

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON AUGUST 23, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

- ## E. COMMISSION BUSINESS

- | | | |
|------|----|--|
| 7:15 | 1. | Public Meeting - Final Site Plan - Goodfellow/Tullius Garage -- 215 West 1825 North |
| | | ADMINISTRATIVE DECISION
Consider the proposed Final Site Plan for an accessory building at 215 West 1850 North |
| 7:30 | 2. | Public Meeting - Final Site Plan and Conditional Use Permit - The Bridge Community Church -- 1284 West 75 North |
| | | ADMINISTRATIVE DECISION
Consider the proposed Final Site Plan and Conditional Use Permit for The Bridge Community church at 1284 West 75 North. |
| 7:50 | 3. | Public Hearing - PDO Amendment and Conceptual Site Plan Amendment to Legacy Crossing -- 1222 Legacy Crossing Bld |

LEGISLATIVE DECISION

Consider the proposed Planned Development Overlay Amendment and Amended Conceptual Site Plan for Legacy Crossing at 1222 Legacy Crossing Bld.

- 8:10 4. Public Meeting - Final Site Plan - Quick Quack Car Wash -- 518 N 400 West

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for Quick Quack CarWash at 518 North 400 West.

- 8:30 5. Public Meeting - Final Site Plan - Don Youngblood - 650 North 1250 West

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for Don Youngblood's Final Site Plan at 650 North 1250 West.

- 8:50 6. Public Meeting - Discussion - General Plan language for Pages Lane Commercial District

A discussion of possible draft amendments to the General Plan, regarding the Pages Lane Commercial District area. To meet the required Public Hearing Notice, the Pages Lane GP Amendments will be scheduled for September 13, 2017, Regular Meeting of the Planning Commission.

7. Community Development Director's Report

Upcoming:

Amended Site Plans

Gradation of R-M Zones

8. City Council Report

Construction Sales and Service in C-M -- Tabled

Parrish Creek Final Subdivision - Approved

Request to Reconsider Rezone of Porter Lane - Denied

F. ADJOURNMENT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, August 9, 2017

7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Kevin Daly
Cheylynn Hayman
Kathy Helgesen
David Hirschi, Chair
Gina Hirst
Logan Johnson
Becki Wright (excused at 9:35 p.m.)

STAFF PRESENT

Cory Snyder, Community Development Director
Cassie Younger, Assistant Planner
Katie Rust, Recording Secretary

STAFF ABSENT

Lisa Romney, City Attorney

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Chair Hirschi

PARRISH CREEK FINAL SUBDIVISION – 1030 NORTH 950 WEST

Parrish Creek is a proposed 16 acre business park, approved as an Industrial-Planned Development Overlay by the Council on March 21, 2017. The Final Subdivision Plat proposes to break this site up into four separate lots, with a landscaped median running north-south down the site. Cassie Younger, Assistant Planner, and Cory Snyder, Community Development Director, answered questions from the Planning Commission.

At 7:06 p.m., Chair Hirschi opened a public hearing and closed the public hearing seeing that no one wished to comment. Commissioner Hirst made a **motion** to recommend approval of the Final Subdivision Plat for The Parrish Creek Business Park, located at 1030 North 950 West, subject to Conditions (1) – (6), with Reasons for the

Action (a) – (c). Commissioner Hayman suggested adding a seventh condition with regard to recording the strip of land on the south side of the property. Commissioner Hirst agreed to the additional Condition, and Commissioner Helgesen seconded the motion, which passed by unanimous vote (7-0).

Conditions:

1. An updated and approved soils and geological survey must be resubmitted to the City before recording of the Final Plat.
2. Subdivision approval is subject to the payment of bonds and fees as required by the City.
3. Protective Covenants shall be prepared and submitted to protect the architectural integrity of the property and site as a part of Final Subdivision approval by the City Council, and shall be noted on the Final Plat.
4. The subdivision owners association is responsible for maintaining all landscaping in the subdivision, including the landscaped median in public right of way, and all sidewalks per PDO and site plan approval by Centerville City and applicable CC&Rs, and shall be stated on the Final Plat.
5. All property in subdivision in subject to the PDO approval from Centerville City as set forth in Ordinance No. 2017-06 approved March 21, 2017, and shall be noted as such on the Final Plat.
6. Final Subdivision Plat will need approval of the City Council.
7. A boundary line agreement relating to the strip on the south portion of the subdivision shall be recorded for final approval.

Reasons for the Action (Findings):

- a) The Final subdivision appears to be consistent with the General Plan.
- b) Adequately meets Subdivision Ordinance Standards in the Municipal Code, Title 15.04.
- c) Final Subdivision Plat follows the conditions stated in their Planned Development Overlay, as approved by the City Council on March 21, 2017.

PAGES LANE COMMERCIAL DISTRICT DISCUSSION

The Planning Commission has been discussing possible zoning and General Plan amendments that would affect the Pages Lane Commercial District. Chair Hirschi said it is important to the Planning Commission to hear from citizens, business owners, and other interested parties. The Planning Commission previously held a public forum on the matter. Property owners and business owners were invited to this meeting to participate in the discussion. Mr. Snyder said the Commission has met a couple of times since the public forum and discussed a number of issues. He summarized that the area is zoned commercial and has experienced at least five years of significant vacancies. He said he knows some property owners have made an effort to market the properties and determine if the space is commercially viable.

1 As the Planning Commission was moving into its larger process, the City
2 received an application from Brighton Homes to rezone a portion of the area. The
3 application was considered by the Planning Commission on its own merits and carried
4 through the process. The petition was ultimately denied at the City Council level. Mr.
5 Snyder said he does not think the Council denied the application because they thought
6 it was a bad idea. He said it was his impression the Council denied the application out
7 of respect for the larger process that was underway. Mr. Snyder said he felt a lot of the
8 comments during the public forum carried over from the cemetery issue. The Planning
9 Commission recognized in the public forum that a park may be something to consider
10 on Pages Lane. Mr. Snyder presented three possible scenarios for the area.

11
12 At 7:17 p.m., Chair Hirschi opened the meeting up to public comment.

13
14 Rock Winegar – Mr. Winegar stated he is involved with the entire subject area.
15 He expressed appreciation to the people of Centerville and Bountiful who supported
16 businesses in the Pages Lane Commercial Area for many years. He said he has only a
17 handful of renters right now, the leases are coming up, and this is a perfect time to
18 make a change. He said some damage has been done that would be hard to repair in
19 relationships with some of his renters because a change has become an option,
20 particularly with the Bridge Community. Mr. Winegar said he thought the Brighton
21 Homes plan to take up the asphalt and eliminate the semis, trailers, and empty parking
22 lots was a beautiful scenario. He explained that the property provides the income he
23 lives on, and if he loses the rest of his renters he is not sure what he will do. Mr.
24 Winegar emphasized that commercial property tax is astronomical, and he struggles
25 every year to be able to pay. He said, as he sees it, he has two options, one of which is
26 to keep plugging away encouraging and helping existing renters (The Bridge
27 Community, insurance office, nail salon). He commented that the area has no
28 landscaping to speak of, and he is aware that semi trucks have been using the parking
29 lots at night. He said it is his opinion that the property is worn out commercially. They
30 have discussed the possibility of indoor storage with some of the big buildings, which
31 does not improve the appearance of the area. Mr. Winegar said the second scenario
32 available to him is the arrangement with Brighton Homes. The property is currently
33 under contract with Brighton Homes, and Mr. Winegar expressed confidence that
34 Brighton Homes would bring green space and beautify the area. He said he is grateful
35 for the type of development companies like Brighton Homes provide, since two of his
36 children have purchased homes in similar developments. He said he feels it is a good
37 option for many.

38
39 Mr. Winegar said he thinks a park is a good idea, and he would be willing to
40 consider a purchase offer from the City. He pointed out, however, that if he signs
41 another long-term lease with The Bridge Community another five or ten years would go
42 by without any change to the property. He emphasized that the issue is time sensitive,
43 since the contract with Brighton Homes ends tomorrow. He expressed appreciation for
44 the Planning Commission, and said he knows they have a hard job. Responding to a
45 question from Commissioner Wright, Mr. Winegar stated that the lease with The Bridge
46 Community ends September of 2018. The leases with the insurance office and the nail

1 salon are month-to-month. If the arrangement with Brighton Homes does not work out,
2 they will move forward with renewing leases.

3
4 Dirk Winegar – Mr. Winegar commented that The Bridge Community made an
5 offer on the horseshoe portion. However, they have been unable to put in new tenants
6 or allow expansion because of the contract with Brighton Homes. He said they feel they
7 could get the commercial aspect of the property thriving again. Mr. Winegar explained
8 he and his brother own three properties, including the dry cleaner/former Dominoes on
9 the northeast corner. They own the former Zions Bank building, The Bridge Community
10 location, the nail salon, the insurance office, as well as the old theater building.

11
12 Rock Winegar – Mr. Winegar said the owner of the former Dick's Market property
13 is interested in using the building for indoor storage. Ace Hardware is currently under a
14 long-term lease.

15
16 Garth Heer – Mr. Heer stated he and his wife own property directly north of the
17 subject area. Mr. Heer asked if Ace Hardware would leave if plans with Brighton
18 Homes go through. Mr. Winegar responded it is his impression that Ace Hardware will
19 be staying no matter what happens. Mr. Heer asked Mr. Winegar if they charge the
20 semi trucks for use of the parking lots overnight. Mr. Winegar responded they do not,
21 but they do not want the trucks there. Mr. Heer asked about the cemetery issue, and
22 Mr. Snyder explained that the existing City Cemetery has run out of space, and the City
23 has looked at expanding the cemetery. Mr. Snyder said, as he understands it, the
24 Council has paused on the cemetery issue, but he thinks it will come back into
25 discussion. Mr. Heer said he thinks cemetery space is a fine option for Pages Lane.
26 He said he also thought it would be a good location for the new fire station. Mr. Heer
27 said a comment was made in the Council meeting the night before that residents would
28 like a grocery store at that location again. He suggested something like Trader Joes
29 would be successful. He also suggested the property would be a good location for a car
30 dealership or restaurants. Mr. Heer suggested the owner of the farmland directly south
31 might be interested in purchasing the land and expanding. He suggested the possibility
32 of a recreation or entertainment-type business. He commented that a park would cost
33 money to construct and maintain, but he would not be against using volunteer time and
34 energy. He said he feels the residents should not expect the City to pay for everything.
35 Responding to a question from Chair Hirschi, Mr. Heer said he is not opposed to the
36 idea of residential, but he would not want it to become a tenement area. He said he is
37 not opposed to multi-family as long as it is not tightly packed.

38
39 Cory Haddoc – Mr. Haddoc said he works for the South Davis Recreation Center.
40 He commented that the Recreation Center is looking at options for land and space, and
41 considering the possibility of soccer fields, additional pool space, a water park, and
42 other recreational opportunities. Mr. Heer commented that the area used to have an
43 outdoor pool with a bubble covering that had problems. He suggested they consider
44 something other than a bubble covering for the off-season. Mr. Haddoc emphasized the
45 Recreation Center is in preliminary discussion stages.

1 Dave Kocherhans – Mr. Kocherhans said he represents the Village on Main
2 development. He said for years they were concerned about the blighted appearance of
3 the gas station on the corner. He said in the past they invited neighboring property
4 owners to discuss ways to improve the area. He said the highest and best use of the
5 subject area will probably not be commercial. Mr. Kocherhans said their corner lot
6 remains vacant, and they have been discouraged that everything they have tried has
7 not worked. He said he is excited that Brighton Homes wants to do something with the
8 subject property because there is a need for housing in the community. He said he
9 feels residential is the way to go. Mr. Kocherhans said he appreciates being invited to
10 the meeting, and he would love to see new life at that location. Commissioner Wright
11 asked what type of success or difficulties the Village on Main has had maintaining
12 commercial. Mr. Kocherhans responded that they would never develop a project like
13 that again so far off Main Street with commercial underneath, but the businesses are
14 doing well. He said the corner has been a challenge because of limited access onto
15 Main Street, but the residential has been 95% occupied, and the smaller commercial
16 spots have done quite well.

17
18 Responding to a question from Mr. Heer, Chair Hirschi explained that the
19 Planning Commission is looking at what should happen in the subject area into the
20 future. Changes to the General Plan would not be effective immediately, but would take
21 effect in the future when leases end and uses change.

22
23 Dirk Winegar – Mr. Winegar repeated that their agreement with Brighton Homes
24 ends tomorrow. He said they need to decide whether to extend their agreement and
25 continue working with Brighton Homes. The contract with Brighton Homes has been
26 conditioned on getting the zoning they need. He said it has been six or seven months.
27 He said they really need to know whether a rezone is possible. Mr. Winegar said he
28 heard a decision may not occur until December, which would be disastrous for them.
29 Chair Hirschi responded that the Planning Commission is trying to move the process
30 along, but it is ultimately the decision of the City Council.

31
32 Commissioner Wright asked representatives of Brighton Homes what would be
33 the target market for the proposed development. Taylor Spendlove with Brighton
34 Homes responded that with the original proposal the target group was retirees, with all
35 units including a master-on-the-main design. In response to feedback, the second
36 proposal showed a single-family, small-lot option ranging from 2,700 to 4,000 square
37 feet. Mr. Spendlove said he had hoped they would have a clearer path by now. He
38 said he feels the discussion has been stalled at the park issue, with no further
39 discussion of density or style. Responding to a question from Chair Hirschi, Mr.
40 Spendlove stated the long-term lease with Ace Hardware does not impact the Brighton
41 Homes proposal. With redevelopment, there will always be little caveats to how things
42 are developed. It is unknown what will happen when a lease expires. He agreed with
43 Mr. Snyder that the City should have a plan in place if change is ever possible.
44 Regarding the idea of a park, Mr. Spendlove reminded the Commission that Brighton
45 Homes would be purchasing property at a commercial value. Parks are a huge
46 expense. He said he likes the idea of using some of the open space in the development
47 as public space. He said there are options, but he feels like the City has been stuck on

1 the park idea and not discussed other issues. Commissioner Wright asked Mr.
2 Spendlove how he has been so patient with Centerville. Mr. Spendlove responded the
3 City has great staff to work with. He emphasized that Centerville has a great planner –
4 whether or not the Planning Commission and Council listen to him is another story. Mr.
5 Spendlove said they are looking at between six and eight units per acre for the
6 proposed development. He emphasized that redevelopment involves demolition costs.
7 There are apartments north and south of the subject area, so to pigeon hole the
8 property at four units per acre on top of demolition cost would make redevelopment
9 almost impossible.
10

1 A member of the audience asked about the zoning of the farmland south of the
2 subject property. Mr. Spendlove responded that the property is zoned R-M19 by
3 Bountiful City.
4

5 Aaron Roundy – Mr. Roundy said he owns the dry cleaning business on the
6 northeast corner. He said he is in favor of the third option presented by staff on the flier.
7 His business opened in 2011 and is growing, even after Dick's Market moved out. He
8 said he does not want to move his business. Responding to a question from
9 Commissioner Hayman, Mr. Roundy said he does not feel a change to residential would
10 hurt his business. He said his plans for expansion have been put on hold as this
11 process plays out.
12

13 Commissioner Wright asked the Winegars to explain their efforts to market the
14 properties. Rock Winegar responded they have used every high-end real estate
15 company in the State, and done everything they can think of to try to rent those units.
16 He said it was not hard when Dick's Market was there, but Associated Foods bought
17 Dick's out and has used everything in their power to prevent any other grocery store
18 from going into that location. The smaller independents throughout the valley are now
19 owned by Associated Foods. Mr. Winegar said it is his understanding that Associated
20 Foods still has a lease on the building and intends to let it stay empty. He agreed that
21 something like Trader Joes would solve the problem, and the effort has been made, but
22 those businesses want a freeway entrance nearby. Mr. Spendlove added that those
23 stores have parameters they have to stick to when making a location decision, and if a
24 population is not large enough, they will not go there. Mr. Winegar said he learned
25 since the meeting began that The Bridge Community wants to build their own building
26 and leave the current location. He said that would be devastating for them, since The
27 Bridge Community is their strongest renter.
28

29 Chair Hirschi expressed appreciation for all the comments. He said that as a
30 Commission they are sensitive to the timing issue, but they are not the group making
31 the final decision and it takes time to work through the process. Mr. Snyder repeated
32 that he does not think the rezone requested by Brighton Homes was denied because
33 the project was completely undesirable in the minds of the Council. He said it was his
34 impression the Council was interested in the project, but wanted to allow the Planning
35 Commission to be the citizen planners and go through the larger process to make a
36 recommendation. He agreed there is an impression that maintaining the whole area
37 commercial is probably not viable. Mr. Winegar asked how much time will be required
38 to finish the process and allow them to move forward. Mr. Snyder responded the
39 original target was August or September. The discussion of 4-8 units per acre is still on
40 the table. Mr. Snyder said the issue at play is the opportunity of planning for the future,
41 and looking at how residential would integrate with other development over time. He
42 said they have heard at least a few people say they believe commercial would be
43 viable. He said he does not want to push the Planning Commission in making a
44 decision.
45

46 Garth Heer – Mr. Heer asked if there is a means by which people could
47 bequeath estate benefits for the purchase and maintenance of City parks. Mr. Snyder

1 responded there are two factors in the placement of a park - securing the property and
2 developing the property. He said Mr. Heer's suggestion would work well in the
3 development phase. Mr. Heer asked how the plans would change if removal of the old
4 Dick's Market building were not an issue. He suggested the City could remove the
5 building if it were a step toward getting where we want to be. Mr. Snyder responded
6 that removal of the building would create a marginal effect with the other infrastructure
7 in place. There is more to redevelopment than the presence of buildings. Chair Hirschi
8 commented he is hearing from the property owners that they would need movement
9 from the City to justify tearing down the buildings since the rent from those buildings is
10 their only source of income.

11
12 Commissioner Johnson said he feels the Commission needs to make a decision
13 soon and send it to the Council. He said he personally thinks the highest and best use
14 of the property is higher than eight units per acre, but he knows that idea would not be
15 popular in the community. He said he is glad the Winegars attended the meeting. He
16 said he has been reminded of the fact that decision they make will have a massive
17 impact on people and their quality of life. He recommended the Planning Commission
18 make a decision quickly. Chair Hirschi said he would like to see a fourth option, and
19 agreed they need to move forward. He said the northeast corner piece is still viable as
20 commercial, and they ought to maintain a commercial foothold of some nature, but he
21 feels the rest of the property is more likely suited to residential. Chair Hirschi said he is
22 inclined to go with more than four units per acre, and he would like to see some green
23 space as buffer between the residential and Deseret Industries. He suggested
24 combining the green space in Option 2 with the commercial in Option 3 to create a
25 fourth option.

26
27 Sue Winegar – Ms. Winegar said she has been visiting with a lot of young
28 mothers in the community who have told her they would like the City to make
29 improvements to existing parks rather than put in a new park. She said they do not feel
30 a new park is needed. She commented on the need for housing in the community and
31 the fact that the City needs to think of future housing needs as well. Ms. Winegar stated
32 that losing The Bridge Community as a renter will be devastating for them. She
33 expressed the opinion that commercial is over for the property. The issue has been
34 sitting on the City's tables for many months, and she said she hopes they do not lose
35 Brighton Homes. She agreed with the comment that commercial wants to be near the
36 freeway. Ms. Winegar stated that, in her opinion, it is time for change.

37
38 Chair Hirschi closed the public comment period at 8:43 p.m. Commissioner
39 Wright asked what price the end units of the Porter-Walton Townhomes development
40 sold for. Mr. Spendlove responded the base price was in the low \$300,000s, but most
41 sold for between \$350,000 and \$400,000. Commissioner Wright pointed out that
42 \$400,000 is not a starter home that just anyone can buy. She said she thinks it is
43 important to recognize that specific types and specific price points of residential are
44 needed. She said she feels they would be fooling themselves if they said a project
45 would provide an opportunity for people to buy homes, but did not provide homes at a
46 price that is feasible. She said it would be incongruent to say \$400,000 homes meet the
47 needs of a large swath of people. Commissioner Johnson agreed, and said he does not

1 know if it would be possible to build anything in Centerville that would be considered a
2 starter home. He said the reason to do residential is because it is the highest and best
3 use of the property. Chair Hirschi agreed that the highest and best use is probably
4 residential for a good portion of the property. He said the type of development
5 proposed by Brighton Homes presents an opportunity for downsizing for some families,
6 but may not meet the needs of all families. Commissioner Helgesen said she has
7 always thought the City needed to have residential at that location, but she does not
8 support high density there because of the traffic impact. She said she could support 4-8
9 units per acre, but her preference would be six. She said she also feels the small
10 commercial on the northeast corner fits in well with the community.

11
12 Responding to a question from Commissioner Wright, Mr. Snyder explained
13 redevelopment agencies. He said the base principle is whether or not a property would
14 redevelop without RDA involvement. Commissioner Wright asked if the City has had a
15 response from the LDS Church. Chair Hirschi and staff indicated they have not had any
16 recent communication. The LDS Church's last communication indicated they would be
17 willing to participate in creating a green space buffer between the proposed residential
18 and Deseret Industries.

19
20 Commissioner Hayman stated she is conflicted. She said there is evidence the
21 City is under parked, and her vision would be to put as large a park as possible on the
22 property. She said it is easy for citizens to say they want a park, but stated that the City
23 should not put that cost on the property owner. She said she would hope the
24 community would be willing to pay for it. If the citizens were to overwhelmingly respond
25 they do not want to pay for another park, the park issue could be taken off the table.
26 She said she is also sensitive to the timing issue. Commissioner Hayman said she has
27 heard conflicting ideas. Some citizens have expressed a desire to provide affordable
28 housing to families, and some have said they do not want change and do not want to
29 open the community up to be affordable to others. She said she has heard some
30 citizens say the only thing acceptable would be single-family homes on quarter-acre
31 lots, but she does not feel that is viable. Commissioner Hayman said Mr. Spendlove
32 makes a good point in saying that dealing with redevelopment means you do not get
33 quarter-acre lots. She stated she has heard people say they would rather see the
34 property sit and deteriorate rather than put in higher density. She said she does not feel
35 that is fair to the property owner who has to use a full year of income to pay property
36 taxes. Commissioner Hayman said she would like to ask the citizens if they would be
37 willing to pay for a park at that location. She said she understands the City would have
38 to pay market price for the property. If the citizens are not willing to pay for a park, the
39 City needs to look at the largest density they would be willing to approve. She said she
40 does not feel the public appreciates how difficult it is to balance public opinion with
41 property owner rights. The Planning Commission is trying to look 20 and 30 years in
42 the future and determine what the community wants there.

43
44 Commissioner Daly suggested at a minimum the Planning Commission should
45 give multiple ranked options for Council consideration. Mr. Snyder commented that a
46 General Plan can have options and alternatives. Commissioner Daly said he would like
47 to decide on 3-5 different scenarios. Commissioner Hayman asked if it would be

possible, in connection with putting the options together, to put together some type of online poll that would provide feedback from the community at large regarding whether or not they would want to pay for a park at that location.

Rock Winegar stated that, considering the direction the Planning Commission is going, they do not intend to extend their agreement with Brighton Homes. He said it will be their intention at this point to apologize to The Bridge Community and try to get them to stay, and move forward with pursuing commercial. Chair Hirschi commented that the process does take time. A representative of Brighton Homes said it feels to him at this point it would likely be next summer before a final decision is made, and they are not going to wait around for that. Commissioner Wright emphasized that she is pro-park, and in favor of the City paying to have another park. She agreed that the Planning Commission should make a decision and send it to the Council. She said they have already gone through the public process. Mr. Spendlove said they simply want to bring it to a vote as quickly as possible. Commissioner Hayman stated that, while they have asked the public about the park idea, they have never given them numbers for the cost. She said her idea in gathering more public input is intended to streamline the process in being able to present public input to the Council. She said she suspects the community would respond they do not want to pay for a park. Mr. Winegar responded that in the mean time, they are going to extend leases and the land will no longer be available.

Mr. Snyder commented that the Council has a media policy. Any language included in a poll would have to be approved by the Council. He said he would be willing to start drafting language for Council consideration. He added that the online polls are not scientific, but they can give a temperature.

A representative of Brighton Homes commented that, from his perspective, the public notice has gone out and they have attended at least eight meetings on this issue. He said he feels they deserve a yes or no. Commissioner Daly stated that density is a hot button item in this city. The Planning Commission has taken time to analyze the situation and get public input on multiple angles to make sure they do not ram something down throats. He said they have been deliberate on purpose. Chair Hirschi proposed the Commission direct staff to take what they have heard and come up with alternatives to debate and consider and ultimately decide on as soon as possible. He suggested a General Plan that involves the possibility of commercial along 400 East, with residential of sufficient density to enable the possibility of public green space in the area, probably 6-8 units per acre.

Commissioner Hayman stated that evidence has shown keeping the entire area commercial is not viable. Commissioner Helgesen agreed. Commissioner Helgesen said she feels the Commission should narrow the options down to send maybe two options to the Council. Commissioner Daly pointed out that the Council disagrees with the Planning Commission frequently, and it would speed up the process if they provide multiple options. Commissioner Hayman said she feels the commercial piece on the northeast corner is viable. Ace Hardware is also doing well. Commissioner Wright said she would like to see commercial all along that portion of 400 East. Mr. Snyder said options can be included that address the timing of transition. Chair Hirschi specified he

1 would like an option that retains commercial where viable. Residential would be the
2 preferred use of remaining space with sufficient density to enable green space.
3 Commissioners Hayman and Daly expressed support for Options 2, 3, and 4. A
4 majority of the Commission agreed with retaining commercial along 400 East.

5
6 Mr. Snyder suggested the Commission consider drafted language at the next
7 meeting, but not schedule a public hearing for the next meeting since the next agenda is
8 already full. Chair Hirschi made a **motion** to ask staff to bring back language that deals
9 with Options 2, 3, and 4 as discussed before scheduling a public hearing.
10 Commissioner Helgesen seconded the motion. Commissioner Wright made a **motion**
11 **to amend** the motion to include a public hearing on the next agenda. Commissioner
12 Helgesen seconded motion to amend, which passed by unanimous vote (7-0). Mr.
13 Snyder said he would make sure they comply with the Open and Public Meetings Act.
14 The amended motion passed by unanimous vote (7-0).

15
16 Commissioner Wright was excused at 9:35 p.m. Commissioner Hayman
17 repeated that she would like a public survey on whether or not citizens would be willing
18 to pay for a park. Commissioner Johnson asked if she would have confidence in the
19 Council as elected officials to represent the citizens on that question. Commissioner
20 Daly agreed. Commissioner Hayman asked that staff let the Council know this is
21 coming up and suggest the idea of a survey. Chair Hirschi said it would be nice if staff
22 could investigate the parameters for doing a survey and make sure the process is ready
23 to go.

MINUTES REVIEW AND ACCEPTANCE

24
25
26
27 The minutes of the July 26, 2017 Planning Commission meeting were reviewed
28 and amendments suggested. Commissioner Hayman made a **motion** to accept the
29 minutes as amended. Commissioner Helgesen seconded the motion, which passed by
30 unanimous vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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34 The next Planning Commission meeting is scheduled for August 23, 2017.

CITY COUNCIL'S REPORT

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36
37
38 Mr. Snyder reported on actions taken by the City Council at their last meeting.

ADJOURNMENT

39
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42 At 9:53 p.m., Chair Hirschi made a **motion** to adjourn the meeting.
43 Commissioner Hayman seconded the motion, which passed by unanimous vote (6-0).
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David Hirschi, Chair

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/23/2017**

Item No. 1.

Short Title: Public Meeting - Final Site Plan - Goodfellow/Tullius Garage -- 215 West 1825 North

Initiated By: Kathy Goodfellow and Mary Tullius, Applicants

Scheduled Time: 7:15

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for an accessory building at 215 West 1850 North

RECOMMENDATION

Refer to Agenda

BACKGROUND

Refer to agenda

ATTACHMENTS:

Description

- ▢ PC Staff Report Final Site Plan Goodfellow Tullius garage
- ▢ Goodfellow Final Site Plan
- ▢ Arch Elevations Garage

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

**STAFF REPORT
AGENDA: ITEM x**

PROPERTY OWNER/ APPLICANT: KATHY GOODFELLOW AND MARY TULLIUS
kathygoodfellow@msn.com

PROPERTY LOCATION: 215 WEST 1850 NORTH

PARCEL SIZE: .917

ZONING DISTRICT: RESIDENTIAL-LOW

APPLICATION: FINAL SITE PLAN

STAFF RECOMMENDATION: ACCEPT WITH CONDITIONS

Background

Kathy Goodfellow and Mary Tullius desire to construct a new accessory garage located at their place of residence. Recently, they acquired an un-platted parcel of land adjacent to their original subdivision lot and combined the land together into a single parcel (as allowed by state law). However, the added parcel remains outside of the platted subdivision boundary. According to Section 12.21.110.c.2, "any residential development outside a platted subdivision" is required to obtain a Site Plan Review from the Planning Commission. Their Conceptual Site Plan was approved by Planning Commission on July 26th, 2017.



