

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, SEPTEMBER 10, 2014, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL 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: (The times shown below are tentative and are subject to change during the meeting)

- 7:00 A. WELCOME AND ROLL CALL
 B. PLEDGE OF ALLEGIANCE
 C. PRAYER OR THOUGHT – Commissioner Bill Ince
 D. MINUTES REVIEW AND ACCEPTANCE – August 27, 2014
 E. BUSINESS
- 7:10 1. LEGACY TRAIL APARTMENT DEVELOPMENT | SOUTHWEST CORNER OF
 1250 WEST & PARRISH LANE
 Consider a preliminary subdivision plan for the Legacy Trail Apartment Development, which consists of a mixed-use development allowing office, retail, gas/convenience store uses, and multi-family dwelling units, to be located on the southwest corner of 1250 West and Parrish Lane, in the C-VH/PD Zone. Fred Hale & Chad Salmon, Applicant
- 7:30 2. RENATUS OFFICE/WAREHOUSE BUILDING | 1312 WEST 75 NORTH
 Consider a final site plan for the Renatus Office/Warehouse Building, to be located at approximately 1312 West 75 North, Lot 2 & 3 of the Evergreen Business Park, in the I-H Zone. Merrill Sheriff Construction, Applicant
- 7:50 3. DISCUSSION | ACCESSORY DWELLING UNITS (ADUs)
 Discuss the Roundtable Meeting to be held tentatively on Wednesday, October 22, 2014, and what will be the format for the meeting. Centerville City, Applicant
- 8:10 4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
 a. Upcoming Meetings
 • PC Meeting September 24, 2014: Cancel the regular Planning Commission Meeting; West Centerville Neighborhood Open House at 6:30 p.m.
- 8:15 F. ADJOURNMENT

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, August 27, 2014

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 7:05 p.m.

MEMBERS PRESENT

David P. Hirschi, Chair

Gina Hirst

William Ince

Logan Johnson

Scott Kjar

Debra Randall

MEMBERS ABSENT

Kevin Merrill

STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Katie Rust, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

OPENING COMMENT

Commissioner Debra Randall paid tribute to the late Frank Hirschi, former Centerville Mayor and father of Chair David Hirschi

LEGISLATIVE PRAYER

Commissioner Logan Johnson

PLEDGE OF ALLEGIANCE

MINUTES REVIEW AND APPROVAL

The minutes of the August 13, 2014 Planning Commission meeting were reviewed. Chair Hirschi and Commissioners Randall and Hirst requested amendments. Commissioner Johnson made a **motion** to approve the minutes as amended. Commissioner Hirst seconded the motion, which passed by unanimous vote (6-0).

PUBLIC HEARING – CODE TEXT AMENDMENTS – APIARIES/BEEKEEPING (TABLED FROM AUGUST 13, 2014 MEETING)

At the August 13, 2014 Planning Commission meeting Commissioner Johnson recommended staff review setbacks and provide a recommendation on applying setbacks to the proposed apiary amendment. Cory Snyder, Community Development Director, stated that the City Council requested that the Beekeeping Ordinance be drafted with minimal regulations. In staff's research, the best management practices recommended by the various clubs and extension services focus entirely on the issue of constructing a six-foot flyway barrier to

1 encourage bees to reach an acceptable altitude as they cross over a property boundary on their
2 way to a food source. The density of hives allowed varies from city to city.

3
4 Mr. Snyder explained that the drafted Zoning Code text amendments are not permit
5 based. The drafted ordinance contains standards that may be enforced by the City. He stated
6 that staff feels implementing setbacks on a non-permit issue would be more complicated than
7 necessary. From staff's perspective, setbacks would need to involve hundreds of feet to be
8 effective. Mr. Snyder said he believes the impact to neighboring properties would be better
9 handled with a six-foot barrier than setbacks. The proposed text amendments do not include
10 setbacks. Mr. Snyder confirmed that beekeepers are required to register with the State.
11 Commissioner Ince added that the penalty for not registering with the State is \$25 per hive.

12
13 Chair Hirschi opened a public hearing at 7:22 p.m. He closed the public hearing seeing
14 that no one wished to comment.

15
16 Chair Hirschi asked Mr. Snyder how he arrived at the recommended densities in the
17 proposed text amendments. Mr. Snyder responded that it seems to be common among other
18 cities with apiary regulations to separate the allowances by quarter acre, half acre, and one or
19 more acres. Commissioner Randall stated that she is comfortable with no more than two
20 colonies on less than one-half acre, no more than four colonies on between one-half and one
21 acre, and no more than six colonies on one or more acres. She said she feels ten hives would
22 be in the commercial production range. Mr. Snyder explained that the Agricultural-Low (A-L)
23 Zones have a minimum of one-half acre lots, and the Residential-Low (R-L) Zones have a gross
24 density of one-quarter acre lots.

25
26 Mr. Snyder said the proposed text amendments were written as a recreational
27 ordinance. Centerville does not allow commercial agricultural production. Staff saw a potential
28 conflict between commercial and residential/hobby situations, and the proposed text
29 amendments limit apiaries to A-L and R-L Zones. Chair Hirschi stated he is inclined to approve
30 two hives for one-quarter acre or less, four hives for between one-quarter and one-half acre lots,
31 six hives for one-half acre to one acre lots, and eight hives for more than one acre.

32
33 Commissioner Ince commented that from a beekeeping perspective, commercial
34 production starts with at least 50 hives. He said he does not think the commercial threat is
35 significant. Commissioner Ince said he currently has two hives, and he feels the important
36 factor is placement of the hives. He said when he began beekeeping he spoke with neighbors
37 and asked them to let him know if there was ever a problem. He has not had any negative
38 comments - only praise from his neighbors because of increased garden production.
39 Commissioner Ince stated he feels the suggested limits are too conservative, and he proposed
40 doubling Chair Hirschi's suggested numbers. Commissioner Randall said she would be willing
41 to increase the number on the higher end to ten hives on two or more acres, but she still feels
42 two hives on one-quarter acre or less is reasonable. Commissioner Kjar expressed support for
43 Chair Hirschi's suggestion, and Commissioner Randall agreed. Chair Hirschi commented that if
44 the numbers are found to be too conservative, the regulation could be revisited. Commissioner
45 Ince stated that in his opinion as a beekeeper, density is more of a neighborhood issue rather
46 than the number of hives on individual lots. Bees generally range in a one mile circle.

47
48 Commissioner Johnson agreed with Mr. Snyder's comment that an important part of
49 keeping the regulation minimal is to not require a city permit. Commissioner Hirst commented
50 that part of the permit process in one city is to notify all neighbors within 150 feet, giving an alert

1 to those with allergies or concerns, but added that she thinks permitting could be difficult to keep
2 up with. Chair Hirschi responded he suspects that notifying neighbors is part of best
3 management practices.
4

5 Commissioner Johnson made a **motion** for the Planning Commission to recommend
6 approval of the proposed text amendments, with findings (a) through (e), and including the
7 following changes to the number of colonies allowed in subsection (f) of the text amendments:
8

- 9 • one-quarter acre or less tract size – up to two colonies
- 10 • more than one-quarter acre to one-half acre tract size – up to four colonies
- 11 • more than one-half acre to one acre tract size – up to six colonies
- 12 • more than one acre tract size – up to eight colonies
- 13

14 Chair Hirschi seconded the motion, which passed by unanimous vote (6-0).
15

16 *Findings:*
17

- 18 a. The Planning Commission finds that decisions regarding a legislative application are
19 based on the “reasonably debatable” standard.
- 20 b. The Planning Commission finds that there are no generalized or specific statements
21 within the General Plan concerning the keeping and use of animals; including
22 beekeeping, for private or commercial use.
- 23 c. The Planning Commission finds that there is a public interest in establishing
24 regulations relating to the use and keeping of animals that promotes the general
25 welfare of the community.
- 26 d. The Planning Commission finds that the proposed text amendments regarding
27 beekeeping are consistent with previous legislative decisions, specifically concerning
28 how animals and their associated elements are currently regulated within the City’s
29 Zoning Ordinance.
- 30 e. The Planning Commission finds that other cities have or are adopting their own local
31 beekeeping regulations, which seemingly are consistent with best management
32 practices, to address the needs and practices for allowing apiaries.
33

34 **PUBLIC HEARING – HAFOKA PROPERTY REZONE – 564 WEST 400 SOUTH**
35

36 Commissioner Kjar explained that he has a business relationship with Brighton Homes,
37 and recused himself from items 2-4 on the agenda.
38

39 The applicant has requested a Zone Map amendment (rezone) for parcels located at
40 564 West 400 South from Residential-Low (R-L) to Residential-Medium (R-M), to potentially
41 allow development of an assisted living facility and/or several independent living units. Cory
42 Snyder, Community Development Director, showed the property on a map, and explained the
43 zones and uses on the surrounding properties. Commercial-High (C-H), Agricultural-Low (A-L),
44 Residential-Medium (R-M), and Residential-Low (R-L) Zones all interface at the subject parcel.
45 Mr. Snyder explained that zoning is typically used to transition from one density to another, but
46 a transitional standard has not been extended to this neighborhood. The proposed rezone is
47 consistent with the General Plan, which specifies R-L or R-M for the area west of 500 West.
48 Staff considers that the proposed use would be consistent with the character of the area. The
49 proposed project could potentially impact the property directly to the west, which has a narrow
50 access to Porter Lane but would still be eligible for development. Infrastructure is ready and

