

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, AUGUST 14, 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.
B.
C.
D. | Welcome and Roll Call
Prayer or Thought – Commissioner Debra Randall
Minutes Review and Acceptance for July 31, 2013
Commission Business |
| 7:05 | 1. | PUBLIC HEARING CHAPEL RIDGE COVE PUD SUBDIVISION 2250 NORTH 150 EAST
Consideration of amending the Chapel Ridge Cove PUD Subdivision Plat, located at approximately 2250 North 150 East, in the R-L(PD) Zone. Alan Prince, Prince Development LLC, Applicant |
| 7:25 | 2. | DISCUSSION ONLY ACCESSORY DWELLING UNITS (ADU'S)
Discussion of accessory dwelling units and their uses |
| 7:45 | 3.
a. | COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
Upcoming Meetings <ul style="list-style-type: none">• PC Meeting August 28, 2013: <i>Brighton Homes Conceptual Site Plan 530 East 100 South; Chitose Johnson Subdivision Conditional Use Permit</i> |
| 7:50 | E. | Adjournment |

Posted August 9, 2013 by Community Development

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, July 31, 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, Vice Chair
David P. Hirschi
Scott Kjar (arrived at 7:05 p.m.)
Steven Markham
Debra Randall

MEMBERS ABSENT

Brian Holman
Kevin Merrill, Chair

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
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 Commissioner David Hirschi

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held July 10, 2013 were reviewed. Commissioner Hirschi and Vice Chair Fillmore requested amendments. Commissioner Hirschi made a **motion** to accept the minutes as amended. Commissioner Randall seconded the motion, which passed by unanimous vote (4-0). Commissioner Kjar abstained from voting since he was not in attendance at the July 10 meeting.

PUBLIC HEARING – KING COMMERCIAL DEVELOPMENT – 330 WEST PARRISH LANE

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. At the conceptual level, the Planning Commission agreed to allow preliminary and final subdivision approval to be combined. Cory Snyder, Community Development Director, stated that not all requirements have been met, but the applicant may request the Commission recommend City Council approval at this time and allow staff to ensure all requirements are complied with before presentation to the Council. Staff recommended the Commission table approval of both

Preliminary/Final Subdivision Approval and Final Site Plan until the all issues have been resolved and requirements met.

The Parrish Lane Gateway Standards require 20 feet of landscaping along Parrish street frontage. For the retail building the plans depict only 17 feet to the drive-thru lane. There is an option for the Planning Commission to approve a waiver of strict compliance. Due to the layout configuration, staff is supportive of considering such a waiver request. However, the applicant has not provided the arguments for a waiver and staff have not provided findings for that action. Mr. Snyder explained other issues that had not been completed at the time the staff report was prepared, including decorative exterior lighting, the number of street trees (12 are required, 10 are provided), and dumpster enclosures. Mr. Snyder has also not had a response from the City Engineer regarding his opinion of planned drainage solutions. Mr. Snyder informed the Commission that they may see new direction from the City Council regarding street lighting in the future, but at this time the Gateway Standards still require decorative street lighting. Staff is not comfortable recommending final plat approval without all issues resolved.

Commissioner Kjar asked if Dairy Queen is part of the new subdivision and if drainage from the new subdivision would cross the Dairy Queen property. Staff responded Dairy Queen is not part of the subdivision, but an easement exists to accommodate drainage. Commissioner Hirschi asked if it would be helpful to staff to know the Commission's opinion regarding the waiver of strict compliance. Mr. Snyder responded that he would recommend approval of a waiver. He feels the configuration itself speaks in favor of a waiver request.

Referring to the landscaping requirements, Vice Chair Fillmore pointed out that a landscaping waiver was granted to Dairy Queen, providing a precedent for such an action. She also commented that the sidewalk plan is much improved over the previous plan brought to the Commission, and asked where benches or tables will be located.

The applicant, Eldon Haacke, thanked staff for their input and suggestions in putting the plan together. He feels the plan provides plenty of parking with good circulation, and he expects the Subway to do even better than it does now. He stated that if approval is tabled, construction will be postponed until February. Time is of the essence. He feels City staff is capable and could address the remaining concerns. Mr. Haacke went through the list of issues in the staff report specified as "not complete" and described solutions:

Preliminary/Final Subdivision Plat Submittal

1. "... the plat is integrated with the site plan and does not provide the required easements along the interior lot lines." Mr. Haacke feels he can work with staff to resolve this issue. The plan shows a ten-foot utility easement on the front and a 15-foot easement on the back. He needs direction regarding where easements are desired, but does not feel the issue should delay moving forward.

Final Site Plan Submittal

2. "Required Street Trees 10 provided – 12 Required" The proposed plan has more street trees than the neighboring Dairy Queen property, and more than the total trees required for the site. Mr. Haacke stated he feels 10 street trees is adequate. He would not want to conceal the businesses behind excessive trees, and does not think this issue should cause several weeks delay. The Commission can give direction at this time.

