The site plan does not appear to have any kind of islands or landscaping that would slow traffic down or discourage cutting through.

That is correct, the Parrish Lane standards utilized shared place. There are no plans to install a barrier island. I am not our codes would even prohibit it. You may want to contact the Kings to discuss any civil matters between the two properties.

How does a car get into the stack of cars at Beans and Brew from Parrish Lane? It appears that a car entering the East entrance needs to either drive East upon entering the parking lot, turn and drive behind Subway, avoiding their drive-thru stack, drive past the Beans and Brew building and enter the stack from the North or they have to cut off the cars exiting the Subway drive-thru, turn North then West past the Beans and Brew parking lot to enter the stack from the North. If they enter from the shared cutout between us and Jiffy Lube, they cross the exit of our drive-thru and the exit of Jiffy Lube's bays in order to get to the Beans and Brew drive-thru. The site plan shows the a left turn only arrow out of the Beans and Brew drive-thru which means that they have to exit our shared cutout on Parrish or cut through our parking lot to our 400 W cutout. If they exit on Parrish, you have the exit traffic of our regular parking lot merging with two quick serve drive-thrus (Beans and Brew and DQ) as well as the bay exits of Jiffy Lube.

Basically correct, they have submitted a traffic study verifying that the circulation plan works. Also, you can talk with Kevin who reviews this study.

We have certainly enjoyed the low volume of traffic from the car wash. Maybe we are not viewing the site plan correctly and maybe these concerns have been addressed at previous meetings, but we have serious concerns about traffic congestion. Would you have a few minutes to sit down with us in the near future and possibly go over the site plan with us and translate the drainage calculations? We are scheduled to be out of town on July 31st when the final site plan approval is anticipated, but may change our plans around this.

Again, Kevin is your contact.

On a side note, THANK YOU for the letter concerning campaign signs. We had already adopted our own little set of rules to police this on our property and we appreciate the city's support in trying to control this. Now that our corner treatment is finished and we love it, the campaign signs certainly do not add any aesthetic appeal to the corner. We asked the candidates who approached us not to put them up more than 30 days before the primary and to take them down after the primary until 30 days prior to the general election. The three candidates whose signs are on our property have been very respectful of these requests. The one question we have from the letter is the restriction of "off-site commercial" temporary signs. Does this mean that the realty signs that appear on our corner nearly every weekend are not allowed?

Your welcome and yes the realty signs would be not appropriate. If on private property, take them down. On public property take them down or contact Randy and his crew with take them down.

Parrish Lane is littered every Saturday with the same developer's signs. We removed them every Saturday and they finally stopped placing them in our lawn. It has always been interesting to me, that other businesses would expect to use our business for free advertisement without even the courtesy of asking.

Yes, not very respectful is it!

Thanks,
Julie (and Scott)

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

**STAFF REPORT
AGENDA: ITEM 2**

**APPLICANT: COMMUNITY DEVELOPMENT DEPARTMENT
655 NORTH 1250 WEST
CENTERVILLE, UT 84014**

**APPLICATION: FLAG LOT TEXT AMENDMENT, TITLE 15 OF THE CITY'S
SUBDIVISION ORDINANCE**

BACKGROUND

As the Planning Commission recently became aware, the Flag Lot Ordinance has a strict limitation of two lots, due to being strictly tied to the "Small Subdivision Waiver" process. The original purpose of the small lot allowance was 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.

When adopted by the City, the flag lot regulations envisioned allowing a stacking or partnering of two flags 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.

STAFF ANALYSIS AND SOLUTION

So is there a solution? Answer, Yes. After weighing whether to modify the "small subdivision" waiver process or to change the language of the qualifiers for flag lots, staff believes the most effective route is to adjust the definition of what constitutes a small subdivision and how a flag lot subdivision would be recorded. Because flag lots would also involve private access lanes that might be also shared and additional or unconventional easements for utilities may be required for various layout scenarios, staff believes that these elements are better facilitated through a platting mechanism. Thus, the suggested changes are as follows:

1. Definitions;
 - ✓ Section 15-1-104 – *Amend* (45) "Small Subdivision" means a subdivision of not more than 2 lots or when the subdivision includes the use of flag lots that meets the small subdivision waiver allowance criteria.
2. Flag Lot Requirements;

- ✓ Section 15-5-102 – *Add section (e)* - Any Flag Lot Subdivision shall be recorded using the City's final plat requirements of Section 15-4-103.

STAFF RECOMMENDATION

Suggested Motion for an amendment to the Centerville City Subdivision Ordinance in regards to small subdivisions and flag lot requirements – I hereby make a motion for the Planning Commission to recommend to the City Council, to amend the City's Subdivision Ordinance; as follows:

1. Definitions;
 - ✓ Section 15-1-104 – *Amend (45)* "Small Subdivision" means a subdivision of not more than 2 lots or when the subdivision includes the use of flag lots that meets the small subdivision waiver allowance criteria.
2. Flag Lot Requirements;
 - ✓ Section 15-5-102 – *Add section (e)* - Any Flag Lot Subdivision shall be recorded using the City's final plat requirements of Section 15-4-103.

Suggested Reasons for the Action (Findings):

1. The Planning Commission finds that the original purpose of the small lot allowance was to efficiently facilitate the division of land, where parcels front existing streets and utilities are readily available.
2. The Planning Commission finds that 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.
3. The Planning Commission finds that the flag lot regulations envisioned allowing a stacking or partnering of two flags lots in addition to the original lot for a total of three lots.
4. The Planning Commission finds that the actual small subdivision limits the use only to two lots. Thus, there is an inherent ordinance conflict that was not addressed during the adoption of the flag lot regulations.
5. The Planning Commission finds that the most effective route is to adjust the definition of what constitutes a small subdivision and add provisions of how flag lot subdivisions are to be recorded.