

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, OCTOBER 28, 2015, 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 and on NovusAgenda at the following link: <http://centerville.novusagenda.com/agendapublic>

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 – Chair, David P. Hirschi
 D. MINUTES REVIEW AND ACCEPTANCE – October 14, 2015
 E. COMMISSION BUSINESS
- 7:10 1. **PUBLIC HEARING | MAVERIK INC. | CORNER OF PARRISH LN & 1250 WEST**
 Consider proposed Conditional Use Permit for a “Gasoline Service Station” and Final Site Plan for a Maverik Convenience Store, on property located at the corner of Parrish Lane and 1250 West, in the Legacy Trail Apartments Development. Don Lilyquist, Maverik Inc., Applicant
- 7:30 2. **PORTER WALTON TOWNHOMES P.R.U.D. | 564 WEST PORTER LANE**
 Consider proposed Final Subdivision Plat for the Porter Walton Townhomes Planned Residential Unit Development, on property located at 564 West Porter Lane, for the purpose of platting the approved multi-family project. Taylor Spendlove, Brighton Homes, Applicant
- 8:00 3. **COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**
 • PC Meeting November 18, 2015:
 Rasband Residential Building Lot Conceptual Site Plan at 85 East Chase Lane
- 8:05 F. ADJOURNMENT

Posted October 23, 2015 by Community Development



1
2 **PLANNING COMMISSION MINUTES OF MEETING**

3 **Wednesday, October 14, 2015**

4 **7:00 p.m.**

5
6 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
7 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

8
9 **MEMBERS PRESENT**

10 Cheyllynn Hayman

11 David Hirschi, Chair

12 Gina Hirst

13 William Ince

14 Logan Johnson

15 Scott Kjar

16 Kevin Merrill

17
18 **STAFF PRESENT**

19 Corvin Snyder, Community Development Director

20 Brandon Toponce, Assistant Planner

21 Lisa Romney, City Attorney

22 Kathy Streadbeck, Recording Secretary

23
24 **VISITORS**

25 Interested Citizens

26
27 **PLEDGE OF ALLEGIANCE**

28
29 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Hirst

30
31 **MINUTES REVIEW AND APPROVAL**

32
33 The minutes of the Planning Commission meeting held September 23, 2015 were
34 reviewed and amended. Commissioner Ince made a **motion** to approve the minutes as amended.
35 The motion was seconded by Commissioner Hirst and passed by unanimous vote (7-0).

36
37 The minutes of the Planning Commission work session held September 30, 2015 were
38 reviewed and amended. Chair Hirschi made a **motion** to approve the minutes as amended. The
39 motion was seconded by Commissioner Ince and passed by unanimous vote (7-0).

40
41 **PUBLIC HEARING | LEGACY CROSSING STORAGE | 150 NORTH 1250 WEST**
42 **- Consider proposed Conceptual Site Plan for Legacy Crossing Storage (self-storage**
43 **facility) on property located at approximately 150 North 1250 West. Ken Menlove,**
44 **Applicant.**

1 Brandon Toponce, Assistant Planner, reported the property owner desires to construct a
2 self-storage center located in the Industrial-High (I-H) Zone which is allowed with the approval
3 of a conditional use permit (future application). The proposed self-storage facility meets the
4 goals and objectives of the General Plan by having enhanced architectural features, upgraded
5 landscaping, and newly constructed public infrastructure. The proposed self-storage units also
6 meet the development standards and exterior building standards for new construction within the
7 I-H Zone. Full architectural drawings must be submitted as part of the final site plan approval
8 with all applicable detail relating to material and color. The proposed application meets
9 applicable standards for parking. The applicant will be required to complete a landscape plan and
10 screening plan to be submitted for final site plan approval. The applicant will also be required to
11 apply for a separate permit for all signage to be reviewed and approved by staff. In addition, the
12 applicant will be required to work with the City Engineer and Public Works Director regarding a
13 number of issues including entry access relocation; easements and utilities; curb, gutter and
14 sidewalk; power pole clearance; water lines; fire hydrants; and storm drains. Staff believes the
15 applicant has shown how the property may be developed and recommends approval of the
16 conceptual site plan. A final site plan application will need to be submitted to City staff with all
17 necessary conditions being met. Utility Provider Sheets will need to be submitted verifying that
18 applicable utility companies can service this location. Finally, a current title report will need to
19 be submitted and reviewed by City staff.

20
21 Steve Garner, representative for applicant, said the applicant is willing to comply with all
22 conditions including the relocation of the entry access.

23
24 Chair Hirschi opened the public hearing.

25
26 Suzette Sterner said she lives in the Legacy Crossing Apartments. She said there are
27 enough storage units in Centerville already, no more are needed. She said traffic is a nightmare
28 on 1250 West and more storage units is not helpful. She said there needs to be more apartments,
29 condominiums, restaurants and roads. She said more homes will help increase quality of life.

30
31 Justin Cozad said he disagrees. He does not want any more apartments, people, or traffic.
32 He wants more storage units. He said all storage units in this area are currently occupied and
33 there needs to be more available.

34
35 Seeing no one else wishing to comment; Chair Hirschi closed the public hearing.

36
37 Chair Hirschi reminded the Commission of the many discussions regarding
38 redevelopment of the west side to include mixed-use options. Due to public opposition a master
39 planned mixed-use option for this area was never accomplished. Therefore, the base industrial
40 zone uses (i.e., storage units) are permitted. Staff discussed the many traffic studies that have
41 been completed for this area of the city. It was explained that the round-about was the best option

1 for continued traffic flow. The Commission was also reminded that a light at 1250 West and
2 Parrish Lane will be installed in the near future.

3
4 Commissioner Merrill made a **motion** for the Planning Commission to accept the
5 Conceptual Site Plan for the Legacy Crossing Self-Storage Units, to be located at approximately
6 150 North 1250 West, with the following conditions:

7
8 ***Conditions:***

- 9 1. A final site plan application shall be submitted following the criteria found in Section
10 12-21-110(e)(2) of the Zoning Ordinance.
- 11 2. A conditional use permit shall be submitted following the criteria found in Section
12 12-21-100 of the Zoning Ordinance.
- 13 3. Architectural drawings shall be submitted with the final site plan indicating the exact
14 material and color of the storage units. These plans must be prepared and stamped by
15 a licensed architect and meet the Architectural Design Standards as found in Chapter
16 12-35 of the Zoning Ordinance.
- 17 4. A complete landscape plan shall be prepared by a licensed landscape architect and
18 follow the criteria found in Chapter 12-51 of the Zoning Ordinance. This plan shall
19 be submitted with the final site plan and indicate the following: Type and location of
20 all vegetation, total calculations and percentages of landscaping vegetation, and
21 irrigation plan.
- 22 5. Clarification on garbage removal shall be addressed. If the applicant desires to have a
23 dumpster, the location and dumpster enclosure detail shall be submitted and follow
24 the criteria found in Section 12-51-110 of the Zoning Ordinance.
- 25 6. The final plans shall indicate the location and types of all signage.
- 26 7. A current title report shall be submitted and reviewed by City staff.
- 27 8. All applicable Utility Provider Sheets shall be submitted as part of the final site plan
28 application.
- 29 9. The following engineering issues shall be addressed on the final site plan:
 - 30 ○ Entry access into the project is too close to the 75 North intersection and shall be
31 moved further to the North to match the drive access across the street, or the entry
32 way must be placed on 200 North.
 - 33 ○ All easements and utilities shall be shown on the final site plan.
 - 34 ○ Full curb, gutter and sidewalk adjacent to 1250 West and 200 North shall be
35 shown on the final plans and how the sidewalk meanders around the existing
36 power poles.
 - 37 ○ The power pole on the southwest corner shall have a 25' to 30' radius around the
38 pole for possible future development of 75 North.
 - 39 ○ Applicant shall verify actual location of existing water lines and all proposed
40 interior fire hydrants. All new water lines shall be looped around the property.
 - 41 ○ Applicant shall verify storm drainage on site and how drainage from the east
42 property is being diverted.

Reasons for Action (findings):

1. A complete conceptual site plan application has been submitted [Section 12-21-110(d)(1)].
2. A conceptual site plan is not intended to permit actual development of property, merely to represent how the property may be developed and does not create any vested rights to develop [Section 12-21-110(d)(5)].
3. The use of self-storage is allowed within the I-H Zone [Chapter 12-36].
4. The proposed use meets the applicable goals and objectives for development in the West Centerville Neighborhood, South Industrial District [Section 12-480-6(1.A-1.F)].
5. The proposed buildings appear to meet the architectural design standards for development in the I-H Zone [Section 12-35-080(e)(f)].

The motion was seconded by Commissioner Hayman and passed by unanimous roll-call vote (7-0).

CONTINUATION | ZONING CODE TEXT AMENDMENTS | SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48 - [Postponed from September 23, 2015 Meeting] - Consider proposed Zoning Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48); including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes. Centerville City, Applicant.

Cory Snyder, Community Development Director, reported staff has incorporated the perceived changes to the South Main Street Corridor Overlay Ordinance (SMSC) as discussed at the Planning Commission work session held September 30, 2015. Mr. Snyder reviewed the suggested changes. The terms “dwelling” and “units” were combined to read “dwelling units” for language consistency. A “floor area ratio” or FAR was called out for commercial vs. residential development. A graduated density scale was established for the Pages Lane Gateway area. The Public Space Plan was amended to create symmetry on both sides of the street. Building height was adjusted from 25-feet to 30-feet measured from “top back of curb to top of building’s roofline or peak.”