The Goodfellow-Tullius household, in partnership with the Bleaks, have already received approval for an access agreement from the City for 170 West, as discussed later in the report.

Previous Directives:

1. The applicant must submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance. COMPLETE
2. The owners are to prepare the required legal descriptions for one (7) foot side yard and one (7) foot rear yard easement(s). Such easement descriptions are to be reviewed by the City Engineer and deemed acceptable. COMPLETE???
3. The final site plan must show all utilities being provided to the site and obtain the necessary "will serve" letters from any of the applicable utility providers COMPLETE – Letter submitted by Rocky Mountain Power
4. The owners will also be required to pay any development fees that may be applicable for the development of this lot. AT BUILDING PERMIT
5. As part of the Final Site Plan submittal, a grading and drainage is to be prepared and submitted with the application. Such plan is to be deemed acceptable by the City Engineer. COMPLETE

PROPOSED ACTION: I hereby make a motion for the Planning Commission to APPROVE the conceptual site plan the proposed residential development for an un-platted parcel, that is has been combined with home located at 215 West 1850 North, with the following Conditions:

1. The owner will be required to pay any development fees that may be applicable for the development of this lot.
2. Approval is subject to the Conceptual Site Plan accepted by the Planning Commission on July 26th, 2017.
3. The accessory building shall comply with the development standards as required and stated in CZC 12.32.300.

SUGGESTED REASONS FOR THE ACTION:

1. The applicant has clearly shown how the property may be developed [Section 12.21.110(e)].
2. Applicable utility services and easements are required for residential development [Section 12.21.110.e.2.iii.d & Section 15-5-106(8)].
3. A final site plan application has been submitted to obtain approval to construct an accessory dwelling on un-platted parcels [Section 12.21.110.e].

GOODFELLOW-TULLIUS PROPOSED GARAGE FINAL SITE PLAN

1 inch = 20'
1 square = 5'



RECEIVED 5/30/2007

1850 NORTH STREET

89.5'

241 WEST
RESIDENCE
STRONG

GOODFELLOW
TULLIUS
RESIDENCE
215 WEST

ELECTRIC
LINE

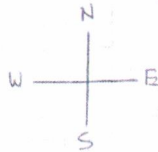
191 WEST
RES IDENCE
SAETRUM

170 WEST STREET

149 WEST
RESIDENCE
BLEAK

NOTES

- * ELECTRICITY
TO COME FROM
RESIDENCE



LANDSCAPED
BERM
80' X 15' X 4' H at max.
TO CATCH
DRAINAGE

PORCH

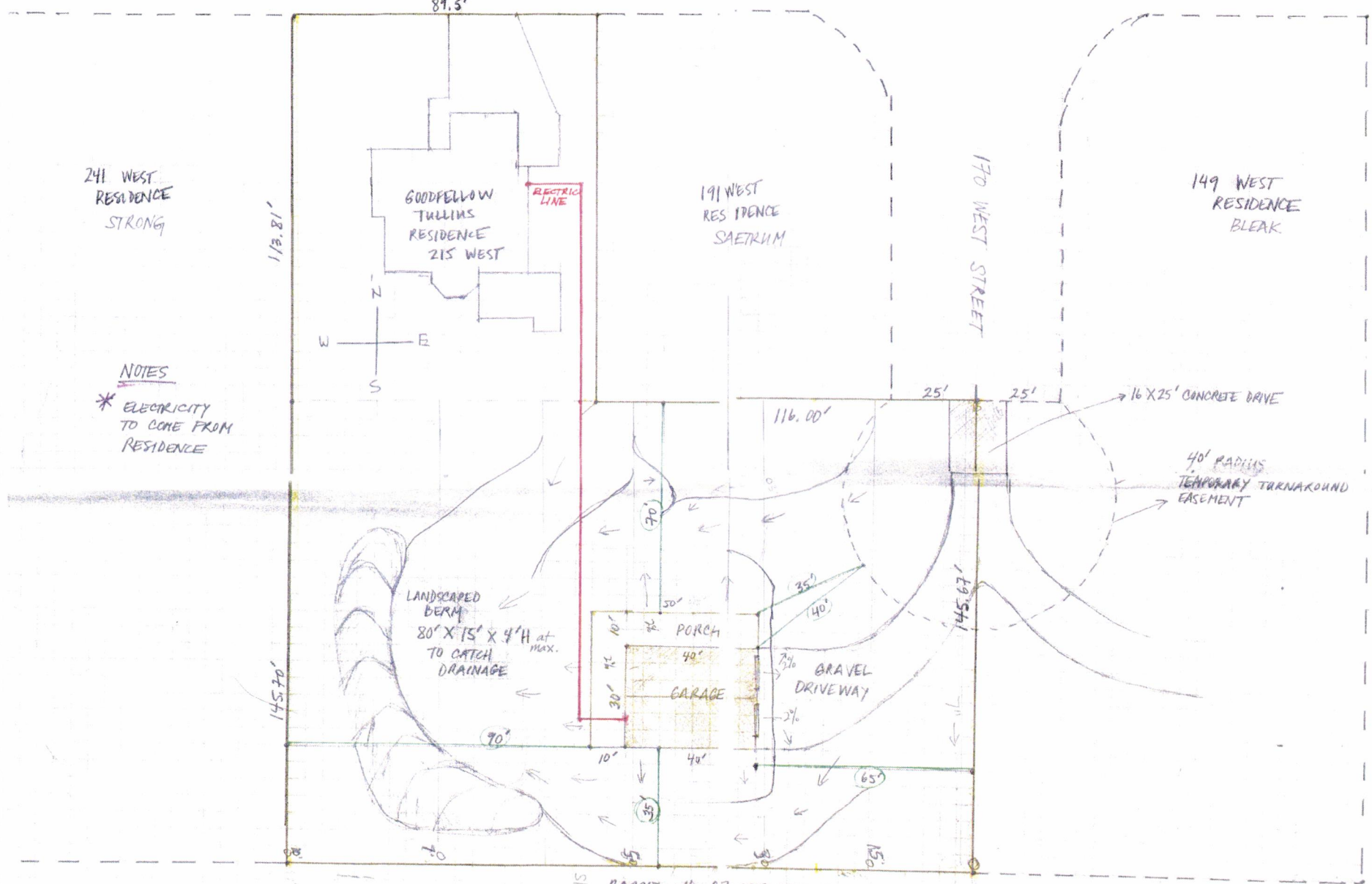
GARAGE

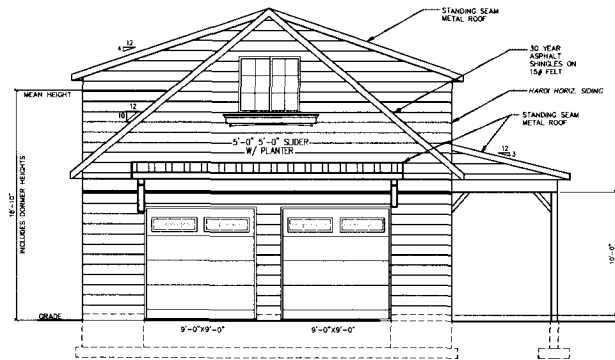
GRAVEL
DRIVEWAY

16 X 25' CONCRETE DRIVE

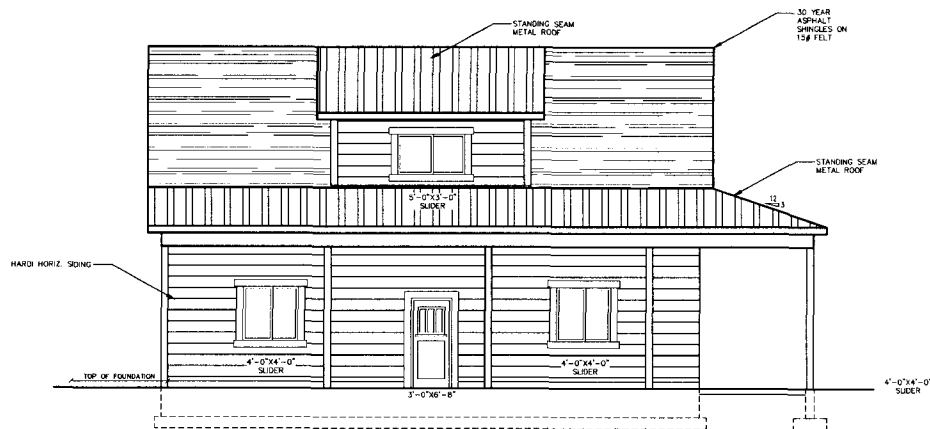
40' RADIUS
TEMPORARY TURNAROUND
EASEMENT

PARCEL # 07-139-0032





FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

NOTES:

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDES. ALL DETAILS MUST BE APPROVED BY THE MANUFACTURER.
2. INSPECTION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING IS ORDER TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE IS REQUIRED.
3. ALL FOOTINGS SHALL BEAR 30" OR 36" MIN. BELOW FINISH GRADE (VERIFY DEPTH WITH LOCAL CODES), BUT NO LESS THAN 12" BELOW NATURAL GRADE.
4. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 4" OF FALL FOR FIRST 10' FROM HOME.

Carlson Engineering Services



STRUCTURAL ENGINEERING, SUITE #110
380 NORTH 200 WEST
BOUNTIFUL, UTAH 84010
PHONE: (801) 256-2784
FAX: (801) 296-5253

FRONT & RIGHT ELEVATIONS

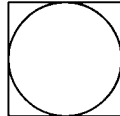
GOODFELLOW-TULLIUS GARAGE

215 W. 850 N.
SALT LAKE CITY, UT 84119
FOR: KEITH SALMON

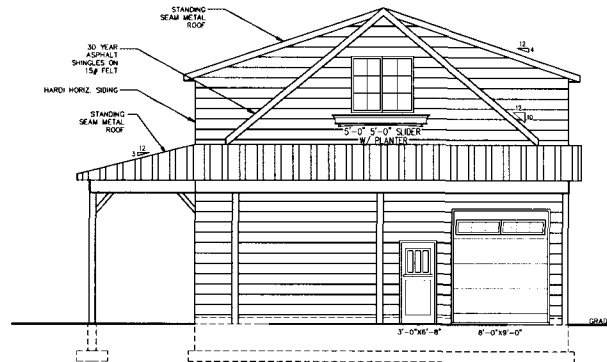
DATE	BY	REV.	NO.
07/19/17		0	
08/15/18		1	
09/15/18		2	
10/15/18		3	
11/15/18		4	

DATE	BY	REV.	NO.

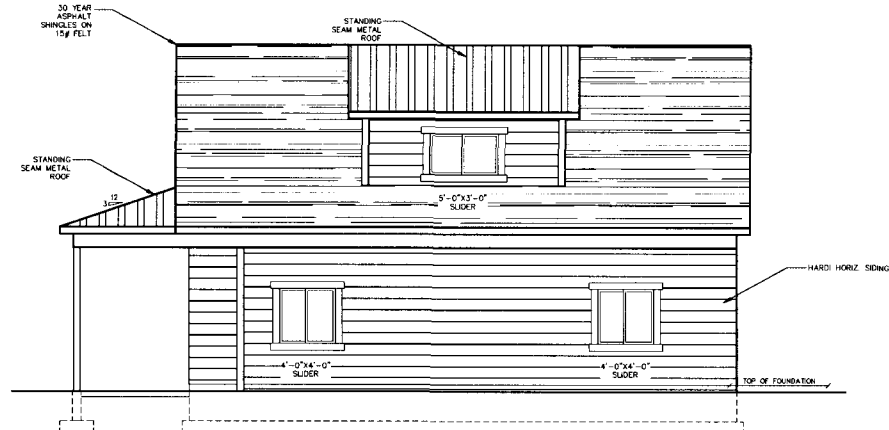
DATE	BY	REV.	NO.



SHEET NO. **A1**



REAR ELEVATION
SCALE



LEFT ELEVATION
SCALE 1/4" = 1'-0"

NOTES:

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.
2. INSPECTION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING IS REQUIRED TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE IS REQUIRED.
3. ALL FOOTINGS SHALL BEAR 30" OR 36" MIN. BELOW FINISH GRADE (VERIFY DEPTH WITH LOCAL CODES). BUT NO LESS THAN 12" BELOW NATURAL GRADE.
4. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 6" OF FALL FOR FIRST 10' FROM HOME.

Carlson Engineering Services



STRUCTURAL ENGINEERING SUITE #110
380 NORTH 200 WEST
BOUNTIFULL, UTAH 84010
PHONE: (801) 296-2784
FAX: (801) 296-6253

REAR & LEFT ELEVATIONS

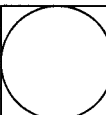
GOODFELLOW-TULLIUS GARAGE

215 W 1800 N
BOUNTIFULL, UTAH
FOR: KATHY SALMON

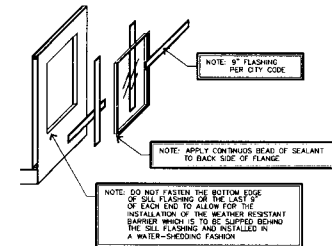
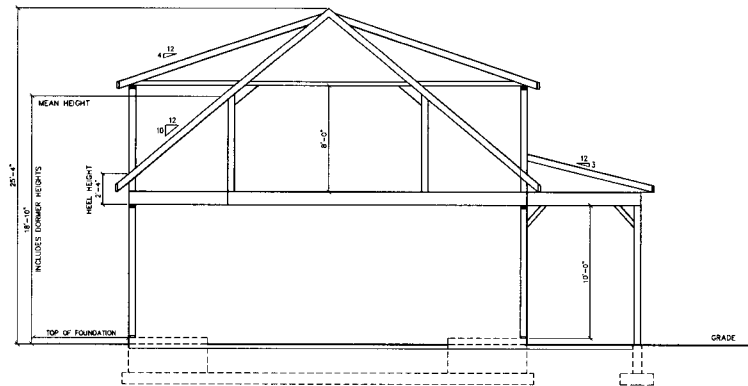
REVISIONS	REV.	DATE
1	0	07/15/11
2	1	08/28/11
3	2	09/28/11
4	3	10/28/11
	4	11/28/11

DATE	BY	DATE	BY

DATE	BY	DATE	BY



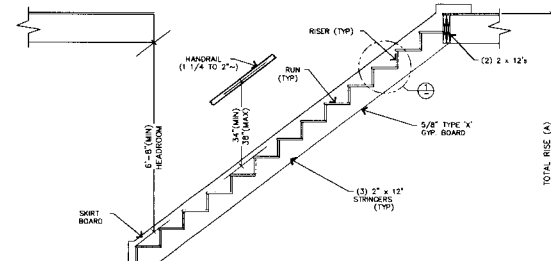
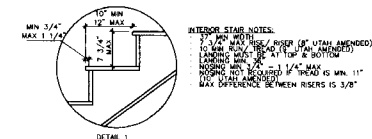
SHEET NO. A2



FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS PER MANUFACTURER INSTALLATION REQUIREMENTS.

FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN OUTLETS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER WALL FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TROUS. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STRUCTURAL MASONRY, BRICK OR BLOCK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2\"/>

(IRC 703.7.5, 703.8, 903.2, AND 903)



TYP STAIR DETAIL
SCALE 1/2\"/>

- STAIR NOTES**
1. ALL HANDRAILS TO BE CONTINUOUS WITH ENDS RETURNING TO WALL OR NEVEL POST.
 2. HANDRAILS TO BE A MINIMUM OF 34\"/>

Carlson Engineering Services

STRUCTURAL ENGINEERING SUITE #110
580 NORTH 200 WEST
BOULDER, UTAH 84010
PHONE: (801) 296-2784
FAX: (801) 296-6253

SECTIONS

GOODFELLOW-TULLIUS GARAGE
215 W. 1850 N. UTAH
FOR: KETH SALMON

REVISIONS	DATE	BY	NO.
01/15/11	0		
02/02/12	1		
03/02/12	2		
03/02/12	3		
03/02/12	4		

DRAWN BY: R.L.C.

CHECKED BY: RYAN OPEL

DATE: 07/17



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/23/2017**

Item No. 2.

Short Title: Public Meeting - Final Site Plan and Conditional Use Permit - The Bridge Community Church -- 1284 West 75 North

Initiated By: Loren Pankratz, Applicant

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan and Conditional Use Permit for The Bridge Community church at 1284 West 75 North.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ PC Staff Report - Final Site Plan & CUP for The Bridge Community Church
- ☐ Final Site Plan & CUP Submittal - The Bridge Community Church

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNERS: TERRY KARTCHNER, TRUSTEE
1924 WEST RIVERS EDGE LANE
ST. GEORGE, UTAH 84770
(terryksouth@gmail.com)

APPLICANT: LOREN PANKRATZ
THE BRIDGE COMMUNITY CHURCH
P.O.BOX 504
CENTERVILLE, UTAH 84014
(loren@thebridgeutah.org)

PROPERTY LOCATION: 1284 WEST 75 NORTH
APN: 06-144-0001

PARCEL SIZE: 0.83 ACRES

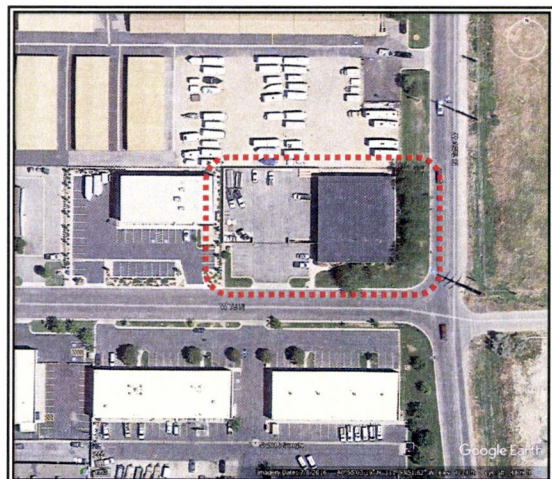
ZONING DISTRICT: INDUSTRIAL HIGH (I-H)

LAND USE APPLICATIONS: FINAL SITE PLAN APPROVAL &
CONDITIONAL USE PERMIT – CHURCH OR
PLACE OF WORSHIP

STAFF RECOMMENDATION: CONSIDER APPROVING BOTH FINAL SITE
PLAN AND CONDITIONAL USE PERMIT
REQUESTS

BACKGROUND

The petitioner, Mr. Loren Pankratz of The Bridge Community Church, desires to move their place of worship to a location in the West Centerville area, currently Zoned Industrial-High. The chosen site is located at 1284 West 75 North, previously used by Bountiful Glass Company, which in 1997 also received a CUP approval for their particular use.



PREVIOUS REVIEW AND/OR APPROVALS

Conditional Use Permit – On May 24, 2017, the Planning Commissions first reviewed the CUP request. This request was tabled and the petitioner was directed as follows:

- The applicant must submit an “*Amended Site Plan*” Application to determine whether the loading area reconfiguration and new circulation pattern complies with applicable ordinance regulations (*see Section 12.21.i of the Zoning Ordinance*). Also, for the information of the applicant, a site plan amendment is a two (2) step process consisting of Conceptual Site Plan and Final Site Plan, which may not be combined into one submittal (*see Section 12.21.110.c.1*).
- As part of the Amended Site Plan submittal, the applicant needs to request and provide the necessary information for obtaining an “Off-site Parking Approval” from the Planning Commission (*see Section 12.53.070.b*). More particularly, the applicant shall also address in writing the elements of Criterion 5.
- As part of the request for off-site parking, the applicant is to obtain, in writing, recommendations from the Public Works Director, City Engineer, and the Police Chief regarding the viability of using local streets for off-site parking purposes to satisfy the required parking standards and more specifically the use of 1250 West (*an arterial street*).
- With the loading areas being reconfigured for parking, as part of the amended site plan submittal the applicant is to address whether the doors are to remain operational or be removed and the space be filled in with other materials or glass windows.

Conceptual Site Plan – On July 26, 2017, the Planning Commissions first reviewed a Conceptual Site Plan submittal to amend the site plan approval for the property: A Conceptual Approval was given with directives, as follows:

1. A final site plan application shall be submitted addressing the submittal criteria of CZC Section 12.21.110.e.2 of the Zoning Ordinance.
2. A tabled consideration of a conditional use permit for the Church or place of worship may also accompany the Final Site Plan submittal.
3. The site plan and revised parking shall be limited to a single land use of a Church or place of worship. Any desire to create a multiple use or multi-tenant use shall be subject to a different approval in accordance with any applicable development standard or regulation.
4. Obtain a use approval for a Church or place of worship through a separate Conditional Use Permit.

PROPOSED FINAL SITE PLAN REVIEW AND ANALYSIS

The Final Site Plan submittal was provided to the City on August 03, 2017 (*see attachments*). The final site plan submittal appears to be consistent with the Conceptual Plan reviewed previously by the Commission. Minor dimensional adjustments have been made to the parking and drive isle widths to bring them into compliance with the Zoning Codes, as was discussed during the Conceptual Site Plan discussion.

Staff's Conclusion – Due to allowed legal nonconformities, the final site plan review and approval is limited to the parking changes. The proposed parking changes are consistent with the Conceptual Site Plan discussion and expectations. Also, the parking layout and configuration complies with the provisions of the Zoning Ordinance.

PROPOSED CONDITIONAL USE PERMIT REQUEST REVIEW (2nd Version)

Table of Uses Allowed 12.36

The Table of Uses Allowed, indicates that a “Church or Place of Worship,” is allowed in the Industrial High (I-H) Zone with an approval of a conditional use permit (*see 12.12.040*).

Conformance with the City's General Plan

The General Plan states the following:

- ✓ **Section 12.430.1, Need for Commercial and Industrial Development Policies** – “...To assist in the provision of revenues for high quality local services, and to provide needed personal and business services...”
- ✓ **Section 12.430.3.2, West Centerville** – “...best use of land...is for well-planned highway commercial, light industrial, and manufacturing uses...”
- ✓ **Section 12.480.6** – “Goal 1...Enhance the Centerville City Business Park District.”
- ✓ **Section 12.480.6** – “Goal 1...Preserving the economic viability of a now aging development area is critical to the success of the neighborhood.”
- ✓ **Section 12.480.6** – “Objective 1.H...Limit land uses of the Business Park to light manufacturing, office, professional service, and specialty retail type uses.”

Staff's Conclusion – Earlier this year, the City reviewed and subsequently approved a zoning text amendment to allow churches or places of worship in the I-H zone, as also proposed previously by the applicant. Therefore, the request for allow the proposed church use has been deemed consistent with the City's General Plan.

CUP Approval Factors to be Reviewed [12.21.100.e.5.A-K]

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

The current configuration of the building and site is set up in a manner to be used for office, warehouse, storage yard/parking, and employee customer parking. The church use setup would consist of remodeling the interior building space leaving some office space, but creating an assembly area for those attending worship services or related events. The surrounding properties and uses are similar to the previous use for the site consisting predominately of office/warehousing uses.

Staff's Conclusion - Although the reuse of the building for a church is a different use than the original office/warehouse, the conversion of the warehouse space for church uses is a suitable reuse of the building. However, the demand for parking will be much different than a typical office/warehouse use. Although there is sufficient onsite parking, as deemed required by Zoning Code, the petitioner's submittal indicates that there may at times be a need to accommodate overflow parking. They have secured agreements from surrounding

development to utilize the parking areas on adjacent properties. How this impacts that area will be addressed later in this report.

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

From staff's review the predominate difference of the church and other uses is the schedule and hosting of large events that will likely occur on nights, weekends, and specifically Sundays. A church use can draw a crowd at any given time, more particularly on Sundays. It seems feasible to consider the use based on the normal work week of surrounding uses versus the night and weekend use of the Church. However according to the submittal, during the peak use of the Church (Sundays), there will be an overflow reliance on off-site parking facilities (*see applicant submittals*) and some potential for on-street parking.

Staff's main concern now is any on-street parking use along 1250 West. Staff discussed this on-street parking matter with the City's Public Works Director. It is his position at this time is that until the east side of 1250 West is completed, there is inadequate space to allow any on-street parking for that roadway. Therefore, it is staff's opinion that there should be "no on-street" parking allowed along 1250 West.

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

In addition to what has been addressed earlier in this report about parking, it is staff's position that there is sufficient access and circulation for the site and building to be used as a Church or place of worship. Finally, the applicant will be required to meet adopted and applicable building and fire codes for any remodel or assembly area use.

PLANNING STAFF RECOMMENDATIONS

1st - FINAL SITE PLAN APPROVAL

Suggested Motion for Final Site Plan Approval for property located at 1284 West 75 North

I hereby make motion for the Planning Commission to **APPROVE** the Final Site Plan - Amended for ***The Bridge Community Church Use***, subject to the following conditions:

1. The Final Site Plan approval is limited to a single land use of a Church or place of worship, subject to the issuance of a CUP for such use. Any desire to create a multiple use or multi-tenant use shall be subject to a different approval in accordance with any applicable development standard or regulation.
2. The Final Site Plan approval is limited to the reconfiguration of the Parking Lot Layout, as provided and shown on the site plan submittal.
3. All other elements of the site are deemed consistent with the Zoning Ordinance in accordance with the nonconformities provisions of 12.22 Nonconformities, and are subject to such provisions.

Suggested Reasons for Action (findings):

- a. *The Planning Commission finds that according to Section 12.22.080, any Non-conforming Development that is consistent with the originally approved plan shall be deemed compliant with the current zoning ordinance.*

- b. *In this nonconforming case, the Planning Commission finds the site plan amendment is limited to meeting or satisfying the parking and loading requirements (see CZC 12-52.050) for the proposed change of use to a "Church or Place of Worship."*
- c. *The Planning Commission finds that the amendment to the parking is rightfully subject to a City review to determine if the parking and loading areas provided satisfies the parking and loading requirements, as part of an amended site plan approval, see CZC 12.52.050.*

2nd CONDITIONAL USE APPROVAL

Suggested Motion for a conditional use permit located at 1284 West 75 North

I hereby make motion for the Planning Commission to **APPROVE** the Conditional Use Permit for *The Bridge Community Church Use*, subject to the following conditions:

- 1. The CUP is limited to a single land use of a Church or place of worship. Any desire to create a multiple use or multi-tenant use shall be subject to a different approval in accordance with any applicable development standard or regulation.
- 2. The CUP approval is subject the reconfiguration of the existing parking lot as approved with the related Final Site Plan.
- 3. The CUP approval is subject to the accommodation of off-site overflow parking, as outlined in the applicant's request.
- 4. If the overflow parking allowances, as outlined in the petitioners submittal, are rescinded by any owner, the CUP approval is subject to further re-consideration by the City.
- 5. On-street parking for the use is prohibited on 1250 West, unless otherwise approved in the future by the City.

Suggested Reasons for Action (findings):

- a. *The Planning Commission finds that a "Church or Place of Worship," is allowed in the Industrial High (I-H) Zone with an approval of a conditional use permit (see 12.12.040).*
- b. *The Planning Commission finds that the City previously reviewed and subsequently approved a zoning text amendment to allow churches or places of worship in the I-H zone, as also proposed previously by the applicant. Therefore, the request for allow the proposed church use has been deemed consistent with the City's General Plan.*
- c. *The Planning Commission finds that the reuse of the building for a church is a different use than office/warehouse, the needed assembly space is likely feasible for the existing building with mitigating conditions of approval for the use.*
- d. *Although there is sufficient onsite parking, as deemed required by Zoning Code, the Planning Commission finds that in the petitioner's submittal, it indicates that there may at times be a need to accommodate overflow parking.*
- e. *The Planning Commission finds that petitioner has secured agreements from surrounding development to utilize the parking areas on adjacent properties to meet the demand for overflow parking.*
- f. *The Planning Commission finds that it is the Public Works Director's position at this time is that until the east side of 1250 West is completed, there is inadequate space to allow any on-street parking for that roadway.*

- g. Therefore, given the findings above, the Planning Commission finds that the conditions imposed adequately mitigate impacts of the proposed use to meet the CUP approval criteria of Section 12.21.100 of the Zoning Code.*

10,000 SF
(existing)

the Bridge
community

1. LOCATION FOR BUS/BIKE
2. LOCATION FOR TRUCKS/REMOVAL
3. NEW MAIN INTERSECTION/CDOT
4. SECONDARY INTERSECTION/CDOT
5. EXISTING/CHANGING SIDEWALK
6. EXISTING/CHANGING SIDEWALK
7. EXISTING/CHANGING SIDEWALK
8. EXISTING/CHANGING SIDEWALK
9. EXISTING/CHANGING SIDEWALK
10. NEW ADA COMPLIANT PARKING/STATIONING



August 2, 2017

Centerville City Community Development Department
655 N 1250 W
Centerville, UT 84014

Centerville Community Development Department:

We are delighted that our conceptual site plan was unanimously approved by the Centerville Planning Commission on 7/26/2017. We are also pleased with the Centerville Community Development Department's staff's recommendation in that matter. Our hope is that this final site plan and conditional use permit is approved as well so that we can move on the the building permit process.

