

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, AUGUST 28, 2013, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

Tentative - Time:

- 7:00 A. Welcome and Roll Call
 B. Prayer or Thought – Commissioner Chair, Kevin Merrill
 C. Minutes Review and Acceptance for August 14, 2013
 D. Commission Business
- 7:05 1. PUBLIC HEARING | BRIGHTON HOMES UTAH LLC | 530 EAST 100 SOUTH
 Consideration of a conceptual site plan for an unplatted residential building lot, located at 530 East 100 South, for the purpose of constructing a new dwelling, in the R-L Zone. Brighton Homes Utah, LLC, Applicant
- 7:25 2. PUBLIC HEARING | CHITOSE JOHNSON SUBDIVISION | 200 EAST 1200 SOUTH
 Consideration of a conditional use permit for allowing single-family dwellings in an R-M (Residential-Medium) Zone, for the Chitose Johnson Subdivision, (formally known as Lot 2 of the Bangerter Subdivision), located at 200 East 1200 South. Ron Marshall, Maple Hills Realty, Applicant
- 7:45 3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
 a. Upcoming Meetings
 • PC Meeting September 11, 2013: 1872 North Main Subdivision Conceptual Subdivision Plan
- 7:50 E. Adjournment

Posted August 23, 2013 by Community Development

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, August 14, 2013

7:00 p.m.

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

MEMBERS PRESENT

Tamilyn Fillmore

David Hirschi

Kevin Merrill, Chair

Debra Randall

Brian Holman, arrived 7:06 p.m.

Scott Kjar, arrived 7:06 p.m.

Steven Markham, arrived 7:12 p.m.

STAFF PRESENT

Corvin Snyder, Community Development Director

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Randall

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held July 31, 2013 were reviewed. Commissioner Hirschi made a **motion** to approve the minutes as written. The motion was seconded by Commissioner Randall and passed by unanimous vote (3-0). Chair Merrill abstained as he was not present at this meeting. Commissioners Kjar and Holman arrived shortly after the review and approval of the minutes.

PUBLIC HEARING | CHAPEL RIDGE COVE PUD SUDDIVISION | 2250 N 150 E

Consideration of amending the Chapel Ridge Cove PUD Subdivision Plat, located at approximately 2250 North 150 East, in the R-L (PD) Zone. Alan Prince, Prince Development LLC, Applicant.

Cory Snyder, Community Development Director, reviewed the application explaining the minor issues regarding the minor boundary adjustment and needed plat note. Staff believes the application meets Utah State Code and recommends approval.

1 Alan Prince, applicant, said Lot 1 is owned by Millcreek Homes and the plat will be
2 signed by the owner. He explained the proposed amendment was requested by the City and he is
3 cooperating with that request. He explained the unique issues associated with this subdivision as
4 it abuts Farmington City and both Centerville City and Farmington City ordinances have been
5 followed.

6
7 Chair Merrill opened the public hearing. There was no comment; he closed the public
8 hearing.

9
10 Chair Merrill made a **motion** for the Planning Commission to recommend approval to the
11 City Council of the proposed plat amendment consisting of the following:

- 12
13 1) Adjust the eastern boundary of Lot #1 to have the right-of-way line incorporate the
14 sidewalk system.
15 2) Add a note to the amended plat to describe the grading expectations for building on
16 the lots.

17
18 ***Reasons for the Action (findings):***

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

32
33 The motion was seconded by Commissioner Hirschi and passed by unanimous roll-call
34 vote (7-0).

35 **DISCUSSION ONLY | ACCESSORY DWELLING UNITS (ADU'S)**

36
37 Cory Snyder, Community Development Director, explained this is merely an educational
38 discussion on Accessory Dwelling Units (ADU's). This is not a discussion on whether or not
39 ADU's are good or bad or should be allowed within the city. Mr. Snyder provided the definition

1 of ADU's, their purpose, benefits, and drawbacks. He explained who typically chooses to build
2 and live in ADU's. He discussed ideas of future growth and possible social/living changes that
3 could occur. Mr. Snyder provided graphics showing different types of ADU's including
4 renovations, conversions, additions, new construction, and guest houses. He reviewed possible
5 ordinance requirements, enforcements, and exceptions if ADU's are allowed. Ordinance
6 requirements may include owner occupancy, use limitations, setbacks, height limitations, entry
7 location, parking, impervious limits, and safety rules. Ordinance enforcement issues may include
8 city sanctioning and processing, recordation, sale or ownership transfer, removal for cessation of
9 use, and procedures for existing and future unapproved ADU's. Ordinance exceptions may
10 include waiver of parking requirements, temporary absences, and affordability. Mr. Snyder also
11 reviewed ideas for reasonable options to supply moderate income housing and referenced State
12 and local planning policies.