- 1 "Berm Landscaping" A 3-foot berm is shown on the plan. Mr. Haacke feels staff
2 can ensure the requirement is met on the final.
- 3 5. "Screening detail shall be depicted as part of the final site plan submittal,
4 indicating that all ground and roof-mounted equipment have been properly
5 screened from view." Mr. Haacke pointed out the location of roof-mounted
6 equipment on the plans, and explained that none will be visible.
- 7 6. "Detail concerning the dumpster enclosures shall be indicated on the final site
8 plan and meet the requirements found in Section 12-51-110 of the Zoning
9 Ordinance." Mr. Haacke provided information regarding the dumpster
10 enclosures, which will have a CMU exterior that can be painted.
- 11 8. "A lighting plan shall be submitted indicating all building, parking lot and
12 pedestrian lighting. Wall lighting should be decorative in nature to enhance the
13 architectural building design. Staff Response: Details provided, fixture locations
14 on buildings are incomplete." Mr. Haacke pointed out the locations of decorative
15 exterior lighting on the new elevations he provided.
- 16 9. "Streetscape Standards such as street trees and pedestrian lighting shall be
17 depicted on the final site plan and shall meet the required City Standards. Staff
18 Response: Depicted, Complies – however, the Public Works Director has not
19 accepted the plans yet at this time." Mr. Haacke pointed out street lighting on the
20 newer copy of the plan that meets required City Standards.
- 21 10. "All easements and utilities shall be shown on the final site plan." Mr. Haacke
22 explained the current owner intends to maintain ownership of all three lots. He
23 feels the easement and utility issues can be addressed with staff.

24
25 Referring to the Parrish Lane Landscape Setback requirement of 20 feet (under #2 on
26 the staff response to the Final Site Plan Submittal), Mr. Haacke explained that the plan includes
27 a 17-foot landscape setback to maximize traffic flow, which he feels is more important than a
28 few more feet of landscaping. He suggested the possibility of a 16-foot landscaping setback
29 and a one-foot strip of landscaping in front of the building. He asked the Commission what they
30 prefer. The property could not be developed without a variance from the 20-foot requirement.
31 He feels the plan will look wonderful and will enhance the area. Vice Chair Fillmore asked to
32 see the locations of benches. Mr. Haacke pointed out planned bench and table/chair locations
33 and stated he can add more benches if directed. He feels everything has been addressed, and
34 expressed a desire to begin construction in October.

35
36 At 8:05 p.m. Vice Chair Fillmore opened a public hearing for the preliminary/final
37 subdivision plan. Seeing that no one wished to comment she closed the public hearing.
38 Commissioner Kjar asked Mr. Snyder if he would be offended if the Commission chose to
39 approve the final plan and direct staff to ensure compliance prior to Council review. Mr. Snyder
40 responded he feels staff will be able to verify compliance if the Commission is comfortable with
41 the design.

42
43 Commissioner Hirschi expressed some concern with the lack of showing of utility
44 easements. He is not sure each lot needs to be wrapped in a 10-foot easement because of the
45 nature of the layout, but the lots are susceptible to future sale and he wants to ensure sufficient
46 PUEs to service each lot. Mr. Snyder responded that the utility providers have not made any
47 special requests. The subdivision is generic. Lisa Romney, City Attorney, stated that the PUE
48 is an ordinance requirement.

49

Commissioner Kjar made a **motion** to recommend the City Council approve the preliminary/final subdivision plan and plat for the King Commercial Development located at 330 West Parrish Lane with the following conditions:

Conditions

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 City Council about whether the subdivision plat complies with applicable subdivision regulations.
3. Staff will prepare appropriate findings for Council approval.

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

Referring to the landscaping issues, Commissioner Hirschi stated he feels the plan proposed by the applicant makes sense due to existing limitations on the property. He feels the 17-foot waiver makes sense, and does not see a need for foundation landscaping that would not be visible from the street. Commissioner Kjar feels there should be as much parking as possible, and would prefer to keep parking lanes and backing areas as wide as possible. Commissioner Kjar knows from experience that tenants would prefer no street trees because of visibility. He does not have a problem with the 10 trees instead of 12, and is comfortable with the final site plan. Vice Chair Fillmore stated she feels strongly about trees and balancing greenscape with hardscape. However, since there are more trees than required for the overall plan, she is comfortable with including the 10 street trees in the waiver.

Commissioner Kjar made a **motion** to recommend final site plan approval for the King Commercial Development located at 330 West Parrish Lane, agreeing to the waiver of strict compliance with respect to the 17-foot landscape setback, the foundation landscaping, and the proposed 10 street trees as submitted to the Planning Commission, subject to staff verifying compliance with the following conditions and findings, noting that the waiver has been considered and discussed. Commissioner Hirschi seconded the motion, which passed by unanimous vote (5-0).

Conditions

1. 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).
2. The final site plan submittal is to address the requirements for dumpster enclosure screening – Section 12-51-110(a).
3. The final site plan submittal shall provide the final elevation plans for the lube center building.
4. 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 12-63-070(b)(2).
5. The City Engineer is to review and deem the traffic study acceptable and in compliance with applicable City regulations.
6. The City Engineer is to review and deem acceptable the drainage and utility plans, and more specifically the Storm Drainage Management Plan.
7. The City Public Works Director is to review and deem acceptable the street lighting (i.e., pedestrian) locations and fixture types.

Findings

1. In accordance with Section 12-51-050, the Planning Commission finds that: 1) the waiver preserves the intent of the landscaping regulations; 2) the waiver does not result in an adverse impact on adjacent properties; 3) the strict application of landscaping provisions is unreasonable and unnecessary given the surrounding existing development; 4) there are exceptional conditions present due to the narrow depth of the property.
2. The Planning Commission finds that the conditions imposed ensure compliance with the City's landscaping, parking, Parrish Lane Guidelines, and waiver regulations.