Legal Description and owner: The legal description of the property in question is:

All of Lot 1, EVERGREEN BUSINESS PARK, A Subdivision of part of Section 12, Township 2 North, Range 1 West, Salt Lake Meridian, in the City of Centerville, according to the official plat thereof, State of Utah.

This property is owned by The Bridge Community, a Utah religious non-profit corporation.

Adjacent property lots and owners: The property is the former Bountiful Glass building, and it sits at the corner of N 1250 W and W 75 N. The property to the West is 1312 W and is owned by SULADIO HOLDINGS LLC. The property adjacent to the Bountiful Glass building to the North is located at 167 N 1250 W and is owned by Aspen Springs Storage LLC.

Landscaping: We are not proposing any significant landscaping changes.

Fences, lighting, Signs: The current parking lot is divided into two lots separated by a cinderblock wall and a retractable fence. Our conceptual site plan showed our intent to remove the retractable fence and approximately 50 feet of cinder block wall (25 feet on each side) in order to increase visibility in the parking area.

Utilities: There is currently a fire hydrant at the street at the property line dividing this property with the property at 1312 W. It is approximately 150 feet away from the Bountiful Glass building. Across the street on the East side of 1250 N there is another fire hydrant. This hydrant is 175 feet from the Bountiful Glass building. The utility providers are listed on the land survey document included with this application.

Drainage and Grading: We will not be altering the 1997 site plan's drainage or grading. For details regarding the drainage, see the accompanying land survey document. Centerville's municipal code 16.03.010 requires a stormwater permit for any structural development requiring earth work, or for development that disturbs one acre or less than one acre if said development is part of a larger common plan of development that disturbs

Reach Teach Grow Go

P.O. Box 504 Centerville, UT

e-mail: info@thebridgeutah.org

www.thebridgeutah.org

RECEIVED AUG 03 2017

Sincerely,

Loren Pankratz
Pastor of The Bridge Community



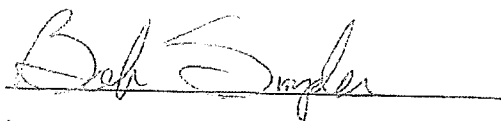
Map showing the location of 101 parking spaces available to The Bridge Community on Sunday mornings.

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT

Dear Centerville City Planning Commission,

I agree to make the unoccupied parking spaces associated with Renatus (1312 W. 75 N.), conditionally available to the Bridge Community on Sundays. The conditions are that the trailers and building will be accessible and no overnight or long-term parking will be available. The Zoning Administrator will be notified 30 days prior to the termination of this agreement.

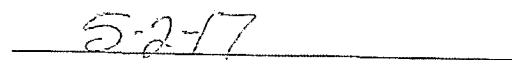
Best Regards,



(signature)



(printed name)



(date)



(number of spaces)

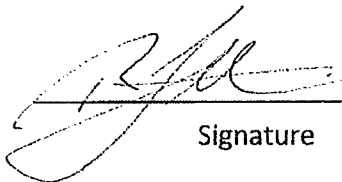
RECEIVED AUG 03 2017

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (Jordan Inc.),
which is located within 500 feet of the entrance to 1284 W 75 N, available to the Bridge
Community on during their Sunday activities. Over-night parking will not be allowed. The
Zoning Administrator will be notified 30 days prior to the termination of this agreement.

Yours,


Signature

Rick Fletcher
Printed

05/19/2017
Date

20
Number of Spaces

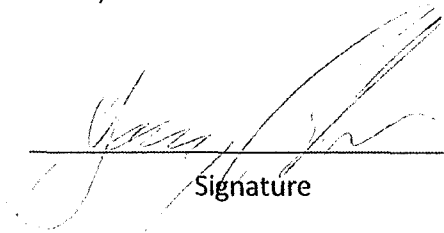
RECEIVED AUG 08 2017

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (1287 W 75 N),
which is located within 500 feet of the entrance to 1284 W 75 N, available to the Bridge
Community on during their Sunday activities. Over-night parking will not be allowed. The
Zoning Administrator will be notified 30 days prior to the termination of this agreement.
from 9am - 1pm

Yours,


Signature

5/3/17
Date

Gary Becker
Printed

6-8
Number of Spaces

RECEIVED AUG 03 2017

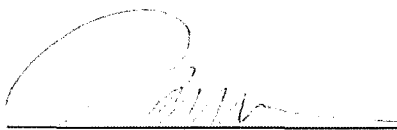
Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (SIDE CONSTRUCTORS), which is located within 500 feet of the entrance to 1284 W 75 N, continuously available to the Bridge Community during non-business hours. These hours include Mon-Fri after 5pm, and weekends. The Zoning Administrator will be notified 30 days prior to the termination of this agreement.

SAT, SUN ONLY

Yours,



Signature

5.1.17

Date

KURT BECKSTROM

Printed

4

Number of Spaces

RECEIVED AUG 03 2017

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (Unishippers),
which is located within 500 feet of the entrance to 1284 W 75 N, continuously available to the
Bridge Community during non-business hours. These hours include Mon-Fri after 6pm, and
weekends. The Zoning Administrator will be notified 30 days prior to the termination of this
agreement.

Yours,



Signature

5/1/17

Date

Brian Roberts

Printed

6

Number of Spaces

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DESCRIPTION PER TITLE REPORT

The land described in this report is located in the County of Salt Lake, State of Utah, and is described as follows:

Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Containing 0.10 acre, more or less, of land, more or less, as shown on the attached plat.

TITLE INFORMATION

The land is shown on the attached plat as being owned by the Salt Lake County, Utah, and is described as follows:

Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Containing 0.10 acre, more or less, of land, more or less, as shown on the attached plat.

SCHEDULE B-2 EXCEPTIONS

The following are the exceptions to the title report:

1. The land is shown on the attached plat as being owned by the Salt Lake County, Utah, and is described as follows:

Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Containing 0.10 acre, more or less, of land, more or less, as shown on the attached plat.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct description of the land described in the title report, and that the same is in accordance with the records of the County of Salt Lake, State of Utah.

Dated this 11th day of May, 2017.



TABLE "A" ITEMS

1. The land is shown on the attached plat as being owned by the Salt Lake County, Utah, and is described as follows:

Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Containing 0.10 acre, more or less, of land, more or less, as shown on the attached plat.

SURVEY NARRATIVE

The survey of the subject property was conducted on May 11, 2017, and the results are as follows:

Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian

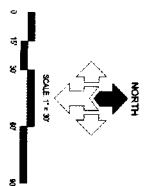
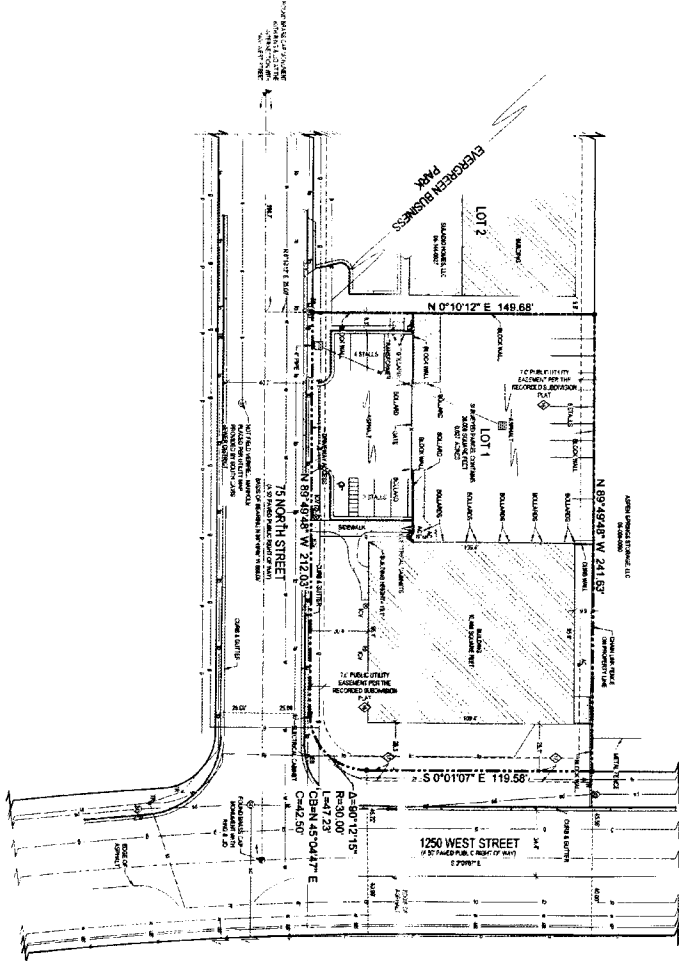
Containing 0.10 acre, more or less, of land, more or less, as shown on the attached plat.

GENERAL NOTES

1. The survey of the subject property was conducted on May 11, 2017, and the results are as follows:

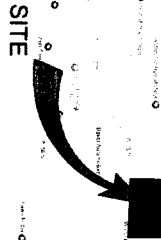
Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Containing 0.10 acre, more or less, of land, more or less, as shown on the attached plat.



LEGEND

Symbol	Description
—	Property Line
—	Survey Line
—	Right of Way Line
—	Utility Line
—	Water Line
—	Gas Line
—	Electric Line
—	Telephone Line
—	Other Utility Line
—	Other Line



Symbol	Description
—	Property Line
—	Survey Line
—	Right of Way Line
—	Utility Line
—	Water Line
—	Gas Line
—	Electric Line
—	Telephone Line
—	Other Utility Line
—	Other Line

LOT 1, EVERGREEN BUSINESS PARK

1284 WEST 75 NORTH
CENTREVILLE, UTAH

LOCATED IN THE SOUTH 1/2 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

REV	DATE	DESCRIPTION
1	5/11/2017	Initial Survey
2	5/11/2017	Final Survey
3	5/11/2017	Final Survey
4	5/11/2017	Final Survey
5	5/11/2017	Final Survey
6	5/11/2017	Final Survey
7	5/11/2017	Final Survey
8	5/11/2017	Final Survey
9	5/11/2017	Final Survey
10	5/11/2017	Final Survey

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/23/2017**

Item No. 3.

Short Title: Public Hearing - PDO Amendment and Conceptual Site Plan Amendment to Legacy Crossing – 1222 Legacy Crossing Bld

Initiated By: JF Capitol, Applicant

Scheduled Time: 7:50

SUBJECT

LEGISLATIVE DECISION

Consider the proposed Planned Development Overlay Amendment and Amended Conceptual Site Plan for Legacy Crossing at 1222 Legacy Crossing Bld.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ PC Staff Report Legacy Crossing Parking Modification
- ☐ Parking Modification Submittal

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

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNERS: LEGACY CROSSING THEATER, LLC
JF LEGACY LAND, LLC
KEM HOLDINGS, LLC
JENSNT LEGACY, LLC
TETON OFFICE VENTURES, LLC
LEGACY OFFICE BUILDING, LLC
S & J 5, LLC
LEGACY CROSSING APARTMENT, LC

AGENT: LEGACY OFFICE BUILDING, LLC
OWEN FISHER
1148 W. LEGACY CROSSING BOULEVARD SUITE 400
CENTERVILLE, UTAH 84014
(owen@jfishercom.com)

PROPERTY: SOUTHEAST CORNER/ 1250 WEST PARRISH LANE
(AKA: LEGACY CROSSING AT PARRISH LANE)

ACREAGE: 27.40 ACRES

ZONING: COMMERCIAL VERY-HIGH/(PD)

APPLICATION: PDO ZONE PLAN AMENDMENT FOR A PARKING
MODIFICATION TO ALLOW SHARED USE PARKING
(A REDUCTION OF OVERALL PROJECT REQUIRED PARKING)

RECOMMENDATION: CONSIDER APPROVING THE PROPOSED
AMENDMENT FOR PARKING

BACKGROUND

The applicants desire to amend the approved project's overall parking plan by seeking a "Parking Modification" to modify the number of parking stalls related to this mixed use development, as outlined in Section 12.52.110.c of the Zoning Ordinance. The desire to exclude Lots 2 and 3 from the project's parking plan by changing from a "flat peak" parking calculation for all uses of the development to sufficient parking demand based on time of day between uses (i.e. sharing of office day use with theater evening use). Also, this modification would allow

for the development of the other lots, particularly Lot 4, to be built out completely without the need to await the installation of the needed “flat peak” parking stalls that are to be constructed as part of Lots 2 and 3.

STAFF REVIEW AND ANALYSIS

PDO Amendment Procedure, Section 12-41-080(g)

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary plan approval (*i.e. conceptual approval associated with the PDO rezone*), as stated in Section 12-41-080.g. Thus, the process to amend the PDO Conceptual Plan (*i.e. preliminary plan*) is to review the changes, notice and hold a public hearing, debate the merits of the request, and make a recommendation to the City Council, whom repeats the same decision-making process.

Propose Parking Amendments:

Original PDO Approval – Parking Layout

The original PDO Plan and associated Development Agreement was recorded on September 28, 2010. Exhibit “C” depicted the approved project parking expectations to be developed. The total ordinance required parking count was 1723 parking stalls and the project layout was providing 1816 parking stalls. Thus, the project was overparked by 93 stalls.

Amendment Requested by Applicants – Reeves & Associates, Inc.

A the request of the applicants, a consultant performed a parking study based on the time of day demand for the development project’s uses currently and to be developed, excluding Lots 2 and 3. The parking study determined that, based on the share use analysis (*Exhibit “C”*), there would be 1471 stalls at build out, the peak demand hour for parking would occur at 9:00 p.m., and there would be an excess of 294 stalls at this peak demand time.

Parking and Cross-Access Easement – Agreement Modification

As part of the amendment, a revised agreement will be recorded to reflect the new parking study elements. However, Lot 2 & 3 will remain subject to the PDO Approval and Development Agreement for any future development. However, the final parking counts for these two (2) lots will be determined at the time of their respective site plan approvals.

Parking Modification Factors, 12.52.110.c:

The Planning Commission may modify the number of parking spaces required or allowed for commercial, office, or mixed-use development after considering the following factors and finding that adequate parking will be provided:

1. Total number of spaces that would otherwise be required for each individual establishment in the development; (*see above section*)
2. Hours of operation for each business establishment located in the development, including peak business hours; (*see parking study Exhibit “C”*)
3. Estimated trade-off between businesses which are open when others are closed; (*see parking study Exhibit “C”*)
4. Availability of on-street or shared parking; (*see parking study Exhibit “C”*)
5. Transportation alternatives, including proximity to transit stations; (*Not Applicable*) and
6. Car or van pooling programs available to users of the development (*Not Applicable*)

PLANNING STAFF RECOMMENDATION

(Suggested Motion for the amendments with regards to the original PDO Approval). I hereby make a motion for the Planning Commission to recommend to the City Council to approve the petition to amend the Legacy Crossing at Parrish Lane Development's PDO Approval, as follows:

1. Approval of the amended Exhibit "C," as submitted to the City
2. Approval of the Parking Modification, as prepared by Reeves and Associates, Inc.
3. The final parking counts for Lots 2 and 3 shall be subject to their applicable site plan approvals.
4. The preparation and recording of the necessary Development Agreement amendments, as deemed acceptable by the City Attorney.
5. All other related or associated conditions of the Legacy Crossing at Parrish Lane Development PDO Approval remain in effect with this amendment.

Suggested Reasons for the Action (Findings):

- a) The Planning Commission finds that amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary approval.
- b) The Planning Commission finds that amendments are consistent and compatible with the originally approved expectations of the PDO Plan for the Legacy Crossing at Parrish Lane, as a mixed use development project.

PHASE	PARCEL NUMBER	OWNER	SIZE (ACRES)
1	06-336-0001	Legacy Crossing Theatre, LLC	9.62
2	06-336-0002	JF Legacy Land, LLC	2.24
3	06-336-0003	JF Legacy Land, LLC	3.40
4	06-368-0401	KEM Holdings, LLC	.70
4	06-368-0403	JENSNT LEGACY, LLC	.26
4	06-368-0404	Teton Office Ventures, LLC	.28
4	06-368-0406	Water Basin	.81
4	06-368-0407	Legacy Office Building, LLC	2.32
4	06-368-0408	S & J 5, LLC	2.79
5	06-336-0011	Legacy Crossing Apartments, LC	4.98
TOTAL ACREAGE:			27.40

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July 31, 2017

Project: Legacy Crossing at Parrish Lane

Re: Parking requirements

Due to a change in land use for Legacy Crossing at Parrish Lane from the original land agreement and phases 2 and 3 being excluded, there is a need for a parking requirements study. The original agreement had more retail instead of office space and phases 2 & 3 were to be built. With land use changes and based on the peak parking requirements of the city the developer wants to see if there is sufficient parking based on time of day demand requirements rather than a flat number for peak use only.

The analysis was conducted using data from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Edition, Volumes 2 & 3, published in 2012. The attached master site plan (exhibit B) with the outlines drawn shows total parking stalls for each area as planned. There is a total of 1,471 stalls: 750 for the theater area, 204 for the first office area, 279 for the second office and retail area, and 238 for the residential area. The areas were arbitrarily highlighted as parking is intended to be shared in the mixed-use area. Phases 2 and 3 have been omitted from the calculations, but it should be noted if it is constructed as previously planned, the areas will have excess parking for the purposes proposed.

The methodology used was to apply the average rate of a given land use multiplied by its basis as provided by ITE. If a particular use fell under multiple categories, the average of the combined land uses was taken as the average rate. For a conservative value, the Peak Hour of Adjacent Street Traffic or the Peak Hour of Generator was used for more than the single hour it was based upon for its respective time of day as provided by ITE. It was determined Friday has the most traffic and least parking spaces available and is therefore shown indicating traffic movement for each use on a per hour basis (exhibit C-E).

The basis for apartments was 206 total units, the theater has 14 screens and 3266 seats. There is 15,990 sq. ft. of medical office space, 78,157 sq. ft. of general office space, and planned 11,250 sq. ft. of additional office space. On-street parking, mass-transit, and other traffic reducing options were neglected for the calculations. The required parking stalls for the apartments was calculated at the original city rate totaling 354 parking spaces.

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Exhibit A

Peak Parking Required by Zoning Ordinance Formulas
Without Time-of-Day Demand Analysis

Phase	Use	Unit Criteria	Qty.	Required	Provided	Surplus
1	Theater	1/4.5 seats	3266	726	738	12
2 & 3	Omitted for evaluation purposes					
4	Office	5/1000 sf	94147	471	320	-151
	Additional					
4	Office	5/1000 sf	11250	57	175	118
5	Apartment	1.5/1 bed	68	102	218	116
5	"	2.0/2 bed	90	180		-180
6	Apartment	1.5/1 bed	48	72	20	-52
			Total	1607	1471	-136

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Email: info@reeve-assoc.com • Website: www.reeve-assoc.com



Exhibit C

Time of day (weekday Friday)	Apartment Spaces Required	Retail Spaces Required	Office Spaces Required	Theater Spaces Required	Total Spaces Required	Excess Parking Spaces	Apt In	Apt out	Retail In	Retail Out	Office In	Office Out	Theater In	Theater Out
6:00 AM	354	0	0	0	354	1117	28	21	0	0	8	8	0	0
7:00 AM	361	0	0	0	361	1110	25	89	0	0	227	41	0	0
8:00 AM	297	0	186	0	483	988	21	68	0	0	227	41	0	0
9:00 AM	250	0	372	0	622	849	25	69	0	0	227	41	0	0
10:00 AM	206	0	558	0	764	707	28	69	0	0	8	16	119	0
11:00 AM	165	0	550	119	834	637	28	21	0	0	8	16	125	94
12:00 PM	172	0	542	150	864	607	28	21	0	0	8	16	131	135
1:00 PM	179	0	534	146	859	612	28	21	0	0	8	16	138	139
2:00 PM	186	0	526	145	857	614	28	21	0	0	8	16	147	144
3:00 PM	193	0	518	148	859	612	81	54	0	0	8	16	156	149
4:00 PM	220	0	510	155	885	586	82	51	0	0	65	224	238	162
5:00 PM	251	0	351	231	833	638	82	49	0	0	65	224	238	162
6:00 PM	284	0	192	307	783	688	82	51	0	0	65	224	553	321
7:00 PM	315	0	33	539	887	584	28	21	0	0	8	16	553	401
8:00 PM	322	0	25	691	1038	433	28	21	0	0	8	16	553	413
9:00 PM	329	0	17	831	1177	294	28	21	0	0	8	16	396	413
10:00 PM	336	0	9	814	1159	312	31	20	0	0	0	9	198	413
11:00 PM	347	0	0	599	946	525	28	21	0	0	0	0	0	599
Max/Use:	361	0	558	831	1177	Total/day:	709	709	0	0	956	956	3545	3545

Total Spaces (1471) - Total Required = Excess Spaces

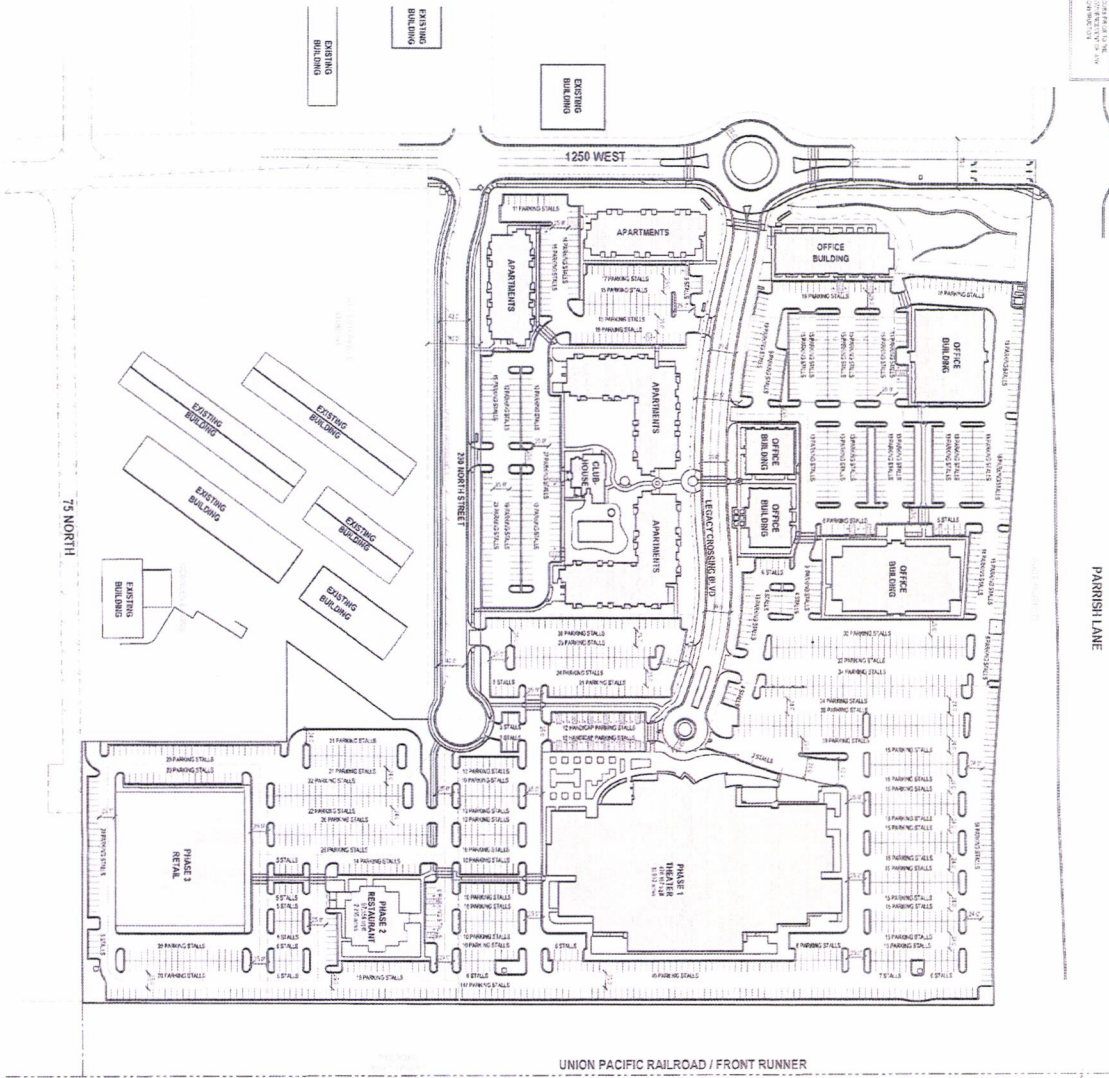
Minimum Excess Spaces: 294

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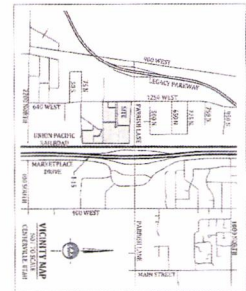
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Email: info@reeve-associates.com • Website: www.reeve-associates.com