13
14 The Commission agreed there are many aspects related to ADU's. They discussed pros
15 and cons of ADU's around the state. They agreed Centerville is different from other cities and
16 that ADU's may have a different affect. Commission members agreed it would be interesting to
17 know the statistics of ADU's vs. apartments and what ADU's actually do to surrounding
18 property values. The Commission raised several questions including parking, homeowners
19 associations, flag lots, ownership, etc. Commission members expressed a desire to have more
20 discussion and possible presentations from other communities and/or the League of Cities and
21 Towns who have experiences ADU's personally. The Commission discussed the next steps to
22 this process and agreed joint work sessions, open houses, focus groups and public hearings
23 would all be beneficial.

24
25 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 26
27 1. The next Planning Commission meeting will be held Wednesday, August 28, 2013.
28 2. Upcoming Agenda Items
29 • Brighton Homes, Conceptual Site Plan
30 • Chitose Johnson Subdivision, Conditional Use Permit
31

1 The meeting was adjourned at 8:40 p.m.

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5 _____
Kevin Merrill, Chair

Date Approved

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7

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9 _____
Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER/ APPLICANT:	BRIGHTON HOMES UTAH LLC 320 WEST 500 SOUTH BOUNTIFUL, UT 84010
PROPERTY:	530 EAST 100 SOUTH
ACREAGE:	.35
ZONING:	RESIDENTIAL-LOW (R-L)
APPLICATION:	CONCEPTUAL SITE PLAN ACCEPTANCE

BACKGROUND

Recently, Brighton Homes came before the City with a request to build a new home on the property located at 530 East 100 South. The proposed lot was once combined with the lot to the east, making one larger parcel. However, this division occurred years ago and the county only has record of a change in August of 1983, when the parcel ID was changed. According to the county, the maps were corrected during 1983 and required a new parcel ID to be established. In looking at the records, the only thing that changed was the book and page, the legal description and acreage remained the same. According to Section 12-21-110(c)(2)(E), of the Zoning Ordinance, the site plan approval process must be completed for any residential development outside a platted subdivision. Therefore, in order for Brighton Homes to receive a building permit and construct a new home on the lot, they must first receive approval from the City for development. The sole purpose of this review and approval is to ensure that the lot is buildable, meeting all the applicable standards of the Zoning Ordinance, and to place the proper public utility easements on the property.

CONCEPTUAL SITE PLAN 12-12-110(d)

A conceptual site plan is not intended to permit actual development of property, yet it is intended to represent how the property may be developed so that the applicant can receive feedback from the Planning Commission.

Table of Uses Allowed 12-36

The property located at 530 East 100 South, is found within the Residential-Low (R-L) Zone. According to Chapter 12-36, Table of Uses Allowed, a single-family dwelling is acceptable. A single-family dwelling is defined as a building having only one dwelling unit (Chapter 12-12). The home to the east is found on its own lot and is not part of the Brighton Homes lot. The

property was acquired by Brighton Homes through a land swap from the previous owner, Bernard Messina.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 1, Southeast Centerville [Section 12-480-2]. This neighborhood is further divided into sub-areas and indicates that the proposed lot is found within the "Southeast Residential Area." According to Section 12-480-2(e)(1), the residential policy for this area is the following:

1. The "Southeast Residential Area" shall be developed and maintained in low-density single-family residential development. Those areas on hillsides shall be carefully developed with strict adherence to City Hillside Development.

Therefore, the goal of Brighton Homes to construct a single-family dwelling on this lot is consistent with the goals of the General Plan.

Development Standards

The site location is .35 of an acre, with the plans indicating the proposed new home being 4,430 square feet. The following is a review of the development standards for the proposed lot and future home.

Development Standards Residential-Low Zone 12-32-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	N/A	N/A
Maximum Height	45 Feet	N/A	N/A
Lot and Parcel Standards			
Minimum Frontage	40 Feet	108.74 Feet	Yes
Minimum Width	60 Feet	139.58 Feet	Yes
Setback Standards			
Front	25 Feet	30 Feet	Yes
Rear	20 Feet	47 Feet	Yes
Side	8 Feet Minimum total width of both side yards: 18 feet	East: 23 Feet West: 29.8 Feet	Yes
Site Standards			
Buildable Area	2,000 Square Feet	8,550	Yes
Buildable Area Range	2:1 and 1:2	108.74' x 139.58'	Yes
Gross Density	4 Units Per Acre	1 home on a single lot	Yes

It appears the proposed lot and future dwelling meet the standards for development within the R-L Zone. The future property owner will need to ensure that all the above standards are maintained.