PUBLIC HEARING – SUBDIVISION ORDINANCE TEXT AMENDMENT – FLAG LOTS

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 flag lots in addition to the original lot for a total of three lots. However, the actual small subdivision limits the use to only two lots. Thus, there is an inherent conflict that was not addressed during the adoption of the flag lot regulations.

Cory Snyder, Community Development Director, explained that 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 also be 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* (c) – Any Flag Lot Subdivision shall be recorded using the City's final plat requirements of Section 15-4-103.

Vice Chair Fillmore asked why Mr. Snyder recommends recording as a plat. Mr. Snyder responded that with a plat each lot owner would know what they were getting. Flag lots come with the issues of shared accesses, shared easements, shared utilities, and shared alignments, which are easier to understand with a plat. Commissioner Hirschi agreed that warranty deed descriptions would need to be seen on a plat to be understood.

At 8:40 p.m. Vice Chair Fillmore opened a public hearing.

Paul Cutler – Mr. Cutler appreciates the Commission taking time to review the matter. The proposed changes would help him as a property owner, and he supports requiring a plat.

1 He stated that the suggested findings seem vague, and suggested that finding #3 be revised to
2 specify a total of four lots. Mr. Cutler requested further discussion time to address his specific
3 situation after the Commission completes the present business.

4
5 Mr. Snyder clarified that it is not the intent of staff to place any limit on the number of lots
6 possible. He stated that if it is impossible to conventionally subdivide a property, the number of
7 flag lots possible will depend on the size of the property. Vice Chair Fillmore stated she
8 interprets the ordinance to read that the flag lot ordinance is setup and intended for three lots,
9 but if a flag lot situation and a small subdivision situation were combined there could be more
10 than three.

11
12 Joanie Evans – Ms. Evans owns the property at 712 South 300 East. She expressed
13 appreciation for the Commission's consideration of property owners who have purchased and
14 maintain historic property. Her home is located on the back half of the 1.25 acre property, with
15 a 25-foot access lane and 183-foot frontage. The large amount of frontage has been a problem
16 with people wanting to park/party on the open frontage. Her property could qualify as a
17 subdivision, but where properties are concerned, one size does not fit all. Centerville is a
18 unique city with unique properties. She could put three 60-foot frontages on the property, which
19 would still leave her property with 60-feet. She is concerned about properties in the area being
20 turned into rentals and not kept up. She wants to ensure her frontage looks good. It would be
21 difficult to sell properties with only 60-feet of frontage. She would like to be able to put two new
22 homes in the front of the property with 75-feet of frontage each, with her home behind as a flag
23 lot. She thanked the Commissioners for what they do.

24
25 At 8:50 p.m. Vice Chair Fillmore closed the public hearing. Commissioner Kjar stated he
26 shares Mr. Cutler's concern about finding #3. He views it as a cap. Ms. Romney suggested
27 ending the sentence at "to the original lot," and deleting "for a total of three lots." Vice Chair
28 Fillmore stated she is fine with the change. Commissioner Randall expressed a desire to
29 correct grammatical errors in findings #3 and #4, as well as the suggested definition.

30
31 Commissioner Randall made a **motion** for the Planning Commission to recommend to
32 the City Council, to amend the City's Subdivision Ordinance; as follows:

33
34 1. Definitions;

35 Section 15-1-104 – *Amend* (45) "Small Subdivision" means a subdivision of
36 not more than 2 lots or a subdivision which includes the use of flag lots that
37 meets the small subdivision waiver allowance criteria.

38
39 2. Flag Lot Requirements;

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

42
43 **Findings:**

- 44 1. The Planning Commission finds that the original purpose of the small lot allowance
45 was to efficiently facilitate the division of land, where parcels front existing streets
46 and utilities are readily available.
47 2. The Planning Commission finds that when the Flag Lot Ordinance was originally
48 developed, it was anticipated that its use would be limited and only utilized when it
49 was not feasible to construct new roads and a parcel is markedly underutilized.
50 Thus, it was partnered with the small subdivision process.

3. The Planning Commission finds that the current flag lot regulations envision the stacking or partnering of two flags lots in addition to the original lot.
4. The Planning Commission finds that the actual small subdivision waiver limits the use to only 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.

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

Mr. Cutler explained the situation with his property. After a brief discussion he agreed to discuss the matter further with staff.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The next Planning Commission meeting will be held on August 14, 2013.

ADJOURNMENT

At 9:07 p.m. Vice Chair Fillmore made a **motion** to adjourn the meeting. Commissioner Kjar seconded the motion, which passed by unanimous vote (5-0).