1-15 SOUTH BOUND RAMP



Country		Year		Age		Sex		Ethnicity		Religion		Marital Status		Education		Occupation		Income		Health Status		Mental Health		Substance Use		Social Support		Life Satisfaction		Overall Well-being	
Country	Year	Age	Sex	Ethnicity	Religion	Marital Status	Education	Occupation	Income	Health Status	Mental Health	Substance Use	Social Support	Life Satisfaction	Overall Well-being	Country	Year	Age	Sex	Ethnicity	Religion	Marital Status	Education	Occupation	Income	Health Status	Mental Health	Substance Use	Social Support	Life Satisfaction	Overall Well-being
USA	2019	25-34	F	White	Protestant	Married	High School	Teacher	\$45,000	Good	Stable	Low	Strong	8.5	9.2	USA	2019	25-34	F	White	Protestant	Married	High School	Teacher	\$45,000	Good	Stable	Low	Strong	8.5	9.2
	2019	35-44	M	Black	Catholic	Single	College	Engineer	\$60,000	Fair	Unstable	High	Weak	7.8	8.1	USA	2019	35-44	M	Black	Catholic	Single	College	Engineer	\$60,000	Fair	Unstable	High	Weak	7.8	8.1
	2019	45-54	F	Hispanic	Muslim	Divorced	High School	Retail	\$30,000	Poor	Very Unstable	Very High	Very Weak	6.5	6.8	USA	2019	45-54	F	Hispanic	Muslim	Divorced	High School	Retail	\$30,000	Poor	Very Unstable	Very High	Very Weak	6.5	6.8
	2019	55-64	M	White	Jewish	Married	College	Doctor	\$120,000	Excellent	Very Stable	Very Low	Very Strong	9.8	10.0	USA	2019	55-64	M	White	Jewish	Married	College	Doctor	\$120,000	Excellent	Very Stable	Very Low	Very Strong	9.8	10.0
	2019	65-74	F	Black	Buddhist	Widowed	High School	Homemaker	\$20,000	Fair	Stable	Low	Weak	7.2	7.5	USA	2019	65-74	F	Black	Buddhist	Widowed	High School	Homemaker	\$20,000	Fair	Stable	Low	Weak	7.2	7.5
	2019	75-84	M	Hispanic	Catholic	Married	College	Professor	\$80,000	Good	Unstable	High	Strong	8.8	9.1	USA	2019	75-84	M	Hispanic	Catholic	Married	College	Professor	\$80,000	Good	Unstable	High	Strong	8.8	9.1
	2019	85-94	F	White	Protestant	Widowed	High School	Retiree	\$40,000	Fair	Stable	Low	Weak	7.5	7.8	USA	2019	85-94	F	White	Protestant	Widowed	High School	Retiree	\$40,000	Fair	Stable	Low	Weak	7.5	7.8
	2019	95-104	M	Black	Buddhist	Married	College	Engineer	\$70,000	Good	Unstable	High	Strong	8.2	8.5	USA	2019	95-104	M	Black	Buddhist	Married	College	Engineer	\$70,000	Good	Unstable	High	Strong	8.2	8.5
	2019	105-114	F	Hispanic	Catholic	Widowed	High School	Homemaker	\$25,000	Fair	Stable	Low	Weak	7.0	7.3	USA	2019	105-114	F	Hispanic	Catholic	Widowed	High School	Homemaker	\$25,000	Fair	Stable	Low	Weak	7.0	7.3
	2019	115-124	M	White	Jewish	Married	College	Doctor	\$130,000	Excellent	Very Stable	Very Low	Very Strong	9.9	10.0	USA	2019	115-124	M	White	Jewish	Married	College	Doctor	\$130,000	Excellent	Very Stable	Very Low	Very Strong	9.9	10.0
Canada	2019	25-34	F	White	Protestant	Married	High School	Teacher	\$40,000	Good	Stable	Low	Strong	8.2	8.9	Canada	2019	25-34	F	White	Protestant	Married	High School	Teacher	\$40,000	Good	Stable	Low	Strong	8.2	8.9
	2019	35-44	M	Black	Catholic	Single	College	Engineer	\$55,000	Fair	Unstable	High	Weak	7.5	7.8	Canada	2019	35-44	M	Black	Catholic	Single	College	Engineer	\$55,000	Fair	Unstable	High	Weak	7.5	7.8
	2019	45-54	F	Hispanic	Muslim	Divorced	High School	Retail	\$25,000	Poor	Very Unstable	Very High	Very Weak	6.2	6.5	Canada	2019	45-54	F	Hispanic	Muslim	Divorced	High School	Retail	\$25,000	Poor	Very Unstable	Very High	Very Weak	6.2	6.5
	2019	55-64	M	White	Jewish	Married	College	Doctor	\$110,000	Excellent	Very Stable	Very Low	Very Strong	9.5	9.8	Canada	2019	55-64	M	White	Jewish	Married	College	Doctor	\$110,000	Excellent	Very Stable	Very Low	Very Strong	9.5	9.8
	2019	65-74	F	Black	Buddhist	Widowed	High School	Homemaker	\$18,000	Fair	Stable	Low	Weak	6.9	7.2	Canada	2019	65-74	F	Black	Buddhist	Widowed	High School	Homemaker	\$18,000	Fair	Stable	Low	Weak	6.9	7.2
	2019	75-84	M	Hispanic	Catholic	Married	College	Professor	\$70,000	Good	Unstable	High	Strong	8.5	8.8	Canada	2019	75-84	M	Hispanic	Catholic	Married	College	Professor	\$70,000	Good	Unstable	High	Strong	8.5	8.8
	2019	85-94	F	White	Protestant	Widowed	High School	Retiree	\$35,000	Fair	Stable	Low	Weak	7.1	7.4	Canada	2019	85-94	F	White	Protestant	Widowed	High School	Retiree	\$35,000	Fair	Stable	Low	Weak	7.1	7.4
	2019	95-104	M	Black	Buddhist	Married	College	Engineer	\$65,000	Good	Unstable	High	Strong	7.9	8.2	Canada	2019	95-104	M	Black	Buddhist	Married	College	Engineer	\$65,000	Good	Unstable	High	Strong	7.9	8.2
	2019	105-114	F	Hispanic	Catholic	Widowed	High School	Homemaker	\$22,000	Fair	Stable	Low	Weak	6.7	7.0	Canada	2019	105-114	F	Hispanic	Catholic	Widowed	High School	Homemaker	\$22,000	Fair	Stable	Low	Weak	6.7	7.0
	2019	115-124	M	White	Jewish	Married	College	Doctor	\$125,000	Excellent	Very Stable	Very Low	Very Strong	9.7	10.0	Canada	2019	115-124	M	White	Jewish	Married	College	Doctor	\$125,000	Excellent	Very Stable	Very Low	Very Strong	9.7	10.0
UK	2019	25-34	F	White	Protestant	Married	High School	Teacher	\$35,000	Good	Stable	Low	Strong	8.0	8.7	UK	2019	25-34	F	White	Protestant	Married	High School	Teacher	\$35,000	Good	Stable	Low	Strong	8.0	8.7
	2019	35-44	M	Black	Catholic	Single	College	Engineer	\$50,000	Fair	Unstable	High	Weak	7.3	7.6	UK	2019	35-44	M	Black	Catholic	Single	College	Engineer	\$50,000	Fair	Unstable	High	Weak	7.3	7.6
	2019	45-54	F	Hispanic	Muslim	Divorced	High School	Retail	\$20,000	Poor	Very Unstable	Very High	Very Weak	6.0	6.3	UK	2019	45-54	F	Hispanic	Muslim	Divorced	High School	Retail	\$20,000	Poor	Very Unstable	Very High	Very Weak	6.0	6.3
	2019	55-64	M	White	Jewish	Married	College	Doctor	\$100,000	Excellent	Very Stable	Very Low	Very Strong	9.2	9.5	UK	2019	55-64	M	White	Jewish	Married	College	Doctor	\$100,000	Excellent	Very Stable	Very Low	Very Strong	9.2	9.5
	2019	65-74	F	Black	Buddhist	Widowed	High School	Homemaker	\$15,000	Fair	Stable	Low	Weak	6.6	6.9	UK	2019	65-74	F	Black	Buddhist	Widowed	High School	Homemaker	\$15,000	Fair	Stable	Low	Weak	6.6	6.9
	2019	75-84	M	Hispanic	Catholic	Married	College	Professor	\$65,000	Good	Unstable	High	Strong	8.2	8.5	UK	2019	75-84	M	Hispanic	Catholic	Married	College	Professor	\$65,000	Good	Unstable	High	Strong	8.2	8.5
	2019	85-94	F	White	Protestant	Widowed	High School	Retiree	\$30,000	Fair	Stable	Low	Weak	6.8	7.1	UK	2019	85-94	F	White	Protestant	Widowed	High School	Retiree	\$30,000	Fair	Stable	Low	Weak	6.8	7.1
	2019	95-104	M	Black	Buddhist	Married	College	Engineer	\$60,000	Good	Unstable	High	Strong	7.7	8.0	UK	2019	95-104	M	Black	Buddhist	Married	College	Engineer	\$60,000	Good	Unstable	High	Strong	7.7	8.0
	2019	105-114	F	Hispanic	Catholic	Widowed	High School	Homemaker	\$20,000	Fair	Stable	Low	Weak	6.5	6.8	UK	2019	105-114	F	Hispanic	Catholic	Widowed	High School	Homemaker	\$20,000	Fair	Stable	Low	Weak	6.5	6.8
	2019	115-124	M	White	Jewish	Married	College	Doctor	\$120,000	Excellent	Very Stable	Very Low	Very Strong	9.6	9.9	UK	2019	115-124	M	White	Jewish	Married	College	Doctor	\$120,000	Excellent	Very Stable	Very Low	Very Strong	9.6	9.9

Table 1: Demographic and Socioeconomic Data for Selected Countries (USA, Canada, UK) across various age groups and ethnicities. The table displays a wide range of variables including Country, Year, Age, Sex, Ethnicity, Religion, Marital Status, Education, Occupation, Income, Health Status, Mental Health, Substance Use, Social Support, Life Satisfaction, and Overall Well-being. The data is presented in a structured format with rows for each country and columns for each variable. The table is divided into three main sections, one for each country, with each section containing 10 rows of data. The variables are listed in the first row of each section, and the data values are provided in the subsequent rows. The table is designed to be easily readable and to provide a comprehensive overview of the demographic and socioeconomic data for the selected countries.

Table 2: Demographic and Socioeconomic Data for Selected Countries (USA, Canada, UK) across various age groups and ethnicities. The table displays a wide range of variables including Country, Year, Age, Sex, Ethnicity, Religion, Marital Status, Education, Occupation, Income, Health Status, Mental Health, Substance Use, Social Support, Life Satisfaction, and Overall Well-being. The data is presented in a structured format with rows for each country and columns for each variable. The table is divided into three main sections, one for each country, with each section containing 10 rows of data. The variables are listed in the first row of each section, and the data values are provided in the subsequent rows. The table is designed to be easily readable and to provide a comprehensive overview of the demographic and socioeconomic data for the selected countries.

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**LEGACY CROSSING
AT PARRISH LANE**

1250 WEST STREET
CENTERVILLE CITY, UTAH



ENSIGN

1250 West Hillfield Rd.
Layton, UT 84041
Phone: 801-547-1100
Fax: 801-593-6315
E-mail: ensign@ensign.com
Website: www.ensign.com
Parrish Lane, 1250 West
Centerville, UT 84005

OWNER: MRS. J. L. HARRIS

DESIGNER: MRS. J. L. HARRIS

CONTRACTOR: MRS. J. L. HARRIS

DATE: 12/15/05

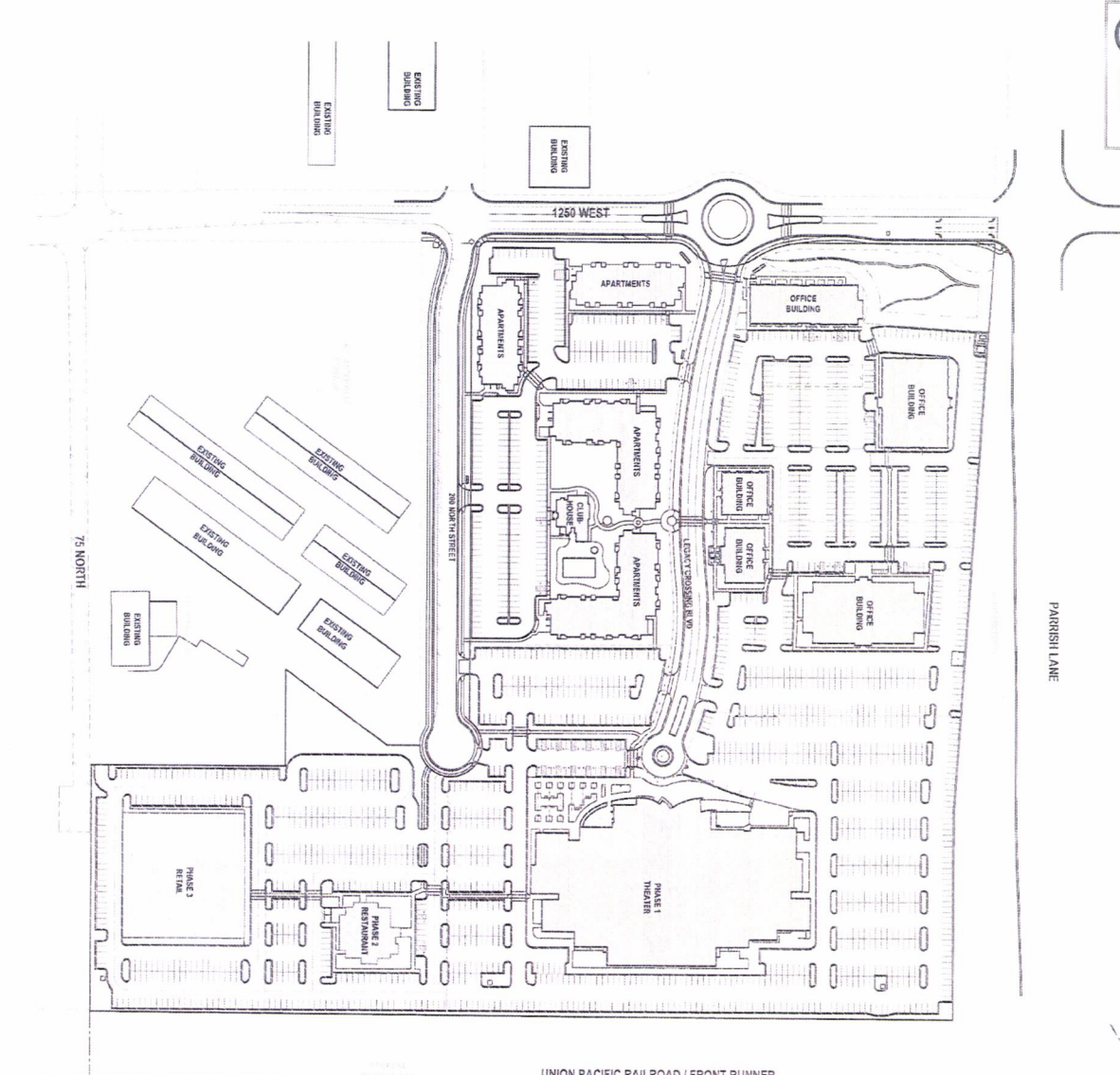
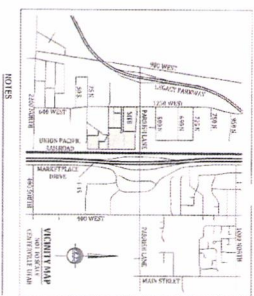
ARCHITECT: MRS. J. L. HARRIS

ENGINEER: MRS. J. L. HARRIS

DATE: 12/15/05

**LEGACY CROSSING
AT PARRISH LANE**

1250 WEST STREET
CENTERVILLE CITY, UTAH

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1987; 1988; 1989; 1990; 1991; 1992; 1993; 1994; 1995; 1996; 1997; 1998; 1999; 2000; 2001; 2002; 2003; 2004; 2005; 2006; 2007; 2008; 2009; 2010; 2011; 2012; 2013; 2014; 2015; 2016; 2017; 2018; 2019; 2020; 2021; 2022; 2023; 2024; 2025; 2026; 2027; 2028; 2029; 2030; 2031; 2032; 2033; 2034; 2035; 2036; 2037; 2038; 2039; 2040; 2041; 2042; 2043; 2044; 2045; 2046; 2047; 2048; 2049; 2050; 2051; 2052; 2053; 2054; 2055; 2056; 2057; 2058; 2059; 2060; 2061; 2062; 2063; 2064; 2065; 2066; 2067; 2068; 2069; 2070; 2071; 2072; 2073; 2074; 2075; 2076; 2077; 2078; 2079; 2080; 2081; 2082; 2083; 2084; 2085; 2086; 2087; 2088; 2089; 2090; 2091; 2092; 2093; 2094; 2095; 2096; 2097; 2098; 2099; 2100; 2101; 2102; 2103; 2104; 2105; 2106; 2107; 2108; 2109; 2110; 2111; 2112; 2113; 2114; 2115; 2116; 2117; 2118; 2119; 2120; 2121; 2122; 2123; 2124; 2125; 2126; 2127; 2128; 2129; 2130; 2131; 2132; 2133; 2134; 2135; 2136; 2137; 2138; 2139; 2140; 2141; 2142; 2143; 2144; 2145; 2146; 2147; 2148; 2149; 2150; 2151; 2152; 2153; 2154; 2155; 2156; 2157; 2158; 2159; 2160; 2161; 2162; 2163; 2164; 2165; 2166; 2167; 2168; 2169; 2170; 2171; 2172; 2173; 2174; 2175; 2176; 2177; 2178; 2179; 2180; 2181; 2182; 2183; 2184; 2185; 2186; 2187; 2188; 2189; 2190; 2191; 2192; 2193; 2194; 2195; 2196; 2197; 2198; 2199; 2200; 2201; 2202; 2203; 2204; 2205; 2206; 2207; 2208; 2209; 2210; 2211; 2212; 2213; 2214; 2215; 2216; 2217; 2218; 2219; 2220; 2221; 2222; 2223; 2224; 2225; 2226; 2227; 2228; 2229; 2230; 2231; 2232; 2233; 2234; 2235; 2236; 2237; 2238; 2239; 2240; 2241; 2242; 2243; 2244; 2245; 2246; 2247; 2248; 2249; 2250; 2251; 2252; 2253; 2254; 2255; 2256; 2257; 2258; 2259; 2260; 2261; 2262; 2263; 2264; 2265; 2266; 2267; 2268; 2269; 2270; 2271; 2272; 2273; 2274; 2275; 2276; 2277; 2278; 2279; 2280; 2281; 2282; 2283; 2284; 2285; 2286; 2287; 2288; 2289; 2290; 2291; 2292; 2293; 2294; 2295; 2296; 2297; 2298; 2299; 2300; 2301; 2302; 2303; 2304; 2305; 2306; 2307; 2308; 2309; 2310; 2311; 2312; 2313; 2314; 2315; 2316; 2317; 2318; 2319; 2320; 2321; 2322; 2323; 2324; 2325; 2326; 2327; 2328; 2329; 2330; 2331; 2332; 2333; 2334; 2335; 2336; 2337; 2338; 2339; 2340; 2341; 2342; 2343; 2344; 2345; 2346; 2347; 2348; 2349; 2350; 2351; 2352; 2353; 2354; 2355; 2356; 2357; 2358; 2359; 2360; 2361; 2362; 2363; 2364; 2365; 2366; 2367; 2368; 2369; 2370; 2371; 2372; 2373; 2374; 2375; 2376; 2377; 2378; 2379; 2380; 2381; 2382; 2383; 2384; 2385; 2386; 2387; 2388; 2389; 2390; 2391; 2392; 2393; 2394; 2395; 2396; 2397; 2398; 2399; 2400; 2401; 2402; 2403; 2404; 2405; 2406; 2407; 2408; 2409; 2410; 2411; 2412; 2413; 2414; 2415; 2416; 2417; 2418; 2419; 2420; 2421; 2422; 2423; 2424; 2425; 2426; 2427; 2428; 2429; 2430; 2431; 2432; 2433; 2434; 2435; 2436; 2437; 2438; 2439; 2440; 2441; 2442; 2443; 2444; 2445; 2446; 2447; 2448; 2449; 2450; 2451; 2452; 2453; 2454; 2455; 2456; 2457; 2458; 2459; 2460; 2461; 2462; 2463; 2464; 2465; 2466; 2467; 2468; 2469; 2470; 2471; 2472; 2473; 2474; 2475; 2476; 2477; 2478; 2479; 2480; 2481; 2482; 2483; 2484; 2485; 2486; 2487; 2488; 2489; 2490; 2491; 2492; 2493; 2494; 2495; 2496; 2497; 2498; 2499; 2500; 2501; 2502; 2503; 2504; 2505; 2506; 2507; 2508; 2509; 2510; 2511; 2512; 2513; 2514; 2515; 2516; 2517; 2518; 2519; 2520; 2521; 2522; 2523; 2524; 2525; 2526; 2527; 2528; 2529; 2530; 2531; 2532; 2533; 2534; 2535; 2536; 2537; 2538; 2539; 2540; 2541; 2542; 2543; 2544; 2545; 2546; 2547; 2548; 2549; 2550; 2551; 2552; 2553; 2554; 2555; 2556; 2557; 2558; 2559; 2560; 2561; 2562; 2563; 2564; 2565; 2566; 2567; 2568; 2569; 2570; 2571; 2572; 2573; 2574; 2575; 2576; 2577; 2578; 2579; 2580; 2581; 2582; 2583; 2584; 2585; 2586; 2587; 2588; 2589; 2590; 2591; 2592; 2593; 2594; 2595; 2596; 2597; 2598; 2599; 2600; 2601; 2602; 2603; 2604; 2605; 2606; 2607; 2608; 2609; 2610; 2611; 2612; 2613; 2614; 2615; 2616; 2617; 2618; 2619; 2620; 2621; 2622; 2623; 2624; 2625; 2626; 2627; 2628; 2629; 2630; 2631; 2632; 2633; 2634; 2635; 2636; 2637; 2638; 2639; 2640; 2641; 2642; 2643; 2644; 2645; 2646; 2647; 2648; 2649; 2650; 2651; 2652; 2653; 2654; 2655; 2656; 2657; 2658; 2659; 2660; 2661; 2662; 2663; 2664; 2665; 2666; 2667; 2668; 26

**LEGACY CROSSING
AT PARRISH LANE**

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**RECIPIOCAL
PARKING &
CROSS ACCESS
EASEMENTS PLAN**

CURTIS

1250

WEST

STREET

CENTERVILLE

UTAH



ENSIGN

LATION

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**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/23/2017**

Item No. 4.

Short Title: Public Meeting - Final Site Plan - Quick Quack Car Wash – 518 N 400 West

Initiated By: Dallas Hakes, Applicant

Scheduled Time: 8:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for Quick Quack CarWash at 518 North 400 West.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report Quick Quack Final Site Plan
- ☐ QQ Final Site Plan
- ☐ QQ Elevations
- ☐ QQ Photos
- ☐ PLG Backup
- ☐ Colors Choices
- ☐ Surrounding Businesses

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

**STAFF REPORT
AGENDA: ITEM 3**

PROJECT NAME & LOCATION:

**QUICK QUACK CENTERVILLE
518 N 400 WEST**

PROPERTY OWNER:

**NOVA SOURCE SUNWEST LLC
32. W FIRECLAY AVE
MURRAY UT 84107**

APPLICANT:

**DALLAS HAKES
QQ UTAH COUNTY
PO BOX 887
SPRINGVILLE UT 84663**

PARCEL SIZE:

1.03

ZONING DISTRICT:

C-VH

APPLICATION:

FINAL SITE PLAN

STAFF RECOMMENDATION:

ACCEPT WITH DIRECTIVES

Background

Quick Quack is a drive-through car wash with self-paying machine and vacuums on site.

This site is located with Dairy Queen to the south and Colonial Building Supply to the north, in the old KinderCare site.

On the north end of the site is a private road, where there is an easement that the KinderCare site and Colonial Lumber have agreed to many years ago. Dairy Queen is to the south and may combine access with this site to eliminate the number of curb cuts on 400 West, which the City also desires is related to a near future UDOT project.

UDOT has been planning an expansion and widening of 400 West for the next few years; Quick Quack has agree to plan ahead and layout their site plan according to this taking by the City. Quick Quack is losing anywhere from 10 to 25 feet along the 400 West side of their property in order to accommodate this expansion.



Previous Issues and Requirements from Conceptual:

Previous Issues and Requirements from Conceptual:Landscaping and Screening 12-51

Required Landscaping Summary, Chapter 12-51			
Guidelines	Required	Actual	Comply
Total Area Landscaping	15%	17.5%	Yes
Total Required Trees	1 Tree per 500 square feet of landscaping (9)	18	Yes
Trees for Street Frontage	1 per 25 linear feet (6)	4	No
Building Frontage/Foundation	50%	Yes	Yes
Total Interior Parking Lot Landscaping	5%	TBD	TBD
Total Interior Parking Lot Trees and Shrubs	For every six required stalls	N/A	N/A
	For every six required stalls: 2 shrubs	N/A	N/A
Public Street Landscaping, Arterial or Collector	15 feet	12'	No

Two additional trees need to be placed along 400 West for street frontage. 15 feet is also required along collector roads such as 400 West. As discussed throughout this report, there is a widening of 400 West that Quick Quack had agreed to that reduced the size of their property substantially from the Conceptual Plan. 12' of street landscaping is now on the plan with 6 feet of sidewalk and six feet of park strip landscaping. Eight feet of park strip is standard for the city, as this is the preferred size that allows trees to grow without damaging the sidewalk, expanding to 9' would suit our standards for public street landscaping.

Screening 12.51.110

A 8' tall split face block wall surrounding the dumpster location is adequate screening for this facility.

Signs 12-54

No signs have been submitted with the plan, but will need to follow the zoning ordinances outlined in 12-54.

Access, Easement, and Traffic Issues

The applicant is in discussion with Dairy Queen for the combined access for the two sites, pending the approval of an Amended Site Plan for Dairy Queen's site. This would reduce the number of curb cuts on 400 West and be beneficial for the City for this street. Dairy Queen would need to re-design their turn radius of the drive- through and make changes to their parking lot.

Colonial Lumber, to the north, is planning on a boundary line adjustment so that Colonial would own most of the private drive to the south of their site (north of Quick Quack). Access and easements would still be granted between the two parties for the egress on the north west side of Quick Quack's property.

The traffic study submitted by Quick Quack indicated that the facility has adequate capacity to accommodate the project. Combining accesses with Dairy Queen is beneficial for both properties, with traffic engineers claiming the combined access would potentially have traffic calming impact and possibly reduce the through cut-through cross-parcel traffic.

Parrish Lane Design Guidelines

It was established at the Conceptual Site Plan that due to the significant visual presence from Parrish Lane [12.63. 020(b)], Quick Quack would be subject to the Parrish Lane Design Guidelines. Some of the design regulations, especially in regards to streetscape, are more applicable to those with frontage on Parrish Lane, which will be discussed throughout the report.

Architecture 12.63.010.--

Buildings should "reflect human scale and be inviting to the public"; Larger buildings should be "stepped," vertically and horizontally to provide aesthetic relief. Buildings shall be accessible to pedestrians. Pedestrian walkways shall have a least five feet of unobstructed width, and shall be part of an approved pedestrian circulation path. All buildings shall have a controlled physical environment that discourages criminal activities including lighting, surveillance, and other security measures.

Public amenities to be included: Overhangs and canopies should be integrated into design. Amenities such as benches, tables, drinking fountains, etc. should be provided. ADA requirements and bus shelters shall also be provided when and where necessary.

- ❖ Staff response: Quick Quack's design is fairly human scaled, considering it is a building made exclusively for cars. There are "steps" to the buildings throughout, so that the building elevation ranges from 18 to 26 feet in height. (See attached elevations). Pedestrians have a six foot wide sidewalk, with street lamps along 400 West. No public amenities such as benches or tables are provided on this plan, due to its inherent lack of pedestrian activity *on-site*. Due to its use, very few people will be leaving their cars at all at this business. An ADA parking spot is available in the vacuum parking area.

Color and Materials

All applications shall include a "storyboard" with samples of the colors and materials to be used on-site. "Storyboard" materials should harmonize with existing, surrounding development.

- ❖ Quick Quacks corporate colors are bright "cheerful" yellow and dark green and grey. In the past, the Planning Commission has strayed away from bright primary colors, making other corporation like Chili's, Dairy Queen, and Sonic mute their primary colors in order to adequately harmonize with the surrounding development. It is recommended that

Quick Quack do the same in order to complement surrounding developing, including their neighbors next door.

- ❖ Almost all surrounding businesses, including large corporate chains such as Chili's, Sonic, In n Out and Dairy Queen, incorporate rock or stone into their architecture, whether it is simply in pillars or the entire face of the building. It is noted that Quick Quack uses no similar materials to the rest of those on Parrish Lane.

Buildings should be constructed primarily of cement block, brick, or similar maintenance-free material.

25% of primary façade shall have upgraded "architectural" features: canopies, pillars, archways, and other treatments

15% of secondary shall have upgraded features.

5% of all other facades shall be upgraded

- ❖ If the "Primary" façade is to be the wall facing 400 West, then the archway would be considered more than 25% of the façade.
 - Considering the façade facing 400 west (the entrance to the drive through), there is a large archway and two large pillars on the sides of the building, using more than 25% of the façade for these features.
- ❖ The "Secondary" the facade, facing south to Parrish Lane,
 - Includes pillars, steel canopies, multiple windows along the entire side of the building, and stepped elevation, creating a building that incorporates many "upgraded" features.
- ❖ The other side (east and north facing) still include the bright pillars and color and material differentiation. The north facing wall will also be mostly blocked by a vacuum canopy.
- ❖ In terms of materiality, the vast majority of the businesses on Parrish Lane incorporate some kind of stone or rock, similar to that of the Farmington Stone. Quick Quack's noted material on their plan is largely comprised of stucco, and split face concrete, and metal.

Screening

Rooftop equipment, trash containers, loading docks, shall be screened to mitigate visual impact. The property shall be well lit in order to discourage criminal activity and endanger passing pedestrians.

- ❖ Quick Quack's dumpster is screened by an 8' high cement wall. Street lights are along 400 West and exterior lights on building are shown on the drawings.

Landscaping and Features 12.63.050-

Overall Design

15% Gross site area shall be landscaped. Site shall include pedestrian circulation that shows interconnectivity with surrounding sidewalks. Trees should have clearance of seven feet for pedestrians. Less than 75% should be high water use plants. Plant materials shall be selected as provided in CZC 12.51. Public art, compatible lighting fixtures, street furniture and related features are encourages.

- ❖ The Site has 17.5% landscaping, and the majority of it complies with the zoning outlined in 12.51. To comply with the guidelines in 12.51, two additional trees need to be added to the frontage on 400 West. 15' is required for landscaping along a Public Collector street, while this site plan only gives 12' (6' sidewalk, 6' landscaping). 5% internal landscaping also needs to be verified.

Off Street Parking -- Layout 12.63.060

Overall –

Five percent of gross parking surface should be landscaped to reduce heat island effect. Parking should consider future developments on adjacent sites. Areas where pedestrian walkways cross driveways shall be constructed of stamped and or raised concrete or of other material and design so as to differentiate the area as a pedestrian/vehicle interface. Site should clearly express separation between pedestrian and vehicular traffic. The number of curb cuts should be minimized and pedestrian access enhances. Cross access/ easements are encouraged.

- ❖ The site has shown stamped concrete across the shared entrance with Dairy Queen and also to across a drive aisle to the sidewalk for the vacuum canopy, where people will be most likely to get out of their cars. Quick Quack and Dairy Queen will now be sharing an entrance to these developments, which reduces the number of curb cuts on 400 West, which is the preferred scenario. According to the traffic study, this combined access will also slow traffic for those traveling across parcels, which improves pedestrian safety.

Off Street Parking -- Lighting – 12.63.070

Illumination of driveway access shall meet City Standard and Specification. Light poles shall be placed on pillars or placed in a landscaped area, and shall direct light where needed in order to reduce light pollution.

- ❖ Street lights have been submitted as per City Standards and Specifications. Full electrical drawing have not been submitted and will need to verify that exterior lights on building follows these regulations.

Streetscape Standards – 12.63.080

Location – All streetscape improvements shall fit within the area reserved for standard 20 foot front yard and public Right of Way. In event that the full 30 foot width is not available within the described area, the City may adjust landscaping standards as necessary to meet the intent of this Chapter.