Mr. Snyder explained the FAR calculations and how they would be applied. He said these calculations can be confusing and the Commission still needs to decide on an appropriate ratio value. Staff suggests the ratio value be used in relation to lot size. He reminded the Commission the base Commercial-Medium (C-M) Zone already restricts maximum gross floor area for commercial use at 10,000 square feet. If the Commission chooses to keep the FAR, a ratio value of .35 is suggested for the North Gateway, Traditional, and City Center Districts and a ratio value of .45 for the Pages Lane District. Mr. Snyder reminded the Commission that the Pages Lane area is a main priority for both the City Council and the Planning Commission and any

1 decision will likely impact redevelopment feasibility. He cautioned the Commission to carefully
2 consider density and not to cut the density so low as to hinder viability. Staff has amended the
3 SMSC to reduce the density to no more than (8) units per acre as discussed at the work session.
4

5 Mr. Snyder said he spoke with UDOT earlier today about the City's desire to develop a
6 symmetrical Public Space Plan on Main Street with amenities. He said UDOT was not overly
7 encouraging. He said UDOT requires a clear zone which is to remain flat, i.e., concrete or grass.
8 He said UDOT did not call out the width for this clear zone but does not want any upright
9 obstacles, i.e., furniture, lights, benches, etc. within this area. UDOT views these types of
10 amenities as traffic hazards. Mr. Snyder explained UDOT is concerned with traffic flow and
11 traffic safety, not pedestrian safety. Any upright fixture is considered a potential vehicle collision
12 danger. Mr. Snyder said he believes the 4-foot street furniture sector is likely not wide enough to
13 include both UDOT's "clear zone" and the City's street furniture desires.
14

15 Mr. Snyder explained the SMSC plan has been edited to include the desires for a
16 symmetrical public space layout. However, he expressed concern that this plan may require
17 additional right-of-way from property owners. He said this is problematic because it could be
18 viewed as an "extraction" which could pose some legal issues. He cautioned the Commission to
19 use language that provides compensation for additional right-of-way. Finally, Mr. Snyder
20 explained the building height language was maintained for consistency and said staff suggests
21 the building height be increased from 25-feet to 30-feet on the east side in order to accommodate
22 pitched roofs.
23

24 Chair Hirschi made a **motion** for the Planning Commission to **RECOMMEND**
25 **APPROVAL** of the following amendments to the South Main Street Corridor Overlay Zone:
26

27 I. **Definition of "Mixed-Use"**

28 **SECTIONS INVOLVED:**

- 29 • **12-48-030. Definitions.** - Certain words and phrases in this Chapter, including uses, are defined in
30 Chapter 12-12 of this Title. The following will be relocated to Chapter 12-12, but are listed below for
31 reference:
32

33 **Planning Commission Requests (NONE IDENTIFIED)**

34 **MIXED-USE, DEVELOPMENT** – Mixed-use refers to the combining of commercial uses (~~office, retail,~~
35 ~~service or other permitted or conditional commercial uses)~~ retail/commercial and/or service uses with
36 residential ~~or office uses~~ in the same building or on the same site in one (1) of the following ways:
37

38 A. Vertical Mixed-Use. A single structure with the above floors used for residential ~~or office uses~~ and a portion
39 of the ground floor used for retail/commercial ~~or service uses~~.
40

41 B. Horizontal Mixed-Use – Attached. A single structure which provides retail/commercial ~~or other service uses~~
42 in the portion fronting the public or private street with attached residential ~~or office uses~~ behind.
43

44 C. Horizontal Mixed-Use – Detached. Two (2) or more structures on one (1) site which provide
45 retail/commercial ~~or other service uses~~ in the structure(s) fronting the public or private street, and residential ~~or~~
46 office uses in separate structure(s) behind or to the side.
47

II. **DENSITY CAP – TRADITIONAL MAIN & CITY CENTER** (previously reviewed by Commission)

SECTIONS INVOLVED:

- 12-48-080, (c) Traditional Main Street & City Center Main Street Districts

Current Commission Recommendations (i.e. June 10, 2015)

"Chair Hirschi made a motion for the Planning Commission to recommend to the City Council approval of a residential-medium cap, as follows:

Amend the text of the SMSC Overlay Zone for the City Center and Traditional Main Street Districts to cap the allowable residential density at a maximum of four (4) units per acre as a permitted use and up to eight (8) units per acre as a conditional use."

Additional Planning Commission Requests (IN BLUE)

(c) Traditional Main Street & City Center Main Street Districts - The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street Commercial District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Restaurant, Eatery
- Dwellings, Single Family
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~ Maximum Allowed 3 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~ Maximum Allowed 4 dwelling units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~ Maximum Allowed 6 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 5~~ Maximum Allowed 8 dwelling units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development
- Restaurant, General, as part of a mixed-use development

(3) Maximum Gross Density:

- Permitted Use Density – Not more than 4 dwelling units per acre
- Conditional Use Density - Not more than 8 dwelling units per acre
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

(4) Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:

- The Minimum Commercial Use FAR for Traditional and City Center Districts is [insert ratio].
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

Lot size	Traditional & City Center District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

1 III. DENSITY CAP – GATEWAY AREAS

2 SECTIONS INVOLVED:

- 3 • 12-48-080, (a) North Gateway Mixed-Use District, and
- 4 • 12-48-080, (e) Pages Lane Mixed-Use District

5 • Additional Planning Commission Requests (IN BLUE)

6
7
8 12-48-080, (a) North Gateway Mixed-Use District – The following uses, as defined in this Title, shall be the
9 permitted and conditional uses in the Gateway District of the SMSC Overlay District Zone:

10 (1) Permitted Uses:

- 11 • Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- 12 • Dwelling, Town House, Two-Family, or Multiple ~~(Density 1-4 units per building Maximum~~
13 ~~Allowed, 4 dwellings units per building)~~, as part of a mixed-use development

14 (2) Conditional Uses:

- 15 • Conditional Uses, as shown in Chapter 12-36- Table of Uses for the respective underlying zone
- 16 • Dwelling, Townhouse, Two-Family, or Multiple-Family ~~(5-8 units per building Maximum~~
17 ~~Allowed, 8 dwellings units per building)~~, as part of a mixed-use development;
- 18 • ~~Dwelling, Garden Apartments (9-12 units per building), as part of a mixed-use development.~~

19 (3) Maximum Gross Density:

- 20 • Permitted Use Density – Not more than 4 dwellings units per acre
- 21 • Conditional Use Density – Not more than 8 dwelling units per acre
- 22 • Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

23 (4) Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:

- 24 • The Minimum Commercial Use FAR for the North Gateway District is [insert ratio].
- 25 • The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR
- 26 ratio multiplied by the lot, parcel or tract's gross square footage.
- 27 • Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

28 Lot size	North Gateway District's FAR	Minimum Commercial Use FAR calculation
29 20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

30
31 12-48-080, (e) Pages Lane Mixed-Use District - The following uses, as defined in this Title, shall be the permitted
32 and conditional uses in the Pages Lane Mixed-Use District of the SMSC Overlay District Zone:

33 (1) Permitted Uses:

- 34 • Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- 35 • Dwelling, Town House, Two-Family, or Multiple-Family or Garden Apartments ~~(Density 1-4 units per~~
36 ~~building Maximum Allowed, 4 dwellings units per building)~~, as part of a mixed-use development

37 (2) Conditional Uses:

- 38 • Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- 39 • Dwelling, Townhouse, Two-Family, or Multiple ~~(5-8 units per building Maximum Allowed, 8 dwellings~~
40 ~~units per building)~~, as part of a mixed-use development;
- 41 • Dwelling, Multiple-Family, or Garden Apartments ~~(9-12 dwelling units per building)~~, as part of a mixed-
42 use development
- 43 • Parking Garage, Public, as part of a mixed-use development

44 (3) Maximum Gross Density:

45 East Half (200 East to 400 East)

- 46 • Permitted Use Density – Not more than 4 dwellings units per acre
- 47 • Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre

~~Conditional Use Density, multiple family or garden apartments – Not more than 12 dwelling units per acre~~

West Half (Main Street to 200 East)

- Permitted Use Density – Not more than 4 dwellings units per acre
- Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre
- Conditional Use Density, multiple-family or garden apartments – Not more than 12 dwelling units per acre
- Exception (both areas) – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

(4) Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:

- The Minimum Commercial Use FAR for the Pages Lane Mixed Use District is [insert ratio].
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

Lot size	Pages Lane Mixed Use District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

IV. SMSC PUBLIC SPACE PLAN

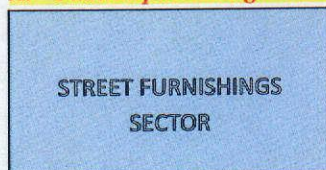
SECTIONS INVOLVED YET TO BE CREATED

Additional Planning Commission Requests (IN BLUE)

[new section] 12-48-180 Public Space Plan

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Page Lane. Main Street is owned and maintained by the Utah Department of Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private verses public space along the corridor with the Public Space Plan.

A. Public Space Design Sectors



This Sector is important in creating a consistent form and function for the Main Street Corridor. This sector is a supplement to the Pedestrian Path Zone. This sector provides expanded pedestrian pathway along with utility and other streetscape elements. Together, these two sectors are to unite themselves cohesively with the public spaces of the Pedestrian Space/Plaza Sector.



This sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Furnishings Sector from the Pedestrian Space/Plaza Sector. However, this sector also serves as the transition from private spaces to public spaces to unite the corridor in both function and form or visual appeal.



This sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

B. Main Street – East Side. ~~The east side of Main Street is designated as the primary alternative transportation mode for pedestrian movement. The east side contains all three (3) Public Space Design Sectors. The South Main Street Corridor is designated as the historical, cultural, and civic heart of Centerville City. This is a great asset for the City and provides the necessary foundation for the future revitalization of the corridor. In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired relationship between public space and private development. The expected design layout for the east side Main Street shall include the following:~~

1. Priority Street Furnishings Sector Design Elements:

- A. **Sector Location** – The Street Furnishings Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4'). Primarily, the street furnishings sector shall be used for widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use.
- B. **Street Furnishings Uses and Materials** – This sector is to be developed using a decorative hard surface (i.e. concrete stamp or brick pavers), street furnishings are to consist of street signals and related traffic signage, pedestrian protection bollards, benches, trash cans, bus or transit shelters, public art, etc. All such improvements are to have a compatible or coherent enhanced design appearance along the streetscape.
- C. **Major Utility Infrastructure.** The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter. Additionally, utility structures shall incorporate joint use of community banners, and other community identity needs.
- D. **Use of Landscaping.** Where utility structures are located, the use of landscaping boxes for the planting of flowers and shrubs shall be installed to provide buffers around the structure and to add visual quality and appeal to the streetscape.