1 available surrounding the subject property. The property slopes north, and two options are
2 available to accommodate drainage. Mr. Snyder stated that R-M is consistent with the General
3 Plan and meets other criteria. Staff recommends moving forward with the rezone.
4

5 The Commission discussed the property to the west, which is currently zoned
6 Agricultural-Low (A-L) with no active agricultural use, and the properties with two homes just
7 west of the church building on Porter Lane are zoned R-L. An island of R-L would be created
8 with the proposed rezone, but Mr. Snyder emphasized that both R-L and R-M are consistent
9 with the General Plan.
10

11 Chair Hirschi opened a public hearing at 8:04 p.m.
12

13 Barbara Finn – Ms. Finn lives in Shaela Park just south of the subject property, and is a
14 member of the Shaela Park HOA Board. Ms. Finn stated she feels the proposed assisted living
15 facility would decrease their property values and cause long-term traffic difficulties. She stated
16 a desire to keep the residential integrity of the neighborhood. The neighborhood is not in a
17 school busing zone, so students either walk or are taken to school by their parents and would
18 be impacted by the commercial traffic associated with an assisted living facility. Ms. Finn
19 pointed out that an unfinished care facility is already located quite near the property, and she
20 believes single-family homes would be a better use of the area.
21

22 Janice Frost – Ms. Frost is a Shaela Park resident and former member of the HOA
23 Board. She stated she felt the R-L Zoning was an enhancement to the neighborhood when the
24 property was previously rezoned. Although she understands the market became difficult, she
25 feels the market has improved and R-L may still be a viable option. Ms. Frost expressed the
26 concern that with an R-M Zone the developer would be free to build whatever they want if an
27 assisted living facility does not seem feasible. She asked about the density in the R-M Zone,
28 and mentioned that one of the two homes west of the church on Porter Lane next to the subject
29 property is abandoned and has become an eyesore. She feels the two properties should be
30 included in the proposed project. Ms. Frost said that if the residents had more information about
31 what is allowed in the R-M Zone they would be in a better position to address concerns. There
32 is already an assisted living facility that has never been fully occupied a few blocks away, and
33 she does not think another one is needed.
34

35 David Bell – Mr. Bell owns commercial property and a couple of homes that border the
36 property. He stated he remembers hearing the same arguments against the Shaela Park
37 development when it was proposed, yet it is now a nice residential community. He said he
38 thinks the proposed use is a good idea. Everyone would like to see single-family homes, but he
39 feels the aging population needs a place to go. Assisted living facilities are for those who are
40 fairly healthy and needing a place to visit with family and be surrounded by like citizens. He
41 does not feel it would negatively impact the neighborhood. Mr. Bell owns the property directly
42 west of the subject parcel. He said he feels Residential-High (R-H) would be a good use of his
43 property as a buffer zone.
44

45 Andy Hafoka – Mr. Hafoka owns the subject property as well as Handy Andy's
46 Landscaping. When he purchased the property there was nothing in the area. He was in favor
47 of the Shaela Park development because he knows people want to move to Centerville. He
48 would like to give others a chance to move to the community with his development. He stated
49 his intention of building a beautiful home on the two properties west of the church on Porter
50 Lane, which were intentionally left out of the project area. He thinks there are a lot of good

1 people that will move to Centerville if given the chance. He thanked the Planning Commission
2 for their kindness and service.
3

4 Nate Pugsley – Mr. Pugsley is an owner of Brighton Homes. He said Brighton Homes
5 has 20 years development experience and is excited to do a project in Centerville. They have
6 not finalized the use of the property, but need the rezone whether the use is an assisted living
7 facility, single-family detached homes, or some form of duplex. They believe the R-M density is
8 consistent with the General Plan and a good fit for the area. Mr. Pugsley stated that Brighton
9 Homes builds beautiful, upgraded homes. He said he is sensitive to the comments that have
10 been made. They are currently doing an economic study to determine the demand for an
11 assisted living facility in Centerville, and added that the newer Class A assisted living centers
12 that look like nice hotels are fully occupied with long waiting lists. Brighton Homes would
13 partner with an operating company with experience in operating Class A facilities. If the market
14 study comes back in two weeks saying the assisted living center would not be viable, they will
15 revert back to the cluster homes situation.
16

17 Commissioner Ince asked what Mr. Pugsley considers "Class A". Mr. Pugsley
18 responded with three examples: the Legacy Center on Center Street in Bountiful, the Inn at
19 Barton Creek next to the hospital in Bountiful, and another Legacy Center on Fairfield in Layton.
20

21 Ron DuPaix – Mr. DuPaix said his experience with assisted living facilities has been top
22 notch. He stated he feels we need to take care of the elderly, and Centerville has an aging
23 community. He feels the elderly members of the community are an asset, and would hate to
24 see them move away. He added that the development would include homes in addition to the
25 assisted living facility. Mr. DuPaix acknowledged that sometimes emergency vehicles are
26 needed in the middle of the night, but he feels Centerville needs to take care of the elderly.
27

28 At 8:26 p.m. Chair Hirschi closed the public hearing. He asked staff what the maximum
29 density is in the R-M Zone. Mr. Snyder responded that R-L allows 1-4 units per acre, and R-M
30 allows 1-4 units per acre, with a possible conditional use permit allowing 5-8 units per acre. The
31 conditional use permit takes traffic, buffering, and other issues into consideration. An assisted
32 living facility would be a conditional use. The conditional use is not a deniable process – the
33 use is allowed as long as impacts can be mitigated.
34

35 The subject property is 6.2 acres. Mr. Pugsley explained that the existing home would
36 likely be torn down since the placement would make development difficult. Commissioner Ince
37 referred to two assisted living centers in a residential neighborhood in Farmington, and asked
38 how something like that would integrate into the community. Mr. Snyder responded that he is
39 not familiar with Farmington's zoning, but single-family homes could be combined in a
40 development with an assisted living center in the R-M Zone. A single-family home can operate
41 as an assisted living center under Utah law, capped at eight residents, with stipulations. A
42 facility must be licensed if it has more than eight residents.
43

44 Commissioner Ince commented that it would make sense to know what the use will be
45 before making the decision to rezone from R-L to R-M. Chair Hirschi responded that the
46 applicant needs to know the zoning is in place before putting out money to move forward with
47 planning. Commissioner Johnson said it is his understanding that as Commissioners their role
48 is to analyze the proper zoning for an area separately from analyzing the intended use of a
49 property. To combine the two would be outside their role as Commissioners. Chair Hirschi
50 acknowledged that once a rezone occurs, there are uses that cannot be denied. He believes it

1 is a balancing act. Commissioner Randall stated the transition seems logical, but she does
2 have concerns about the density. Commissioner Hirst asked how many units would be allowed
3 with R-M. The applicant responded that a maximum of about 50 units would be possible with
4 the conditional use permit.

5
6 Chair Hirschi made a **motion** for the Planning Commission to recommend to the City
7 Council the following amendment to the Centerville City Zoning Map with Findings 1-5:

8
9 *Rezone parcels 03-001-0125 & 03-001-0145 (6.47 ACRES) owned by Atieli &*
10 *Monalisa Hafoka, from Residential-Low (R-L) to Residential-Medium (R-M).*

11
12 *Findings:*

- 13
14 1. The Planning Commission has sufficiently reviewed and considered the criteria found
15 in Section 12-21-080(e) of the Zoning Ordinance.
16 2. The Planning Commission finds that the rezone is consistent with the goals of the
17 General Plan, as found in Section 12-480-1(a).
18 3. The Planning Commission finds that the rezone does not create any additional
19 constraints or adverse effects concerning the existing ownership and/or parcel
20 configurations in the immediate vicinity.
21 4. The Planning Commission finds that the R-M request functions as an acceptable
22 medium residential buffer area that is compatible with the characteristic multi-zone
23 land use pattern for the immediate area.
24 5. The Planning Commission agrees that there is a need to provide housing for
25 "changing demographics" and that the allowed uses of the R-M Zone would facilitate
26 development of a variety of housing types within the city, as found in Chapter 12-
27 490-Moderate Income Housing Plan.

28
29 The motion was seconded by Commissioner Johnson and passed unanimously (5-0), with
30 Commissioner Kjar recused.

31
32 **PUBLIC HEARING – MICKELSON MEADOWS SUB – 696 E CENTER STREET**

33
34 Brandon Toponce, Assistant Planner, explained that the property owner, Dale
35 Engberson, desires to develop his property at 696 East Center Street, and is in the process of
36 selling it to the applicant, Brighton Homes. The developer desires to divide the property into
37 four lots and construct single-family homes on three of the lots. The current site is .94 of an
38 acre. Since the ordinance allows for a gross density to be measured (from the middle of the
39 street), the subdivision is well over an acre. An existing home on Lot 3 will remain for the
40 primary dwelling of the Engberson family. The garage of the existing home does not conform to
41 current setback standards, but no change is planned for the home and no adjustment will be
42 required. The area is zoned R-L, and the proposed lots meet street frontage requirements.
43 Lots 1-3 will face Center Street and Lot 4 will face 700 East. The applicant will need to provide
44 utility provider sheets for Lots 1, 2, and 4. Mr. Toponce stated that staff sees the development
45 as a benefit that will fit in with the community. Staff recommend acceptance of the conceptual
46 plan, and recommend that preliminary and final subdivision application be combined for
47 simultaneous review, as stated in Conditions (5) and (6).
48

1 An updated plat was provided to the Commission by Patrick Scott representing Brighton
2 Homes. Mr. Snyder explained the calculation of gross density. Mr. Scott expressed excitement
3 for the project, which he feels will be a great addition to the neighborhood.