Kevin Merrill, Chair

Date Approved

Katie Rust, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

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

PROPERTY: CHAPEL RIDGE COVE SUBDIVISION
2250 NORTH 150 EAST

ACREAGE: ~2.50 ACRES

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

APPLICATION: SUBDIVISION PLAT AMENDMENT

RECOMMENDATION: APPROVE THE AMENDMENT

BACKGROUND

The petitioner is cooperating with the City in requesting to amend the subdivision plat for the Chapel Ridge Subdivision concerning the following:

- 1) *Adjust the eastern boundary of Lot #1 to have the right-of-way line incorporate the sidewalk system.*
- 2) *Add a note to the plat to describe the grading expectations for building on the lots.*

SUBDIVISION PLAT AMENDMENT PROCESS

Within the Utah State Code, 10-9a-609(1), is found the criteria for amending a subdivision plat. There is no other process found in the Centerville City Ordinances in relation to amending a subdivision. The Planning Commission is to make a recommendation to the City Council using the following criteria:

1. *Will the public interest be materially injured by the proposed plat amendment?*
Staff Response: We believe the amendment will not. The northern sidewalk system jogs as it transitions into Farmington City and a portion of the sidewalk is not within the right-of-way of the current subdivision plat. In addition, during the initial grading of the subdivision, the petitioner's contractor adjusted the approved grading plan. This change affects how some of the homes reach native soil for placement of footings and foundations. The amendment corrects these situations.

2. *Is there a good cause for the plat amendment?*

Staff Response: As described above, we believe there are both public and private positive interests to allow these amendments to this subdivision.

PLANNING STAFF RECOMMENDATION

Suggested motion for the proposed amended subdivision plat for Chapel Ridge Subdivision: I hereby make a motion for the Planning Commission to recommend approval to the City Council of the proposed plat amendment consisting of the following:

- 1) *Adjust the eastern boundary of Lot #1 to have the right-of-way line incorporate the sidewalk system.*
- 2) *Add a note to the plat to describe the grading expectations for building on the lots.*

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the public interest will NOT be materially injured by the proposed plat amendment.
- b. The Planning Commission finds that there is good cause for the plat amendment.
- c. The Planning Commission finds that the northern sidewalk system jogs as it transitions into Farmington City and a portion of the sidewalk is not within the right-of-way of the current subdivision plat.
- d. The Planning Commission finds that the petitioner's contractor adjusted the approved grading plan and such change affects how some of the homes reach native soil for placement of footings and foundations.
- e. The Planning Commission finds that the amendment corrects the above stated situations.
- f. The Planning Commission finds that there are both public and private positive interests to allow these amendments to this subdivision.

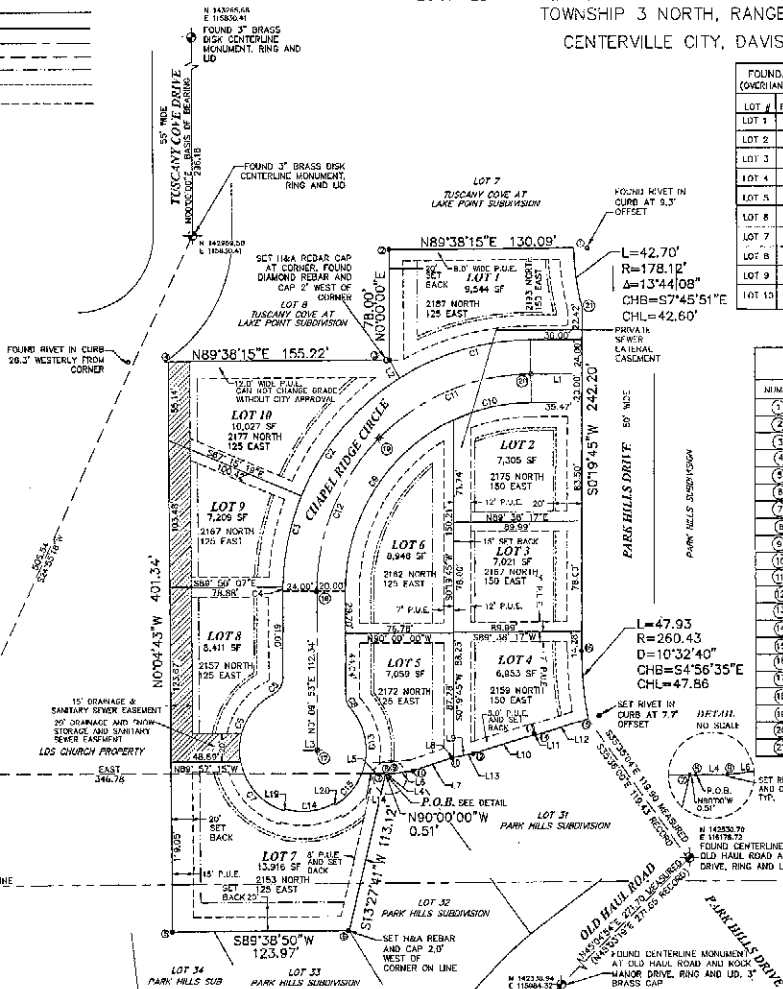
CHAPEL RIDGE COVE P.U.D. AMENDED

LOCATED IN THE NORTHEAST AND THE SOUTHEAST QUARTERS OF SECTION 31
TOWNSHIP 3 NORTH, RANGE 1 EAST, SLB&M
CENTERVILLE CITY, DAVIS COUNTY, UTAH

LEGEND

SUBDIVISION LINE
LOT LINE
ROAD CENTERLINE
TIE TO MONUMENT
FOUNDATION SETBACK LINE
OVERLAPPING SETBACK LINE
PUBLIC UTILITY EASEMENT (P.U.E.)