2. Priority Pedestrian Path Sector Design Elements:

- A. **Sector Location** – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least ~~four~~ five to six feet (4'-5'-6') to private property line.
- B. **Pedestrian Path Uses and Materials** – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Furnishings Sector for facilitating pedestrian movement. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

3. Priority Pedestrian Space/Plaza Sector Design Elements

- A. **Sector Location** – The Pedestrian Space/Plaza Sector is to be measured beginning at least ~~eight~~ 10 feet (8') back of sidewalk and then a width or depth of at least ten feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.
- B. **Pedestrian Space/Plaza Sector Uses and Materials** – The use of and/or materials within the Pedestrian Space/Plaza Sector ~~shall~~ is to consist of plantings, plazas, benches, bike racks, and other related pedestrian amenities. Additionally, street trees and pedestrian path lighting shall be placed along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.
- C. **Placement of Street Trees & Pedestrian Lighting.** Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility lines. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

C. Main Street – West Side. ~~The west side of Main Street is designated as a secondary or supplemental alternative transportation mode for pedestrian movement. The west side contains only two (2) sectors, which are the~~

~~Pedestrian Path and the Pedestrian Space/Plaza Sectors. The expected design layout for the west side shall include the following:~~

~~1. **Priority Pedestrian Path Sector Design Elements**~~

~~C. **Sector Location** The Pedestrian Path Sector is to be measured beginning from back of curb and then a width or depth at least five feet (5') to private property line.~~

~~D. **Pedestrian Path Uses and Materials** The Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.~~

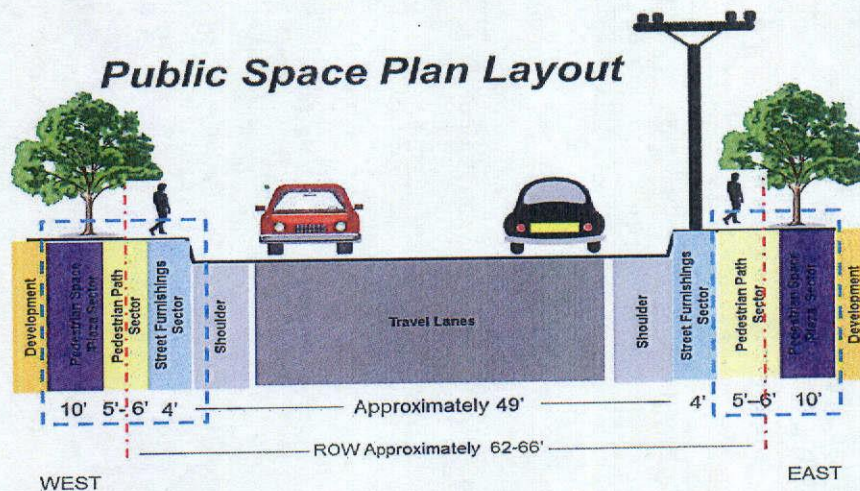
~~2. **Priority Pedestrian Space/Plaza Sector Design Elements**~~

~~A. **Sector Location** The Pedestrian Space/Plaza Sector is to be measured beginning of at least five feet (5') from back of curb and/or back of sidewalk and then a width or depth of at least 10 feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.~~

~~B. **Pedestrian Space/Plaza Sector Uses and Materials** The use of and/or materials within the Pedestrian Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.~~

~~C. **Placement of Street Trees & Pedestrian Lighting** Street trees shall consist of species compatible with those trees used for the east side. However, the minimal use of utility structures along this side of Main Street allows for more tree species options to be considered during a final site plan approval. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.~~

C. Main Street Public Space Illustration.



V. **Required Build to Range (RBR), or aka Building Setbacks**

SECTIONS INVOLVED:

- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements

Planning Commission Requests (NONE IDENTIFIED)

[Assuming Acceptance of the Public Space Plan]

- Edit Lot Type Illustrations and Table to reflect a **10-15 feet RBR** (i.e. setbacks) for the following lot types:
 - **Corner Gateway Lot**
 - **TND/Mixed-Use Lot**
 - **City Center Main Street Lot**
 - **Traditional Main Street Lot**
 - **Brownstone/Live-Work Lot**

VI. **Building Heights**

SECTIONS INVOLVED:

- 12-48-150 (c)(1), Height
- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements
- FYI – The 2010 SMSC Overlay Amendments, for the City Center and Traditional Main Street Districts, created a differentiation between east and west sides of Main Street. East side heights were all reduced from 35 feet to 25 feet. West side remained at 35 feet.

Planning Commission Requests (NONE IDENTIFIED)

- Amend the east side and change the **height from 25 feet to 30 feet.**

Reasons for Action (findings):

- a. The Planning Commission finds that the SMSC Plan does allow for residential uses to be considered in these particular commercial areas for the purposes of facilitating redevelopment and providing potential future synergy to support the desired locally owned land uses of Main Street.
- b. The Planning Commission finds that both the Moderate Income Housing and SMSC Plans desire that such residential uses be encouraged through mixed-use development and/or through use of medium and high densities.
- c. The Planning Commission finds that the use of medium to high residential densities, within two commercial intensity types, as part of a mixed-use development would facilitate the redevelopment desires of the SMSC Plan.
- d. The Planning Commission finds that amendments provide a definable maximum unit allowances and density caps that are not currently in the related ordinances of these districts.
- e. The Planning Commission finds that a maximum unit allowances and density caps helps to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.
- f. The Planning Commission finds the maximum unit allowances and density caps, along with associated land development patterns (i.e. setbacks, heights, streetscape standards, etc.) help to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.

The motion was seconded by Commissioner Kjar.

Commissioner Ince said he would like to strike mixed-use from the ordinance all together. He said mixed-use has been an option available for some time now and no

1 redevelopment has happened. He said mixed-use is not a feasible concept for Centerville. He
2 said he has spoken with several Main Street property owners who agree that mixed-use is not the
3 best option for Centerville, nor viable. He would prefer commercial and residential uses only and
4 separately on Main Street. He said there are no business owners that want to live above their
5 business. He said this is a concept better suited to Salt Lake City, not Centerville. He also
6 expressed concern over the high-density cap and his desire to lower the densities across the
7 board.

8
9 Several Commission members disagreed. The current ordinance already allows
10 commercial only and single-family residential. It also provides for multi-family as a mixed-use.
11 This provides all options for redevelopment in some way if the mixed-use option is maintained.
12 Commission members expressed concern with a commercial-only district and with a residential-
13 only district. Staff said there would be little reason to keep the overlay zone and form base
14 concepts if mixed-use were eliminated. Chair Hirschi said Centerville is growing and needs
15 options to accommodate that growth. He said redevelopment will take time and mixed-use will
16 encourage both commercial and residential uses.

17
18 The Commission discussed ratio values for the FAR. Chair Hirschi asked if the FAR will
19 have an impact on the number of dwelling units per acre. He questioned if the FAR is
20 maximizing commercial and putting residential at a disadvantage. Commissioner Kjar said he is
21 concerned that without the FAR a development could come in with an extremely limited
22 commercial use and maximum residential, which is also problematic.

23
24 Mr. Snyder said design will play a major roll on dwelling units per acre. It depends on
25 attached vs. detached residential. It depends on parking configurations. It depends on market
26 need. He said the FAR dictates minimum commercial requirements. Mr. Snyder explained the
27 FAR is a value judgement with arguments on both sides. He said as a planner he does not agree
28 with FAR as it focuses on the interior of a building. He said the form base code focuses more on
29 the exterior of a building and its relation to parking, pedestrian interaction, and street presence.
30 He cautioned the Commission to allow the market to serve the community by providing
31 developments that will enhance a community and fulfill their needs. It is often difficult for the
32 market to provide adequate service to a community when there are too many stipulations. He
33 said, for example, if multi-family is the need of a community and the requirement is significant
34 commercial, then the residential will be sacrificed to a lesser product. He said the developers are
35 often viewed as the enemy, but it is the developers that provide the necessary infrastructure for a
36 community to survive. He said if the Commission is comfortable with the density cap then
37 perhaps the commercial FAR requirement could be minimized or eliminated and flexibility
38 provided.

39
40 Commissioner Johnson made a **motion to amend** to strike the "floor area ratio" from
41 Section II(c)(4), Section III(a)(4), and Section III(e)(4). The motion was seconded by
42 Commissioner Kjar and **passed** with a roll-call vote (6-1). Commissioner Kjar opposed.

1 Commissioner Ince made a **motion to amend** the densities in Section II. He
2 recommended the permitted-use density on the east side be raised from 3 to 4 [Section II(c)(1)].
3 He recommended the conditional-use density on the west side be reduced to 6 [Section II(c)(2)].
4 He recommended the maximum-gross density, conditional use, be reduced to 6 [Section
5 II(c)(3)]. He recommended the maximum-gross density, exception, be reduced to 1 [Section
6 II(c)(3)]. The motion to amend **died** for lack of a second.

7
8 Commissioner Johnson made a **motion to amend** to increase the density for permitted
9 use on the east side from 3 to 4 [Section II(c)(1)]. The motion to amend **died** for lack of a
10 second.

11
12 Commissioner Hayman said she is comfortable allowing standalone multi-family
13 residential with appropriate density caps. She would prefer the density caps be lowered. She is
14 concerned with the possible number of buildings on a property with the mixed-use concept. She
15 said it is interesting that the mixed-use concept continues when it seems the current market wants
16 residential.

17
18 Mr. Snyder said the danger of allowing standalone multi-family is that mixed-use will
19 likely be skipped all together and commercial will become obsolete. He said Main Street is a
20 commercial based zone, not residential, which would be a conflict with the General Plan.

21
22 Commissioner Hayman made a **motion to amend** Section II(c) to add a permitted use of
23 multi-family housing without the required mixed-use component with appropriate density caps,
24 to be discussed. The motion was seconded by Commissioner Johnson.

25
26 Commissioner Kjar said commercial needs to be maintained on Main Street. Chair
27 Hirschi agreed this option would turn Main Street into residential only, which he believes is
28 unhealthy for the city.

29
30 Chair Hirschi called for a **vote** on Commissioner Hayman's motion to amend. The
31 motion to amend **failed** with a roll-call vote (2-5). Chair Hirschi and Commissioners Merrill,
32 Kjar, Hirst, and Ince opposed.

33
34 Commissioner Hayman made a **motion to amend** the densities in Section II. She
35 recommended the permitted-use density on the east side be reduced to 2 and the west side be
36 reduced to 3 [Section II(c)(1)]. She recommended the conditional-use density on the east side be
37 reduced to 3 and the west side be reduced to 4 [Section II(c)(2)]. She recommended the
38 maximum-gross density, conditional use, be split allowing 6 dwelling units per acre on the east
39 side and 8 dwelling units per acre on the west side [Section II(c)(3)]. The motion **died** for lack of
40 a second.

1 Commissioner Ince made a **motion to amend** the densities in Section II as stated by
2 Commissioner Hayman's previous motion with the exception that the maximum-gross density,
3 conditional use, be set at 6 dwelling units per acre for both the east and west sides, and the
4 exception be reduced to 1 side [Section II(c)(3)]. The motion to amend was seconded by
5 Commissioner Hayman and **failed** with a roll-call vote (2-5). Chair Hirschi and Commissioners
6 Merrill, Kjar, Hirst, and Johnson opposed.

7
8 Commissioner Ince made a **motion to amend** to the densities in Section III, North
9 Gateway. He recommended the conditional-use density be reduced to 6 [Section III(a)(2)]. He
10 recommended the maximum-gross density, conditional use, be reduced to 6 [Section III(a)(3)].
11 He recommended the maximum-gross density, exception, be reduced to 1 [Section III(a)(3)]. The
12 motion was seconded by Commissioner Hayman and **failed** with a roll-call vote (1-6). Chair
13 Hirschi and Commissioner Hayman, Merrill, Kjar, Hirst, and Johnson opposed.