4
5 At 8:49 p.m. Chair Hirschi opened a public hearing.

6
7 Dave Farnsworth – Mr. Farnsworth lives to the west of the subject property. He asked
8 what kinds of homes are planned for the property, and asked if Lots 1, 2, and 4 will have
9 traditional setbacks. He also asked if there are conditions for Lot 3 provisional to the project
10 going through.

11
12 Chair Hirschi closed the public hearing at 8:52 p.m.

13
14 Mr. Toponce responded to Mr. Farnsworth's comments stating that Lots 1, 2 and 4 will
15 be required to meet current setback standards. The City cannot require changes to the existing
16 home on Lot 3, but any additions or changes made to the home would have to meet the current
17 standards. Mr. Snyder added that non-conforming structures are protected under State law to
18 continue to exist if no changes are made. The other setbacks on Lot 3 conform to current
19 standards. The City does not regulate the types of homes built, but the maximum height is
20 restricted to 35 feet.

21
22 Mr. Scott stated that the types of homes will depend on the purchasers. The lots will
23 accommodate a regular home plan with a third car garage. Lot 4 is a little smaller and will
24 accommodate a slightly smaller home, similar in size to typical homes in any neighborhood in
25 Centerville.

26
27 Lisa Romney, City Attorney, suggested that the motion include a condition that lot lines
28 for Lots 3 and 4 are squared up by staff, and additional language to Condition (9) clarifying that
29 all lots shall have the required PUE per ordinance. Commissioner Hirst made a **motion** for the
30 Planning Commission to accept the conceptual subdivision plat for the proposed Mickelson
31 Meadows Subdivision, located at 696 East Center Street, subject to Conditions 1–11 with the
32 recommended addition to Condition (9), Findings 1-5, and provided the lot lines for Lot 3 and
33 Lot 4 are accepted by staff. Commissioner Ince seconded the motion, which passed by
34 unanimous vote (5-0), with Commissioner Kjar recused.

35
36 *Conditions:*

- 37
38 1. All professional service fees shall be paid.
39 2. A bond shall be posted for all public infrastructure and utility work to be conducted.
40 3. The final site plan shall indicate proper drainage and grading to be reviewed and
41 approved by the City Engineer.
42 4. The applicant shall indicate the adjacent property owners on the final plans.
43 5. The applicant shall submit the preliminary and final subdivision applications following
44 all applicable criteria in Chapter 15-3 and 15-4 of the Subdivision Ordinance.
45 6. The preliminary and final subdivision applications may be reviewed simultaneously
46 by the Planning Commission.
47 7. The closest fire hydrant shall be indicated on the final plans and reviewed and
48 approved by the South Davis Metro Fire Marshal and the Public Works Director.
49 8. The buildable pad for all 4 lots shall be indicated on the final plans.

9. The front easement on each lot shall be changed to indicate 10 feet, and all lots shall have the required PUE per ordinance.
10. All utilities shall be shown on the final subdivision plan to ensure adequate services.
11. All applicable utility provider sheets shall be submitted with the final subdivision application.

Findings:

1. The conceptual subdivision is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone (R-L) [12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone will be satisfied [Table 12-32-1].
4. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a conceptual subdivision application have been satisfied [Chapter 15-2].

PUBLIC HEARING – MILES MEADOWS SUBDIVISION – 580 EAST 100 SOUTH

Mr. Toponce explained that the Miles Meadows Subdivision property is .75 acres, with three lots proposed. The existing home on Lot 2 will be demolished to make way for a new home. The lots are all approximately the same size, with seven-foot easements on two sides and ten-foot front easements. A new sidewalk will be built along 100 South, with 80 feet of frontage on each of the homes. As with the Mickelson Meadows Subdivision, staff recommends preliminary and final subdivision applications be reviewed simultaneously. Mr. Toponce stated that staff recommends acceptance of the conceptual subdivision. Chair Hirschi asked about hillside issues. Mr. Toponce responded the proposed development is not within the hillside overlay.

Patrick Scott, representing Brighton Homes, stated that the Miles Meadows Subdivision is very similar to the Mickelson Meadows Subdivision. At 9:03 p.m. Chair Hirschi opened a public hearing.

Amy Kimball – Ms. Kimball asked how far the new sidewalk will extend.

John VanderMeide – Mr. VanderMeide lives directly north of the subject property. He stated that the previous owner of the land cleaned gun range soil of lead and other materials on the property for his livelihood. Mr. VanderMeide expressed concern regarding the safety of the soil on the property, and recommended testing and remediation before development. He asked which side of the street the sidewalk will be on.

Reg Miles – Mr. Miles lives directly behind the property in question and is brother to the previous owner of the subject property. He confirmed that his brother brought lead from various gun ranges onto the property. He advised that barrels will be found in an old reservoir on Lots 1 and 2 that should be checked for contamination.

Lorene Miles – Ms. Miles asked what kind of homes will be built and what direction they will run.

1 Gary Jollie – Mr. Jollie stated he is representing the MacLean family that lives directly
2 south at 575 East. He expressed a concern regarding the difference in elevation between the
3 subject property and their property, and asked what protection will be provided to protect their
4 property from drainage.

5
6 Louise Argyle – Ms. Argyle asked if the developer has considered how the new modern
7 homes will fit in aesthetically with the older surrounding homes.

8
9 Dale Engberson – Mr. Engberson stated he is the owner of both the Miles Meadows
10 Subdivision property and the Mickelson Meadows Subdivision property. He said he believes
11 Brighton Homes will do a good, quality job that he hopes everyone can be happy with. He
12 asked if the external boundaries will be clarified as part of the subdivision process. Mr.
13 Engberson said his son-in-law dug a large hole on the property and they did not see anything
14 concerning, but he agreed it is a good idea to have an environmental examination.

15
16 Florence Farnsworth – Ms. Farnsworth asked where the road for the catch basin is
17 located on the map. Mr. Toponce pointed out the road on the map.

18
19 At 9:14 p.m. Chair Hirschi closed the public hearing.

20
21 Mr. Scott responded to the comments and questions stating that Brighton Homes builds
22 traditional, timeless homes that are not too trendy in architecture. He said he believes the
23 homes will be a great addition to the community. Brighton Homes plans to have an
24 environmental site assessment done, and Mr. Scott expressed a desire to collect the contact
25 information of the neighbors adding that an environmental assessment is only as good as the
26 knowledge of what has occurred on the property. The sidewalk will be constructed on the south
27 side of 100 South and will only run the length of the subdivision. Mr. Snyder stated that the City
28 Public Works Director will look at the area and evaluate if the budget exists to install additional
29 sidewalk. Mr. Scott confirmed that drainage and grading will be addressed as part of the
30 subdivision process. The homes will front to the north on 100 South with standard setbacks.

31
32 Mr. Scott stated retaining walls will likely be necessary. Regarding sightlines to other
33 homes, Mr. Snyder responded that the ordinance allows any home to be built to a 35-foot
34 height. Mr. Snyder explained the calculation of elevations on a sloped property, and stated that
35 the average of all four elevations cannot exceed 35 feet.

36
37 Commissioner Randall made a **motion** for the Planning Commission to accept the
38 conceptual subdivision plat for the proposed Miles Meadows Subdivision, located at 580 East
39 100 South, subject to Conditions 1–11 and Findings 1–5. Commissioner Ince seconded the
40 motion. Chair Hirschi asked if a requirement for an environmental study is included. Mr.
41 Toponce suggested adding a requirement to Condition (4). Chair Hirschi proposed an
42 amendment to the motion that a Condition (12) be added requiring that the applicant will obtain
43 a Phase 1 environmental site assessment. Commissioner Johnson seconded the motion to
44 amend, which passed by unanimous vote (5-0). The amended motion passed by unanimous
45 vote (5-0), with Commissioner Kjar recused.

46
47 *Conditions:*

- 48
49 1. All professional service fees shall be paid.

2. Removal of the home shall take place or a bond shall be posted for the demolition of the existing building located on the property line of Lots 2 and 3.
3. A bond shall be posted for all public infrastructure and utility work to be conducted.
4. The final subdivision plan shall indicate proper drainage and grading to be reviewed and approved by the City Engineer.
5. The applicant shall submit the preliminary and final subdivision applications following all applicable criteria in Chapter 15-3 and 15-4 of the Subdivision Ordinance.
6. The preliminary and final subdivision applications may be reviewed simultaneously by the Planning Commission.
7. The closest fire hydrant shall be indicated on the final plans and reviewed and approved by the South Davis Metro Fire Marshal and the Public Works Director.
8. The "buildable pad" for all 3 lots shall be indicated on the final plans.
9. The front easement on each lot shall be changed to indicate 10 feet.
10. All utilities shall be shown on the final site plan to ensure adequate service.
11. All applicable utility provider sheets shall be submitted with the final subdivision application.
12. The applicant will obtain a Phase 1 environmental site assessment.

Findings:

1. The conceptual subdivision is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone (R-L) [12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone will be satisfied [Table 12-32-1].
4. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a conceptual subdivision application have been satisfied [Chapter 15-2].