SECTION CORNER
MONUMENT TO BE SET
EXISTING MONUMENT
SET H&A REBAR AND CAP AT
CORNER UNLESS NOTED
NOTE: REBAR AND CAP WILL
BE SET AT BACK CORNERS
AND A COPPER RIVET WILL BE
SET IN CURB AT FRONT LOT
LINE OFFSET



LOT #	FRONT	REAR	RIGHT	LEFT	AREA
LOT 1	20'(18)	0'	20'(18)	20'	
LOT 2	20'(18)	15'	20'(18)	7'	
LOT 3	20'(18)	15'	7'	7'	
LOT 4	20'(18)	15'	7'	8'	
LOT 5	20'(18)	15'	8'	7'	
LOT 6	20'(18)	15'	7'	NA	
LOT 7	20'(18)	20'	7'	8'	
LOT 8	20'(18)	20'	7'	20'	
LOT 9	20'(18)	20'	7'	7'	
LOT 10	20'(18)	20'	12'	7'	



NOVEMBER 2012

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	97.42	177.00	31°32'08"	S70°52'13"W	96.20
C2	108.61	177.00	31°32'08"	S40°21'41"W	107.87
C3	88.68	177.00	21°39'07"	S11°49'40"W	88.29
C4	2.69	177.00	0°52'13"	S0°36'00"W	2.69
C5	14.98	14.00	81°21'18"	N30°30'32"E	14.78
C6	56.24	44.50	72°24'34"	S25°10'54"W	52.57
C7	41.81	44.50	61°38'17"	S41°42'32"E	45.60
C8	10.09	14.00	41°17'32"	S20°28'48"E	5.87
C9	101.34	155.00	65°17'54"	S32°45'50"W	143.11
C10	56.35	123.00	24°16'30"	S77°30'02"W	55.93
C11	119.45	153.00	44°41'12"	S67°16'11"W	116.45
C12	119.45	153.00	44°41'12"	S22°31'58"W	116.45
C13	49.00	44.50	83°05'24"	N0°34'47"W	48.56
C14	35.64	43.00	47°29'21"	N83°43'39"E	34.83
C15	29.53	44.50	38°00'56"	N40°58'29"E	30.99

Point Table

POINT #	NORTHING	EASTING
1	142980.39	116095.46
2	142829.67	115986.37
3	142881.57	115968.37
4	142880.58	115813.15
5	142479.25	115833.70
6	142480.01	115837.67
7	142590.02	115954.00
8	142590.02	115954.00
9	142590.02	115954.00
10	142590.02	115954.00
11	142590.02	115954.00
12	142590.02	115954.00
13	142590.02	115954.00
14	142590.02	115954.00
15	142590.02	115954.00
16	142590.02	115954.00
17	142590.02	115954.00
18	142590.02	115954.00
19	142590.02	115954.00
20	142590.02	115954.00
21	142590.02	115954.00

Parcel Line Table

Line #	Length	Direction
L1	35.71	S89°28'17"W
L2	14.70	S09°48'06"W
L3	9.95	S89°50'07"E
L4	3.19	N00°00'00"W
L5	20.51	N90°00'00"E
L6	16.05	S83°02'45"W
L7	28.67	N71°23'14"E
L8	1.43	N78°52'07"E
L9	14.07	N78°12'07"E
L10	45.44	N73°17'37"E
L11	0.54	N60°42'33"W
L12	15.49	N78°52'07"E
L13	16.81	S60°00'00"E
L14	1.50	N17°28'19"E
L15	1.50	S50°00'00"E

FOR GENERAL NOTES SEE SHEET 2 OF 2

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 106555 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN AND PURSUANT TO SAID TRACT OF LAND HERETOFORE TO BE KNOWN AS CHAPEL RIDGE COVE PLANNED UNIT DEVELOPMENT AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

VON R. HILL

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 10°52'08"E 78.99 FEET ALONG THE SECTION LINE AND EAST 246.75 FEET FROM THE CENTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF LOT 32, PARK HILLS SUBDIVISION AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 1441143, IN BOOK 2355, PAGE 1217 AND RUNNING THENCE NORTH 00°00'00" WEST 0.51 FEET THENCE SOUTHWEST 71°16'11" 133.12 FEET THENCE SOUTHWEST 30°30' WEST 123.97 FEET ALONG THE NORTH LINE OF SAID PARK HILLS SUBDIVISION, THENCE NORTH 00°43' WEST 401.34 FEET ALONG A LINE BEING 1700' 1/4" APPROXIMATELY DISTANT FROM THE EAST LINE OF THE LIVING FENCE FOUNDATION WALL TO THE SOUTH LINE OF LOT 8, TUSCANY COVE AT LAKE PINE SUBDIVISION AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 1852015 IN BOOK 2455 AT PAGE 1221, THENCE NORTH 88°35' EAST 155.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, THENCE NORTH 78.00 FEET TO THE SOUTHWEST CORNER OF LOT 7, TUSCANY COVE AT LAKE PINE SUBDIVISION, THENCE NORTH 00°00' WEST 130.09 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTLY 47.00 FEET ALONG A 178.17-FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 15440'01" (CHORD BEARS S00°07'43"E 42.80 FEET), THENCE SOUTHWEST 04°56' WEST 242.20 FEET TO AND ALONG THE WEST RIGHT OF WAY LINE OF PARK HILLS DRIVE AS SHOWN ON SAID PARK HILLS SUBDIVISION TO A POINT OF CURVATURE, THENCE SOUTHWESTLY 47.83 FEET ALONG A 280.43-FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 10324'40" (CHORD BEARS S00°00'00" EAST 142.88 FEET), TO THE NORTHWEST CORNER OF LOT 31, PARK HILLS SUBDIVISION, THENCE SOUTHWEST 28°21' WEST 30.85 FEET ALONG THE NORTH LINE OF SAID LOT 31, THENCE NORTH 00°00' WEST 0.54 FEET, THENCE SOUTHWEST 27°27' WEST 45.44 FEET, THENCE SOUTHWEST 27°27' WEST 15.49 FEET, THENCE SOUTHWEST 27°27' WEST 28.67 FEET, THENCE SOUTHWEST 30°45' WEST 16.05 FEET, THENCE SOUTHWEST 00°00' WEST 3.19 FEET TO THE POINT OF BEGINNING, CONTAINING 2.747 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SURVEYED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS CHAPEL RIDGE COVE P.U.D. AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND (IN WARRANT, DEED, AND SAID CITY WARRANTS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE INDICATED SURVEYS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS.