14
15 The Commission discussed the Pages Lane area. Chair Hirschi said he likes the graduated
16 density for this area. He agrees with the many public comments that have expressed concern over
17 mixed-use being too dense for the east half of Pages Lane. Commissioner Hirst agreed and
18 suggested that perhaps the east half of Pages Lane should have an option for multi-family only
19 without the mixed-use component. She does not see this area redeveloping into mixed-use
20 anytime soon and believes multi-family would make a better transition with current conditions.

21
22 Commissioner Hirst made a **motion to amend** Section III, Pages Lane Mixed-Use
23 District to add an additional permitted use and conditional use option for multi-family townhouse
24 and two-family without the mixed-use component on the east half of Pages Lane with the
25 densities as listed. The motion was seconded by Commissioner Johnson.

26
27 Commissioner Hayman said Pages Lane has a potential to become a large commercial
28 area given the significant amount of land available.

29
30 Chair Hirschi called for a **vote** on Commissioner Hirst's motion to amend. The motion to
31 amend **failed** with a roll-call vote (2-5). Chair Hirschi and Commissioners Ince, Kjar, Hayman,
32 and Merrill opposed.

33
34 Commissioner Hayman made a **motion to amend** to reduce the Garden Apartment
35 dwellings per building from 12 to 8 in all sections. The motion to amend **died** for lack of a
36 second.

37
38 The Commission discussed the Public Space Plan. Chair Hirschi said he is in favor of
39 keeping symmetry. He said he understands there are issues with right-of-way, easements, and
40 UDOT but believes it is important for the City to definitively state their true desires for Main
41 Street. Commissioner Hirst agreed. She said Main Street is in need of an upgrade. She said the
42 City has a vision and it includes symmetry, street furniture, and pedestrian pathway and plaza.

1 She agreed the City needs to be clear on their expectations. She agrees it may be difficult to work
2 with UDOT but believes the City will get a better active transportation corridor in the future if
3 their expectations are clearly stated. Commissioner Kjar agreed the symmetrical Main Street
4 corridor is the best plan.

5
6 Commissioner Johnson made a **motion to amend** to revert back to the original,
7 unsymmetrical Public Space Plan. The motion to amend **died** for lack of a ~~motion~~second.
8

9 Chair Hirschi said he does not want to see the street lamps lost in the trees as he has
10 observed in other cities. He said they street lamps will add a decorative element to the corridor.
11 He suggested moving the street lamps into the furniture sector where they can be viewed without
12 obstruction.

13
14 Commissioner Hirst said moving the street lamps may be problematic and suggested
15 additional research be done on this idea.
16

17 Chair Hirschi made a **motion to amend** to move the placement of the street lamps from
18 the plaza sector to the furnishing sector. The motion was seconded by Commissioner Hayman
19 and **passed** by roll-call vote (5-2). Commissioners Hirst and Johnson opposed.
20

21 The Commission discussed building height. Commissioner Kjar said commercial uses
22 need flexibility to provide a pitched roof. He suggested the building height be increased to
23 remain consistent with existing buildings on Main Street which are already 35 feet high.
24 Commissioner Merrill agreed a 35-foot building height should be allowed as that is the current
25 standard for all residential uses throughout the city. Commissioner Johnson agreed consistency
26 and flexibility for redevelopment are important.
27

28 Commissioner Johnson made a **motion to amend** to increase the allowable building
29 height up to 35 feet for both the east and west sides of Main Street. The motion was seconded by
30 Commissioner Kjar.
31

32 Commissioner Hayman said she is in favor of 30 feet as recommended but is not willing
33 to increase that limit due to public concern. She also said the east and west sides are dealt with
34 separately throughout the SMSC and she does not believe the building height needs to be
35 consistent.
36

37 Chair Hirschi called for a **vote** on Commissioner Johnson's motion to amend. The motion
38 to amend **failed** with a roll-call vote (3-4). Commissioners Kjar, Hayman, Hirst, Ince opposed.
39

40 Commissioner Hayman said she agrees with parts of this SMSC plan and disagrees with
41 other parts. She believes a master plan is important but feels the densities are too high.
42 Commissioner Ince agreed. He said he strongly believes the density caps need to be reduced.

1 Chair Hirschi called for a **final vote** on the original motion as amended (eliminated "floor
2 area ratio" and change the street lamps location). The original motion as amended **passed** with a
3 roll-call vote (4-3). Commissioners Hayman, Ince, and Johnson opposed.

4
5 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

6
7 1. The next regularly scheduled Planning Commission meeting will be Wednesday,
8 October 28, 2015.

9 2. Upcoming Agenda Items:

- 10 • Porter Walton Townhomes, Final Subdivision Plat
11 • Maverik Convenience Store, Final Site Plan & Conditional Use Permit
12

13
14 The meeting was adjourned at 10:30 p.m.
15
16

17
18 _____
19 David Hirschi, Chair

Date Approved

20
21 _____
22 Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: MAVERIK INC.
C/O DON LILYQUIST
880 WEST CENTER STREET
NORTH SALT LAKE CITY, UT 84054
don.lilyquist@maverik.com

OWNERS: 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: 1.29 ACRES

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

APPLICATIONS: FINAL SITE PLAN, PHASE/LOT ONE (1), LEGACY TRAIL
APARTMENTS PROJECT
CONDITIONAL USE PERMIT FOR GASOLINE SERVICE
STATION

RECOMMENDATIONS: APPROVE THE FINAL SITE PLAN
APPROVE THE CONDITIONAL USE PERMIT

BACKGROUND

The applicants desire to construct a convenience store with gas service at the site. Maverik intends to construct just over a 5,000 sq. ft. store. In addition, a fueling area with a canopy would be constructed housing five (5) fuel pumps for customers. It is anticipated that construction would take about 130 days with an estimated beginning in the latter part of 2015 and opening in early part of 2016. However, the use proposed (*i.e. convenience store and fuel sales*) is a conditional use in the C-VH/PD Zone.

PREVIOUS PLANNED DEVELOPMENT OVERLAY REZONE/CONCEPTUAL PLAN ACCEPTANCE SUMMARIZED

Staff has reviewed the conditions of associated accepted PDO Conceptual Site Plan (*see-attachment, Ordinance No. 2014-06*). The following summarizes the expectations for developing within the project area:

- PDO/Conceptual Site Plan – Depicts four (4) development phases; three (3) commercial use phases and one (1) multi-family use phase. The convenience store and fuel sales are depicted in Phase 1/Lot 1 of the Legacy Trails Development
- Architectural Concepts – Depicts a “village-style” design with enhancements such as, dormers, gables, garages, balconies, and other elements like elements
- Architectural Colors & Materials – All development must be consistent with the submitted “village style” design or compatible with the Legacy Crossing at Parrish Lane project, or the Shorelands Commerce Park District
- Parrish Lane Design Guidelines – All development is subject to these guidelines of the Zoning Ordinance
- Other General Applicable Ordinances – All development is subject to the other applicable Zoning regulations, such as Landscaping & Buffering, Parking, Lighting, Signing, etc.
- Substantial Compliance with Accepted PDO Concept Plan – All development must substantially comply with the associated accepted PDO Concept Plan

FINAL SITE PLAN REVIEW & PLANNING STAFF ANALYSIS **DEVELOPMENT PHASE APPROVAL/LIMITED TO PHASE 1 REVIEW**

The PDO Rezone/Conceptual Plan acceptance anticipated as a four (4) phase development build-out of the entire project. Due to the final site plan for Legacy Trail Apartments that allowed the entire master planned development to be phased, Phase 1 (convenience store and fuel sales) remains subject to a separate site plan approval for its phase. Staff has focused the rest of this report on Phase 1, the convenience store and fuel sales use of the project (*aka: Lot 1 of the subdivision approval*).

SUBSTANTIAL COMPLIANCE WITH ACCEPTED CONCEPT PLAN – APRIL 22, 2015

From staff's review, the submitted plans are substantially compliant with the accepted Conceptual Site Plan and related Ordinances, with the exception of the requested landscaping waiver, which will be addressed later in this report.

Conceptual Site Plan Acceptance- Directives:

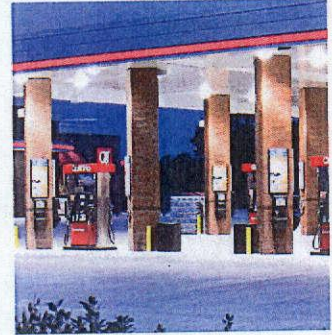
1. The uses of the site consisting of a convenience store and fuel sales require a conditional use permit approval in conjunction with any site plan review and approval.
Staff Comment: Along with the final site plan submittal, the applicant has also made application for the conditional use permit, which will be addressed later in this report.
2. The architectural theme must be changed to meet the PDO Rezone/Conceptual Plan's “village style” expectations or secure an amendment to change the theme to allow for a “heavy timber” theme element for commercial development within the project.

Staff Comment: As the Commission may be aware, the City Council has approved the change to allow for the desired “heavy timber” style theme.

3. A final site plan submittal must be submitted to address the Ordinances and Overlay Zone Requirements and also address the following:

- i. *The final main buildings architectural design elements need to be reflected in the fuel canopy design*

Staff Comment: The colors of the canopy design appear to match the main building. However, approved amended theme maintained the requirement to utilize a brick or rock-style wainscot for all buildings. The plans for the canopy depict a “graphic wrap” pole style support for the canopy. Staff recommends that the Commission require a brick or rock base element for the poles, as has been done for other canopy structures (see example).



- ii. *The “housekeeping” area screened with materials that are compatible with the main building materials, and*
 iii. *The dumpster area and mechanical equipment needs to be screened from public view with materials compatible with the main building*

Staff Comment: The above desired elements do not appear to have been adequately addressed on the large set of final plans. However, it has been changed on the small electronic set submitted to staff. This will need to be re-checked and verified at building permit.

- iv. *Lighting fixtures are to compliment the architectural theme of the “village style” design, or as amended*

Staff Comment: The submitted plans depict a decorative lamp fixture for the front of the building and shielded wall pack lighting for the other elevations. Canopy lighting will be flushed-mounted within the deck cover. On-site pole-style shielded lighting fixtures are located around and near the main building. Staff suggests that the Commission require that the east elevation wall pack fixture be replaced with the decorative wall fixtures. In addition to the front elevation (i.e. front of building facing Parrish Lane), the east elevation will also be prominently seen from the public view on 1250 West.

- v. *Address the required lighting along the public pathways*

Staff Comment: The final plans address the placement of such lighting fixtures. However, additional details were not provided. This is probably due to such fixtures must meet the City’s Standard and there has not been sufficient dialogue with the Public Works Director. Staff suggests that the Commission consider allowing this discussion as part of the preconstruction meeting that involves the Public Works Director and City Engineer.