LEGISLATIVE UPDATE – 2014 GENERAL SESSION – PLANNING RELATED BILLS

Lisa Romney, City Attorney, provided a summary of ten bills passed during the 2014 General Legislative Session that relate to planning. A copy of her presentation is attached.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- The Planning Commission will next meet on September 10, 2014.
- Chair Hirschi made a **motion** to replace the September 24, 2014 Planning Commission meeting with the west side open house, with a Planning Commission meeting after the open house if necessary. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 9:59 p.m. Commissioner Johnson made a **motion** to adjourn. Commissioner Hirst seconded the motion, which passed by unanimous vote (6-0).

PRELIMINARY DRAFT

Planning Commission Meeting
August 27, 2014

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David P. Hirschi, Chair

Date Approved

Katie Rust, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: FRED HALE / CHAD SALMON
C/O H&S LLC
1778 WEST 1180 SOUTH
WOODS CROSS, UTAH 84087
chad@salmonelectric.com
fredh@colonialbuilding.com

PROPERTY: SOUTHWEST CORNER OF PARRISH LANE & 1250 WEST

ACREAGE: 12.15 ACRES

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

APPLICATION: PRELIMINARY SUBDIVISION PLAN - LEGACY TRAIL
SUBDIVISION (4 LOTS)

CODE REVIEW SUMMARY: PRELIMINARY SUBDIVISION REGULATIONS
PDO APPROVAL FOR THE LEGACY TRAIL
DEVELOPMENT

STAFF RECOMMENDATION: APPROVE PRELIMINARY SUBDIVISION PLANS

BACKGROUND

The applicants desire to move forward with subdividing the land associated with the Legacy Trail Development. This planned development project was approved earlier this year by the City. The Legacy Trail Development contains a non-traditional land use pattern involving an integrated mixture of uses. Thus, the subdivision will require a cohesive review and approval approach to ensure that the subdivision addresses the needs of the entire project.

On July 23, 2014, the Planning Commission accepted the conceptual subdivision plan for the proposed project. This acceptance included a review for the applicable subdivision standards and the related PDO (planned development overlay) approval conditions. The resulting conceptual acceptance by the Commission rendered 12 directives for submitting the preliminary subdivision plan.

<http://centervillepublic.novusagenda.com/CoverSheet.aspx?ItemID=722&MeetingID=67>

REVIEW OF PREVIOUS CONCEPTUAL SUBDIVISION DIRECTIVES

Provided below is staff's review of the Planning Commission's conceptual plan directives relative to the applicant's preliminary subdivision plan submittal:

1. In accordance with the City's Subdivision Ordinance, the applicant must prepare and submit an application for preliminary subdivision approval.

Staff Comment: The application was received by the City on July 30, 2014.

2. In accordance with the City's Subdivision Ordinance, the applicant must prepare and submit a preliminary subdivision plan, as outlined in the City's Subdivision Ordinance.

Staff Comment: The original preliminary plan submittal was reviewed by staff and deemed incomplete on August 11, 2014, in which the applicant was notified by email. The submittal was recently deemed sufficient and scheduled for the September 10, 2014 Planning Commission meeting.

http://www.centervilleut.net/administration.title_15.html

3. The preliminary subdivision plan submittal must address the design and construction of the required internal cross-access and circulation system. Such design and construction plan needs to ensure that each phase or lot to be developed can function in its entirety without the need to rely on an adjacent or other phase to be developed within the project.

Staff Comment: The submittal provides a narrative along with construction plans addressing the phasing of the subdivision improvements. An item of concern for staff is the phasing of the various access points. The submitted plan sheets provide one single access point for Lot 4 until other lots develop. The City staff understands that Lot 4 will be the initial phase to be developed. The City staff does not believe that a single-access point for 162 residential units meets the needs of this entire phase while waiting for future development within the project. Both the City Engineer and Public Works Director believe that the Parrish Lane access needs to be installed to a point that it connects to internal access loop for Lot 4. Planning Staff also concurs with establishing this access point and connection to make Lot 4 and its planned uses self-sufficient.

4. For the master trail/pathway system, UDOT, the City, and applicable off-site owners need to come to a written agreement about the design, funding, construction and maintenance of this system improvement. Such an agreement is to be submitted with the preliminary subdivision plans and may include a memorandum of understanding or other written method deemed acceptable to the City and the related parties.
5. As part of the master trail/pathway system (*being a public improvement*), a landscaping design component must be prepared and submitted. This needs to be completed in order for such improvements to be installed as part of the subdivision improvements.

6. The small parcel along Parrish Lane that is being dedicated to UDOT, must be addressed with the preliminary plans. It is not clear if this is being done prior to or as part of the subdivision plat.

Directives 4-6, Staff Comment: The submitted plans address the installation of the proposed trail from 1250 West & Parrish Lane to the Birnam Woods Trailhead. Both the City (*via communication with Steve Thacker and a meeting with the City Council*) and UDOT (*via a written response*) have provided their input into the design and layout. However, some final details remain to be addressed for each entity, which will be part of the final subdivision plan and plat submittals. Below are a few summary items or highlights to be finalized on the construction plans:

- The applicant & City Council discussed that the trail ought to run from 1250 West & Parrish to the Birnam Woods Trailhead
- The applicant & City Council discussed that the trail pathway and associated landscaping ought to be a “drought tolerant” design to better facilitate maintenance of the trail system
- The applicant & City Council discussed that the trail ought to be a minimum of 8 feet in width to allow for multi-mode traffic
- UDOT prefers portions of the trail to be located completely within their right-of-way to facilitate its construction, which will require some parcel dedications
- UDOT and applicant to establish a non-access line with fencing to prohibit users from access to the roadway and ramp systems along sections of the trail
- UDOT will require some curb and gutter changes, re-striping, and a restriction median, as part of traffic circulation patterns
- UDOT will not participate in maintaining and operating the trail system

<http://www.centervilleut.net/agendasminutes.cc08192014rccm.html>

7. The right turn pocket for 1250 West is depicted; however, it appears that it comes at the consequence of eliminating a standard park-strip. This was not approved in the original terms and conditions of the PDO approval (*see PDO Approval Condition #4*). Thus, there is a need to amend the PDO approval or correct the plans. The City Engineer needs to weigh in on this issue.

Staff Comment: The construction drawings have been corrected and include the right turn pocket.

8. The PDO approval requires the use of “stamped designed pedestrian” crossing for all pathways intersecting drive approaches or circulation lanes (*see PDO Approval Condition #7 and Parrish Lane Gateway Design Standards Section 12-63-060.3*). There are three (3) locations to be addressed: (1) the access at Parrish Lane for Lots 1 & 4; (2) the north access for Lots 1 & 2; (3) and the 1250 West roundabout between Lots 2 & 3. The discussion needs to occur as to whether all or part of the crossings should be done now with the subdivision improvements or later with each site plan approval. In addition, the City Engineer needs to weigh in on this issue.

Staff Comment: Staff recommended and the developer seems to agree that the Parrish Lane and the roundabout crossings are to be installed with the 1st Phase, while the third crossing is being delayed until Lots 1 or 2 are developed.

9. The applicant will need to coordinate the proposed subdivision construction plans with the City Engineer and applicable agencies to confirm utility service line placement, storm drainage lines, fire service/protection issues, and other related improvements. In addition to these other custom utility lines, the Subdivision Ordinance requires a seven-foot (7') easement on all rear lot lines and on one (1) of side lot lines.

Staff Comment: The service lines and other support facilities are continually being discussed with the City Engineer and utility service providers. To date, the construction drawings are generally deemed acceptable by the City Engineer for preliminary plan purposes.

10. As it has been discovered, there are significant amounts of debris and fill. These discoveries and soil engineering recommendations need to be checked and coordinated with the construction improvements for subdivision approval. The City Engineer needs to weigh in on this issue as the subdivision construction documents are prepared and submitted for preliminary and final subdivision approvals.

Staff Comment: An updated soils report has been discussed and reviewed with the City Engineer. To date, the construction drawings are generally deemed acceptable by the City Engineer for preliminary plan purposes.

11. As part of the preliminary subdivision plan submittal, the applicants need to secure permission or authorization from all legal owners of property within the proposed subdivision or have executed purchase and ownership of the properties.

Staff Comment: All property owner affidavits have been submitted to the City.

12. As part of the preliminary subdivision plan submittal, the applicants will need to provide the required title reports for review by the City.

Staff Comment: An updated title report has been submitted to the City and is being reviewed by the City Engineer at this time.

PLANNING STAFF RECOMMENDATION

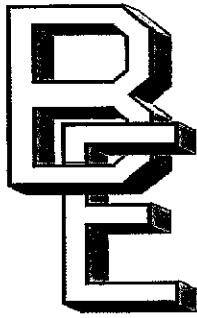
Motion: Suggested Motion for preliminary subdivision plan approval for the Legacy Trail Subdivision. I hereby make a motion for the Planning Commission to approve the preliminary subdivision plans for the Legacy Trail Subdivision, with the following conditions to be completed or submitted for further consideration, as part of the next subdivision application:

1. In accordance with the City's Subdivision Ordinance, the applicant shall prepare and submit an application for final subdivision plat approval.
2. The final subdivision plat and plans shall reflect the layout and design submitted with this preliminary plan approval, except where modified by this preliminary approval or as part of the subsequent final subdivision plat and plan review and approval.