Berm – An undulating landscaped berm, min. 2 feet high and 15 feet wide shall be located adjacent to back of curb.

Street Trees - Street trees shall be planted at

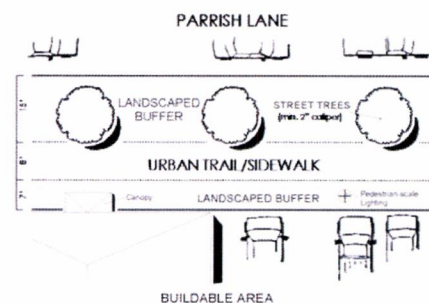
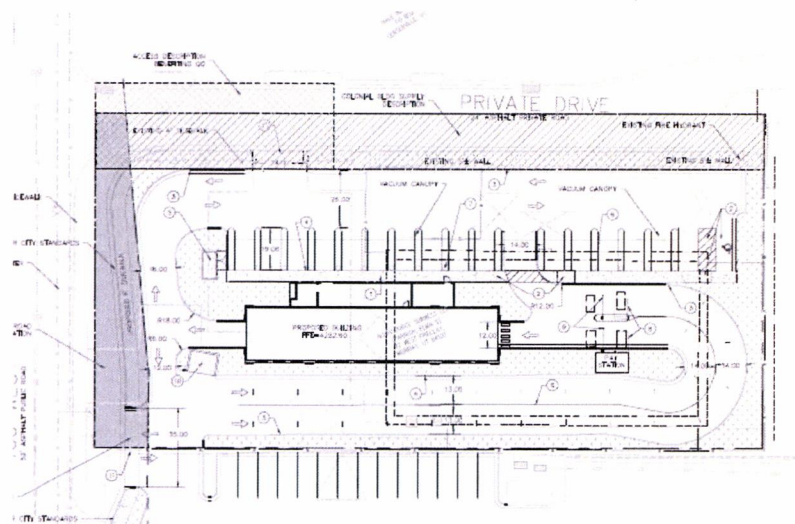


Figure 1: 12.63.080 Streetscape Standards for Parrish Lane

midpoint of berm to create a linear, boulevard effect. Street trees shall be approved by the City and all minimum tree planting shall be consistent with City Standards. Ornamental entry way trees shall be placed on both side of every driving access.

- ❖ This site provides only 12 feet of a buffer between the road and the site, which includes six feet of sidewalk and six feet of landscaping. Due to the widening of 400 West, a 20 foot landscaping strip with a 15 foot berm is difficult to manage on the frontage for this site. The taking is anywhere from 10 to 25 feet along 400 West, which would have left adequate room for a landscaped buffer if not for the widening. If the widening of this were to be delayed for another few years (as scheduled), Quick Quack could put in the landscaping as required by the Guidelines today, knowing it would be ripped out in a few years. It should also be noted that while many business on Parrish Lane incorporate a 20 foot landscaping buffer, none of them can follow these standards to a tee, due to UDOT's policies.

Illustration of the taking to accommodate the expansion of 400 West:



Landscape Buffer – A landscaped buffer at least seven feet wide shall be located between the urban trail and any development. This buffer shall be used for pedestrian scale lighting, landscaping, or any other City approved purpose that promotes a transition between urban trail traffic and on-site development. Awnings, balconies, or similar overhangs may be permitted at the discretion of the City as long as they do not negatively impact the public health, safety, or welfare.

- ❖ Only *six* foot wide landscaped buffer is along the sidewalk on 400 West.
- ❖ Typically, 8-10' is designated as park strip between the sidewalk on the property. This serves not only as an aesthetic buffer, but for the health of the trees and prevention of maintenance issues with roots growing into the sidewalk, which ultimately becomes a liability to the City.

Pedestrian Lighting – At an average interval 90 feet or less

- ❖ There are two proposed street lights along 400 West, whose frontage is 150 feet long. This is in compliance with our pedestrian lighting standard.

CONCLUSION

Quick Quack is mostly in compliance with the Parrish Lane Design Guidelines and our Standards of Development for Commercial Zones. A few changes to their landscaping plan and park strip would render them fully compliant.

The Parrish Lane Design Guidelines do state that buildings “should” harmonize with existing, surrounding development. Typically, as every building around them does, this means muted primary colors, and some stones features in pillars, entranceways, or entire facades. Quick Quack has prepared a variety of yellow tones in order to accommodate these palettes. They do incorporate many upgraded architectural features, but it is noticeably missing the stone and rock that exists elsewhere on Parrish Lane.

Quick Quack is losing between 10- 25 feet in a taking along 400 West to accommodate the widening of this road for traffic flow and safety. Although this widening was not expected to go into effect for 3-4 years with UDOT, Quick Quack agreed to accommodate this change the property now, rather than change the landscaping, sidewalk and curb and gutter in a few years, which would have rendered it noncompliant afterwards. This taking has head to a much tighter layout than what they originally expected in their Conceptual Plan and should be taken into account when considering the flexibility of their site plan. It would be rather difficult to accommodate the full 20 foot buffer that the Parrish Lane Guidelines requests, but our typical Development Standards require 15’ buffer between road and development, including sidewalk, that would be much easier to accomplish on this site.

PROPOSED ACTIONS:**MOTION ONE:**

I hereby make a motion for the Planning Commission to APPROVE an alteration of the Landscaping requirements within the Parrish Lane Design Guidelines for the Quick Quack Car Wash at 518 N 400 West with the following conditions:

1. The public street landscaping area shall be at least 15’, as stated in 12.51.070(f)(1)(A)(ii). measured from back of curb, which shall include a sidewalk and at least an eight foot park strip, to accommodate street trees, pedestrian lighting, and buffering from the public right of way.
2. This alteration is subject to the approval of the Final Site Plan that is associated with the Quick Quack development; future changes to the site are subject to the Zoning Code provisions at the time of application for amendment or redevelopment.

MOTION TWO:

I hereby make a motion for the Planning Commission to APPROVE the Final Site Plan of Quick Quack Car Wash at 518 N 400 West, with the following directives:

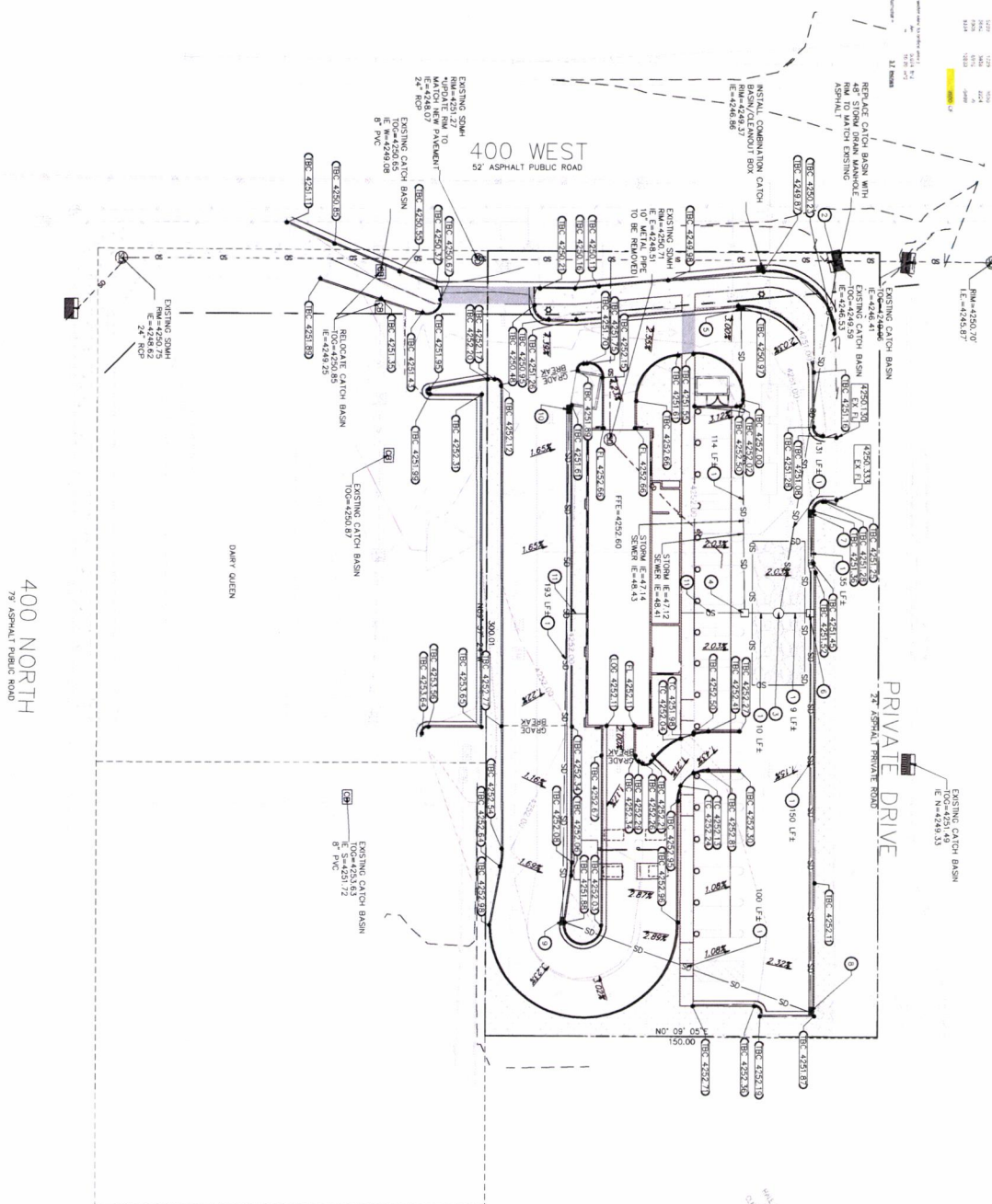
1. A Boundary Line Adjustment with Colonial Lumber shall be recorded before Building Permit is issued.
2. Amended Site Plans for Dairy Queen and Colonial Lumber shall be approved by the City before issuance of Building Permit.
3. The landscaping plan shall be altered to accommodate the minimum require trees along the 400 West. Additionally, the landscaping plan be altered to meet the 5% internal parking lot landscaping requirement. Staff shall verify compliance as part of the building permit approval process.

4. Colors and materiality of architecture are to be harmonious with surrounding development, and the elevation plans shall be amended, as follows:
 - a. The use of primary colors shall be changed to muted tones or utilize earth-toned colors
 - b. Plans shall incorporate rock or stone into the architectural design of the building and/or pillars.
 - c. Staff shall verify compliance as part of the building permit approval process, any disputes between the parties shall be resubmitted to the Planning Commission for determination.
5. Except where amended above, the Final Site Plan approved shall comply with the plans reviewed by the Planning Commission on August 23, 2017.

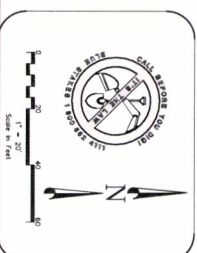
Reasons for Action:

1. A complete Final site plan application has been submitted [Section 12.21.110(e)].
2. The use of "car wash" is a permitted use in C-VH Zones. [12.36.040]
3. Quick Quack's Final Site plan, with the conditions imposed, will be in compliance with the applicable commercial development standards and the Parrish Lane Design Guidelines [12.63]

Material Name	Material Code	Material Description	Unit	Quantity	Unit Price	Material Cost
PC-1 (CONCRETE)	PC-1	Concrete	m ³	100	1000	100000
PC-2 (CONCRETE)	PC-2	Concrete	m ³	100	1000	100000
PC-3 (CONCRETE)	PC-3	Concrete	m ³	100	1000	100000
PC-4 (CONCRETE)	PC-4	Concrete	m ³	100	1000	100000
PC-5 (CONCRETE)	PC-5	Concrete	m ³	100	1000	100000
PC-6 (CONCRETE)	PC-6	Concrete	m ³	100	1000	100000
PC-7 (CONCRETE)	PC-7	Concrete	m ³	100	1000	100000
PC-8 (CONCRETE)	PC-8	Concrete	m ³	100	1000	100000
PC-9 (CONCRETE)	PC-9	Concrete	m ³	100	1000	100000
PC-10 (CONCRETE)	PC-10	Concrete	m ³	100	1000	100000
PC-11 (CONCRETE)	PC-11	Concrete	m ³	100	1000	100000
PC-12 (CONCRETE)	PC-12	Concrete	m ³	100	1000	100000
PC-13 (CONCRETE)	PC-13	Concrete	m ³	100	1000	100000
PC-14 (CONCRETE)	PC-14	Concrete	m ³	100	1000	100000
PC-15 (CONCRETE)	PC-15	Concrete	m ³	100	1000	100000
PC-16 (CONCRETE)	PC-16	Concrete	m ³	100	1000	100000
PC-17 (CONCRETE)	PC-17	Concrete	m ³	100	1000	100000
PC-18 (CONCRETE)	PC-18	Concrete	m ³	100	1000	100000
PC-19 (CONCRETE)	PC-19	Concrete	m ³	100	1000	100000
PC-20 (CONCRETE)	PC-20	Concrete	m ³	100	1000	100000
PC-21 (CONCRETE)	PC-21	Concrete	m ³	100	1000	100000
PC-22 (CONCRETE)	PC-22	Concrete	m ³	100	1000	100000
PC-23 (CONCRETE)	PC-23	Concrete	m ³	100	1000	100000
PC-24 (CONCRETE)	PC-24	Concrete	m ³	100	1000	100000
PC-25 (CONCRETE)	PC-25	Concrete	m ³	100	1000	100000
PC-26 (CONCRETE)	PC-26	Concrete	m ³	100	1000	100000
PC-27 (CONCRETE)	PC-27	Concrete	m ³	100	1000	100000
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PC-29 (CONCRETE)	PC-29	Concrete	m ³	100	1000	100000
PC-30 (CONCRETE)	PC-30	Concrete	m ³	100	1000	100000
PC-31 (CONCRETE)	PC-31	Concrete	m ³	100	1000	100000
PC-32 (CONCRETE)	PC-32	Concrete	m ³	100	1000	100000
PC-33 (CONCRETE)	PC-33	Concrete	m ³	100	1000	100000
PC-34 (CONCRETE)	PC-34	Concrete	m ³	100	1000	100000
PC-35 (CONCRETE)	PC-35	Concrete	m ³	100	1000	100000
PC-36 (CONCRETE)	PC-36	Concrete	m ³	100	1000	100000
PC-37 (CONCRETE)	PC-37	Concrete	m ³	100	1000	100000
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PC-39 (CONCRETE)	PC-39	Concrete	m ³	100	1000	100000
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PC-41 (CONCRETE)	PC-41	Concrete	m ³	100	1000	100000
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PC-44 (CONCRETE)	PC-44	Concrete	m ³	100	1000	100000
PC-45 (CONCRETE)	PC-45	Concrete	m ³	100	1000	100000
PC-46 (CONCRETE)	PC-46	Concrete	m ³	100	1000	100000
PC-47 (CONCRETE)	PC-47	Concrete	m ³	100	1000	100000
PC-48 (CONCRETE)	PC-48	Concrete	m ³	100	1000	100000
PC-49 (CONCRETE)	PC-49	Concrete	m ³	100	1000	100000
PC-50 (CONCRETE)	PC-50	Concrete	m ³	100	1000	1

[illegible]

- ③ INSTAL 12' JDS PIPE 0.255 MINIMUM SLOPE
CONNECTION TO EXISTING STORM MAIN. CATCH BASIN
PER CITY STANDARDS.
E=+246.53
- ④ INSTAL 20'X35 SUMP
E=+246.59
SUMP DRAINING
E=+247.03
- ⑤ INSTAL 12'X24 CLEANOUT BOX
E=+247.03
- ⑥ INSTAL OUB FAGE NUT BOX PER AFPM PLAN
RW=+250.47
E=+247.03
- ⑦ INSTAL 3'X3' CLEANOUT BOX
E=+247.44
- ⑧ INSTAL OUB FAGE NUT BOX PER AFPM PLAN
RW=+251.37
E=+247.19
- ⑨ INSTAL OUB FAGE NUT BOX PER AFPM PLAN
RW=+251.37
E=+247.35
- ⑩ INSTAL OUB FAGE NUT BOX PER AFPM PLAN
RW=+251.11
E=+247.80
- ⑪ INSTAL OUB FAGE NUT BOX PER AFPM PLAN
RW=+251.11
E=+247.80
- ⑫ INSTAL OUB FAGE NUT BOX PER AFPM PLAN
RW=+251.11
E=+247.80
- ⑬ INSTAL 6" HOOD DRAIN 6" JDS MIN
CONNECTION TO EXISTING STORM MAIN
E=+246.53



QUICK QUACK PLEASANT GROVE
GRADING PLAN
656 N 2000 W, PLEASANT GROVE, UTAH 84062

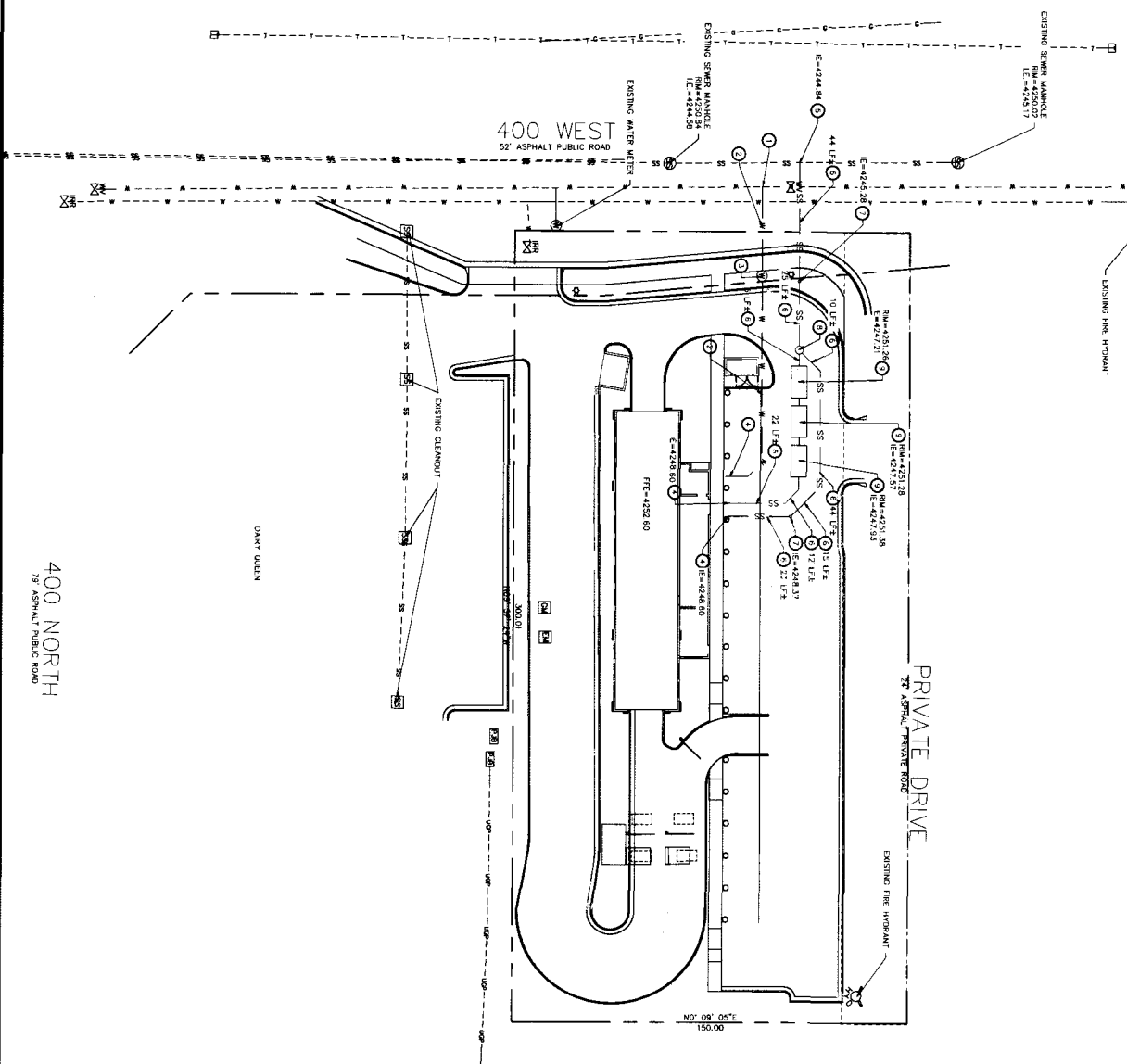


LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: CL

UTILITY USAGE NOTES:
1. PEAK CULINARY WATER DEMAND IS ESTIMATED TO BE 4,800 GALLONS PER DAY.
2. PEAK SANITARY SEWER DEMAND IS ESTIMATED TO BE 4,800 GALLONS PER DAY.



400 NORTH
79' ASPHALT PUBLIC ROAD

DAIRY QUEEN

PRIVATE DRIVE
27 ASPHALT PRIVATE ROAD

DESIGN NOTES:

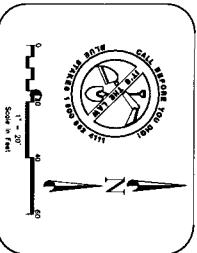
- ③ CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- ④ INSTALL 2" CPVC WATER LINE PER CITY STANDARDS.
- ⑤ 2" WATER METER PER WATER PLAN 322. SEE SHEET C-4.
- ⑥ MAIN VALVES 5' FROM BUILDING. SEE PLUMBING PLANS FOR DETAILS.
- ⑦ CONNECT TO EXISTING SEWER MAIN PER PLAN 7-24N. 42N SEE SHEET C-4. APPROXIMATE ELEVATION: 42.44+0.00.
- ⑧ 4" DUCTILE IRON SEWER LAYOUT AND ELEVATION PRIOR TO MAIN CONTRIBUTION.
- ⑨ INSTALL 6" PVC 409-35 SEWER PIPE AT 1% MIN. SLOPE.
- ⑩ INSTALL 6" CLEANOUT.
- ⑪ INSTALL 4"PVC SANITARY SEWER MANHOLE PER ELEVATION: 41.11+0.00. SEE SHEET C-4.
- ⑫ INSTALL 1000 GPD OR LESS INTERCEPTOR/RECYCLING TANKS. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

7. ALL WORK TO BE ACCORDING TO EIT STANDARDS.

PRIVATE UTILITIES
CONTRACTOR TO C

CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

QUESTAR GAS - 801-853-6597
ROCKY MOUNTAIN POWER - 801-756-1370
CENTURY LINK - 801-536-6975



SHEET: 7

QUICK QUACK PLEASANT GROVE
UTILITY PLAN
656 N 2000 W, PLEASANT GROVE, UTAH 84062



LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-854-4828
www.legendengineering.com

NO.	REVISIONS	BY	DATE
PROJECT ENGINEER: LP		DESIGNER: CJ	

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/23/2017**

Item No. 4.

Short Title: Public Meeting - Final Site Plan - Quick Quack Car Wash – 518 N 400 West

Initiated By: Dallas Hakes, Applicant

Scheduled Time: 8:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for Quick Quack CarWash at 518 North 400 West.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report Quick Quack Final Site Plan
- ☐ QQ Final Site Plan
- ☐ QQ Elevations
- ☐ QQ Photos
- ☐ PLG Backup
- ☐ Colors Choices
- ☐ Surrounding Businesses

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

**STAFF REPORT
AGENDA: ITEM 3**

PROJECT NAME & LOCATION:

**QUICK QUACK CENTERVILLE
518 N 400 WEST**

PROPERTY OWNER:

**NOVA SOURCE SUNWEST LLC
32. W FIRECLAY AVE
MURRAY UT 84107**

APPLICANT:

**DALLAS HAKES
QQ UTAH COUNTY
PO BOX 887
SPRINGVILLE UT 84663**

PARCEL SIZE:

1.03

ZONING DISTRICT:

C-VH

APPLICATION:

FINAL SITE PLAN

STAFF RECOMMENDATION:

ACCEPT WITH DIRECTIVES

Background

Quick Quack is a drive-through car wash with self-paying machine and vacuums on site.

This site is located with Dairy Queen to the south and Colonial Building Supply to the north, in the old KinderCare site.

On the north end of the site is a private road, where there is an easement that the KinderCare site and Colonial Lumber have agreed to many years ago. Dairy Queen is to the south and may combine access with this site to eliminate the number of curb cuts on 400 West, which the City also desires is related to a near future UDOT project.

UDOT has been planning an expansion and widening of 400 West for the next few years; Quick Quack has agree to plan ahead and layout their site plan according to this taking by the City. Quick Quack is losing anywhere from 10 to 25 feet along the 400 West side of their property in order to accommodate this expansion.



Previous Issues and Requirements from Conceptual:

Previous Issues and Requirements from Conceptual:Landscaping and Screening 12-51

Required Landscaping Summary, Chapter 12-51			
Guidelines	Required	Actual	Comply
Total Area Landscaping	15%	17.5%	Yes
Total Required Trees	1 Tree per 500 square feet of landscaping (9)	18	Yes
Trees for Street Frontage	1 per 25 linear feet (6)	4	No
Building Frontage/Foundation	50%	Yes	Yes
Total Interior Parking Lot Landscaping	5%	TBD	TBD
Total Interior Parking Lot Trees and Shrubs	For every six required stalls	N/A	N/A
	For every six required stalls: 2 shrubs	N/A	N/A
Public Street Landscaping, Arterial or Collector	15 feet	12'	No

Two additional trees need to be placed along 400 West for street frontage. 15 feet is also required along collector roads such as 400 West. As discussed throughout this report, there is a widening of 400 West that Quick Quack had agreed to that reduced the size of their property substantially from the Conceptual Plan. 12' of street landscaping is now on the plan with 6 feet of sidewalk and six feet of park strip landscaping. Eight feet of park strip is standard for the city, as this is the preferred size that allows trees to grow without damaging the sidewalk, expanding to 9' would suit our standards for public street landscaping.

Screening 12.51.110

A 8' tall split face block wall surrounding the dumpster location is adequate screening for this facility.

Signs 12-54

No signs have been submitted with the plan, but will need to follow the zoning ordinances outlined in 12-54.

Access, Easement, and Traffic Issues

The applicant is in discussion with Dairy Queen for the combined access for the two sites, pending the approval of an Amended Site Plan for Dairy Queen's site. This would reduce the number of curb cuts on 400 West and be beneficial for the City for this street. Dairy Queen would need to re-design their turn radius of the drive- through and make changes to their parking lot.

Colonial Lumber, to the north, is planning on a boundary line adjustment so that Colonial would own most of the private drive to the south of their site (north of Quick Quack). Access and easements would still be granted between the two parties for the egress on the north west side of Quick Quack's property.

The traffic study submitted by Quick Quack indicated that the facility has adequate capacity to accommodate the project. Combining accesses with Dairy Queen is beneficial for both properties, with traffic engineers claiming the combined access would potentially have traffic calming impact and possibly reduce the through cut-through cross-parcel traffic.

Parrish Lane Design Guidelines

It was established at the Conceptual Site Plan that due to the significant visual presence from Parrish Lane [12.63. 020(b)], Quick Quack would be subject to the Parrish Lane Design Guidelines. Some of the design regulations, especially in regards to streetscape, are more applicable to those with frontage on Parrish Lane, which will be discussed throughout the report.

Architecture 12.63.010.--

Buildings should "reflect human scale and be inviting to the public"; Larger buildings should be "stepped," vertically and horizontally to provide aesthetic relief. Buildings shall be accessible to pedestrians. Pedestrian walkways shall have a least five feet of unobstructed width, and shall be part of an approved pedestrian circulation path. All buildings shall have a controlled physical environment that discourages criminal activities including lighting, surveillance, and other security measures.

Public amenities to be included: Overhangs and canopies should be integrated into design. Amenities such as benches, tables, drinking fountains, etc. should be provided. ADA requirements and bus shelters shall also be provided when and where necessary.

- ❖ Staff response: Quick Quack's design is fairly human scaled, considering it is a building made exclusively for cars. There are "steps" to the buildings throughout, so that the building elevation ranges from 18 to 26 feet in height. (See attached elevations). Pedestrians have a six foot wide sidewalk, with street lamps along 400 West. No public amenities such as benches or tables are provided on this plan, due to its inherent lack of pedestrian activity *on-site*. Due to its use, very few people will be leaving their cars at all at this business. An ADA parking spot is available in the vacuum parking area.

Color and Materials

All applications shall include a "storyboard" with samples of the colors and materials to be used on-site. "Storyboard" materials should harmonize with existing, surrounding development.

- ❖ Quick Quacks corporate colors are bright "cheerful" yellow and dark green and grey. In the past, the Planning Commission has strayed away from bright primary colors, making other corporation like Chili's, Dairy Queen, and Sonic mute their primary colors in order to adequately harmonize with the surrounding development. It is recommended that

Quick Quack do the same in order to complement surrounding developing, including their neighbors next door.