UTILITIES AND EASEMENTS

The applicant must provide information regarding the adequacy of utilities to service the lot. This must be done by submitting all the applicable utility provider sheets. The final site plan must show all utilities being properly stubbed into the property and public utility easements being placed on three sides of the property. All easements need to be shown on the final drawing and be indicated in a recordable format. The front easement needs to be at 10 feet, the rear 7 feet, and either the east or west at 7 feet [Section 15-5-106(8)]. The legal description of the easements will need to be submitted to the City Engineer for review, with the final site plan application. As a reminder, these easements will need to be accepted by the City Council after the final site plan has been approved and recorded with Davis County. The property owner will also be required to pay any development fees that may be applicable for the development of this lot. A bond will also need to be posted by the applicant concerning a sidewalk and other improvements that may be necessary.

CONCLUSION

After reviewing the conceptual site plan, staff believes the applicant has clearly shown how the property may be developed. They have also indicated how the criteria within the Zoning Ordinance for development within the R-L Zone are also being fulfilled. The City Engineer has had some concern in regard to retention walls and drainage. In response to this concern, the applicant has created a drainage swell along the west property line and a detention basin in the southwest corner of the property. In addition, the plans indicate a 4-foot rock retaining wall on the south portion of the lot. Both the retaining wall and the drainage swells will need to be found on the final site plan and reviewed by the City Engineer.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the Brighton Homes lot, located at 530 East 100 South, with the following conditions:

1. All fees shall be paid; including all related development fees.
2. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
3. All utilities shall be indicated on the final site plan.
4. All utility provider sheets shall be submitted to City staff at the time of the final site plan application.
5. Three (3) public utility easements shall be drawn on the site plan with a 10-foot along the front property line adjacent to 100 South, and two (2) additional easements measured at 7 feet.
6. Legal descriptions of the public utility easements shall be prepared and reviewed by the City Engineer.
7. The drainage swell, and detention area shall be shown on the final site plan to be reviewed and approved by the City Engineer.

SUGGESTED REASONS FOR THE ACTION:

1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].

2. The applicant has submitted a full application [Section 12-21-110(d)(1)].
3. Proposed utility easements are required on all developed lots [Section 12-21-110(e)(2)(iii)(d), 15-5-106(8)].
4. A final site plan application shall be required for submittal [Section 12-21-110(e)].

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: CHITOSE JOHNSON
178 SOUTH FARIVIEW DRIVE
NORTH SALT LAKE CITY, UT 84054

APPLICANT: RON MARSHALL
161 SOUTH MAIN STREET
BOUNTIFUL, UT 84010

EMAIL: maplehillsrealty@yahoo.com

PROPERTY: 200 EAST 1200 SOUTH
PARCEL #03-198-0002

ACREAGE: 3.31 ACRES

ZONING: RESIDENTIAL-MEDIUM (R-M)

APPLICATION: CONDITIONAL USE PERMIT

BACKGROUND

The applicant desires to develop two (2) single-family dwellings within the recently approved Chitose Johnson Subdivision. The subdivision consists of two lots that are located within the Residential-Medium (R-M) Zone. According to Chapter 12-36-Table of Uses, single-family is a conditional use (CUP) within the R-M Zone. Therefore, the application is requesting approval of a CUP to construct two (2) single-family dwellings for the two lots within the subdivision.

CONDITIONAL USE PERMIT REVIEW – SECTION 12-21-100

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

The lots of this particular subdivision were created from a previously platted lot known as Bangerter, Lot #2. This oddly configured large lot that was recently re-subdivided to provide greater opportunity to develop the property. Although the owners had sufficient area to create several lots, they chose to only subdivide the property into two pieces to develop the proposed single-family dwellings. Nonetheless, during the subdivision process, the lots and partial road system were configured to allow potential future development beyond the two (2) lots. Staff had concluded at the time of subdivision that it was needful to create opportunity for further

development and use of the oddly shaped parcel. Thus, it was needful and desirable to move forward with subdivision.

However, there remains sufficient area involving Lot #2 to allow future development that may capitalize on the allowed densities and the multi-family types of the R-M Zone. Thus, developing these single-family uses may be negatively impacted by other potential future decisions and the owners need to fully understand this potential. Nonetheless, staff still believes the request is consistent with the City's General Plan and Zoning Ordinances, as described below in this section.

General Plan. According to the Centerville General Plan, the lots are located within Neighborhood 1, Southeast Centerville, known as Extreme South Main Street Area [Section 12-480-2.d]. The goal for this area encourages low to medium residential densities to buffer the commercial area of Pages Lane with uses further south into Bountiful. Therefore, the request for two single-family dwellings (i.e. low density) before the Planning Commission is consistent with City's General Plan.