JAKE TOOMBS
MILLCREEK HOMES, INC.

DAVID L. ELLIS

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, THESE PERSONALLY APPEARED BEFORE ME DAVID L. ELLIS, SIGNED OF THE OWNER'S DEDICATION, WHO ONLY ACKNOWLEDGED HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES MENTIONED HEREIN.

NOTARY PUBLIC:

RESIDENCE:

CHAPEL RIDGE COVE P.U.D. AMENDED

LOCATED IN THE NORTHEAST AND THE SOUTHEAST QUARTERS OF SECTION 31
TOWNSHIP 3 NORTH, RANGE 1 EAST, SLB&M
CENTERVILLE CITY, DAVIS COUNTY, UTAH

H & A HILL & ARGYLE, Inc.
Engineering and Surveying
161 North 200 West, Suite 204, Provo, Utah 84601
(801) 288-2326 Phone, (801) 288-2993 Fax
12-108 PLAT 11/12/12 10/23

CENTERVILLE CITY COUNCIL
PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST:
MAYOR:

RECOMMENDED FOR APPROVAL
ON THIS _____ DAY OF _____, 20____,
CENTERVILLE CITY ENGINEER:

RECOMMENDED FOR APPROVAL
ON THIS _____ DAY OF _____, 20____,
CENTERVILLE CITY ATTORNEY:

RECOMMENDED FOR APPROVAL
ON THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF CENTERVILLE CITY,
CHAIRMAN:

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____, AT _____
COUNTY RECORDER _____
BY _____ DEPUTY



ADU's Summary Brief

♦ ACCESSORY DWELLING UNIT ♦

Accessory Dwelling Units (ADU's)

Accessory Dwelling Units (ADU's) is an additional, self-contained housing unit that is secondary to the main residence. ADU's are sometimes referred to as "mother-in-law" apartments or "granny flats," since their origins were to provide space for extended family members.

ADU's can take many forms such as attachments or additions to the main home, use of basement areas, a second-story over an detached garage, or separate backyard building.

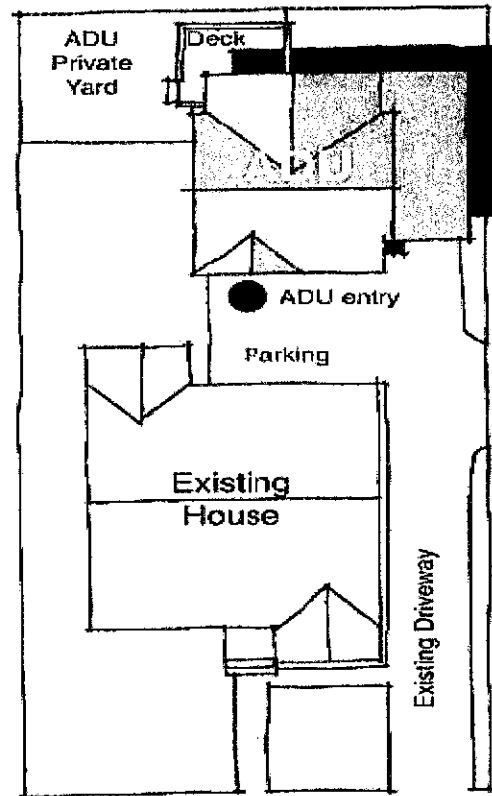
Purpose of ADU's

The intent or use of ADU's is often to provide places for the elderly to be taken care of by family members, places for newly married or return of adult children, or even perhaps to supplement a mortgage payment. ADU's are typically used in single-family areas when the following conditions exist:

- Excess space within the primary dwelling or above a garage exists that can be conveniently converted into living quarters.
- An under-utilized or odd lot exists and further division of land is not feasible or is prohibited.
- The housing stock is located near a college or educational institution.
- A shortage and/or demand for affordable housing exists in a particular area.