- ❖ Almost all surrounding businesses, including large corporate chains such as Chili's, Sonic, In n Out and Dairy Queen, incorporate rock or stone into their architecture, whether it is simply in pillars or the entire face of the building. It is noted that Quick Quack uses no similar materials to the rest of those on Parrish Lane.

Buildings should be constructed primarily of cement block, brick, or similar maintenance-free material.

25% of primary façade shall have upgraded "architectural" features: canopies, pillars, archways, and other treatments

15% of secondary shall have upgraded features.

5% of all other facades shall be upgraded

- ❖ If the "Primary" façade is to be the wall facing 400 West, then the archway would be considered more than 25% of the façade.
 - Considering the façade facing 400 west (the entrance to the drive through), there is a large archway and two large pillars on the sides of the building, using more than 25% of the façade for these features.
- ❖ The "Secondary" the facade, facing south to Parrish Lane,
 - Includes pillars, steel canopies, multiple windows along the entire side of the building, and stepped elevation, creating a building that incorporates many "upgraded" features.
- ❖ The other side (east and north facing) still include the bright pillars and color and material differentiation. The north facing wall will also be mostly blocked by a vacuum canopy.
- ❖ In terms of materiality, the vast majority of the businesses on Parrish Lane incorporate some kind of stone or rock, similar to that of the Farmington Stone. Quick Quack's noted material on their plan is largely comprised of stucco, and split face concrete, and metal.

Screening

Rooftop equipment, trash containers, loading docks, shall be screened to mitigate visual impact. The property shall be well lit in order to discourage criminal activity and endanger passing pedestrians.

- ❖ Quick Quack's dumpster is screened by an 8' high cement wall. Street lights are along 400 West and exterior lights on building are shown on the drawings.

Landscaping and Features 12.63.050-

Overall Design

15% Gross site area shall be landscaped. Site shall include pedestrian circulation that shows interconnectivity with surrounding sidewalks. Trees should have clearance of seven feet for pedestrians. Less than 75% should be high water use plants. Plant materials shall be selected as provided in CZC 12.51. Public art, compatible lighting fixtures, street furniture and related features are encourages.

- ❖ The Site has 17.5% landscaping, and the majority of it complies with the zoning outlined in 12.51. To comply with the guidelines in 12.51, two additional trees need to be added to the frontage on 400 West. 15' is required for landscaping along a Public Collector street, while this site plan only gives 12' (6' sidewalk, 6' landscaping). 5% internal landscaping also needs to be verified.

Off Street Parking -- Layout 12.63.060

Overall –

Five percent of gross parking surface should be landscaped to reduce heat island effect. Parking should consider future developments on adjacent sites. Areas where pedestrian walkways cross driveways shall be constructed of stamped and or raised concrete or of other material and design so as to differentiate the area as a pedestrian/vehicle interface. Site should clearly express separation between pedestrian and vehicular traffic. The number of curb cuts should be minimized and pedestrian access enhances. Cross access/ easements are encouraged.

- ❖ The site has shown stamped concrete across the shared entrance with Dairy Queen and also to across a drive aisle to the sidewalk for the vacuum canopy, where people will be most likely to get out of their cars. Quick Quack and Dairy Queen will now be sharing an entrance to these developments, which reduces the number of curb cuts on 400 West, which is the preferred scenario. According to the traffic study, this combined access will also slow traffic for those traveling across parcels, which improves pedestrian safety.

Off Street Parking -- Lighting – 12.63.070

Illumination of driveway access shall meet City Standard and Specification. Light poles shall be placed on pillars or placed in a landscaped area, and shall direct light where needed in order to reduce light pollution.

- ❖ Street lights have been submitted as per City Standards and Specifications. Full electrical drawing have not been submitted and will need to verify that exterior lights on building follows these regulations.

Streetscape Standards – 12.63.080

Location – All streetscape improvements shall fit within the area reserved for standard 20 foot front yard and public Right of Way. In event that the full 30 foot width is not available within the described area, the City may adjust landscaping standards as necessary to meet the intent of this Chapter.

Berm – An undulating landscaped berm, min. 2 feet high and 15 feet wide shall be located adjacent to back of curb.

Street Trees - Street trees shall be planted at

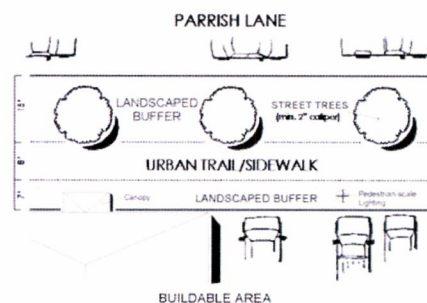
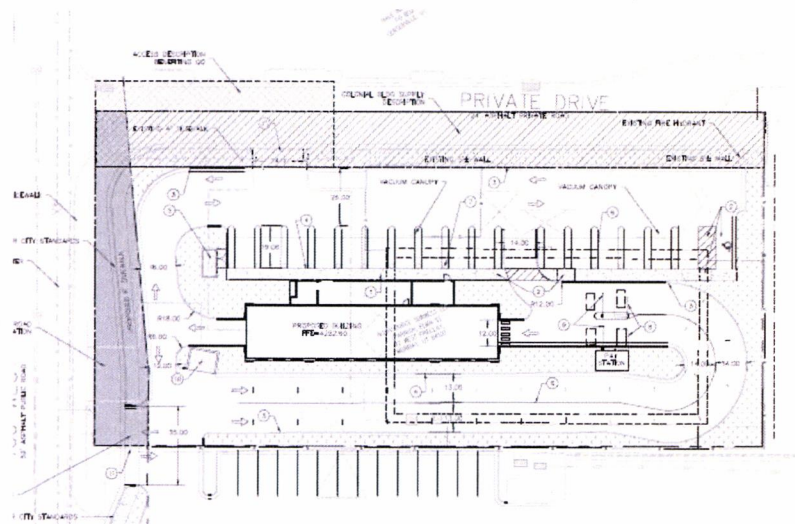


Figure 1: 12.63.080 Streetscape Standards for Parrish Lane

midpoint of berm to create a linear, boulevard effect. Street trees shall be approved by the City and all minimum tree planting shall be consistent with City Standards. Ornamental entry way trees shall be placed on both side of every driving access.

- ❖ This site provides only 12 feet of a buffer between the road and the site, which includes six feet of sidewalk and six feet of landscaping. Due to the widening of 400 West, a 20 foot landscaping strip with a 15 foot berm is difficult to manage on the frontage for this site. The taking is anywhere from 10 to 25 feet along 400 West, which would have left adequate room for a landscaped buffer if not for the widening. If the widening of this were to be delayed for another few years (as scheduled), Quick Quack could put in the landscaping as required by the Guidelines today, knowing it would be ripped out in a few years. It should also be noted that while many business on Parrish Lane incorporate a 20 foot landscaping buffer, none of them can follow these standards to a tee, due to UDOT's policies.

Illustration of the taking to accommodate the expansion of 400 West:



Landscape Buffer – A landscaped buffer at least seven feet wide shall be located between the urban trail and any development. This buffer shall be used for pedestrian scale lighting, landscaping, or any other City approved purpose that promotes a transition between urban trail traffic and on-site development. Awnings, balconies, or similar overhangs may be permitted at the discretion of the City as long as they do not negatively impact the public health, safety, or welfare.

- ❖ Only *six* foot wide landscaped buffer is along the sidewalk on 400 West.
- ❖ Typically, 8-10' is designated as park strip between the sidewalk on the property. This serves not only as an aesthetic buffer, but for the health of the trees and prevention of maintenance issues with roots growing into the sidewalk, which ultimately becomes a liability to the City.

Pedestrian Lighting – At an average interval 90 feet or less

- ❖ There are two proposed street lights along 400 West, whose frontage is 150 feet long. This is in compliance with our pedestrian lighting standard.

CONCLUSION

Quick Quack is mostly in compliance with the Parrish Lane Design Guidelines and our Standards of Development for Commercial Zones. A few changes to their landscaping plan and park strip would render them fully compliant.

The Parrish Lane Design Guidelines do state that buildings “should” harmonize with existing, surrounding development. Typically, as every building around them does, this means muted primary colors, and some stones features in pillars, entranceways, or entire facades. Quick Quack has prepared a variety of yellow tones in order to accommodate these palettes. They do incorporate many upgraded architectural features, but it is noticeably missing the stone and rock that exists elsewhere on Parrish Lane.

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 - a. The use of primary colors shall be changed to muted tones or utilize earth-toned colors
 - b. Plans shall incorporate rock or stone into the architectural design of the building and/or pillars.
 - c. Staff shall verify compliance as part of the building permit approval process, any disputes between the parties shall be resubmitted to the Planning Commission for determination.
5. Except where amended above, the Final Site Plan approved shall comply with the plans reviewed by the Planning Commission on August 23, 2017.

Reasons for Action:

1. A complete Final site plan application has been submitted [Section 12.21.110(e)].
2. The use of "car wash" is a permitted use in C-VH Zones. [12.36.040]
3. Quick Quack's Final Site plan, with the conditions imposed, will be in compliance with the applicable commercial development standards and the Parrish Lane Design Guidelines [12.63]

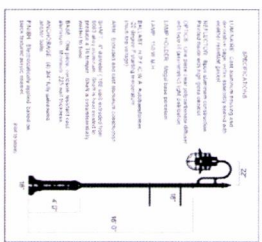


PROJECT INFORMATION
NAME: LARRY REED
ADDRESS: 100 UT 84032
HEBER CITY UT 84032
(435) 654-4628

OWNER INFORMATION
NAME: COREY WERNING
ADDRESS: 100 UT 84032
HEBER CITY UT 84032
(435) 654-4628

DATE PREPARED
NAME: DALLAS HINKS
ADDRESS: BOX 887
CENTERVILLE UT 84303
(801) 509-0277

- GENERAL NOTES:**
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH 3/4" GRAVEL
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPAIRED IN AND TO THE SATISFACTION OF THE CITY ENGINEER
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY STANDARDS
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS



400 NORTH
79' ASPHALT PUBLIC ROAD



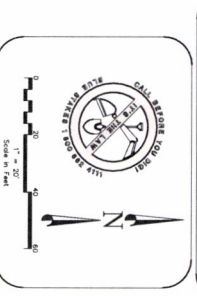
QUICK QUACK CENTERVILLE
SITE PLAN
518 N 400 W, CENTERVILLE, UTAH



LEGEND ENGINEERING
50 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4628
www.legend-engineering.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LR DESIGNER: CJ

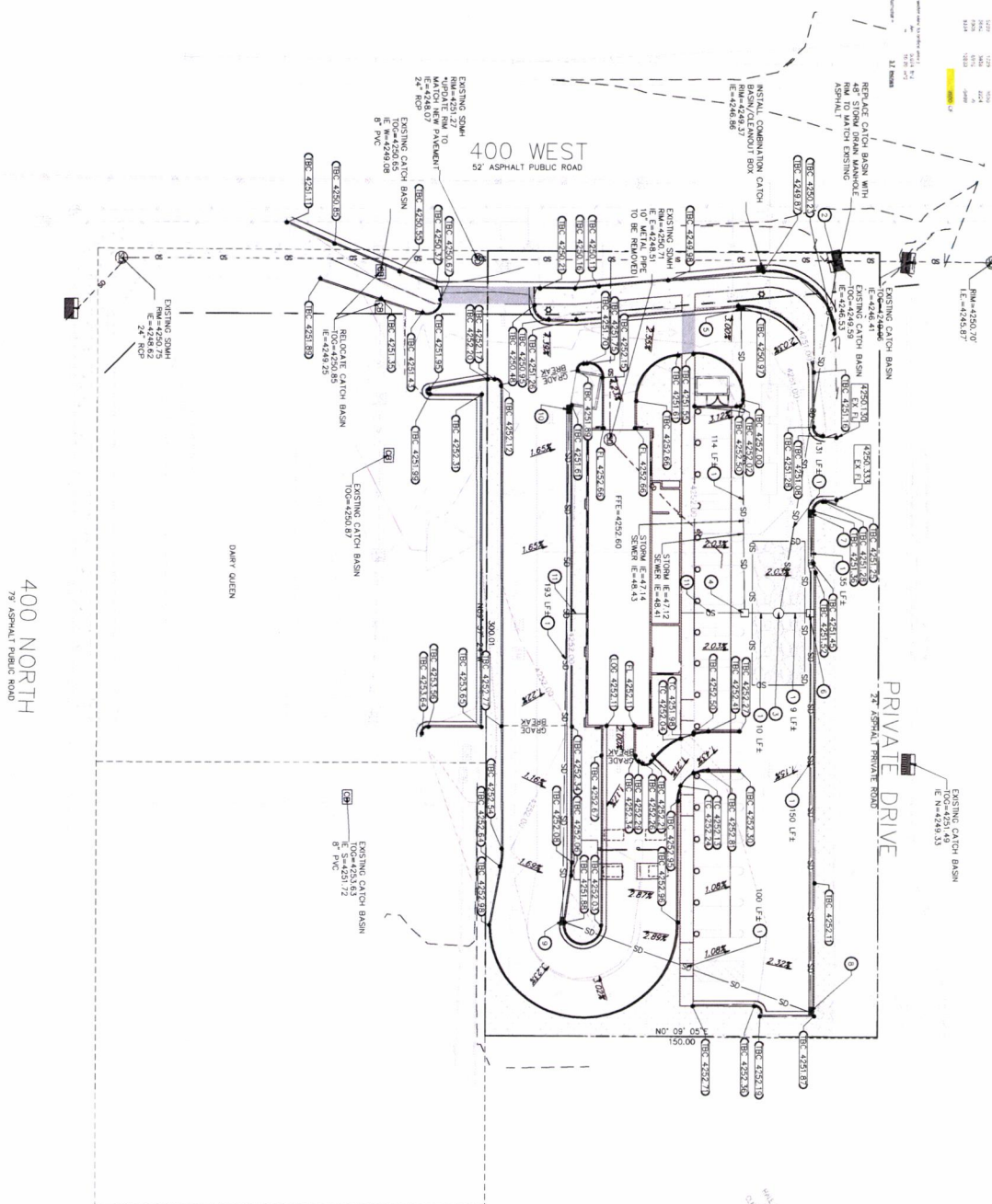


- NOTES:**
1. PROPOSED 5' SIDEWALK PER APWA PLAN 221. SEE SHEET C-4.
 2. ALL HANDICAP STAIRS AND RAMP TO BE INSTALLED PER ADA STANDARDS.
 3. PROPOSED CURB & GUTTER TYPE E PER APWA PLAN 205. SEE SHEET C-4.
 4. PROPOSED CURB TYPE P PER APWA PLAN 205. SEE SHEET C-4.
 5. ALL UTILITIES TO BE LOCATED AND DEPT. VACUUM INSPECTION WITH CONCRETE PIPES AND UNDERGROUND TRUNK LINES. PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
 6. PAINT A SOLID YELLOW PAINT STRIPE AS SHOWN.
 7. INSTALL SIGNAGE PROVIDED "TOWNY BULL" PLANTING/GARAGE RECEIPT (TYPICAL) COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 8. INSTALL OWNERS PROVIDED PAY STATIONS WITH CHARGES. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 9. INSTALL OWNERS PROVIDED GATES AND LOCK DETECTION CONSTRUCTION OF PARKING. SEE ARCHITECTURAL PLANS FOR DETAILS.
 10. PROPOSED DIMENSION LOCATION. SEE SHEET C-4 FOR DETAILS.
 11. PROPOSED PAVE DRIVE APPROACH PER APWA PLAN 221. SEE SHEET C-4.

LOT DATA
LOT AREA: 34,870 SF (0.80 ACRES)
BUILDING AREA: 3,800 SF
LANDSCAPE AREA: 3,800 SF
TOTAL AREA: 7,600 SF
ZONING: C-4H (COMMERCIAL - VERY HIGH)
BUILDING DATA
CONSTRUCTION TYPE: V-4B
SPRINKLERS: NO
SE FLOOR: +20 FEET
HEAD-40 FEET
STREET SIDE: +20 FEET
PARKING: 1 PER EMPLOYEE
PROVIDED: 2 STALLS
PROVIDED: 1 ADA STALL

LEGEND

LOT LINES (PROPERTY)
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
EXISTING FENCE
INVERT ELEVATION
TOP OF ASPHALT
TOP BACK OF CURB
EXISTING FENCE
FINISHED GRADE
FINISHED FLOOR ELEVATION
LANDSCAPE AREA
CONCRETE AREA

[illegible]

LOT LINES (PROPERTY)
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED STORM DRAIN LINE
EXISTING STORM DRAIN LINE

EXISTING FENCE

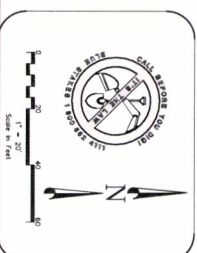
GRADE BREAK
FINISH GRADE CONTAIN LINES
EXISTING GRADE CONTAIN LINES

FINISH GRADE SLOPE

GRADE BREAK
INVERT ELEVATION
TOP OF CHUTE
TOP OF SIGNAL T
TOP BACK OF CURB
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EXISTING
FINISH GRADE
FINISHED FLOOR ELEVATION
BACK OF SIDEWALK

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- ③ INSTAL 12' JDS PIPE 0.255 MINIMUM SLACK
CONNECTION TO EXISTING STEEL RAIN CATCH BASIN
PER CITY STANDARDS
E=+246.53
- ④ INSTAL 20'X65 SUMP
E=+246.59
SUMP DRAINING
- ⑤ INSTAL 1'X12 CLEANOUT BOX
E=+247.03
- ⑥ INSTAL OUB FAGE NUT BOX PER AFPA PLAN
RW=+250.47
E=+247.04
E=+247.13
- ⑦ INSTAL 3'X3 CLEANOUT BOX
E=+247.44
- ⑧ INSTAL OUB FAGE NUT BOX PER AFPA PLAN
RW=+251.37
E=+247.19
E=+247.25
- ⑨ INSTAL OUB FAGE NUT BOX PER AFPA PLAN
RW=+251.37
E=+247.25
- ⑩ INSTAL OUB FAGE NUT BOX PER AFPA PLAN
RW=+251.31
E=+247.80
E=+247.80
- ⑪ INSTAL OUB FAGE NUT BOX PER AFPA PLAN
RW=+251.11
E=+247.80
E=+247.80
- ⑫ INSTAL 6" HOOD DRAIN 6" JDS MIN
CONTINUATION, SHEET 10N



QUICK QUACK PLEASANT GROVE
GRADING PLAN
656 N 2000 W, PLEASANT GROVE, UTAH 84062

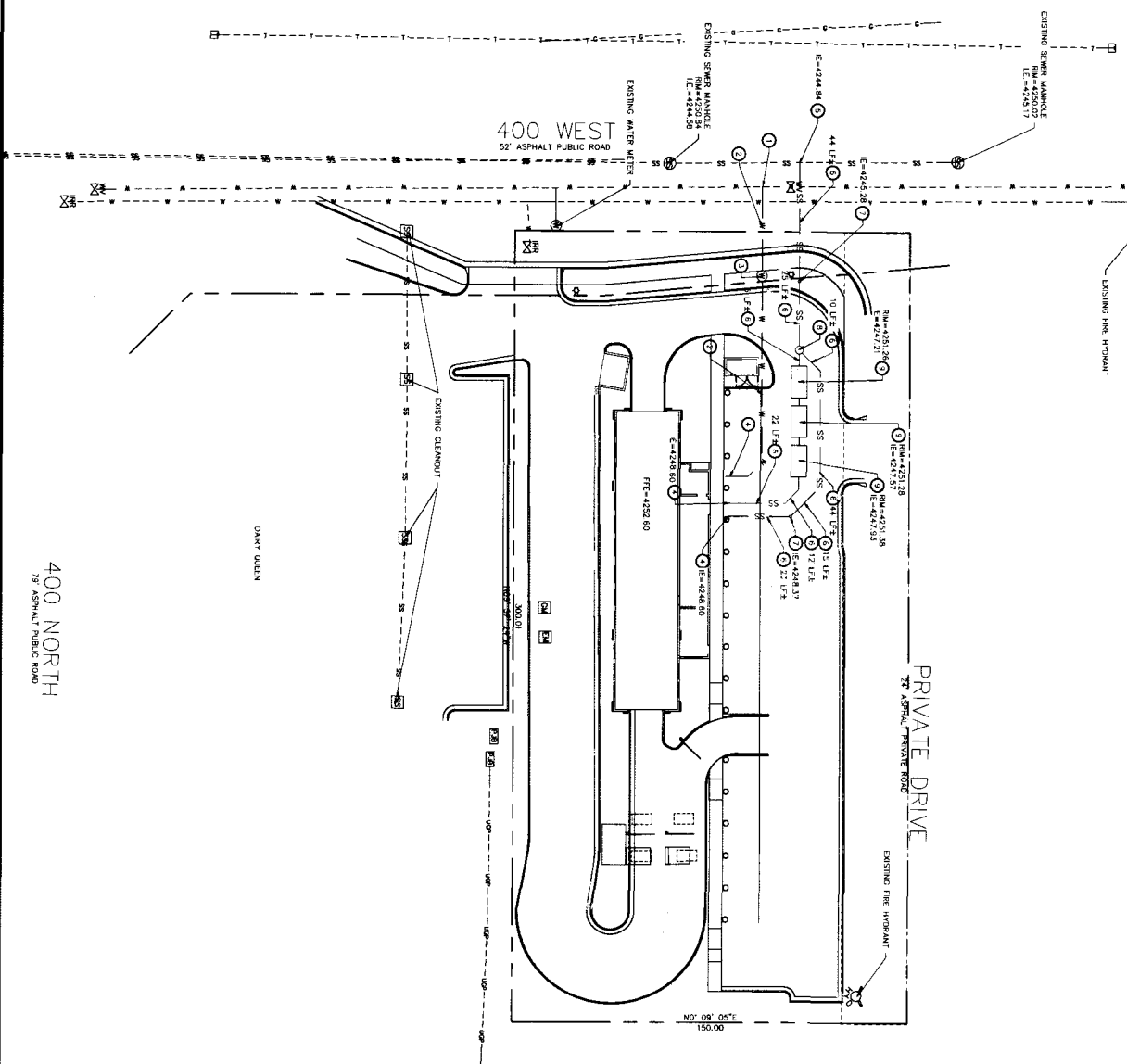


LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: CI

UTILITY USAGE NOTES:
1. PEAK CULINARY WATER DEMAND IS ESTIMATED TO BE 4,800 GALLONS PER DAY.
2. PEAK SANITARY SEWER DEMAND IS ESTIMATED TO BE 4,800 GALLONS PER DAY.



400 NORTH
79' ASPHALT PUBLIC ROAD

DAIRY QUEEN

PRIVATE DRIVE
24 ASPHALT PRIVATE ROAD

EXISTING FIRE HYDRANT

DESIGN NOTES

- ③ CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- ④ INSTALL 2" CPVC WATER LINE PER CITY STANDARDS.
- ⑤ INSTALL 2" WATER METER PER WATER PLAN 322. SEE SHEET C-4.
- ⑥ RUN GAS UTILITIES 5' FROM BUILDING. SEE PLUMBING PLANS FOR DETAILS.
- ⑦ CONNECT TO EXISTING SEWER MAIN PER WATER PLAN 431. SEE SHEET C-4. APPROXIMATE ELEVATION: 4'-4.254'±.
- ⑧ INSTALL 4" CPVC SEWER LINE TO EXISTING LOCATION AND ELEVATION PRIOR TO AID CONSTRUCTION.
- ⑨ INSTALL 6" PVC 30#-35 SEWER PIPE AT 1% MIN. SLOPE.
- ⑩ INSTALL 6" CLEANOUT.
- ⑪ INSTALL 4" S/S SANITARY SEWER MANHOLE PER ELEVATION: 4'-4.242'±.
- ⑫ INSTALL 1000 GPD OR LESS INTERCEPTOR/RECUM TANKS SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

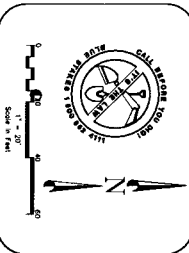
GENERAL NOTES:
1. CONTRACTOR

2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER.
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRAVEL OR FILL, AS PER CITY STANDARDS.
5. ANY OF SITE DRAINAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. ALL EXISTING AND NEW DRAINAGE PLANS FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES
CONTRACTOR TO

CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

QUESTAR GAS - 801-853-6597
ROCKY MOUNTAIN POWER - 801-756-1370
CENTURY LINK - 801-536-6975

[illegible]

7
C
SHELL:

DATE: Aug 09, 2017

QUICK QUACK PLEASANT GROVE
UTILITY PLAN
656 N 2000 W, PLEASANT GROVE, UTAH 84062



LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-854-4828
www.legendengineering.com

NO.	REVISIONS	BY	DATE
PROJECT ENGINEER: LP		DESIGNER: CJ	

1. **QUESTIONS** (For specific instructions on questions see the introduction to the book.)
 - a. Identify the main relationship you are trying to establish.
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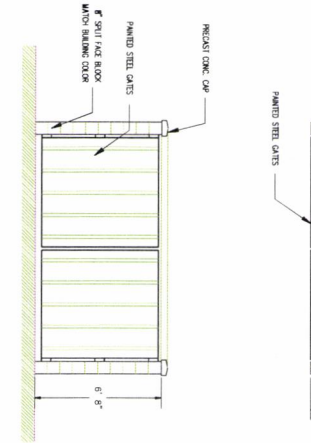
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FIG. 2
 CORRIDOR WIDE = 20' TO 20'

FIG. 3
 CORRIDOR WIDE = 20' TO 20'

FIG. 4
 CORRIDOR WIDE = 20' TO 20'

FIG. 5
 CORRIDOR WIDE = 20' TO 20'

[illegible][illegible]

1. **CRISPRs** are a natural form of prokaryotic immunity. CRISPRs are organized as arrays of short DNA sequences (spacers) separated by longer DNA sequences (repeats). The spacers are derived from DNA sequences of phages or plasmids that have infected the prokaryote. The repeats are transcribed and processed into small RNA molecules (crRNA) that are used by the CRISPR-Cas system to target and destroy the DNA of the invading phage or plasmid.
2. **CRISPR-Cas systems** are found in a wide range of prokaryotes, including bacteria and archaea. They are organized into two main types: Type I and Type II. Type I systems are found in most bacteria and archaea, while Type II systems are found only in *Streptococcus thermophilus*.
3. **CRISPR-Cas systems** provide a form of adaptive immunity to prokaryotes. They allow the prokaryote to "remember" past infections and to defend itself against future infections by the same phage or plasmid.
4. **CRISPR-Cas systems** have been used in a variety of applications, including gene editing, genome editing, and synthetic biology.
5. **CRISPR-Cas systems** are a powerful tool for studying the interactions between prokaryotes and their environment.

Figure 1 is a schematic diagram of the experimental setup for the study of the effect of the initial concentration of the polymer solution on the morphology of the polymer film. The diagram shows a cross-section of a polymer film on a substrate, with labels for "Polymer solution", "Substrate", and "Air flow". A "Heating element" is shown below the substrate. A "Temperature sensor" is located near the polymer solution. A "Flow rate controller" is connected to the polymer solution. A "Pressure sensor" is connected to the air flow. A "Data acquisition system" is connected to the temperature and pressure sensors. A "Computer" is connected to the data acquisition system. A "Microscope" is used to observe the polymer film. A "Photograph" of the polymer film is shown. A "Table" with data is provided.