- vi. *All pedestrian crossing of vehicular lanes need to meet the approved stamped design of the Parrish Lane Gateway Area*

Staff Comment: The final plans address the pedestrian crossings for each entrance. However, the pedestrian access path from 1250 West to the storefront is absent of meeting the requirement and depicts a painted stripe style path.

- vii. *Address the compliance with applicable ADA Regulations concerning parking and building access*
Staff Comment: The final site plans address this matter and will need to be verified by the Building Official that it meets ADA Standards, as part of the building permit approval process.
 - viii. *Prepare and submit a lighting plan. All lighting is to be directed downward and not to allow glare to exceed a 90-degree horizontal plane (see Parrish Lane Design Guidelines)*
Staff Comment: The final plans address this requirement and appear to comply with the standard.
 - ix. *Address the PDO Rezone/Conceptual Plan approval fencing plan expectations*
Staff Comment: The original PDO Conceptual Plan depicts a landscape area on the west side of the building and fencing was used to help define the access lane that passes through the lot to also serve as a common access for the south lots to and from Parrish Lane. The submitted final site plans replace the landscaped area with additional parking for the proposed store. Generally, staff believes that in spite of the proposed revision, the final plans substantially comply with the desire to integrate the development area and that the fencing in this particular area is a minor element in the overall development.
4. The Landscaping Plan must be revised, as follows:
- i. *Plans to be prepared by a licensed landscape architect*
Staff Comment: The landscape plans are stamped by a licensed engineer, rather than a landscape architect.
 - ii. *Meet the required 10% on-site landscaping*
Staff Comment: The plans indicated only 7% on-site landscaping. The applicant is seeking a "Waiver of Strict Compliance," which is addressed later in this report.
 - iii. *Meet the PDO Rezone/Conceptual Plan approval requiring the use of a Legacy Trail Development site feature at the corner of 1250 West and Parrish Lane*
Staff Comment: At the request of the Parks and Recreation Committee, the City and Maverik are currently negotiating a partnership to construct a trailhead/bike rest area to function as the require site feature. Staff is supportive of this idea and is asking the Commission to allow City to finalize the feature at a later date.
 - iv. *Use of materials may need to be adjusted to match the trailside design further west*
Staff Comment: The landscape plan is depicting a "drought tolerant" theme akin to the trailside landscaping farther west.
 - v. *Provide the 30-foot landscaping depth along Parrish Lane*
Staff Comment: The applicant is seeking a "Waiver of Strict Compliance," which is addressed later in this report.
 - vi. *Provide the required 50% foundation plantings along the front of the main building*
Staff Comment: The landscaping plan complies with this requirement along both Parrish Lane and 1250 West street frontages.
 - vii. *Provide the required 17-18 street trees*
Staff Comment: The landscaping plans are not compliant with the requirement (6 of 17).

- viii. *Provide one tree and two (2) shrubs for every 25 sq. ft. of required internal parking landscaping (5% is required)*
Staff Comment: The landscaping plan complies with this requirement.
- ix. *Address the quality, spacing, and minimum planting sizes*
Staff Comment: The landscaping plan addresses these expectations.

LANDSCAPING – WAIVER OF STRICT COMPLIANCE & PLANNING STAFF ANALYSIS

In accordance with Section 12-51-050, the applicant is seeking a “Waiver of Strict Compliance” for some of the landscaping requirements (see attached letter), as follows:

- *Landscape Depth Along Parrish Lane* - Allow the use of provided Legacy Trail’s Master Planned Development Trail System along Parrish Lane to function as the required landscaping (22.5 feet along Parrish Lane) and count the on-site 2.5 feet for a total of 25 feet.

Staff Comment: The Ordinance assumes there is a 10-foot sidewalk/park strip (ROW area) and then requires 20 additional feet of landscape setback (private land space) for a total of 30 feet. Thus, it is staff’s perspective that there is an extra 12.5 landscaping depth in the ROW that exists to accommodate the trail system. Therefore, the actual design request is to reduce the site design distance expectations from 20 feet to 15 feet.

- *Overall On-site Landscape Percentage* – Due to the project being part of a master planned development that exceeds the Ordinance requirement, allow an on-site landscape reduction from the required 10% to 7%.

Staff Comment: The residential area of the master planned development (Lot 4) consists of an overall on-site landscaping amount of 33%. If the applicant’s request of 7% is approved, the master planned area for Lots 1 and 4 would contain 40% landscaping. Staff agrees that the master planned development to this point has far exceeded the normal landscaping requirements of 10% for the C-VH Zone. Thus, the Commission needs to decide if the reduction compromises the PDO approval expectations verses the standard C-VH Zone regulations.

CONDITIONAL USE PERMIT REVIEW & PLANNING STAFF ANALYSIS

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

The City’s General Plan states that in order for the City to generate revenue for local services “...Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community” [Section 12-430-1].”

Furthermore, the **West Centerville Neighborhood Plan** states that “...conditional uses serving the South Davis Area” are acceptable (see *Future Land Use, Goal 2, Objective 2.C. 12-480-6*). Additionally, the overall Goal is to “create a positive visual experience or impression for arriving and leaving Centerville City” (see *Goal 2 – explanation*).

Staff Comment: Staff believes that the proposed use provides a local “convenience service” for surrounding residential users, as well as a fuel sales service from both the local community and those in the South Davis area. Therefore, the proposed use could be deemed consistent with the goals and objectives of the General Plan. Also, the implementation of the Legacy Trail System

access spur along Parrish Lane is a strong visual addition that would be greatly enhanced by the possible trailhead/bike rest stop area being considered by the City and Maverik.

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

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

Staff Comment: The proposed use is part of an overall master planned development that included the proposed use. Access drives and common integrated lanes in and through the development create a cohesive and functional development area.

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

Staff Comment: Staff believes that the proposed use will not generate any new or other issues that were not already anticipated with the master planned project. Traffic capacity and mitigation measures were identified and plans to mitigate such concerns have already been implemented with approval and development of the original subdivision. Nonetheless, the access lane from Parrish was required at the start of the 2nd Phase of the residential use lot (Lot 4) or with the development of the convenience store or fuel sales, also known as Phase 1 (Lot 1).

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

Staff Comment: Again, the proposed use is part of an overall master planned development that included the proposed use. Access drives and common integrated lanes in and through the development create a cohesive and functional development area. The associated subdivision approval anticipated such as use and all needed services were taken into account. Again, the access lane from Parrish was required at the start of the 2nd Phase of the residential use lot (Lot 4) or with the development of the convenience store or fuel sales, also known as Phase 1 (Lot 1).

PLANNING STAFF RECOMMENDATIONS

I. LANDSCAPING, WAIVER OF STRICT COMPLIANCE – Staff Suggested Motion:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve a Waiver of Strict Compliance for landscaping related to the site for the Maverik Convenience Store to be located at the southwest corner of 1250 West and Parrish Lane, as follows:

1. Landscape Depth Along Parrish Lane - Allow the use of provided Legacy Trail's Master Planned Development Trail System along Parrish Lane to function as the required landscaping (22.5 feet along Parrish Lane) and count the on-site 2.5 feet for a total of width of 25 feet from back of curb.
2. Overall On-site Landscape Percentage – Allow an on-site landscape reduction from the required 10% to 7%.

SUGGESTED REASONS FOR THE ACTION:

- a. The Planning Commission finds that there is an extra 12.5 landscaping depth in the ROW that exists to accommodate the trail system. Therefore, the actual design request is to reduce the site design distance expectations from 20 feet to 15 feet.

- b. The residential area of the master planned development (Lot 4) consists of an overall on-site landscaping amount of 33%. If the applicant's request of 7% is approved, the master planned area for Lots 1 and 4 would contain 40% landscaping. Thus, the Commission does not believe that such reduction compromises the PDO approval expectations verses the standard C-VH Zone regulations.

II. FINAL SITE PLAN – Staff Suggested Motion:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Final Site Plan for the Maverik Convenience Store to be located at the southwest corner of 1250 West and Parrish Lane, with the following conditions for approval:

1. This final site plan is subject to the development of the site in accordance with the submitted final plans, as submitted to the City and as amended by this approval or by the City.
2. The pillar materials of the canopy design are to match the main building, which will require a brick or rock base element for the pole structures.
3. The dumpster and/or mechanical equipment behind the main building shall be screened from public view with materials compatible with the main building.
4. The east elevation wall pack fixtures shall be replaced with the decorative wall fixtures, as found on the north wall (front of store) of the main building.
5. The final plans shall address the placement of the required pedestrian path street lamps, which shall be deemed acceptable to the City's Public Works Director.
6. The final plans shall address the installation of the required decorative pedestrian access path from 1250 West to the storefront.
7. The site landscaping plans shall be stamped by a licensed landscape architect.
8. The landscaping plans shall be corrected to be compliant with the street tree frontage requirement of 17 trees and deemed acceptable by City staff.
9. At the request of the Parks and Recreation Committee, the City and Maverik may negotiate a partnership to construct a trailhead/bike rest area to function as the required site feature. If this does not happen, the applicant shall return to the Planning Commission and present an alternative design for Commission approval.
10. The required final site plan corrections shall be performed with the submittal of the site and building construction plans, which are to be reviewed by City staff for compliance with this approval.
11. The applicant shall post and/or pay any outstanding development related costs consistent with City Ordinances and fee schedules.