3. In accordance with the City's Subdivision Ordinance, the applicant shall prepare and submit the final subdivision plat and plans, as outlined in the City's Subdivision Ordinance.
4. The final plat and/or plans shall also address the following:
 - a. The Parrish Lane access shall be installed to a point that it connects to internal access loop for Lot 4.
 - b. The trail system shall run from 1250 West & Parrish to the Birnam Woods Trailhead.
 - c. The trail pathway and associated landscaping shall be a "drought tolerant" design to better facilitate maintenance of the trail system.
 - d. The trail shall be a minimum of 8 feet in width to allow for multi-mode traffic.
 - e. As acceptable to the City and UDOT, the trail shall be located completely within their right-of-way to facilitate its construction and will require some parcel dedications.
 - f. As acceptable to the City and UDOT, the trail system shall establish a non-access line with fencing to prohibit users from access to the roadway and ramp systems along sections of the trail.
 - g. As acceptable to the City and UDOT, the final plans and plat shall provide or comply with curb and gutter changes, re-striping, and a restriction median, as part of traffic circulation patterns.
 - h. With regards to the trail system, the final plat and plans shall be reviewed by both the City and UDOT. The applicant shall provide written acceptance from each entity.
5. The final plat and plans shall be deemed acceptable by the applicable City staff, specifically by the City Engineer and City Attorney, as per applicable Ordinances adopted by the City or as per the PDO approval related to the development.

Suggested Reasons for the Action (Findings):

- a. The Commission finds that the proposed subdivision is subject to the terms and conditions of the PDO approval for the Legacy Trail Apartment Project.
- b. The Commission finds that the submitted preliminary plans are sufficient in scope to access the subdivision's probable compliance with the City's General Plan, Zoning, Subdivision, and other applicable regulations adopted by the City.
- c. The Commission finds that the conditions of the preliminary plan approval address the adequacy for probable compliance with the adopted regulations and provide needed feedback for preparing and submitting a final subdivision plat and plan application.



Balling Engineering

323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: jscottballing@gmail.com

August 8th, 2014

Corvin Snyder
Community Development Director
Centerville, City
Email: csnyder@centervilleut.com

RE: Legacy Trails Subdivision Improvements

Dear Cory:

The following is a narrative response to the letter sent to Fred Hale and Chad Salmon dated July 25, 2014.

Item #1 – *Submittal of Preliminary Subdivision Application*

This item will be handled by the Owners.

Item #2 – *City Subdivision Plans as outlined by the City's Subdivision Ordinance*

Attached are copies of the Preliminary and Final Plans for review by Centerville City according to the Subdivision Ordinance

Item #3 – *The preliminary subdivision plan submittal must address the design and construction of the required internal cross-access and circulation system. Such design and construction plan needs to ensure that each phase or lot to be developed can function in its entirety without the need to rely on an adjacent or other phase to be developed within the project.*

The proposed phasing of this project is shown on the attached site plans (Sheet C101 and C102). These plans show that access for the first phase will be through a connection to the existing round-about on 1250 West Street. All improvements and ties to 1250 West at this round about are included within Phase 1. There is also internal looping within phase 1 such that fire truck and emergency vehicles can adequately loop throughout the system. Water connections will be made at two locations for a looping system as shown on sheets C103 and C104. The access to the Legacy Trail will be provided as shown from 1250 West Street to the existing trail as part of Phase 1. It is my understanding that the owners have previous met with the Fire Marshall who has approved the emergency access requirements.

Item #4 – *For the Master trail/pathway system, UDOT, the City, and applicable off-site owners need to come to a written agreement about the design, funding, construction, and maintenance of this system improvement. Such agreement is to be submitted with the preliminary subdivision plans and may include a memorandum of understanding or other written method deemed acceptable to the City and the related parties.*

The owners and I have met several times with UDOT regarding the Trail Improvements. Attached is a copy of our latest correspondence with UDOT. They have given us indication that this will be the final review of plans prior to their approval. This approval includes the improvements shown on Sheets C301 through C303. All areas of the trail will be dedicated to

UDOT for their perpetual ownership as shown on the proposed Final Plat, Sheet C201. The Owner has agreed that the construction costs will be at their expense. It is our understanding that Centerville City is moving forward with an agreement with UDOT for the continued maintenance of the trail.

Item #5 – As part of the master trail/pathway system, a landscaping design component must be prepared and submitted...

It is my understanding that the owner and architect are proceeding with the landscaping plans for the trail.

Item #6 – The small parcel along Parrish Lane that is being dedicated to UDOT, must be addressed with the preliminary plans. It is not clear if this is being done prior to or as part of the subdivision plat.

The Final Plat which is intended to be recorded prior to Phase 1 development clearly shows that Parcel A will be dedicated to UDOT as part of the subdivision plat.

Item #7 – The right turn pocket for 1250 West is depicted, however, it appears that it comes at the consequence of eliminating the standard park-strip. This was not approved in the original terms and conditions of the PDO approval. Thus, there is a need to amend the PDO approval or correct the plans. The City Engineer needs to weigh in on this issue.

We have corrected the plans and added a park strip along 1250 West as shown on the Site Plan sheet C101. This requires an additional dedication of a 4 ft. wide strip of land along 1250 West to Centerville City for the location of the Sidewalk. This dedication is shown as Parcel C on Sheet C101 and is also shown on the Final Plat Sheet C201.

Item #8 – The PDO approval requires the use of "stamped designed pedestrian" crossing for all pathways intersecting drive approaches or circulation lands...

We have shown stamped ADA ramps at all the locations requested on Sheet C101 and C102. We have shown how with the improvements of Phase 1 the access to the Legacy Trail will be provided throughout the subdivision from 1250 West Street.

Item #9 – The applicator will need to coordinate the proposed subdivision construction plans with the City Engineer and applicable agencies to confirm utility service line placement, storm drainage lines, fire service/protection issues, and other related improvements. In addition to these other custom utility lines, and Subdivision Ordinance requires a seven-foot easement on all rear lot lines and on one of the side lot lines.

We have attached Sheets C103 and C104 which show all the locations of the proposed utility lines for city review. In addition we have provided the requested easement as well as additional easements to service all of these proposed utilities. These easements are shown on the Final Plat, Sheet C201 for your review.

Item #10 – As it has been discovered, there are significant amounts of debris and fill. These discoveries and soil engineering recommendations need to be checked and coordinated with the construction improvements for subdivision approval. The City Engineer needs to weigh in on this issue as the subdivision construction documents are prepared and submitted for preliminary and final subdivision approvals.

It is my understanding that the owner has consulted with AGEK for all geotechnical related issues.

Item #11 – As part of the preliminary subdivision plan submittal, the applicants need to secure permission or authorization from all legal owners of property within the proposed subdivision or have executed purchase and ownership of the properties.

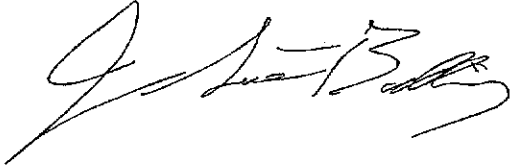
It is my understanding that the Owner will provide this documentation.

Item #12 – As part of the preliminary subdivision plan submittal, the applicants will need to provide the required title reports for review by the City.

It is my understanding that the Owner and Aspen Title Company are providing this information.

Thanks for your considerations. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Scott Balling". The signature is fluid and cursive, with a large initial "J" and a stylized "B" at the end.

J. Scott Balling, P.E.

Cc: Kevin Campbell kevin.campbell@esieng.com

Fred Hale fredh@colonialbuilding.com

Chad Salmon chad@salmonelectric.com

Being a Part of the Southeast Quarter of Section 12, T.2N., R.1W., S.1B.& M. Centerville City, Davis County, Utah

(1/4 Section Line)

2,643.55

Surveyor's Certificate

Parish Lane
1905

ENDPAGES

Date Wash Surveyor No. 162195

Owner's Dedication

05°54'34"E 525.75 N, from the Center of red Scallan 122.0 to 20.25 N, along the Boundary E/W Line of Purcell Lake

identifies the threat of global warming caused by air transportation and the need for a "carbon footprint" and other measures to be introduced in the U.S. and elsewhere to reduce greenhouse gas emissions. The book also includes information for parliamentarians. The authors discuss Poland's and oil and public utility companies as business partners in Canada City for public use and on the Internet. The book also includes information on the use of the Internet to support and defend the city's economic development and the city's economic development and the city's economic development and the city's economic development.

[illegible]

Fred L. Hodge, Manager
 Card Solutions Manager
 Lantieri Trillio LLC
 A United Universal Company

day of _____ 2014.
 to all/its/their of New Brunswick and New York
 Acknowledgement

[illegible]

On May 19, 1967, the defendant Henry Public Trust, a charitable corporation, deposited \$100,000 in the defendant's bank account. The defendant's bank account was established in the name of the defendant's corporation, who duly acknowledged its receipt of the deposit. The defendant's bank account was established in the name of the defendant's corporation, who duly acknowledged its receipt of the deposit. The defendant's bank account was established in the name of the defendant's corporation, who duly acknowledged its receipt of the deposit.