7. **DATA:** *See next page.*

8. **CONCLUSIONS:** *See next page.*

9. **PROPOSED REACTION:** *See next page.*

10. **ANALYSIS:** *See next page.*

11. **REMARKS:** *See next page.*

12. **DATE:** _____

13. **LABORATORY INSTRUCTOR:** _____

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1. **QUESTIONS** (For specific instructions on questions see the introduction to the book.)
 - a. Identify the main relationship you are trying to establish.
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[illegible]

1. **GENES**
 - a) **PROKARYOTIC** - Simple integration to form a cointegrate. Recombination between λ and the bacterial chromosome.
 - b) **EUKARYOTIC** - More complex. Requires a specific site (e.g. λ site) and the use of a **phage integrase** to integrate the phage genome into the bacterial chromosome.
 - c) **Insertion sites** - can be specific (e.g. attB) or non-specific (e.g. attP).
 - d) **Insertion sites** may vary in size and sequence, but are usually 13-20bp.
 - e) **Insertion sites** are often flanked by **direct repeats** of 13-20bp.
 - f) **Insertion sites** are often flanked by **inverted repeats** of 13-20bp.
 - g) **Insertion sites** are often flanked by **palindromes** of 13-20bp.
 - h) **Insertion sites** are often flanked by **direct repeats** of 13-20bp.
 - i) **Insertion sites** are often flanked by **inverted repeats** of 13-20bp.
 - j) **Insertion sites** are often flanked by **palindromes** of 13-20bp.
2. **PROTEINS**
 - a) **Integrase** - A protein that catalyzes the integration of the phage genome into the bacterial chromosome. It is a dimeric protein with a molecular weight of approximately 100 kDa.
 - b) **Excisionase** - A protein that catalyzes the excision of the phage genome from the bacterial chromosome. It is a dimeric protein with a molecular weight of approximately 100 kDa.
 - c) **Terminase** - A protein that catalyzes the termination of the phage genome. It is a dimeric protein with a molecular weight of approximately 100 kDa.
 - d) **Head-tail assembly** - A process by which the phage genome is packaged into a head-tail structure. It involves the assembly of the head, tail, and tail fibers.
 - e) **Head-tail assembly** - A process by which the phage genome is packaged into a head-tail structure. It involves the assembly of the head, tail, and tail fibers.
 - f) **Head-tail assembly** - A process by which the phage genome is packaged into a head-tail structure. It involves the assembly of the head, tail, and tail fibers.
 - g) **Head-tail assembly** - A process by which the phage genome is packaged into a head-tail structure. It involves the assembly of the head, tail, and tail fibers.
 - h) **Head-tail assembly** - A process by which the phage genome is packaged into a head-tail structure. It involves the assembly of the head, tail, and tail fibers.
 - i) **Head-tail assembly** - A process by which the phage genome is packaged into a head-tail structure. It involves the assembly of the head, tail, and tail fibers.
 - j) **Head-tail assembly** - A process by which the phage genome is packaged into a head-tail structure. It involves the assembly of the head, tail, and tail fibers.
3. **EXCISION**
 - a) **Excision** - The process by which the phage genome is removed from the bacterial chromosome. It is a reversible process.
 - b) **Excision** - The process by which the phage genome is removed from the bacterial chromosome. It is a reversible process.
 - c) **Excision** - The process by which the phage genome is removed from the bacterial chromosome. It is a reversible process.
 - d) **Excision** - The process by which the phage genome is removed from the bacterial chromosome. It is a reversible process.
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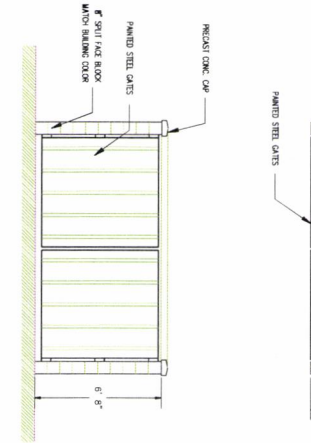
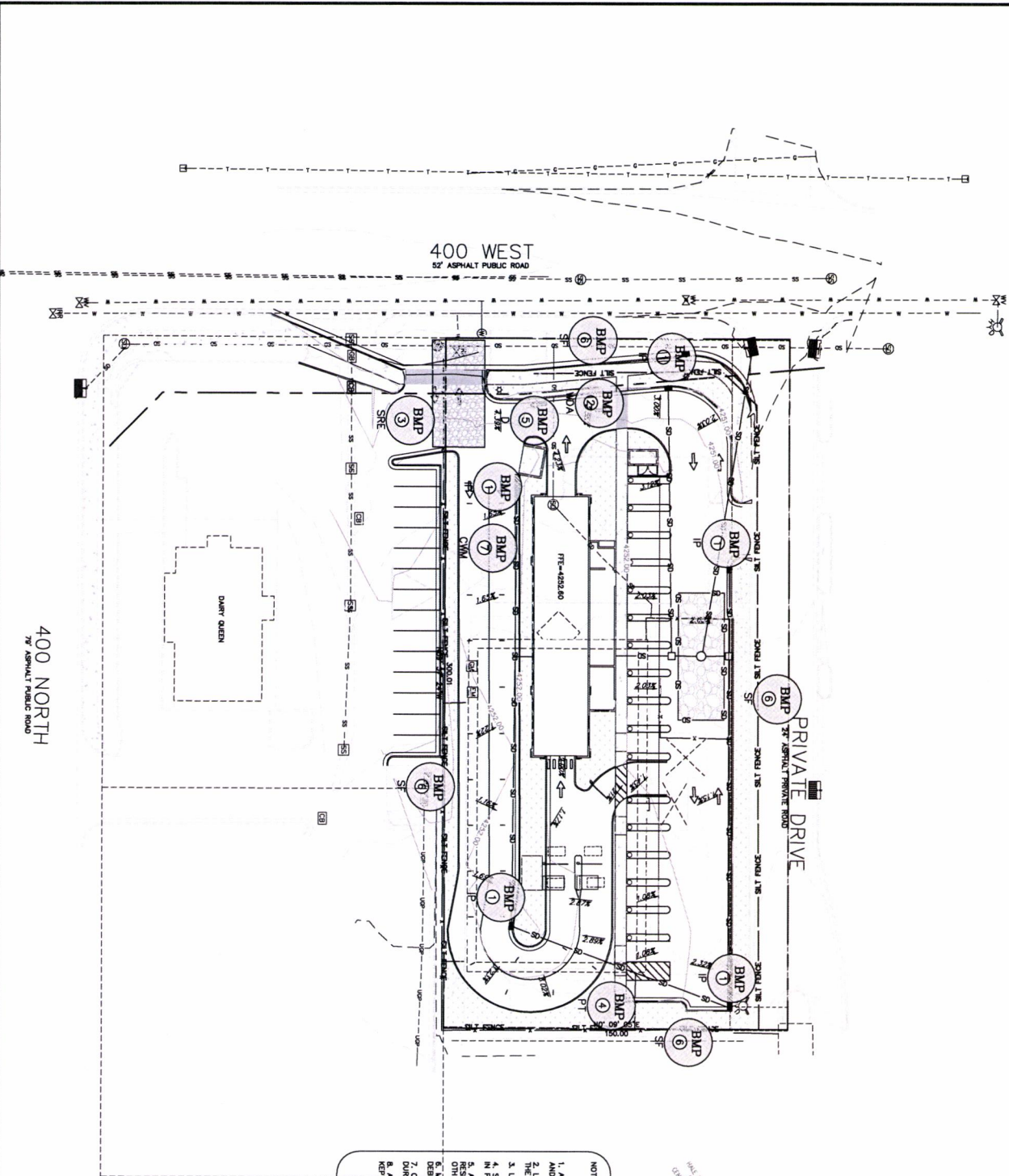
[illegible][illegible]

Figure 1 consists of four diagrams labeled (a) through (d), each illustrating a different method for determining the location of a fault. Diagram (a) is titled 'FIELD OBSERVATION' and shows a fault line with a 'FOLD' and a 'FOLD AXIS' labeled 'FOLD AXIS 1000'. Diagram (b) is titled 'SECTION A-A - TRIPOL CORRELATION METHOD' and shows a cross-section with 'FOLD AXIS 1000' and 'FOLD AXIS 2000'. Diagram (c) is titled 'SECTION A-A - METHOD OF USING SECTION INDEX AIDS' and shows a cross-section with 'FOLD AXIS 1000' and 'FOLD AXIS 2000'. Diagram (d) is titled 'SECTION A-A - METHOD OF USING SECTION INDEX AIDS' and shows a cross-section with 'FOLD AXIS 1000' and 'FOLD AXIS 2000'.

[illegible][illegible][illegible]



NOTES

1. ALL EROSION CONTROL, BEST MANAGEMENT PRACTICES SHALL BE INSTALLED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT THE SITE.
2. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM TO CONTROL RUNOFF FROM THE SITE.
3. LIMIT LAND CLEARING AND RESTORE ALL GRASSING AS SOON AS POSSIBLE.
4. STORMWATER SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION.
6. MAINTENANCE OF STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.

DURING CONSTRUCTION

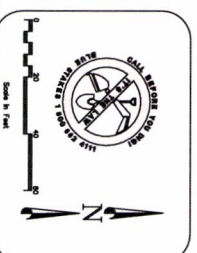


BEST MANAGEMENT PRACTICE INDEX AND SHEET C-6 FOR DETAILS

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING FENCE
- PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- 21.00' FINISHED CONTAIN LINE
- EXISTING CONTAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- SILT FENCE
- SILT FENCE BOX
- CLEAN OUT BOX

LEGEND

- BEST MANAGEMENT PRACTICE INDEX
1. SILT PROTECTION
 2. EROSION CONTROL
 3. PORTABLE TOILET
 4. SLOPE PROTECTION
 5. SLOPE PROTECTION
 6. CONCRETE WASTE MANAGEMENT
 7. ADDITIONAL BMP'S TO BE ON SITE
 8. SLOPE PROTECTION FILLING
- SEE SHEET C-6 FOR BMP DETAILS



QUICK QUACK CENTERVILLE
STORMWATER POLLUTION PREVENTION
518 N 400 W, CENTERVILLE, UTAH



LEGEND ENGINEERING
50 WEST 100 NORTH
SALT LAKE CITY, UT 84143
PHONE: 435-864-4588
www.legendengineering.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: CJ



SHEET
C-5
Aug 09, 2017

[illegible]

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: L.R. DESIGNER: C.J.

LEGEND ENGINEERING
52 WEST 100 NORTH
HERRICK CITY, UT 84032
PHONE: 435-854-4828
www.legendengineering.com



	1	2	3	4	5	6
1						
2	<i>Androschekia gracilis</i> Adams & B.	<i>Picula alba</i> Carpenter	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight
3	<i>Androschekia gracilis</i> Adams & B.	<i>Picula alba</i> Carpenter	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight
4	<i>Androschekia gracilis</i> Adams & B.	<i>Picula alba</i> Carpenter	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight
5	<i>Androschekia gracilis</i> Adams & B.	<i>Picula alba</i> Carpenter	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight
6	<i>Androschekia gracilis</i> Adams & B.	<i>Picula alba</i> Carpenter	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight	<i>Picula ornata</i> Green Knight

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

- [illegible]

[illegible]

- [illegible]

1. The contractor shall provide to the Owner/GFRC product samples of all landscape supplies such as boulders, decorative stones, bark, mulches, weed barrier fabric, edging materials, support timbers in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide the samples for approval may result in the disqualification of the contractor and loss for project completion.
2. All plant materials shall be selected for the project, the distribution schedule and time for project completion. The contractor shall provide to the Owner/GFRC written confirmation of the selection of the plants to be planted on the project. No substitutions will be considered following this time period.

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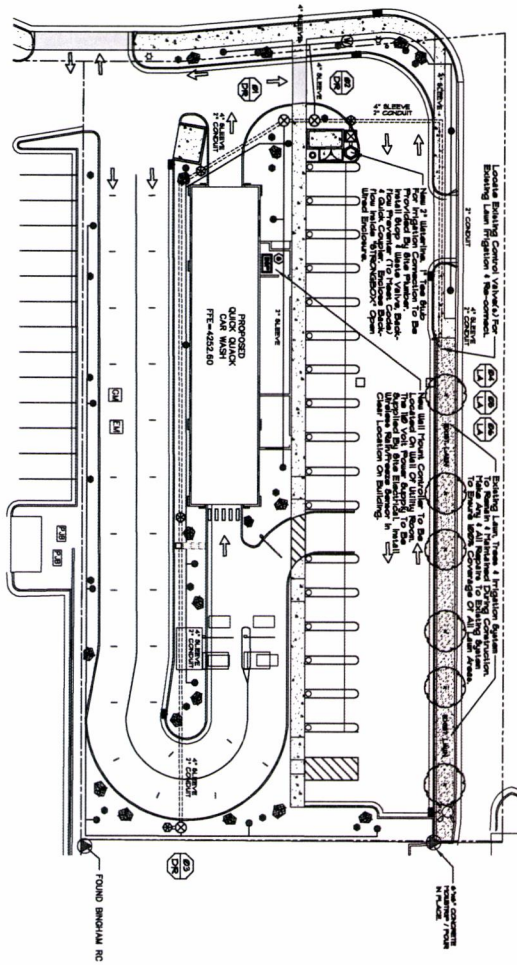
1. **LANDSHAPE ANALYSIS.** Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (min) and a four inch depth (max) of topsoil along with a four inch depth of bank mulch or decorative screen, leaving it slightly below finish grade and concrete areas.
2. **LANDSCAPE CONSTRUCTION.** The landscape contractor shall meet early on in the construction process with the site grading contractor. In order to ensure that all sub-grade, for in the topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

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RDL Design Company, Inc.
 1020 East Yale Avenue
 Salt Lake City, Utah 84103
 Phone: 801-647-3114
 Email: rdldesign@comcast.net



PRIVATE DRIVE



Sprinkler List

Symbol	Model Number	Description	Remarks
●	Master 800 / 1000/85	Multi-Output Driver Device	Install on P/C Base / Battery As Required
⊗	Master 800/200/400/800	DPG Control Zone Kit	Inst. in Valve Box with Thermal Relay
⊕	Master 800/200	Quick Couple Valve	Inst. in Valve Box with Thermal Relay
⊖	Master (On Signal)	P/C to Rq. Pipe Connection	Master Thermal Relay Control Relay
⊙	Master 800/400/800	Defroster Driver Controller	● or Battery / 24 Volts Power By Option
⑤	Master 800	Refrigeration Thermal Sensor	Inst. in Clear Sight From Obstruction
⊗	Master 800/100 / 1000	Control 2 Valve Valve	1" Size / Install Inside Box Cover
⊕	Master 800/100 / 1000	Refrigeration Pressure Switch	Inst. Before Device in Valve Box
⊖	Master 800/100 / 1000	Refrigeration Pressure Switch	Inst. Through
⊙	Master 400 P/C	Label Control Line	1" Pipe Size As Required / 1" Fit Size

Sleeving Installation Notes

Pipe Size		Pipe Flow (GPM)	
To Island 5 (headloss)		To Island 6 (headloss)	
1" size / MA	0 - 2 (dirt)	1/4" size / S	0 - 22 (dirt)

NOTE: Contractor will perform all pipe sizing using the above design procedure. Contractor will provide all necessary calculations and piping to the state for verification of pipe size.

Emitter Installation Guide

PLANT SIZE	ENTERER DEVICE	QUANTITY
1 Gallon Shrub Plant Material	XB-2500C (2 Gall./Yr.)	Two Each
3 Gallon Shrub Plant Material	XB-2500C (2 Gall./Yr.)	Three Each
1 Gallon Shrub Plant Material	XB-2500C (2 Gall./Yr.)	Four Each
Caliper Plant Material	EXP-Xent-Modeler	One Each

Plant selection of antler type and quantity to be the responsibility of the Irrigation contractor, in order to provide the optimum amount of precipitation to each plant, in addition to supplying all project materials.

Sprinkler Notes

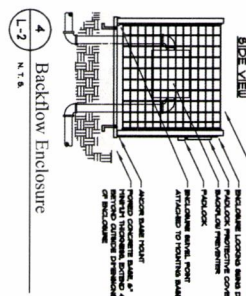
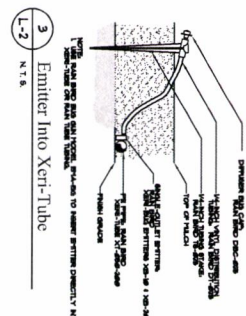
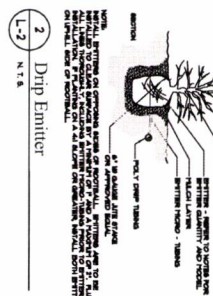
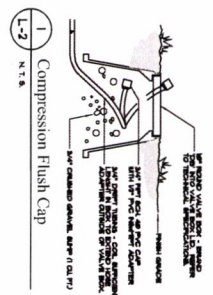
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General Notes

- [illegible]

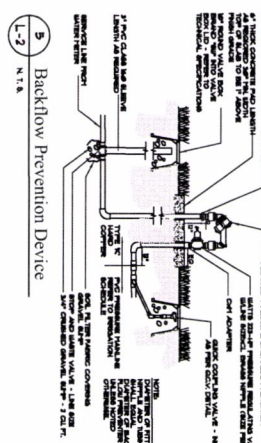
Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product data sheets of all migration materials such as control valves, control air, guide control valves, control valve boxes, control valves, and piping, drip catchers, drip emitters, and backflow prevention devices in order to obtain approval to be used on the project, and prior to any application to the state. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. The migration materials shall be tested for the product's ability of the design prior to shipment to the state. The contractor shall submit the test results of this a minimum of 30 days prior to beginning work on the project. No substitutions will be considered following this time period.



Irrigation Controller Valve Schedule

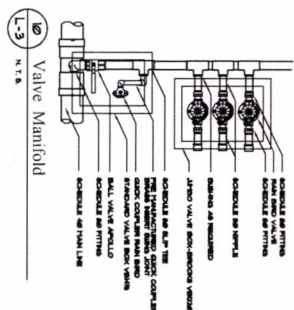
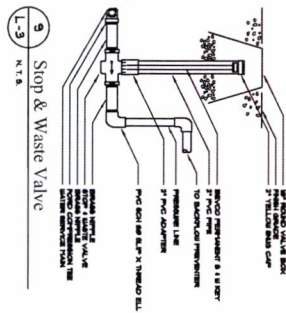
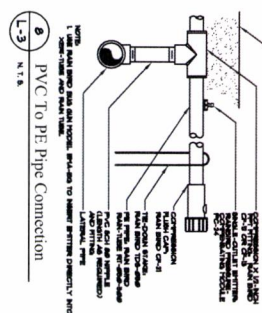
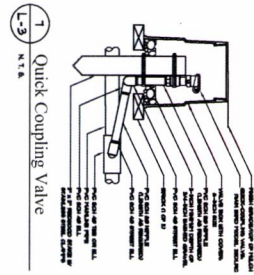
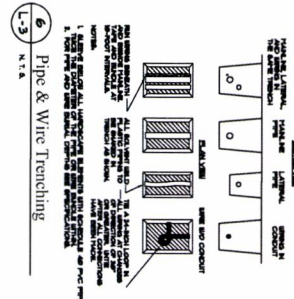
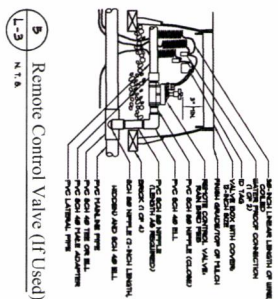
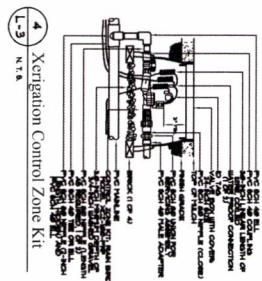
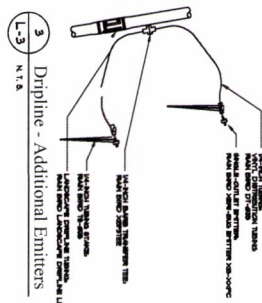
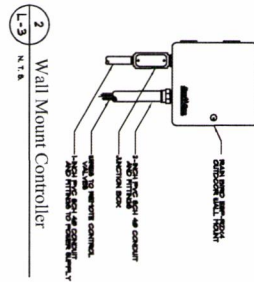
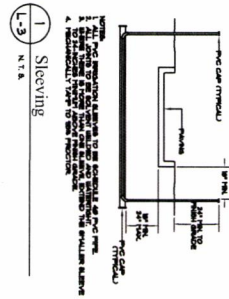
HYDRAULIC DATA						
	Valve	Size	Dist.	Head Type	Landscaping Zone	Flow
					Plant Industry	Efficiency
1	10"	1	Drp	Pressure	NA	30
2	10"	2	Drp	Pressure	NA	30
3	10"	3	Pressure	Pressure	NA	30
4	10"	4	Pressure	Pressure	NA	30
5	10"	5	Pressure	Pressure	NA	30
6	10"	6	Pressure	Pressure	NA	30



Landscape Architect

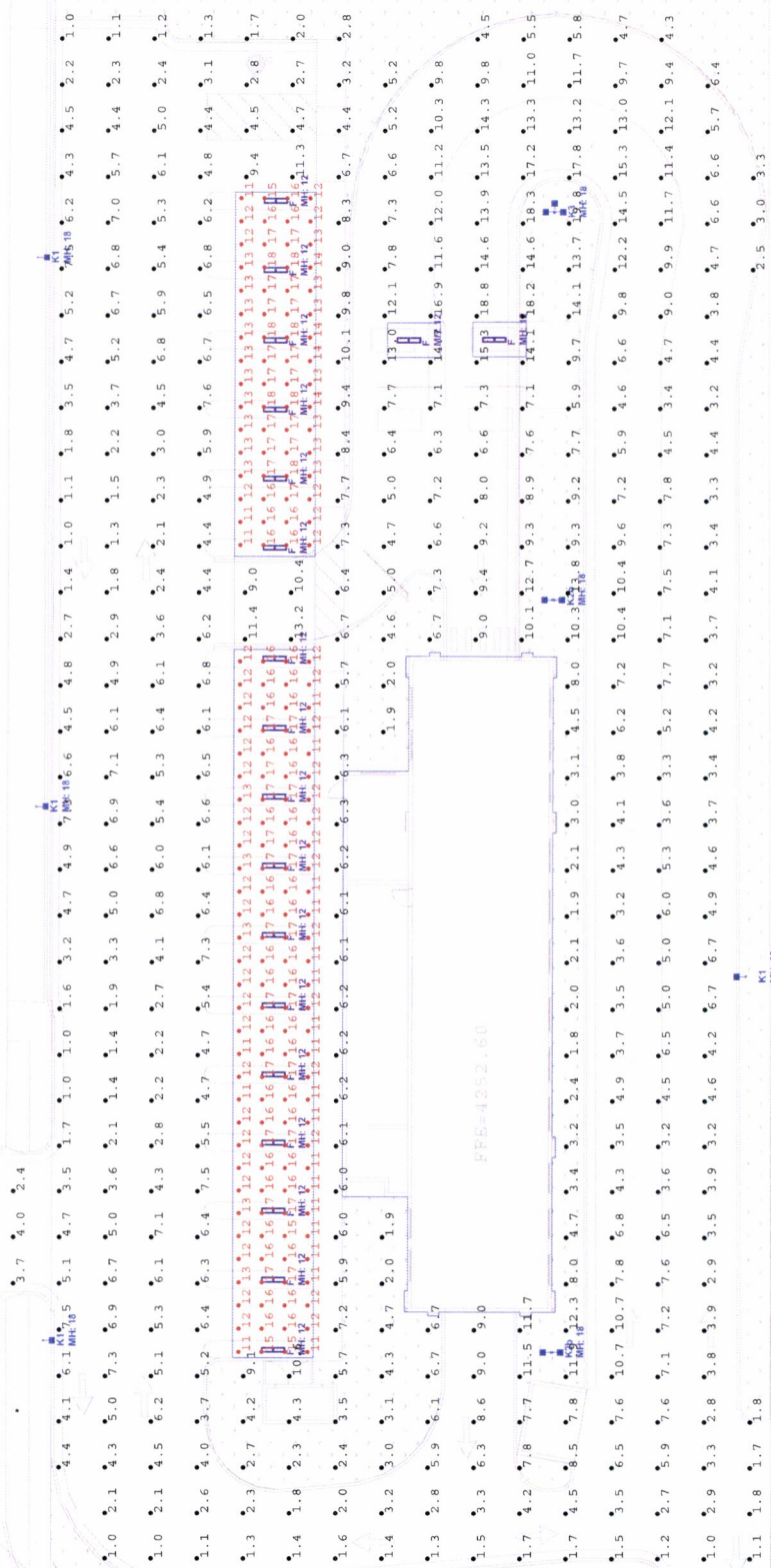
RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84103
Phone : 801-647-3114
Email : rdldesign@comcast.net





NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LR DESIGNER: CJ



Symbol	Qty	Model	Argument	Time/Temp	1 min. Waits	Comments
	4	K1b	SINGLE	17291	0.930	OSQ-ANN-4ME-K-57K-UL-xx
	2	K2b	BACK-BAK	17291	0.930	OSQ-A-NN-4ME-K-57K-UL-xx
	3	K3	@	17291	0.930	OSQ-ANN-4ME-K-57K-UL-xx
	19	F	SINGLE	5000	0.910	WSA-50L-57K-10V-FD-SSL

Footcandles calculated using predicted lumen values after 50K hours of operation						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Pavement	Fc	5.96	19.8	1.0	5.96	19.80
Vacuum Canopies	Fc	14.28	18	11	1.30	1.64

FIXTURE MOUNTING HEIGHTS:
POLE MOUNTED - 18' AFG (16' POLE + 2' BASE)
CANOPY - 12' AFG

ADDITIONAL EQUIPMENT REQUIRED:
(7) CL-SSP-16-4011-D5-xx (16' x 4" STEEL SQUARE POLE, 3@90°)

(11) OSQ-Daxx DIRECT ARM MOUNT
(19) WS4MBK WS4 MOUNTING KIT
PROPOSED POLES MEET 120MPH SUSTAINED WIND LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER

0	16	32	64
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32

16

0

200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

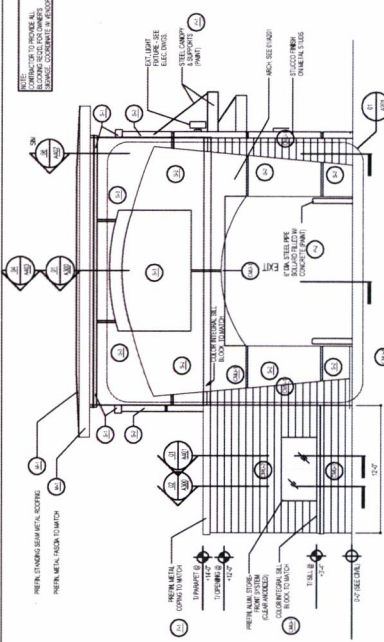
Project Name QUICK QUACK R WASH - CENTERVILLE, UT
Date: 8/1/2017
Scale: 1"=16'
Footcandles calculated at grade

Layout by: JACOB EDLER

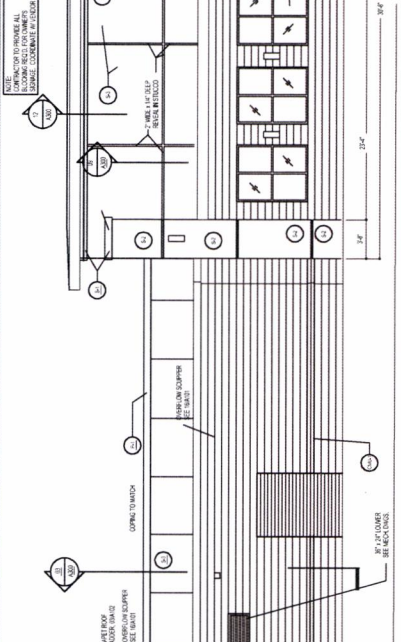
illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaires test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, listing, or energy code.

PROJECT NOTES

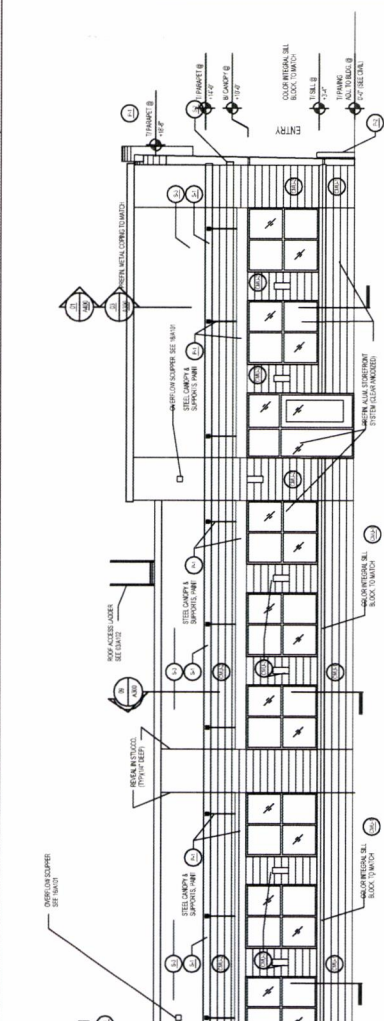
EXTERIOR FINISH SCHEDULE	
1. FINISH	2. DESCRIPTION
1.01	PREPARED CONCRETE
1.02	PREPARED CONCRETE
1.03	PREPARED CONCRETE
1.04	PREPARED CONCRETE
1.05	PREPARED CONCRETE
1.06	PREPARED CONCRETE
1.07	PREPARED CONCRETE
1.08	PREPARED CONCRETE
1.09	PREPARED CONCRETE
1.10	PREPARED CONCRETE
1.11	PREPARED CONCRETE
1.12	PREPARED CONCRETE
1.13	PREPARED CONCRETE
1.14	PREPARED CONCRETE
1.15	PREPARED CONCRETE
1.16	PREPARED CONCRETE
1.17	PREPARED CONCRETE
1.18	PREPARED CONCRETE
1.19	PREPARED CONCRETE
1.20	PREPARED CONCRETE



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01



PROJECT TITLE

DAIN & ASSOCIATES

July 14, 2017

A200











The Parrish Lane Gateway code states:

12.63.020(a) Design Standards and Guidelines. This Chapter establishes two kinds of design criteria: design standards and design guidelines.