SUGGESTED REASONS FOR THE ACTION:

- a. The Planning Commission finds that the final site plan, with the conditions listed; depict how the property is being developed in accordance with City Ordinances, which include the following:
 - The site plan procedures of Chapter 12-21 of the Zoning Ordinance
 - Substantial compliance with the C-VH/PD approval for the Legacy Trails Subdivision

- The General Development Standards for Commercial Zones, which includes Off-Street Parking, Landscaping and Screening, and Supplementary Development Provisions of the Zoning Ordinance, and
- The Parrish Lane Gateway Design Standards

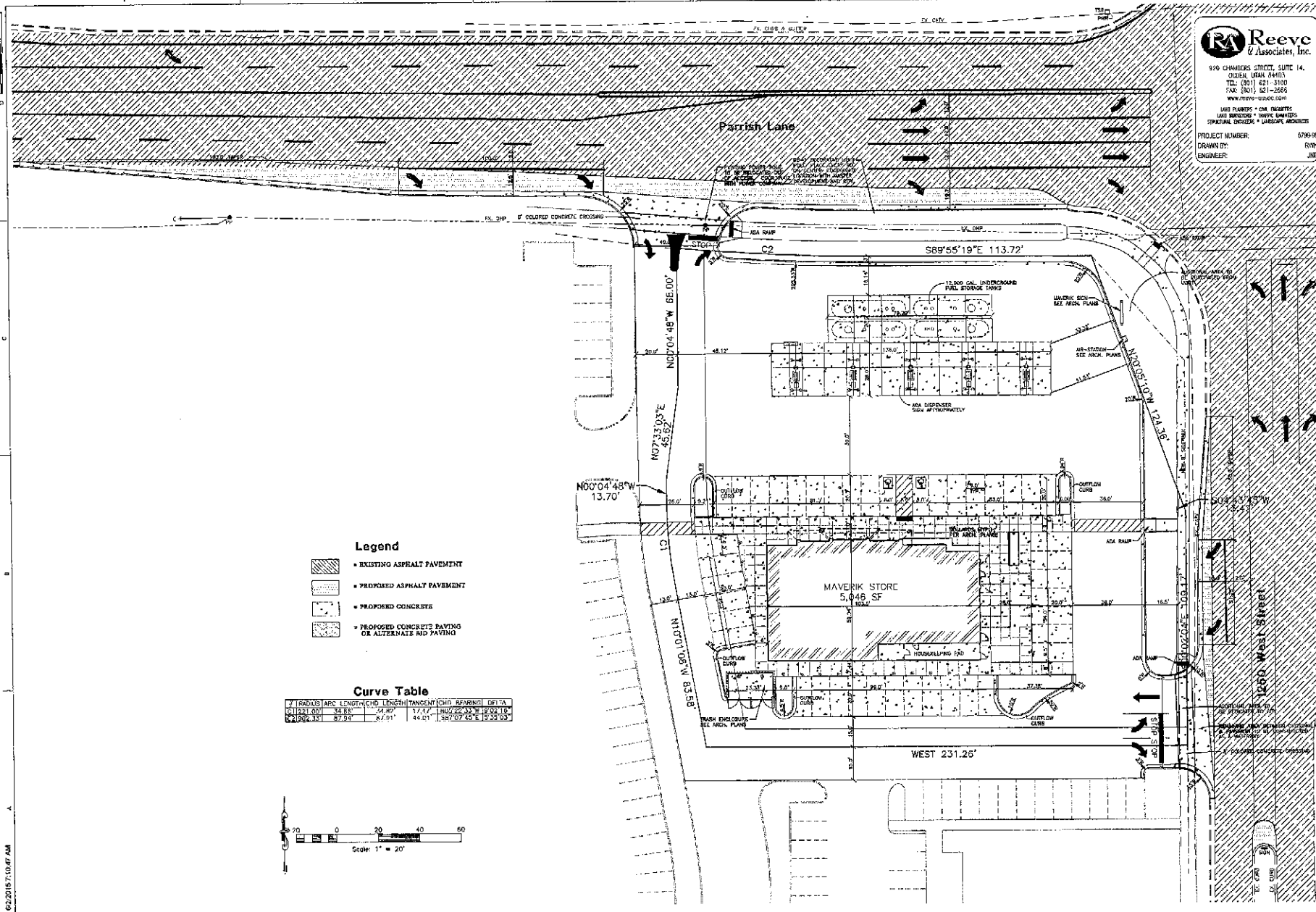
III. CONDITIONAL USE PERMIT APPROVAL – Staff Suggested Motion:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve a Conditional Use Permit associated with the final site plan for the Maverik Convenience Store to be located at the southwest corner of 1250 West and Parrish Lane, with the following conditions for approval:

1. This CUP is for Gasoline Service Station associated with the Maverik Convenience Store Site Plan.
2. The installation of the Parrish Lane access and traffic mitigation measures as deemed required with the associated subdivision development for the Legacy Trails development.

SUGGESTED REASONS FOR THE ACTION:

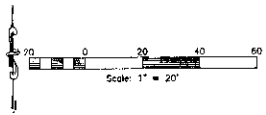
- a. The Planning Commission finds that the proposed use is consistent with the goals and objectives of the General Plan.
- b. The Planning Commission finds that the implementation of the Legacy Trail System access spur along Parrish Lane is a strong visual addition that would be greatly enhanced by the possible trailhead/bike rest stop area being considered by the City and Maverik.
- c. The Planning Commission finds that proposed use is part of an overall master planned development that included the proposed use.
- d. The Planning Commission finds that access drives and common integrated lanes in and through the development create a cohesive and functional development area.
- e. The Planning Commission finds that traffic capacity and mitigation measures were previously identified and plans to mitigate such concerns have already been implemented with approval and development of the original subdivision for the Legacy Trail development.



- Legend**
- EXISTING ASPHALT PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED CONCRETE PAVING OR ALTERNATE ROAD PAVING

Curve Table

STATION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA
1+00.00	8.83	14.80	17.77	140°23'35" W	18°22'10"	
2+00.00	87.93	87.91	44.01	34°07'45" E	15°52'03"	



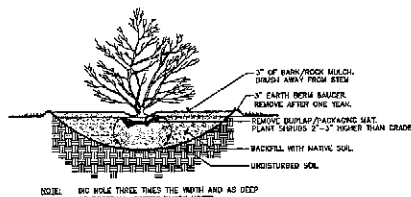
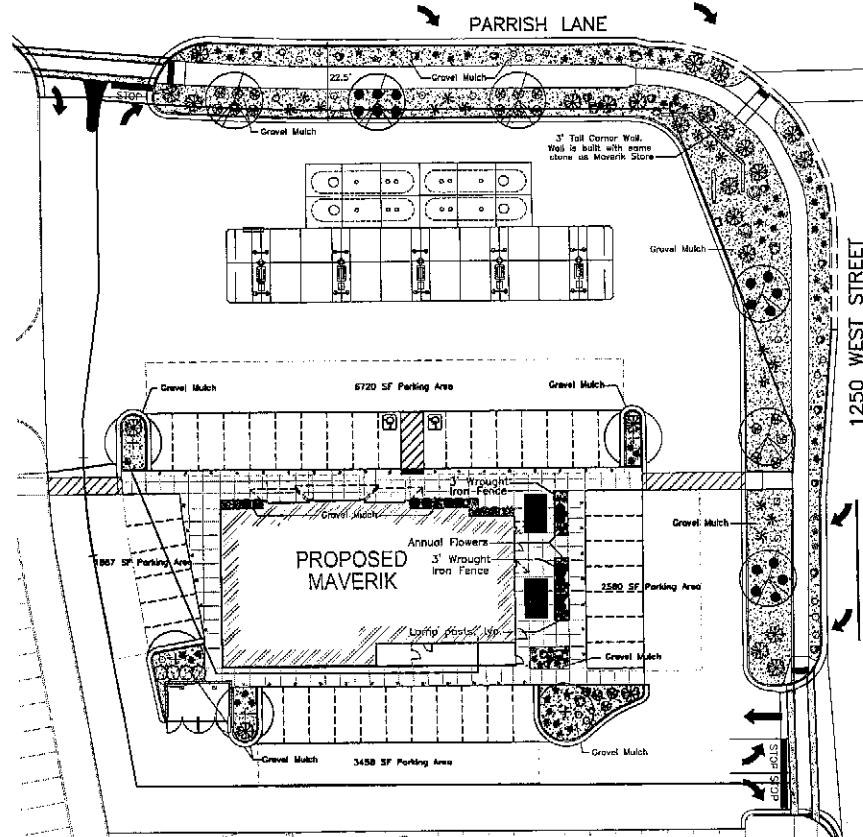
Reeve & Associates, Inc.
 1100 CHAMBERS STREET, SUITE 14,
 OGDEN, UTAH 84403
 TEL: (801) 821-3100
 FAX: (801) 821-2666
 WWW.REEVE-ASSOCIATES.COM
 LAND PLANNING • CIVIL ENGINEERING
 LAND SURVEYING • UTILITY ENGINEERING
 SPECIALTY ENGINEERING • LANDSCAPE ARCHITECTURE
 PROJECT NUMBER: 0796-00
 DRAWN BY: RWH
 ENGINEER: JMS

FFKR
 ARCHITECTS
 design building
 7300 PARKVIEW AVENUE
 SALT LAKE CITY
 UTAH 84104
 • (801) 521-6100
 • (801) 539-1916
 ffr.com

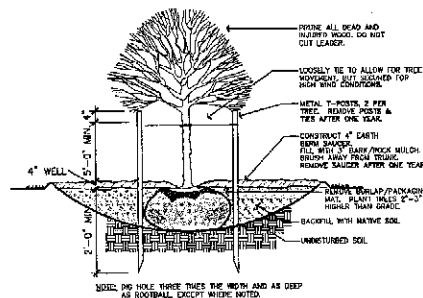
CENTERVILLE MAVERIK
 SWC OF PARRISH LANE & 1250 WEST
 CENTERVILLE, UT. 84014
 PERMIT SET

PROPOSED SITE PLAN

DATE: 10/10/10
 BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS
 TITLE: PROJECT MANAGER
 FIRM: J. H. HARRIS & ASSOCIATES, INC.
 ADDRESS: 1100 CHAMBERS STREET, SUITE 14, OGDEN, UT 84403
 PHONE: (801) 821-3100
 FAX: (801) 821-2666
 EMAIL: JHH@JHH-ASSOCIATES.COM
 WEBSITE: WWW.JHH-ASSOCIATES.COM



SHRUB PLANTING
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

Plant Table

Quantity	Symbol	Scientific Name	Common Name	Planting Size
6	⊗	Koeleria paniculata	Goldenrod Tree	2" cal.
5	⊗	Zelkova serrata	Zelkova	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
4	⊗	Eurogynus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
24	⊗	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.
24	⊗	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal.
28	⊗	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
24	⊗	Colanagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.
52	⊗	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
23	⊗	Salvia 'May Night'	May Night Salvia	1 gal.
29	⊗	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

- Decorative Boulders
- 3" Layer of 1" minus gravel mulch over Dettw Pro 5 Weed Barrier Cloth, or equal.

NOTE: All trees, shrubs, and perennials shall be drought tolerant. (See W. Jordan Water District Handbook.)
A water-conserving, underground drip irrigation system shall be used throughout site.

Landscape Calculations

CODE: 10% Landscaping required.
Total Site = 55,959 SF, 5,596 SF landscape required/3652.30 SF provided (7%).
Total Off-Site Landscape Area = 5970 SF.
Total Landscape Area = 3652 SF + 5970 SF = 9622 SF.

CODE: Provide 1 tree and 2 shrubs for every 250 SF of required (5%) internal parking area.
Total Internal Parking Area = 14,645 SF 5% Required internal parking landscape = 732.25 SF.
732.25 SF/250 = 3 Trees and 6 Shrubs required. 5 Trees, 11 shrubs, 21 perennials provided.

Picnic Area

Bark Mulch in all picnic area beds.
Lamp posts have hanging flower baskets.
Interplant annual flowers in picnic area beds.
3' Wrought Iron fence between beds and pergolas.