[illegible]

Centerville City Council Approval
Presented to the City Council of Centerville City, Utah, this _____ day of _____, 2014 at which time the _____ Resolution was approved and adopted.
By Resolution Attest: _____

Recommended for Approval
Recommended for approval by _____ day of _____ 20____
San Francisco City Planning Commission Chairman

Recommended for Approval
Recommended for approval by _____ day of _____ 20____

Curve Information

Curve	Median	Length	Angle	Curve	Chord Length
C1	506.53	19.26	12.52.53	175.15	182.55.42
C2	504.54	14.56	17.10.16	48.11	187.02.72
C3	504.54	14.56	17.10.16	35.51	181.40.53
C4	1051.51	113.54	5.04.48	113.45	180.34.13
C5	516.13	16.42	18.46.18	48.46	186.46.18
C6	4228.14	18.21	17.07.45	18.21	285.25.21

Recommended for Approval
 Recommended for approval this _____ day of _____, 20____.
 Indianapolis City Attorney: _____

Notes:

62	42.00	6.8	55.0	10.2	6.9	10.2	10.2
63	77.00	8.8	8.8	8.8	8.8	8.8	8.8
64	40.00	6.5	55.0	10.2	6.9	10.2	10.2
65	40.00	6.5	55.0	10.2	6.9	10.2	10.2
66	40.00	6.5	55.0	10.2	6.9	10.2	10.2
67	40.00	6.5	55.0	10.2	6.9	10.2	10.2
68	40.00	6.5	55.0	10.2	6.9	10.2	10.2
69	40.00	6.5	55.0	10.2	6.9	10.2	10.2
70	40.00	6.5	55.0	10.2	6.9	10.2	10.2
71	40.00	6.5	55.0	10.2	6.9	10.2	10.2
72	40.00	6.5	55.0	10.2	6.9	10.2	10.2
73	40.00	6.5	55.0	10.2	6.9	10.2	10.2
74	40.00	6.5	55.0	10.2	6.9	10.2	10.2
75	40.00	6.5	55.0	10.2	6.9	10.2	10.2
76	40.00	6.5	55.0	10.2	6.9	10.2	10.2
77	40.00	6.5	55.0	10.2	6.9	10.2	10.2
78	40.00	6.5	55.0	10.2	6.9	10.2	10.2
79	40.00	6.5	55.0	10.2	6.9	10.2	10.2
80	40.00	6.5	55.0	10.2	6.9	10.2	10.2
81	40.00	6.5	55.0	10.2	6.9	10.2	10.2
82	40.00	6.5	55.0	10.2	6.9	10.2	10.2
83	40.00	6.5	55.0	10.2	6.9	10.2	10.2
84	40.00	6.5	55.0	10.2	6.9	10.2	10.2
85	40.00	6.5	55.0	10.2	6.9	10.2	10.2
86	40.00	6.5	55.0	10.2	6.9	10.2	10.2
87	40.00	6.5	55.0	10.2	6.9	10.2	10.2
88	40.00	6.5	55.0	10.2	6.9	10.2	10.2
89	40.00	6.5	55.0	10.2	6.9	10.2	10.2
90	40.00	6.5	55.0	10.2	6.9	10.2	10.2
91	40.00	6.5	55.0	10.2	6.9	10.2	10.2
92	40.00	6.5	55.0	10.2	6.9	10.2	10.2
93	40.00	6.5	55.0	10.2	6.9	10.2	10.2
94	40.00	6.5	55.0	10.2	6.9	10.2	10.2
95	40.00	6.5	55.0	10.2	6.9	10.2	10.2
96	40.00	6.5	55.0	10.2	6.9	10.2	10.2
97	40.00	6.5	55.0	10.2	6.9	10.2	10.2
98	40.00	6.5	55.0	10.2	6.9	10.2	10.2
99	40.00	6.5	55.0	10.2	6.9	10.2	10.2
100	40.00	6.5	55.0	10.2	6.9	10.2	10.2

At Cambridge we based on Dorset County Surveyor's Office datum.

0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5
0.00	0.01	0.02	0.03	0.04	0.05	0.06	0.07	0.08	0.09
0.10	0.11	0.12	0.13	0.14	0.15	0.16	0.17	0.18	0.19
0.20	0.21	0.22	0.23	0.24	0.25	0.26	0.27	0.28	0.29
0.30	0.31	0.32	0.33	0.34	0.35	0.36	0.37	0.38	0.39
0.40	0.41	0.42	0.43	0.44	0.45	0.46	0.47	0.48	0.49
0.50	0.51	0.52	0.53	0.54	0.55	0.56	0.57	0.58	0.59
0.60	0.61	0.62	0.63	0.64	0.65	0.66	0.67	0.68	0.69
0.70	0.71	0.72	0.73	0.74	0.75	0.76	0.77	0.78	0.79
0.80	0.81	0.82	0.83	0.84	0.85	0.86	0.87	0.88	0.89
0.90	0.91	0.92	0.93	0.94	0.95	0.96	0.97	0.98	0.99

July, 2014
Scale: 1" = 60'

Legend

Boundary Line —————

Public Utility Easements - - - - -

Common Right of Way Boundary

Overhead Power Easement - - - - -

Balling Engineering
323 Essex Street
P.O. Box 404

Question 105 **Rebar** _____
 Center Line _____
 Lot Lines _____
 Set Rebar and Cap

Davis County Recorder

Conoverville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 298-0719

Copy No. _____ Fee Paid _____ Paid for _____
and Received This _____ day of _____, 20____

Brose Monument
Section Corner

Unit's Identity Number _____
 Deputy Identifier _____

1000 JOURNAL OF CLIMATE

C201 - F

U201 - Final Price
8-11-14



Balling Engineering

323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: jscottballing@gmail.com

August 8th, 2014

Tommy Vigil
Region Right-of-Way Control Coordinator
Email: tvigil@utah.gov

RE: Legacy Trails Subdivision and Parrish Lane Improvements

Dear Tommy:

The following is a response to the letter that I received dated August 1, 2014. It also answers questions from the discussion which we had with Paul Egbert on July 9th at the Region One offices. I am sending copies of the letter to Paul as well as Essy Rahimzadegan for their review.

Item 1 - *Minutes from meeting of July 9th*
No Comments

Item 2 - *Need to clarify on plan set what is existing ROW lines and what is proposed. Also clarify what is right of way line and what is the N/A (No Access) line. Show begin and end of N/A and L/A lines in particular along Parrish Lane. When placing trail minimize impacts to N/A/ line where possible, as this will simplify and speed up process of application.*

Right-of-Way Line

Attached are drawings C101 and C102. These drawings show the existing and proposed Right of way Lines along the Legacy Highway and Parrish Lane. The Right of way will remain unchanged with the following two modifications.

Parcel A, as shown on sheet C101, along the south boundary of Parrish Lane will be dedicated to UDOT such that the proposed new trail will be completely on the UDOT Right of way. This will also allow for the moving of the Curb along the south side of Parrish Lane to accommodate the left turn lane into this project.

Parcel B, as shown on sheet C102, along the east boundary of the Legacy Highway will be dedicated to UDOT such that the proposed new trail will be completely on the UDOT Right of way. This alignment of the trail is necessary because of the steep existing grades to the west on the Legacy Highway.

The Final Plat, attached sheet C201, shows how we intend to dedicate these parcels to UDOT. Please let us know if you need any additional dedication formats.

No Access Line

I have done my best to determine the location of the existing No Access Line. I have requested information from Essy Rahimzadegan as well as personally searched for any recorded information at the Davis County Recorder's Office. At this point the best information that I can gather is the details shown on Sheet 17 of the Right-of-way drawings for Project No. SP-0067(1)0. This drawing was provided to me at the July 9th meeting. The drawing shows the N/A/ Line having a radius of 626.468m (2,055.34 ft.). I have done my best to locate this line on

the attached sheets C101 and C102. We are proposing a new N/A line along Parrish Lane, (as shown on sheet C101) which will be 10 ft. to the North of the new proposed Right of Way Line such that the trail can be located in the space between. Along the Legacy Highway all the proposed trail improvements, including the new fence will be at least 10 ft. beyond the N/A/ Line as shown. I have also attached copies of sheets C301, C302, and C303 which show the N/A Line and trail improvements for the entire length including areas to the south to the connection with the existing Legacy Trail. With this alignment we see no required changes in the N/A/ Line along the Legacy Highway.

Item 3 – *Extend 12' Right turn lane to the west end of development and Legacy off ramp. This may include reconstruction/relocation of both inlets in curb and gutter. Modification of radius from off ramp is expected but likely can be done without relocation of luminaire in corner. With the widening of the pavement, the additional ROW parallel to Parrish Lane is required to accommodate the rest of the improvements including trail, curb and gutter, parks strip, etc..*

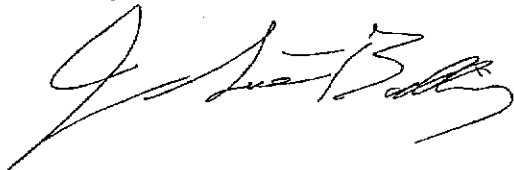
The final design of the curb and gutter and trail improvements along Parrish Lane have been shown on the attached sheet C303. This plan includes all the revisions requested including extending the Curb and Gutter to a connection near the existing Luminaire, relocation of both inlet boxes and relocation of trail and park strip. The dedication requirements for these improvements have previously been discussed in Item 2 above.

Item 4 – *Extend west the 4" broken white line to the off ramp. The raised median is to be a back to back B5 curb. Remove cross walk and stop bar across Parrish Lane. Remove and replace left turn arrows only (locate behind future stop bar, for future signal). No thru arrows or right arrows needed. 8" white line to be 100 ft. in length. Striping between thru lanes is to be 4" broken. Paint and message removal is to be done by water blasting methods only. Place stop bar behind crosswalk on access opening. Place right only sign below stop sign at access opening.*

We have made all of the requested modifications to Sheet C401 which is attached for your review.

Thanks for your considerations. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Scott Balling', with a stylized flourish at the end.