1. Design standards are required in addition to other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between this Section and other applicable provisions of this Title, the more restrictive provision shall apply.
2. Design guidelines indicate additional actions that may be taken to enhance development design and achieve greater compatibility with adjacent land uses. Guidelines thus use the verb "should" (rather than "shall") signifying that the guidelines are desirable objectives to be achieved but are not mandatory requirements.

12.63.040(c)(1) All applications for site plan review of construction within the Parrish Lane Gateway Area shall include a "storyboard" with samples of the colors and materials to be used on-site. "Storyboard" materials should harmonize with existing, surrounding development.

SW 6903
Cheerful

Interior / Exterior

Locator Number: 134-C7



134

COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 6679
Full Moon

SW 6198
Sensible Hue

SW 6174
Andiron



EXPLORE IN COLORS*®* VISUALIZER



FIND INTERIOR PAINT

FIND EXTERIOR PAINT

Save to myS-W.com +

Add to my Project List +

SW 6901
Daffodil
Interior

Locator Number: 269-C7



269

COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 7005
Pure White

SW 9015
They call it Mellow

SW 9177
Salty Dog



FIND INTERIOR PAINT

Save to myS-W.com +

Add to my Project List +



EXPLORE IN COLORS-NAP® VISUALIZER



SW 6910

Daisy

Interior / Exterior

Locator Number: 131-C6

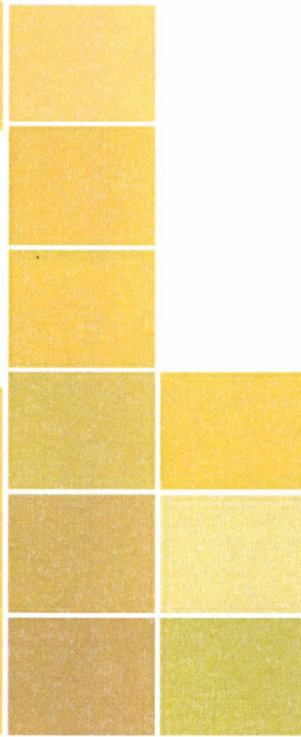


131

COORDINATING COLORS

SIMILAR COLORS

DETAILS



EXPLORE IN COLORS[®]SNAP[®] VISUALIZER



FIND INTERIOR PAINT

FIND EXTERIOR PAINT

Save to myS-W.com +

Add to my Project List +

SW 6909
Lemon Twist
Interior
Locator Number: 131-C5



131

COORDINATING COLORS

SW 7005
Pure White

SW 7006
Extra White

SW 7066
Gray Matters



DETAILS

SIMILAR COLORS



EXPLORE IN COLORS-NAP® VISUALIZER



FIND INTERIOR PAINT

Save to myS-W.com +

Add to my Project List +

SW 6903
Cheerful

Interior / Exterior

Locator Number: 134-C7



134

SW 6910
Daisy

Interior / Exterior

Locator Number: 131-C6



131

SW 6909
Lemon Twist

Interior

Locator Number: 131-C5

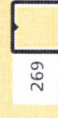


131

SW 6901
Daffodil

Interior

Locator Number: 269-C7



269





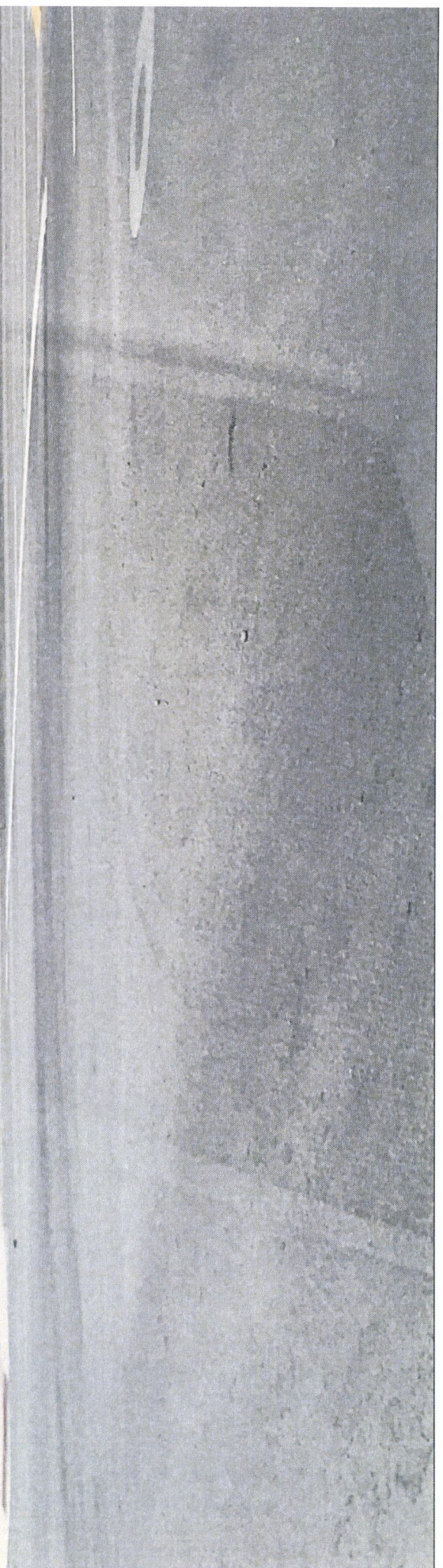
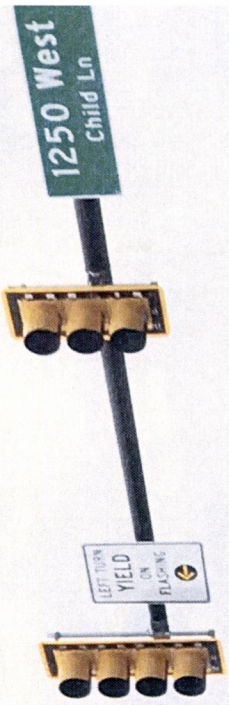
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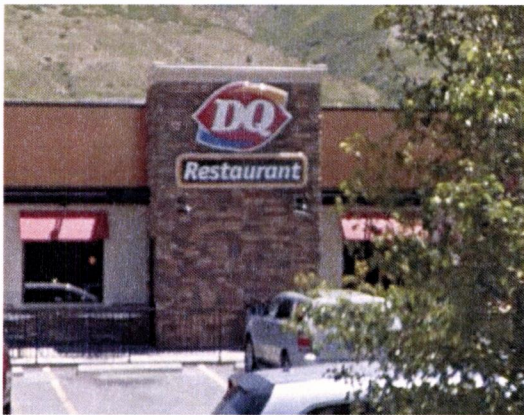
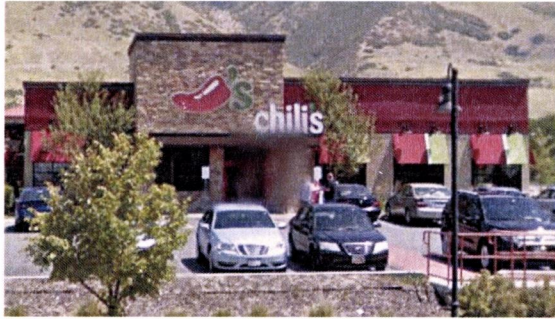
IN-N-OUT

IN-N-OUT









**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/23/2017**

Item No. 5.

Short Title: Public Meeting - Final Site Plan - Don Youngblood - 650 North 1250 West

Initiated By: Don Youngblood, Applicant

Scheduled Time: 8:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for Don Youngblood's Final Site Plan at 650 North 1250 West.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report Youngblood Final Site Plan
- ☐ Don Youngblood Final Site Plan
- ☐ Youngblood Arch and Landscaping

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

**STAFF REPORT
AGENDA: ITEM 5**

**PROPERTY OWNER/
APPLICANT: DONALD YOUNGBLOOD
905 NORTH OAKRIDGE DRIVE
FARMINGTON, UT 84025**

**PROPERTY: 1250 WEST 650 NORTH
LOT 8, H&H COMMERCIAL PARK**

ACREAGE: .9 ACRES

ZONING: INDUSTRIAL-HIGH (I-H)

**APPLICATION: FINAL SITE PLAN ACCEPTANCE FOR YOUNGBLOOD
OFFICE/WAREHOUSE**

USE: OFFICE/WAREHOUSE

RECOMMENDATION: TABLE UNTIL DIRECTIVES ARE MET

BACKGROUND

Mr. Youngblood came before the City in July of 2015 to establish a use on his property. At that point, his desire was to acquire approval for outdoor storage. As the process progressed, he spoke with staff concerning the approval of a building. He believed he was placing a large amount of detail on the plans for a storage area and decided at final site plan that he would go back and receive approval for a new office/warehouse. On July 13, 2016, Mr. Youngblood asked the Commission to table the item until he could prepare a plan showing a building on the site. The Conceptual Site Plan for this office /warehouse building at Lot 8 of the H&H Commercial Park was approved by the Planning Commission on August 24, 2016. Conceptual Site Plans approval expired a year from the approval date.

Table of Uses Allowed - Chapter 12.36

Mr. Youngblood lists office and warehouse as the proposed uses for this building. Outdoor storage is also allowed, as long as it is completely screened from view with a solid wall or chain link fence with slats (see Section 12.51.110(b), Table 12.35.1).

Development Standards – Table 12.35.1

The site location is 0.9 of an acre and will be completely developed at one time, with a new building, landscaping, parking and a designated area for outdoor storage. The following are applicable development standards for Industrial-High (I-H) Zone.

Industrial Development Standards, Table 12.35.1			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	27'	Yes
Distance Between Buildings	6 Feet	N/A	
Lot and Parcel Standards			
Minimum Frontage	50 Feet	1250 West - 200 Feet 650 North - 217 Feet	Yes
Setbacks			
Front	20 Feet	77 Feet	Yes
Rear (East)	0 Feet	22- 25* Feet	Yes
Corner building abutting a side yard of another lot or parcel (East)	20 Feet	22—25* Feet 20 – 25* Feet	Yes
Street Side	20 Feet	19 Feet	No

Setbacks will need to be adjusted on the 650 Street Side of the property to 20'. It is recommended by the engineer that both drive aisles are expanded to 25' instead of 20 or 22' to allow two way traffic on the driveways. This expansion of the driveways would also push the setbacks of the building back. (*)

Section 12.35.080 Special Regulation

- e) **Exterior Building Standards.** Buildings within the industrial zones should be designed using a combination of exterior building materials that will assure attractive visual quality. All street-exposed exterior building elevations shall be predominantly composed of the following materials: rock, stone, brick, split face concrete masonry, split face single scored masonry, or substantially similar and compatible materials. All non-street exposed exterior building elevations shall be predominantly composed of the following materials: rock, stone, brick, split face concrete masonry, split face single scored masonry, concrete masonry units, or substantially similar and compatible materials. The following materials may be used to accent the predominant material on street-exposed and non-street exposed exterior building elevations: stucco, glass, anodized aluminum or colored metal, ceramic tiles, or other substantially similar and compatible materials. Exterior wood and metal siding materials are prohibited.

- ❖ According to the submitted architectural elevations, the building will consist of light and dark grey split face concrete. (See attached).

f) **Architectural Design Standards.** All buildings within the industrial zones shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect's stamp for the State of Utah. All sides of buildings shall receive design consideration with particular attention given to areas exposed to public view. All buildings within a planned commercial development, multiple tenant project, or commercial subdivision shall possess an overall building architectural theme, including, but not limited to, exterior building materials, textures, colors and signage. The Planning Commission shall review and approve architectural design of buildings within the industrial zones in accordance with the provisions set forth herein during conditional use permit and/or site plan review.

- ❖ Preliminary architectural elevations and materials have been submitted – They will need to be stamped by a licensed architect with further details plans before issuance of a Building Permit.

Landscaping - Chapter 12.51

Required Landscaping Summary Chapter 12.51			
Guidelines	Standard	Required Site Specific	Actual/Compliance
Total Area Landscaping	10%	4,340 square feet	4,659 – Yes
Total Parking Lot Landscaping	5%	467 Square Feet	499 SF – Yes
Total Required Trees	1 Tree per 500 square feet of required landscaping	9 Required	17 – Yes
Trees for Street Frontage	1 per 25 linear feet	17 Required Based on 417	17 – Yes
Required Parking Trees	1 per six required stalls Based on provided parking calculations	4 Required	17 -- Yes
Required Parking Shrubs	2 per six required stalls	8 Shrubs	7 --No
Foundation Wall landscaping facing a public street	50%	78 Feet – 1250 West 68 Feet – 650 North	650 North – 100%

Screening – Section 12.51.110

The applicant desires to have a large amount of outside storage space behind his buildings. According to CZC 12.51.110(c) Outdoor storage area shall be screened from view by a fence or wall. Powder or vinyl slatted fences are acceptable in industrial zones for screening purposes. A twenty foot wide chain link fence with opaque slats as a screening gate is marked by the drive aisles. No detail or height is provided of the proposed screening fence.

A dumpster pad and apron are marked on the southwest corner of the plan, and surrounded by a 6' concrete wall, providing adequate screening of the trash receptacles.

If necessary, all roof-mounted equipment must be concealed by a material which is consistent with the building design.

Parking – Chapter 12.52

The whole building is calculated at 14,986 SF, and listed commercial space at 2,600. It is not indicated which part of what building would be used as commercial or used as warehouse. If the commercial area is only at 2,600, this assumes that the rest of the building area 12,386 SF would be considered warehouse.

Use	Parking	Calculation	Spots Needed
Office	1 per 200	2600 / 200	13
Warehouse	1 per 1000 or 1 space per employee, whichever is higher	~ 12,236 / 1000	12
		Total Needed	25
		Total Provided	17

There is a deficit of 8 stalls on this lot for office and warehouse uses. This miscalculation significantly impacts the rest of the site, and possibly the layout of the buildings. In future plans, the square footage of usage should also be depicted on the site plan in the parking calculations.

Other factors to be considered

City Standards require that the drive aisles leave at least 25' for two way traffic. This would require extending both driveways on both sides of the building –east and south – an expansion of 5' of each. This would push the buildings back and alter the building footprints and the site plan. The City Engineer also recommended that the driveway off 1250 W should be moved south in order to line up with the drive aisle that goes south of the building. This change would result in a change in parking layout that would need to be accounted for.

The building to the east has garage doors where vehicles would enter onto Youngblood's property and use Youngblood's 650 North entrance. If the two buildings are to share entrances and easements between each other, this cross-access document needs to be prepared and approved by the City.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to **TABLE** the Final Site Plan for the Youngblood Office/Warehouse, to be located at 650 North 1250 West, with the following directives:

1. A landscaping plan shall be corrected and resubmitted with the final site plan showing all required percentages, planting totals, planting types, irrigation detail and all other requirements found in Chapter 12.51 pertaining to landscaping requirements. **COMPLETED 8-22-17**
2. A building use calculation shall be submitted with the architectural drawings stating the square footage of warehouse, office space or other desired uses. **COMPLETED 8-22-17**
3. Corrected parking calculations shall be shown on the final site plan based on the uses of the building and accommodated appropriately on the site plan **COMPLETED 8-22-17**
4. The area to be designated as outdoor storage shall be shown on the final site plan, ensuring that no required parking spaces are being eliminated and that proper screening following Section 12.51.110(b) of the Zoning Ordinance has been met. **COMPLETED 8-22-17**
5. The applicant shall submit Utility Provider Sheets as part of the final site plan, indicating the applicable utility providers can service the proposed development. **COMPLETED 8-22-17**
6. Fire protection for the site shall be adequately reviewed by the South Davis Metro Fire Marshal and the final plans shall indicate the closest fire hydrants to the property.
7. As per City Standards, expand drive aisles on south and east sides of the building to 25 feet to accommodate two-way traffic. As recommended by the City Engineer, the 1250 entrance shall be moved to the southern property line. **COMPLETED 8-22-17**
8. If necessary, a cross access agreement shall be recorded with the property to the east if the property is to have any shared access or easements with adjacent properties.

SUGGESTED REASONS FOR THE ACTION:

1. The Final site plan submittal does not adequately show the planned development of the entire site and how it will be used and built according to our standards. [Section 12.21.110(f)(3)].

UPDATED RECOMMENDATION AS OF AUGUST 23RD, 2017:

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to **APPROVE** the Final Site Plan for the Youngblood Office/Warehouse, to be located at 650 North 1250 West, with the following directives:

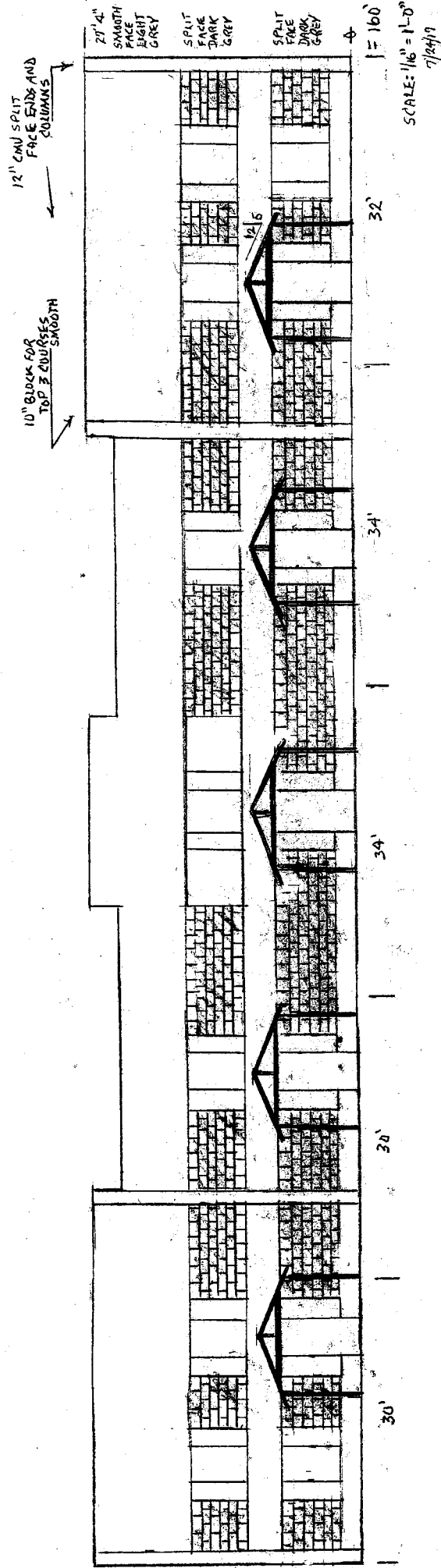
1. The final site plan approval shall comply with the submitted site plan to the Planning Commission, dated August 22, 2017, and as amended with this approval.
2. As required in CZC 12.52.100, the drive aisles and parking stall areas shall be paved with an all-weather surface as approved by the City Engineer
3. A Cross access easement shall be reviewed and deemed acceptable by the City Attorney and recorded with the County, prior to issuance of a building permit.
4. Fire protection for the site shall be adequately reviewed by the South Davis Metro Fire Marshal, as part of the issuance of a Building Permit.
5. Office space shall be limited 2,600 square feet unless additional parking is provided, calculated as stated in CZC 12.52.
6. Final construction plans for improvements shall be deemed acceptable by the City Engineer prior to the issuance of Building Permit.

SUGGESTED REASONS FOR THE ACTION:

1. The Final site plan, with the conditions of approval, ensures compliance with the applicable development standards for Industrial Zones [Section 12.21.110(f)(3)].



YOUNGBLOODS OFFICE WAREHOUSE
 1250 WEST 650 NORTH CORNER
 CENTERVILLE INDUSTRIAL PARK
 CENTERVILLE UTAH



WEST ELEVATION BUILDING
 1250 WEST VIEW

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/23/2017**

Item No. 6.

Short Title: Public Meeting - Discussion - General Plan language for Pages Lane Commercial District

Initiated By: Planning Commission

Scheduled Time: 8:50

SUBJECT

A discussion of possible draft amendments to the General Plan, regarding the Pages Lane Commercial District area. To meet the required Public Hearing Notice, the Pages Lane GP Amendments will be scheduled for September 13, 2017, Regular Meeting of the Planning Commission.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- Pages Lane Draft Edits

2. Commercial Policies

The Southeast Centerville Neighborhood contains two (2) separate and distinct commercial areas: The Pages Lane Commercial Center, and the Old Main Street Commercial Area. Each of these commercial areas has its own distinctive land use development patterns and its associated characteristics of the built environment .

a. Pages Lane Commercial Area

Located on the south side of Pages Lane between Main Street and 400 East, this retail commercial center, in the past, was a typical suburban neighborhood shopping center, with a large grocery store, variety of home improvement stores, and a number of small specialized businesses. This retail commercial center formerly served a large part of Centerville and the surrounding area, and was a major contributor to the economic base of Centerville City.

Presently, the Pages Lane Commercial Area is experiencing a notable decline, specifically the eastern half of the block. Of particular note, the former "Dick's Market" closed and was relocated to Parrish Lane Commercial area. Several specialized businesses have either closed or also relocated to other retail areas, with a few remaining such as a hardware store, credit union and other small businesses. The predominate remaining uses of the area primarily consist of the retail and community services of The Church of Jesus Christ of Latter-day Saints located on the western half of this block area, and also include a gas station/fast food user and a pizza shop. The future land use planning for this large block area is being parsed into two (2) segments to address primarily the declining elements for the near term, but acknowledge that there will be potential ongoing changes for the longer term as well.

1. Page Lane/Western Block Segment (from Main Street to approximately 200 East)

This western block currently remains commercially viable. This half of block area is located just off of Main Street and is currently Zoned Commercial-High (C-H). For the foreseeable near future, it is expected that such commercial style uses would likely remain viable due to its proximity to Main Street and the mixed-use commercial/ residential located just west into Bountiful City. Additionally, the South Main Street Corridor Plan labels this area as the "Pages Lane Mixed Use District," which provides long future opportunities for redevelopment with mixed commercial/ residential uses also.

Goal #1 - Maintain and support the near future (0-5 years) continuation of commercial uses currently located in this area of the block.

Objective A – The Zoning for this block area should be medium to high commercial intensities and uses should include offices, retail stores, restaurants, and institutional type uses.

Objective B – Commercial development should be oriented to local and South Davis residents, with buildings sizes ranging from 10,000 to 50,000 square feet.

Goal #2 - For the long future (5-15 years), any redevelopment should incorporate the allowance of mixed uses of both residential and commercial.

Objective A – Consider the re-introduction of the uses allowances and design standards of the Pages Lane Mixed-Use District, as outlined in the South Main Street Corridor Plan and Overlay Zone OR other mixed-use type allowances.

Objective B – Any redevelopment that includes future residential uses should be considered a “Commercial Planned Development,” subject to the Planned Development Overlay Zone approval process.

2. Page Lane/Eastern Block Segment (approximately from 200 East to 400 East)

This eastern block is the primary target area that is in decline. This half of block area is located deep off of Main Street and any redevelopment will have a greater effect on the residential character of this neighborhood than the other western half. Future land use allowances must balance the redevelopment needs of the block with protecting and buffering the residential neighborhood areas to the east and north.

[Mixed Use Alternative Scenario #1 – Commercial, Residential, & City Park OR Private/ Public Open Space Feature]

Goal 1: Consider various options to promote the block area’s redevelopment that balances the need to reverse the decline, while respecting the remaining viable commercial uses.



Objective #1 – Consider allowing residential re-development, provided that are to be redeveloped is of sufficient size and area to begin transitioning the existing commercial to becoming a new residential neighborhood (e.g. 2 to 3 acres in development size).

Objective #2 – Consider allowing up to a medium density (up to 8 units per acre) that is to consist of small lot single-family uses, twin home lots, or townhomes fronting local roadways either public or private. Roadways are to be of sufficient width to allow for vehicular flow, parking, sidewalks, or other alternative walking paths. Development layout should allow for future project connectivity as the area re-develops. Dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character

Objective #3 – Ensure that residential development establishes a buffer between the western commercial uses and residential housing through use of open space, landscaping, and if deemed appropriate screening type features.

Objective #4 – If residential is developed, the layout and positioning of accesses, roadways and dwellings are to be designed in a manner to allow an integration of additional future conversion of commercial to residential uses.

Objective #5 – Residential redevelopment design and layout is to allow for local commercial areas to remain or be redeveloped at the southwest corner of Pages Lane and 400 West, and possibly south along 400 west.

Objective #6 – Where commercial zoning is to remain, such areas are to be rezoned to a Commercial-Medium District with buildings 10,000 square feet or less. Such commercial uses are to be oriented or intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development.

Goal 2: Prior to any rezoning or re-development scenario, the City ought to re-consider the Southeast Neighborhood's available park acreage and determine if additional park space should be secured.

Objective #1 – The City with the assistance of the Parks & Recreation should re-evaluate and consider whether the Southeast Neighborhood has sufficient park space to serve local residents.

Objective #2 – As part of the re-consideration, any analysis needs consider the difference between the amount of passive space located

in the foothills and active or usable park space. Elements of such as accessibility, variety of activities, and other desirable open space needs of residents living in the area.

Objective #3 – The City should consider the means and resources to potentially acquire a sufficient amount of property to establish a neighborhood park, possibly two (2) to three (3) acres in size.

Objective # 4 – If such park, is deemed feasible, the location of the park needs to be placed and used as a buffer between the Eastern block and Western block segments.

[Goal #2, Alternate Option – Public/Private Partnership Open Space Feature]

Goal 2: As part of any rezoning or re-development scenario, the City ought to consider creating a public/private partnership to develop an open space or activity feature area for use by residents in the neighborhood.

Objective #1 – As part of the required open space for any multi-family development, work with the developer to establish a common private/public park or active space feature, such as a splash pad, skate park, dog park, or public plaza feature to enhance the visual and aesthetic quality of Pages Lane.

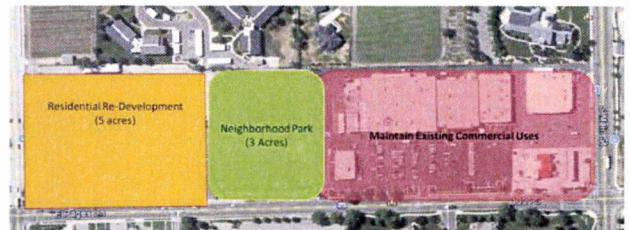
Objective #2 – The City should consider the use of Park Impact Fees generated from a residential -redevelopment scenario or other funding identified by the City.

Objective #3 – Ideally, the private/public feature ought to be 1 to 1.5 acres in size or larger if feasible.

Objective # 4 – If such private/public space feature, is deemed feasible, the location of the feature needs to be placed and used as a buffer between the Eastern block and Western block segments.

[Residential Re-development Alternative Scenario – Residential, with City Park

Goal 1: Consider various options to promote the block area's redevelopment that balances the need to reverse the decline, while respecting the remaining viable commercial uses.



Objective #1 – Consider allowing residential re-development, provided that are to be redeveloped is of sufficient size and area to begin transitioning the existing commercial to becoming a new residential neighborhood (*e.g. 2 to 3 acres in development size*).

Objective #2 – Consider allowing up to a medium density (up to 8 units per acre) that is to consist of small lot single-family uses, twin home lots, or townhomes fronting local roadways either public or private. Roadways are to be of sufficient width to allow for vehicular flow, parking, sidewalks, or other alternative walking paths. Development layout should allow for future project connectivity as the area re-develops. Dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character

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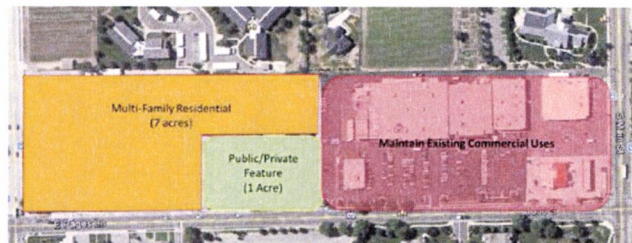
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[Residential Re-development Alternative Scenario – Residential, with Private/ Public Open Space Feature]

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CENTERVILLE

**Staff Backup Report
8/23/2017**

Item No. Z.

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time:

SUBJECT

Upcoming:

Amended Site Plans
Gradation of R-M Zones

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
8/23/2017**

Item No. 8.

Short Title: City Council Report

Initiated By:

Scheduled Time:

SUBJECT

Construction Sales and Service in C-M -- Tabled
Parrish Creek Final Subdivision - Approved
Request to Reconsider Rezone of Porter Lane - Denied

RECOMMENDATION

BACKGROUND