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.
- The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equidistant.
- The plant materials list is provided as an indication of the specific requirements of the plants specified, whenever in conflict with the planting plan, the planting plan shall govern.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
- The contractor shall keep the premises, storage areas and parking areas neat and orderly at all times. Remove trash, weeds, clean, loose, etc. daily.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. Top of root balls shall be planted flush with grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
- The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.
- Maverik Corporation shall be responsible for landscape maintenance beyond construction period.



CONSULTANTS



120 CHAMBERS STREET, SUITE 14
CARMEL, INDIAN 46032
TEL: (317) 421-1100
FAX: (317) 421-2446
WWW.RA-REEVE.COM
CIVIL ENGINEER - LANDSCAPE ARCHITECT
INDUSTRIAL ENGINEER - LANDSCAPE ARCHITECT

PROJECT NUMBER: SP50-06

NOTE:

Not documents should not be reported or based on partial sets or photocopies. Owners are responsible for all parties of the documents that pertain to the work covered by this set. State owners are responsible for errors or omissions/omissions resulting from use of partial sets of Working Documents by staff or any sub-firm.

Conflicting information or errors found in the construction documents shall be brought to the attention of the architect immediately in the event of a conflict in the drawings, labor shall not proceed until the final decision is made by the architect.



STORE #777
MAVERIK, Inc.
SWC of Parrish Lane
& 1250 West
Centerville, Ut.

#	DATE	DESC.

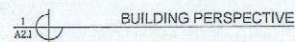
ISSUE: 2025/014
PROJECT NO: 0
DRAWN BY: RWR
CHECKED BY: JMS

SHEET TITLE

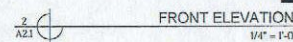
Landscape Plan

L1

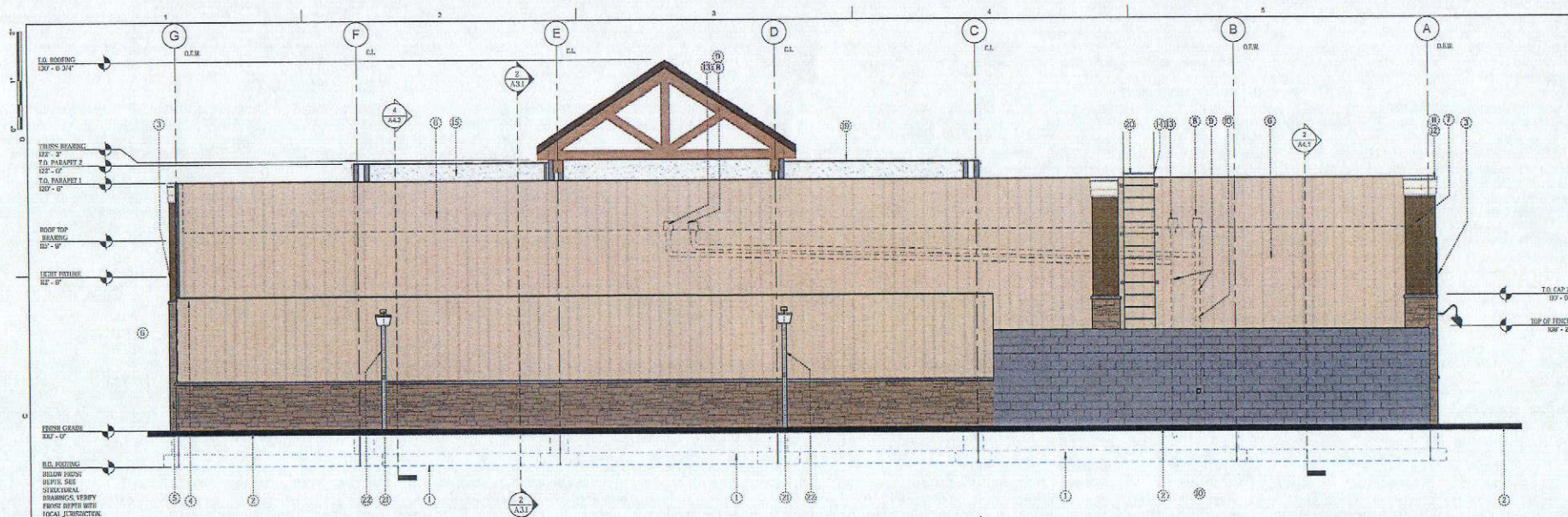
© 2013 DIXON + ASSOCIATES



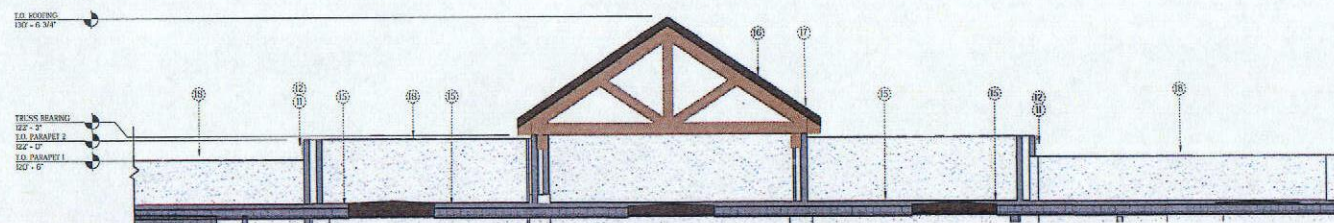
- ABBREVIATIONS:
C.L. - CENTER LINE OF STRUCTURAL COLUMN
O.E.M. - OUTSIDE EDGE OF WALL



10/8/2015 7:45:02 AM



REAR ELEVATION



PARTIAL FRONT WALL REAR
VIEW ELEVATION

GENERAL NOTES:

- ① SEE GENERAL NOTES ON SHEET 3-1 FOR ADDITIONAL REQUIREMENTS
- ② COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE
- ③ ORDER TO SELECT SILING SYSTEMS AND FINISHES. INSTALL AS PER ELEVATIONS. MATCH EXISTING
- ④ FINISH ROOF TO BE ASPHALT SHINGLES. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS MATCH EXISTING ROOF FISH.
- ⑤ PROVIDE BURN BARBERS AND BURN STUDS AS REQUIRED.
- ⑥ COORDINATE ALL REQUIRED ROOFING FOR ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
- ⑦ SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS. INCLUDE VULCANIZED RAIL SPECIFICATIONS, AND SEISMICALLY AND BULDOZER REQUIREMENTS.
- ⑧ ORDER TO SELECT IRON FOR IRON VERNER. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C. SEE GENERAL MANUFACTURER NOTES.
- ⑨ ORDER TO SELECT STUDS FOR COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS.
- ⑩ SEE ROOF FRAMING PLAN FOR ALL ROOF STUDS.
- ⑪ ORDER TO SELECT ROOF FOR IRON VERNER. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C. SEE GENERAL MANUFACTURER NOTES.
- ⑫ ORDER TO SELECT U.S. STUDS AND TIEBARS. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C.
- ⑬ MASONRY VERNER TO BE TIED TO FRAMING WITH MASONRY TIES AT 48" O.C. EACH WAY.
- ⑭ PROVIDE ARCHITECTURAL CHARTER SINGLES FOR FINISH ROOF AT FRONT AND SIDE CANOPIES.
- ⑮ ALL METAL ROOFING AS PER METAL BUILDING MANUFACTURER.
- ⑯ PROVIDE PLANS OF ARCHITECTURAL ASPHALT SHINGLES. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- ⑰ IF IRON IS USED THEN IRON SHALL BE 35 PER OUNCE. SEE GENERAL MANUFACTURER NOTES. MATCH TO EXISTING DRAINAGE REQUIREMENTS WITH ORDER. ALL MASONRY TO BE INSTALLED AS REQUIRED BY I.R.C.
- ⑱ ORDER TO SELECT STUDS FOR EXTERIOR. INSTALL AS PER ELEVATIONS.
- ⑲ COORDINATE WITH DENTAL EQUIPMENT DRAWINGS FOR ALL SERVICE REQUIREMENTS OF ALL EQUIPMENT.
- ⑳ FINISH ROOF TO BE CRACKLESS TYPE AS PER ORDER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- ㉑ PROVIDE CONCRETE TO MATCH EXISTING AS REQUIRED. COORDINATE WITH ELECTRICAL FOR RECESSING CANS & SWITCH.
- ㉒ NEW FLOOR HEIGHT TO MATCH HEIGHT OF EXISTING 11000.

KEYED NOTES

- ⑦ CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS.
- ⑧ PETROBLOC CONCRETE WALK WITH S&P COT. JOINTS UPLAP, SLIPS 14" AWAY FROM THE BUILDING, NITE PLAN FOR REINFORCEMENT AND LOCATION.
- ⑨ SURFACE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL.
- ⑩ OWNER SUPPLIED AND CONTRACTOR/VEHICLE INSTALLED SEIKS.
- ⑪ STONE VENEER 8"X16" COLOR SCHICKELS, SEE DETAIL 30-A-2 AND 10-A-71.
- ⑫ 1/2" BATT BOARD, SEE COLOR SCHICKELS AND ELEVATIONS.
- ⑬ BASEFLOT FINE IS ONE OF ROOF REPEL.
- ⑭ SECONDARY ROOF DRAIN ON ROOF REPEL, SEE PLUMBING DRAWINGS.

KEYED NOTES

- ⑦ HEAT TRACE TUBS DRAIN PIPES, SEE MECHANICAL PLAN CONTROL BOX ON FACADE TO BE CONTAINED OVER GUTTER, PRIOR TO MATCH S&S.
- ⑧ SEE MECHANICAL/PLUMBING PLANS.
- ⑨ MITER AND RETURN TO PARAPET WALL, SEE DETAIL 40A-023.
- ⑩ COLOUR TO BE JH-3, SEE COLOUR SCHEDULE ON SHEET A-8.1.
- ⑪ PRIMARY ROOF DRAIN ON ROOF BEYOND, SEE PLUMBING DRAWINGS.
- ⑫ ROOF ACCESS LADDER WITH LOCKED SECURITY GATE, BLOCKING REQUIRED, SEE DETAIL 40A-022.
- ⑬ SINGLE-PLY ROOFING MEMBRANE OVER ROOF POLYISOCYANURATE INSULATION, SEE ROOF PLAN AND SPEC'S. WAKE MEMBRANE UP UNDER PARAPET CAP, TYP.