Typical ADU Regulations

- Ownership and occupancy restrictions
- Maximum dwelling sizes
- Setback modifications



- Maximum lot area coverage
- Parking space and location requirements
- Building orientation standards
- Building exterior standards

Potential Drawbacks of ADU's

- Establishing acceptable densities
- ADU's building compatibility and aesthetics
- Excessive parking of vehicles
- Introduction of excessive rental properties within a stable neighborhood.
- ADU's construction costs & fees
- Zoning Enforcement problems

CENTERVILLE CITY UTAH — COMMUNITY DEVELOPMENT



Considering ADU's

♦ ACCESSORY DWELLING UNIT ♦

Why Consider Allowing ADU's

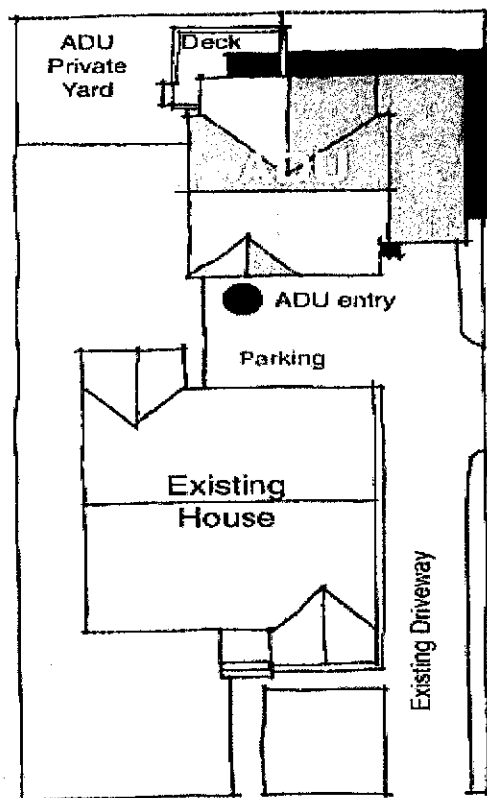
- Provide opportunities for people moving through life's stages to be able to live and/or grow up in the same community.
- Increase opportunities for redevelopment to reduce the demand for new extensions of utility lines and services.
- Encourage the development of sustainable and/or walkable neighborhoods, where employment, goods, and services can be obtained with less driving distances.
- Encourage opportunities for establishing a variety of housing types in keeping with the income ranges of more families.

Who Typically Chooses to Build ADU's

- Older Singles/Couples
- Younger Singles/Couples
- Middle-aged Empty Nesters
- Single Person Households
- People that Travel Often/Extended Periods

Who Benefits From ADU's

- *Home Owners* — creating a "home based" supplemental income
- *Aging Persons* — ability to prolong their normal living arrangements
- *Local Businesses* — provides a larger client base to provide needed services
- *Local Contactors* — provides opportunities to construct significant home improvements
- *Lending Institutions* — provides a base for home improvement loans
- *Real Estate Firms* — potentially provides slightly higher priced housing resale stock



Utah Counties/Cities Currently Allowing ADU's*

- | | |
|------------------|------------------|
| • Orem City | • Centerfield |
| • Draper City | • Salt Lake City |
| • Lindon City | • Grand County |
| • Sandy City | • Summit County |
| • Mapleton City | • Toole County |
| • Eagle Mountain | • Weber County |
| • Murray City | |
| • Alpine City | |
| • Bountiful City | |
| • West Point | |
| • Provo City | |
| • Payson City | |
| • Taylorsville | |

* As found using internet search engines



Types Guide to ADU's

♦ ACCESSORY DWELLING UNIT ♦

Types of ADU's

There are five (5) main types of ADU's.

These types are:

- Dwelling created in a portion of an existing single family (e.g. basements, attics)
- Dwelling created as a dedicated addition to an existing single family home
- Dwelling created as a free-standing accessory building (e.g. guest house, or cottage)
- Dwelling created from by converting the garage into livable space
- Dwelling purposely designed into the layout of new construction.

ADU Guest House/Cottage — (example)

Location of
ADU



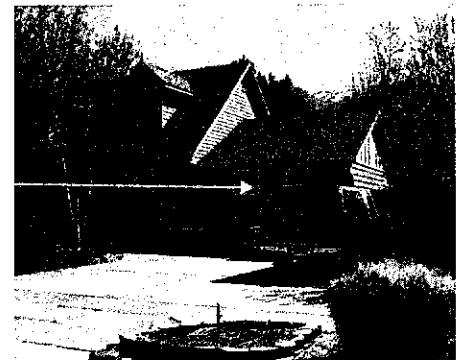
Existing Home Renovation — (example)

Location of
ADU



Garage Conversion — (example)

Location of
ADU



Dedicated ADU Additions — (example)

Location of
ADU



Integrated New Construction — (example)