J. Scott Balling, P.E.

Cc: Paul Egbert pegbert@utah.gov
Essy Rahimzadegan erahimzadegan@utah.gov
Fred Hale fredh@colonialbuilding.com
Chad Salmon chad@salmonelectric.com

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: **ROBERT AND HOLLY SNYDER
1511 NORTH FORD CANYON DRIVE
CENTERVILLE CITY, UT 84014**

APPLICANT: **MERRILL SHERIFF CONSTRUCTION
707 NORTH 1000 WEST
CENTERVILLE, UT 84014**

PROPERTY: **1312 & 1318 WEST 75 NORTH, LOT 2 & 3, EVERGREEN
BUSINESS PARK**

ACREAGE: **.70 ACRES**

ZONING: **INDUSTRIAL-HIGH (I-H)**

APPLICATION: **FINAL SITE PLAN APPROVAL FOR RENATUS
OFFICE/WAREHOUSE**

USE: **OFFICE/WAREHOUSE**

RECOMMENDATION: **APPROVE THE FINAL SITE PLAN**

BACKGROUND

On August 13, 2014, the Planning Commission accepted the conceptual plan for the Renatus Office/Warehouse Building. The applicant now desires to receive approval of their final site plan for the new development located at 1312 & 1318 West 75 North, found on Lots 2 and 3 of the Evergreen Business Park. The applicant has combined both lots in order to develop the entire site as one piece. The building will consist of 4,320 square feet for the warehouse, or studio as it has been indicated on the plans, and two floors of office space at 2,820 square feet for each floor.

PREVIOUS CONDITIONS OF APPROVAL, AUGUST 13, 2014

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
 - **Staff Response:** A complete final site plan application was submitted on August 21, 2014.

2. Building elevations shall be submitted indicating the total height of the proposed structure, final materials and colors.

➤ **Staff Response:** The applicant has submitted elevation drawings showing the final architectural depiction. The structure will consist of split face CMU with accent block recessed into the building on the wall facing the street. These accent blocks will be a differing color than the rest of the building and will have wall-mount down lighting just above these areas. The front entrance will consist of glass windows and random stacked rock. The top of the structure consists of crown molding, giving the building a total height of 26 feet. The entire structure appears to have earth tone colors that will blend in well with the surrounding buildings and landscape.

3. The location of all signage shall be indicated on the building elevations and on the site plan, if a monument sign is preferred.

➤ **Staff Response:** In speaking with the applicant, he only desires to have a monument sign located at the front east entrance of the property. However, all permits for signage will be reviewed under a sign permit application. The applicant will need to make sure that it meets all applicable standards found within Chapter 12-54 of the Zoning Ordinance.

4. Total square footage of office space and warehouse space shall be submitted with the final plans as to calculate the required parking.

➤ **Staff Response:** The warehouse or studio, as labeled on the plans, has the total square footage listed as 4,320. The office area has a total for both floors at 5,640 square feet. According to Table 12-52-1 of the Zoning Ordinance, "office space" requires 1 space per 200 square feet and "warehousing" is 1 space per 1,000 square feet. This would require a total of 33 parking stalls be located on site. According to the site plan, the applicant will be providing 35 stalls, therefore meeting the requirement of the Ordinance.

5. A landscaping plan shall be submitted and indicate the following:

- a. Total overall percentage of landscaping
- b. Total parking lot percentage of landscaping
- c. Location, types and total number of plantings

➤ **Staff Response:** Since the project is .70 of an acre, it does not require a landscape architect design for the landscaping plan. Mr. Sheriff has designed the landscaping plan, which depicts the following information:

- Total Landscaping – 24%
- ***Total Parking Lot Landscaping Percentage – Not indicated***
- Location and types of plantings – 12 Flowering Pear trees

8 Rose of Sharon shrubs (missing 2)

Staff is confident the applicant has met the landscaping percentages for the parking lot area. However, the applicant will need to submit an updated landscaping plan showing the two additional shrubs somewhere within the parking

lot area and the total parking lot landscaping percentage. This clarification will need to be submitted prior to a building permit being issued.

6. Detail concerning the location of the trash enclosure and the design and style of the screening wall shall be submitted with the final site plan.
 - **Staff Response:** The dumpster and enclosure will be located on the northwest portion of the property adjacent to the structure. The outside will be split face CMU, which will match the building and have a precast concrete cap. The gate will be an obscured chain link.
7. All roof and wall-mounted equipment shall be shown on the final plans as being screened from view.
 - **Staff Response:** It does not appear that any roof-mounted mechanical equipment is in view. However, they do have skylights that are visible from the roof, which are acceptable and not considered mechanical equipment.
8. Utility provider sheets shall be submitted as part of the final site plan application package.
 - **Staff Response:** Staff has received provider sheets from the South Davis Sewer District and Questar Gas. *All other applicable sheets must be submitted prior to the building permit being issued, including the South Davis Metro Fire District.*
9. The southeast driveway shall be moved 3 feet further to the east to accommodate space around the water meter.
 - **Staff Response:** A notation on the plans has been indicated that the southeast driveway will be reduced to accommodate the water meter safe distance of 3 feet. The final site plan notation also stated the driveway may be reduced up to a minimum of 16 feet. Although this is an acceptable amount as per the City Engineer, the applicant will still be responsible in coordinating this change with the City Engineer and Public Works Director.
10. Applicant shall record appropriate documents with the Davis County Recorder's Office to combine the two (2) lots into one (1) lot and vacate or move any easements under the proposed building area. Sufficient evidence of the combining of the lots and vacation of easements shall be submitted to and confirmed by the City prior to issuance of a building permit.
 - **Staff Response:** Submitted as part of the final site plan application, was a copy of the Parcel Combination Request, recorded on August 14, 2014. In addition, a plat was also submitted; which indicated that no easements were located along the original middle boundary line.

FINAL SITE PLAN REVIEW, SECTION 12-21-110(f)

The proposed final site plan conforms to the conceptual plan that was accepted on August 13, 2014. The applicant will be developing the site all at once and *will be required to post a bond for landscaping improvements and any other public improvements that may be required.* The applicant has already submitted a building permit application and all the required construction

drawings. The Building Official is currently reviewing the plans and they *will need to be approved prior to any construction taking place on the property.*

CONCLUSION

It appears the project has completed the necessary requirements to receive a final site plan approval. *After the conditions are satisfied, a bond posted, and an approved permit issued, the applicant may begin construction.* The final site plan will expire after one year if the construction does not begin or a final occupancy is not issued, or the building is not completed within two years.

PLANNING STAFF RECOMMENDATION

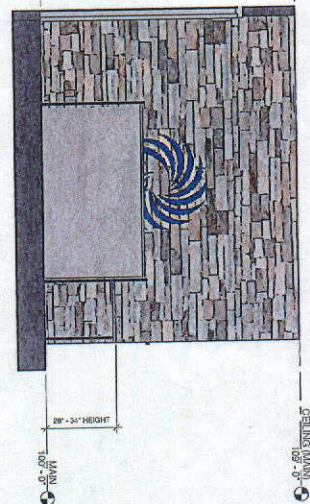
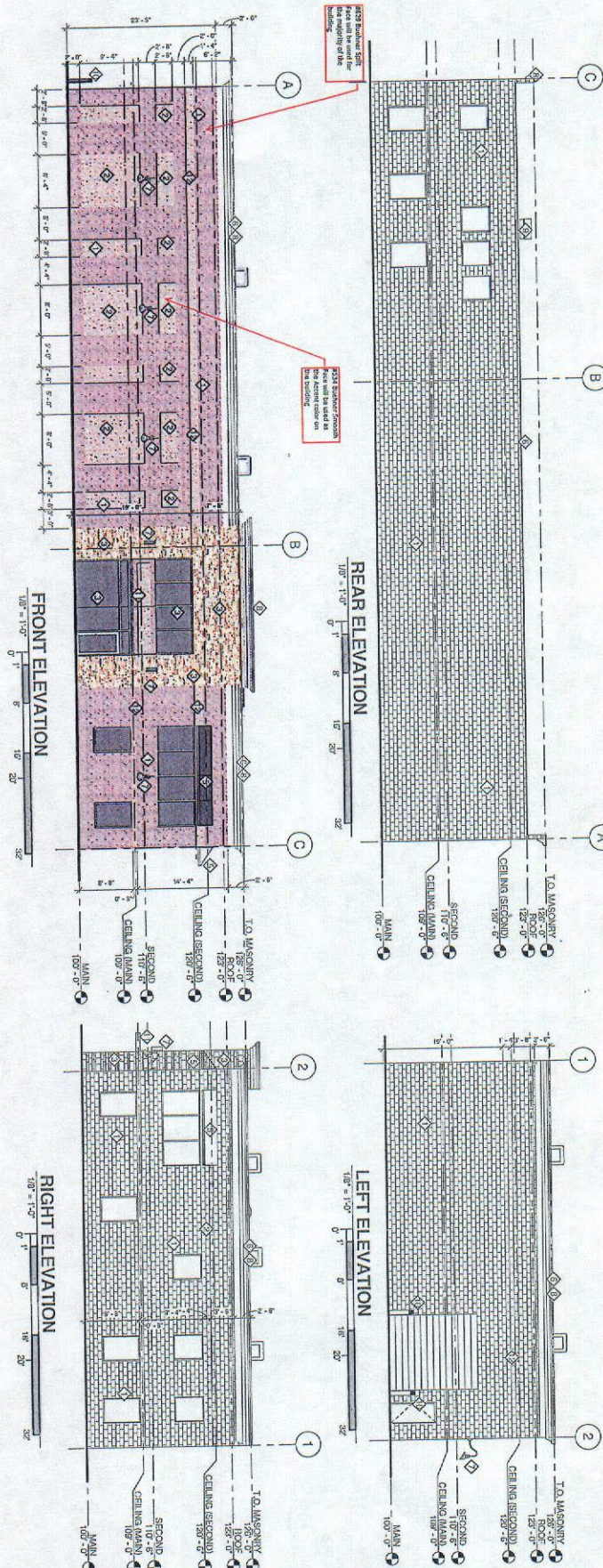
PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the final site plan for the Renatus Office/Warehouse Building, to be located at 1312 & 1318 West 75 North, with the following conditions:

1. The applicant shall choose one address for the site, either 1312 or 1318 West.
2. The applicant shall submit a revised landscaping plan indicating the total parking lot percentage and two additional shrubs being planted within the parking lot area. This shall be submitted prior to the issuance of a building permit.
3. The applicant shall receive approval from the South Davis Metro Fire Marshal prior to the issuance of a building permit.
4. All remaining applicable utility provider sheets shall be submitted prior to the issuance of a building permit
5. A bond shall be assessed by the City Engineer and posted by the applicant prior to the issuance of a building permit.
6. A sign permit application shall be submitted and reviewed and approved by staff for the monument sign indicated on the final site plan, prior to construction. The proposed sign shall meet all applicable standards found in Chapter 12-54 of the Zoning Ordinance.

SUGGESTED REASONS FOR THE ACTION:

1. The submitted final site plan was found to be complete and adequate for review by the Planning Commission [Section 12-21(110)(e)].
2. All conditions, except for 5 and 8 of the August 13, 2014 conceptual acceptance, have been addressed.
3. The final site plan conforms to the accepted conceptual plan dated August 13, 2014.
4. Both lots have been properly combined and all easements have been verified.
5. The proposed site appears to have met all applicable development standards for the I-H Zone [Chapter 12-35].

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RECEPTION AREA ELEVATION
1/2" = 1'-0"

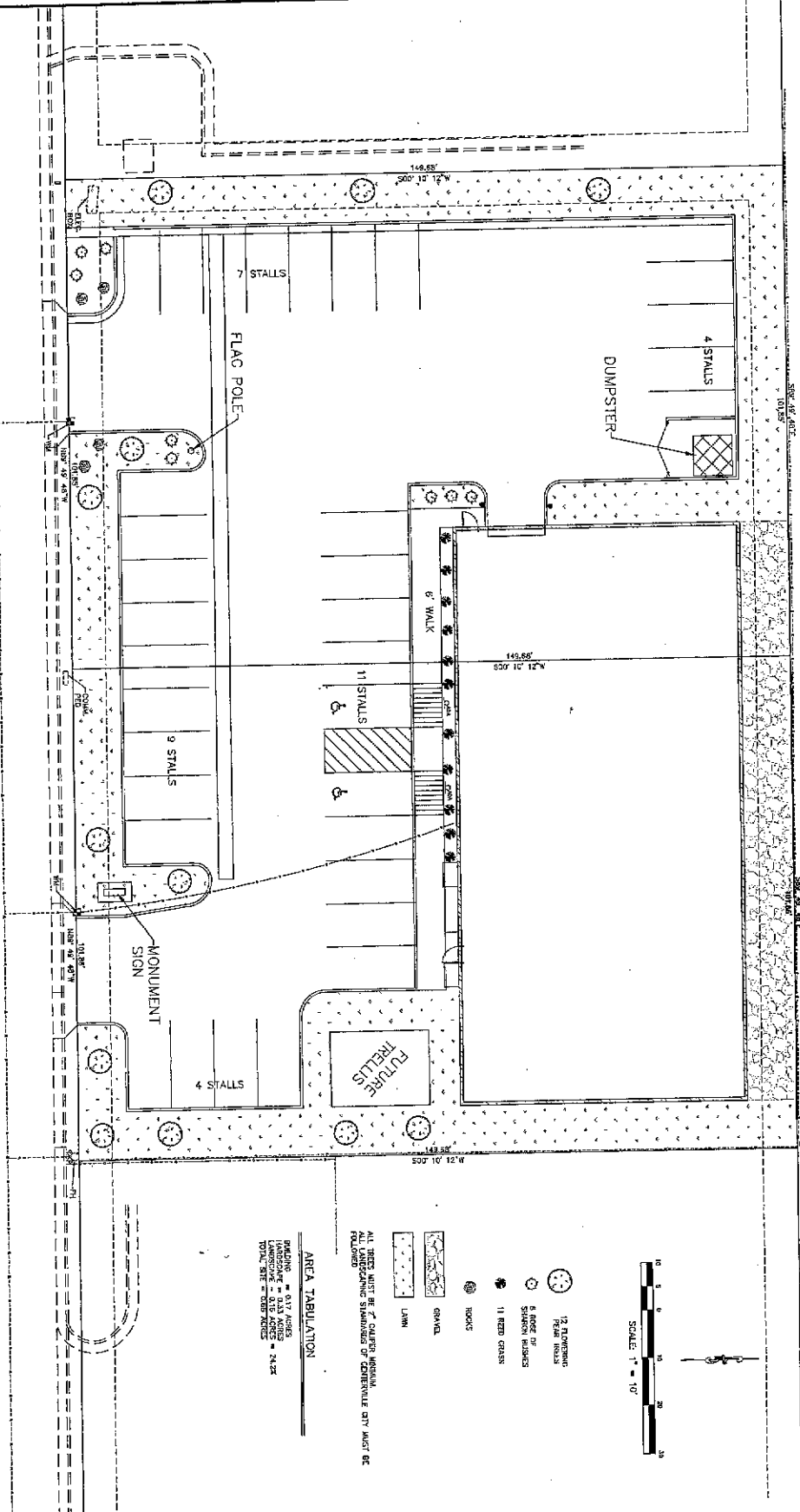
- [illegible]

ELEVATION NOTES

[illegible]

PROJECT NO: 14-098 A-200 PERMIT SET		DESIGNED BY: AMC & CLK CHECKED BY: SCAL & CLK DATE: 12 AUGUST 2014		DATE: 13 AUG 2014 PROJECT NO: 14-098 SHEET NO: A-200	
FOR: CAROLYN HANSTON CARRIAGE HOUSE HUNTINGTON HUNTINGTON, WV		DESIGN TITLE: ELEVATIONS SHEET TITLE:		COPYRIGHT MATERIAL. ALL RIGHTS RESERVED BY KIMLY C. MANGUM, P.C. THESE DRAWINGS AND IDEAS ARE CLASSIFIED AS PART OF AN INVENTION. THESE DRAWINGS OR IDEAS ARE UNDER THE NEW COPYRIGHT ACT. USE AND/OR REPRODUCTION MAY ONLY BE MADE WITH THE EXPRESS PRIOR WRITTEN PERMISSION OF THE AUTHOR	
		KIMLY C. MANGUM, P.C. planning/architecture/engineering 635 West 5300 South, Suite 100, Salt Lake City, UT 84123 PHONE: (801) 974-5191 FAX: (801) 974-5102		RENATUS BUILDING LOT #2 & 3 EVERGREEN BUSINESS PARK, CENTERTVILLE, UTAH	

75 NORTH STREET



RECEIVED AUG 27 2014

DATE	BY	DATE
11-254		

LANDSCAPE PLAN
MERRILL SHERIFF CONSTRUCTION

1312 AND 1318 WEST 75 NORTH STREET
LOTS 2 & 3 EVERGREEN BUSINESS PARK
LOCATED IN THE SOUTH 1/2 OF SECTION 12, T.2N., R.1W., S.1B.6M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH



H HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84003
(801) 286-2228 Phone, (801) 258-2633 Fax



ADUs – ROUNDTABLE DISCUSSION

Proposed Date of October 22nd, 2014 – 6:00 p.m. – Centerville City Hall
Held Prior to Regular Commission Meeting

- I. [10 minutes] **Welcome/Introductions** – by a Planning Commissioner Chair – This meeting was produced by the Planning Commission – [recognize those Commissioners in attendance]

Participant Introductions – allow each in attendance to state their name and their reason/motive for attending.

- II. [5 minutes] **Meeting Facilitator & Roundtable Format** – by City Planning Staff

Rules for Roundtable Discussion

- *Participate* – all opinions and ideas are assumed to have validity
- *Keep on Topic* – communicate concisely, tangents take away time from others
- *Ask Questions & Share Ideas* – this is the core purpose of the roundtable
- *Do not Interrupt* – allow someone to finish their point or thought
- *Give Respect to Other Opinions & Ideas* – there is likely more than one perspective
- *Eliminate Distractions* – turn off cell phones and other like devices

- III. [45 minutes] **Roundtable Questions** – Meeting Discussion -15 minutes per question

- ❖ Of the Five (5) Listed Types, Which Arrangements Might Be Acceptable for Centerville – see ADU Summary Brief or the link below for the types described
<http://www.centervilleut.net/communitydevelopment.adupublication.html>
- ❖ If Allowed, What are the significant issues with allowing ADU's?
- ❖ If Allowed, What are the Primary Points to Consider in Writing Any Regulations?

- IV. **Questions & Wrap-Up Discussion** – Are there reasons to host another Roundtable Discussion or should the City move forward with having Work Sessions with the Planning Commission?