Zoning Ordinance. According to Chapter 12-30-Zones Established, the purpose of the R-M Zone is to permit well-designed apartments, townhomes, two-family dwellings and condominiums at densities of four (4) to eight (8) units per acre. Notwithstanding the desire for multi-family development, Section 12-32-040, Residential Zones, indicates that the uses allowed in the R-M include allowing single-family uses as a conditional use. Therefore, the request for the single-family development before the Planning Commission can be deemed consistent with the Zoning Ordinance.

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

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

As stated previously, the property was oddly configured and used a large tract of land. Therefore, subdividing and developing the parcel is needful and beneficial for the general area. The proposed single-family uses will not create negative impacts for the surrounding area. As to the proposed uses, staff continues that despite the allowance of the City's General Plan and Zoning Ordinance, the proposed single-family dwellings may be negatively impacted by future (yet to be determined) multi-family uses that could be created with the excess area of Lot #2. Nonetheless, the proposed single-family uses can be deemed suitable at this location and will be in harmony with the surrounding community.

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

It is staff's opinion that there are no economic, aesthetic, utility, and traffic impacts on the surrounding community in relation to developing the two proposed single-family dwellings.

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

Due to the oddly situated location of the property, these issues were addressed in the development of the subdivision and plat notes and expectations were implemented to manage such concerns. Provided the conditions of subdivision; including a fire access turn-around, are implemented, the development of single-family uses can be deemed suitable for the property.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the conditional use permit for Lots 1 and 2 of the Chitose Johnson Subdivision, subject to the following conditions and/or terms:

1. This conditional use permit shall be for the approval of constructing two (2) single-family uses located separately on Lots 1 and 2.
2. This conditional use permit approval is subject to the terms and conditions of the final approval and recordation of the Chitose Johnson Subdivision; including the construction of a temporary fire access turn-around.
3. Because the property is currently Zoned R-M, this conditional use permit approval does not warrant against, guarantee protection from, mitigate, or restrict any future potential development impacts to the approved single-family uses regarding multi-family development that may possibly occur within the subdivision boundaries, as may be approved in accordance with City Ordinances.

SUGGESTED REASONS FOR THE ACTION:

1. The Planning Commission finds that the use of single-family development within the Residential Medium (R-M) Zone is allowed with a conditional use permit [Chapter 12-36-Table of Uses].
2. The Planning Commission finds that, with the conditions of approval, the development of two (2) single-family dwellings meets or satisfies the approval standards of the conditional use permit, as found in Section 12-21-100 and described in the staff report dated August 28, 2013.
3. The Planning Commission finds that there remains sufficient area involving Lot #2 to allow for future development that may capitalize on the allowed densities and the multi-family types of the R-M Zone. Thus, developing these single-family uses may be impacted by other potential future decisions and the applicant ought to fully understand this possibility.

LEGEND

SUBDIVISION LINE _____

LOT LINE _____

ROAD CENTERLINE _____

TIE TO MONUMENT _____

FOUNDATION SETBACK LINE _____

OVERHANG SETBACK LINE _____

PUBLIC UTILITY EASEMENT (P.U.E.) _____

SECTION CORNER

MONUMENT TO BE SET

EXISTING MONUMENT

SET H&A REBAR AND CAP AT CORNER UNLESS NOTED

NOTE: REBAR AND CAP WILL BE SET AT BACK CORNERS AND A COPPER RIVET WILL BE SET IN GROUND AT FRONT LOT LINE OFFSET

ALL WEATHER SURFACE TEMPORARY TURN AROUND

CHITOSE JOHNSON SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18
TOWNSHIP 2 NORTH, RANGE 1 EAST, S. L. B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 166386, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREIN AND PURSUANT TO SAID TRACT OF LAND HEREINAFTER TO BE KNOWN AS CHITOSE JOHNSON SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAN.

VON R. HILL

BOUNDARY DESCRIPTION

DESCRIPTION

ALL OF LOT 2 BANNER SUBDIVISION, A RECORDED SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREINAFTER TO BE KNOWN AS CHITOSE JOHNSON SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS.

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC:

RESIDENCE: _____

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME _____, SIGNED OF THE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES MENTIONED HEREIN.

NOTARY PUBLIC: _____

RESIDENCE: _____

CHITOSE JOHNSON SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18
TOWNSHIP 2 NORTH, RANGE 1 EAST, S. L. B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

GENERAL NOTES:

- ALL SIDE EASEMENTS SHOWN ARE TYPICAL 7.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- ALL EASEMENTS FRONTING ROADS AND INSIDE PERIMETER OF SUBDIVISION ARE 10' WIDE UNLESS OTHERWISE NOTED.
- ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.

H & A HILL & ARGYLE, Inc.
Engineering and Surveying
101 North 100 West, Suite #4, Downtown, Utah 84010
(201) 261-2251 Phone, (201) 261-2252 Fax
11-226 PLAN 05/12/13

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

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

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

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

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

RECEIVED JUN 03 2013