Location of
ADU



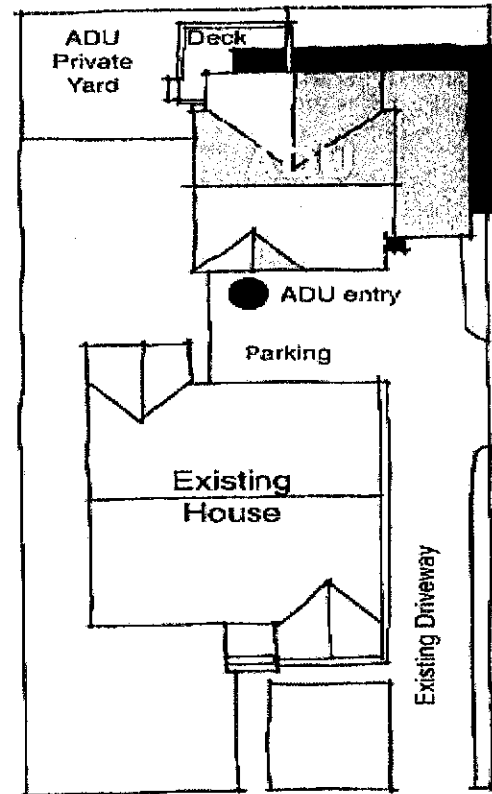


Typical Regulations for ADU's

♦ ACCESSORY DWELLING UNIT ♦

Requirements for Allowing ADU's

- Owner occupancy (at least 6 months) of either the home or the ADU. Owner is defined as a person with at least 50% or greater interest in the property
- Owner must sign a owner-occupancy covenant in order to construct or use an ADU
- Occupancy limit for unrelated persons for both units
- Limit one (1) ADU within single family zones
- Limitation of ADU unit sizes (minimums/maximums) based on lot sizes of a residential zone.
- Detached ADU setback/height restrictions
- Entry Door Orientations for ADU's
- Providing for additional parking stalls
- Minimum pervious surface requirements for entire property.
- Building & safety regulations for sleeping areas, kitchens, etc. for the use of ADU's



Ordinance Enforcement for ADU's

- Receiving some type of official City approval for construction and use of ADU's
- Recordation of ADU covenants for the property.
- Establishing procedures for the sale or transfer of ownership for properties containing ADU's
- Removal of select features (e.g. kitchen) within ADU's, if no longer desired or abandoned.
- Establishing legalizing procedures for existing illegally developed ADU's or their

removal

- Requirements for submittal, approval, and permit issuance to establish ADU's

Ordinance Exceptions For ADU's

- Waiver of parking requirements based on location in relation to mass transit, goods & services, historic preservation, etc.
- Temporary Owner Absence Allowance due to job dislocation, sabbatical leave, educational pursuits, illness, etc.
- Encouraging affordability through exemptions or reductions of approval fees, building permit fees, and/or impact fees.



Additional Information about ADU's

♦ ACCESSORY DWELLING UNIT ♦

State & Local Planning Policies

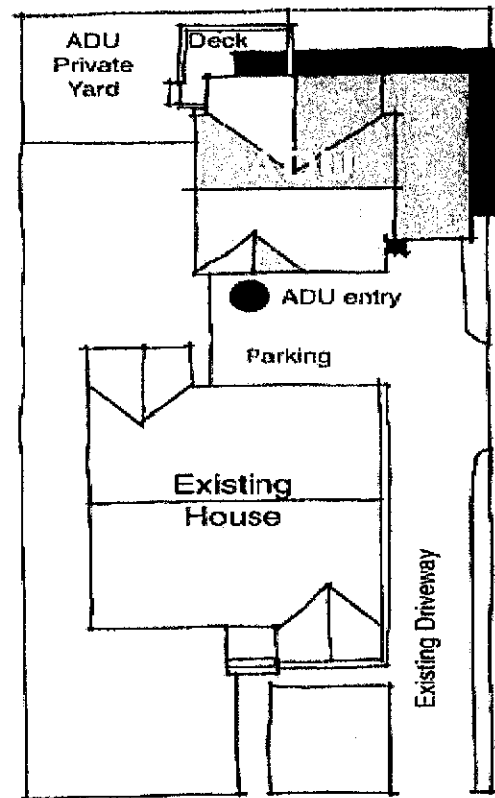
- UCA 10-9a-403, "in drafting the moderate income housing element [cities] shall consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing types
- Centerville City General Plan, Moderate Income Housing, See Strategy 6-D.4

Planning Toolkits About ADU's

- Urban Planning Tools for Quality Growth, Chapter 2, Page 36, an Envision Utah Publication (www.envisionutah.org/Urban%20Planning%20Tools%20for%20QG_ch2_1.pdf)
- Getting to Smart Growth, 100 Policies for Implementation, Chapter 3, Section 3, a ICMA Smart Growth Publication (www.smartgrowth.org/pdf/gettosg.pdf)
- Smart Growth/Smart Energy Toolkit, Accessory Dwelling Units (www.mass.gov/envir/smart_growth_toolkit/pages/mod-adu.html)

ADU Publications & Studies

- Accessory Dwelling Units: Case Study, by the US. Department of Housing and Urban Development (<http://www.huduser.org/portal/publications/adu.pdf>)
- Granny Flats Add Flexibility and Affordability, Better Cities & Towns (<http://bettercities.net/article/granny-flats-add-flexibility-and-affordability>)
- Missouri Gerontology Institute, Accessory Apartments (<http://extension.missouri.edu/publications/DisplayPub.aspx?P=GG14>)



Local Newspaper Articles

- Salt Lake Tribune, Mother-in-law apartments back in fashion?, 03-10-2013
- Daily Herald, Poll—Should Utah valley cities allow accessory apartments?, 02-10-2013
- Ezine @rticles, Orem Utah Accessory Apartment 2012 Update, Denise C. Martin, 07-18-2012
- Daily Herald, Pleasant Grove says no to accessory apartments, Laura Giles, 04-20-2010
- Deseret News, Check zoning laws on building apartment in family's house, 05-09-1993