KEYED NOTES

- 15 HIGH PRE-PAN, PRE-FINISHED ROOF PANELS, COLOR C-1
- 17 WRAP MEMBRANE OVER THE MAIL AND UNDER ALL OF THE METAL ROOFING.
- 18 24 GAUGE PRE-FINISHED CONVOY, SECURED TO 24 GAUGE PRE-FINISHED CONTOUR, CONTINUED CLAY ON OUTSIDE OF PARAPET. FASTEN CLAY ON OUTSIDE OF PARAPET OVER CATHEDRUM ROOFING MAIL. IF D.L. RASTER INSIDE LITZ OF CONVOY TO PARAPET WITH NUTBUSH GASKETED FASTENERS, ALL SEAMS TO BE STANDING SEAM. NO LAPPS ALLOWED.
- 19 WRAP MEMBRANE UP UNDER CLAY TYP.
- 20 PROVIDE TOP PLATFORM OVER PARAPET.
- 22 ROOF SCRIPPER.
- 23 ROOF INSURANCE TO THE AUTO CLAY BEAM

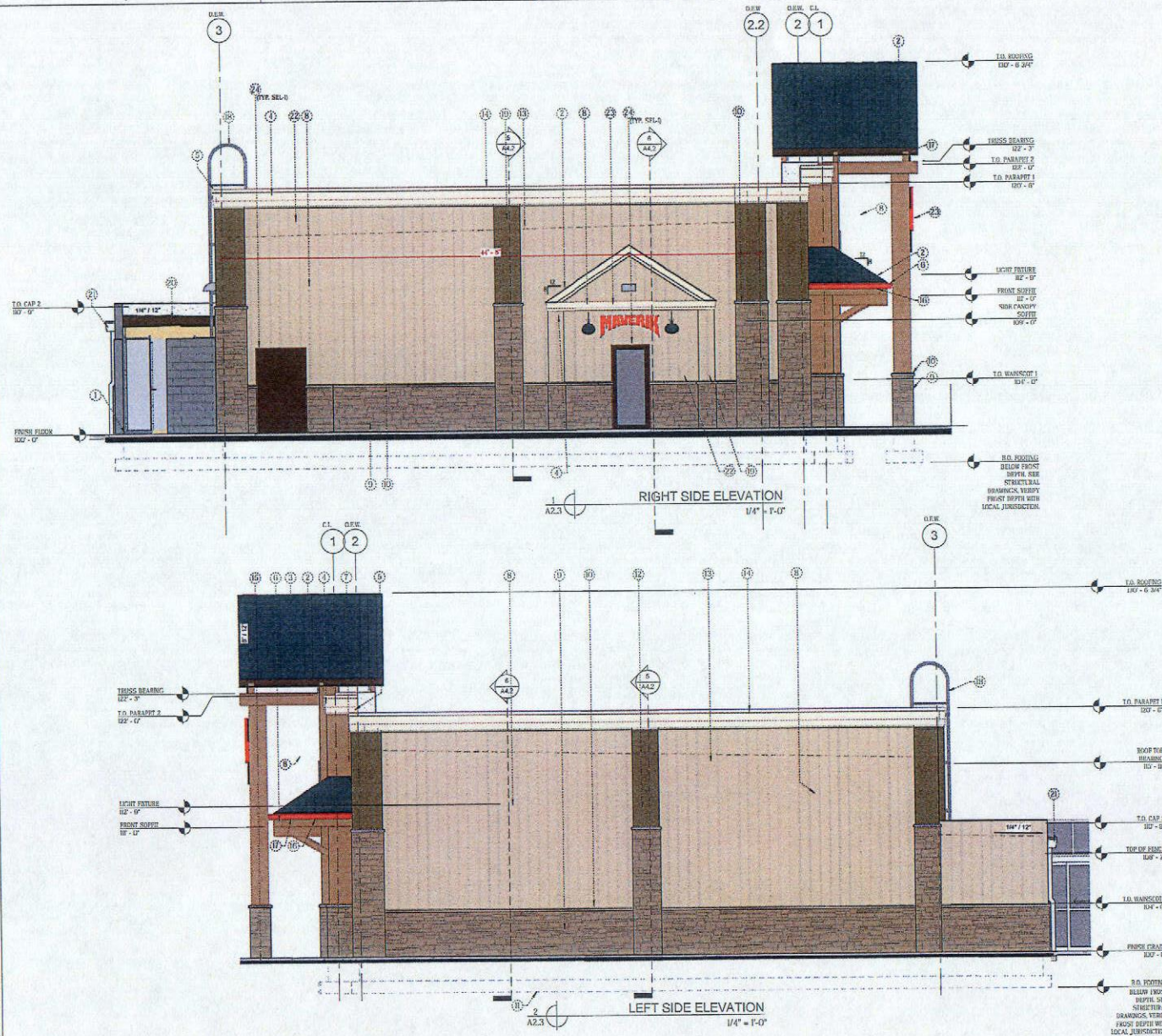
KEYED NOTE:

- 
- ABBREVIATIONS:
 C.L. - CENTER LINE OF STRUCTURAL COLUMN
 O.E.M. - OUTSIDE EDGE OF WALL

ABBREVIATIONS:
C.L. - CENTER LINE OF STRUCTURAL COLUMN
E.L.M. - OUTSIDE EDGE OF WALL

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- KEYED NOTES:**
- CONCRETE SLAB AT ROOFLINE BEYOND SLUPE AWAY FROM BUILDING AT 1/4\"/>

ABBREVIATIONS:
 CL - CENTER LINE OF STRUCTURAL COLUMN
 D.E.M. - OUTSIDE EDGE OF WALL

FFKR
 ARCHITECTS

boque building
 730 pacific avenue
 salt lake city
 Utah 84104
 • 801-521-6166
 • 801-859-1916
 ffr.com

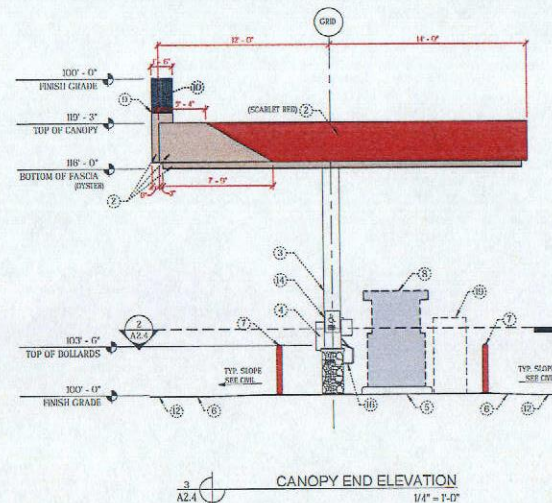
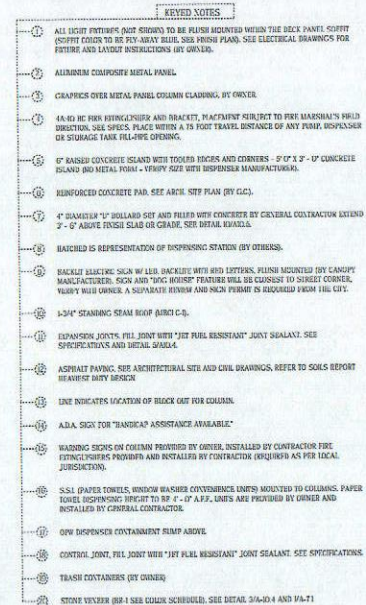
ADVENTURES FIRST STOP
MAVERIK

CENTERVILLE MAVERIK
 1250 W PARRISH LANE
 CENTERVILLE, UTAH
 PERMIT SET

DATE		PERMIT SET	
10/08/2015			

ARCHITECTURAL
 ELEVATIONS
 A2.3

10/20/2015 7:46:15 AM



CENTERVILLE MAVERIK
1250 W PARRISH LANE
CENTERVILLE, UTAH
PERMIT SET

DATE	
10/09/2015	
PERMIT SET	
PROJECT NUMBER 18	
FILE	
DRAWING BY 19	
CHECKED BY	
50317 As indicated	
CANOPY ELEVATIONS	

A2.4

WAIVER OS STRICT COMPLIANCE

Maverik, Inc. respectfully requests a Waiver of Strict Compliance from the landscape requirements for its proposed convenience store at the Southwest corner of Parrish Lane and 1250 West.

The landscaping code requires Maverik to provide 30 feet of landscaping on its property along Parrish Lane. Due to the design requirements of the overall Legacy Trail project imposed by the City there was not enough property available for Maverik to purchase that would allow 30 feet of landscaping on its property. There is, however, 22.5 feet of UDOT owned property between the top back of curb on Parrish Lane and the Maverik property line. There is also 2.5 feet of landscaping provided on the Maverik property along Parrish Lane. UDOT requires that the property owner directly adjacent to their property landscape and maintain the property. Maverik requests that the 22.5 feet of landscaping on UDOT owned property be credited to Maverik as their required landscaping. In total there will be 25 feet of landscaping between Parrish Lane and the top back of curb on the Maverik property.

The code also requires that Maverik have 10% of landscaping on its property. Again, due to size constraints of the Maverik parcel, we are unable to meet the landscape percentage requirement on our own property. Maverik would request that the City take into consideration the entire Legacy Trail project when looking at the percentage of landscaping within the project. The residential areas exceed the City requirements and Maverik feels that the project as a whole exceeds the percentage of landscaping required by the code.

RECEIVED OCT 09 2015

MAVERIK CONVENIENCE STORE

CITY OF CENTERVILLE

Maverik, Inc. respectfully requests a Conditional Use Permit to allow gas sales at its proposed convenience store to be located at the Southwest corner of Parrish Lane and 1250 West.

The property is located in the CVH(PD) zone which allows convenience stores but requires a Conditional Use Permit for the sale and storage of gasoline. The sale of gasoline at the convenience store will not create a detrimental to the health, safety or general welfare of persons residing or working in the vicinity. The site is laid out so that the store is between the fueling operation and the commercial/office/residential to the South of the store. There is sufficient distance from the fueling operation on the West, North and East because of roadways between the fueling operation and any other businesses.

The proposed convenience store and fueling operation will provide easy access for future residents in the multi-family housing associated with the PUD development, as well as residential and commercial developments in Centerville and West Bountiful. Having a facility such as the Maverik store on the West side of I-15 will provide an alternate location for residents and workers to shop without having to travel into the more heavily traveled areas east of I-15.

The proposed use is consistent with the General Plan which calls for the area along Parrish Lane between Legacy Parkway and I-15 to be developed as commercial and retail-oriented businesses. The proposed use of the property is suitable for the location.

The proposed use will not be injurious to potential or existing development in the area. With the commercial and light industrial near the location, Maverik believes that the proposed use blends well with its surroundings. There will be no negative economic impact to the immediate area. Since the subject property has been a vacant dumping ground for years, the construction of the convenience store in conjunction with the PUD adjacent to the store will clean up the area and provide a more aesthetic appeal to the West side of the City. The store also blends well with the retail and office development across 1250 West.

Maverik has had many meetings with the City staff to discuss transportation and access to the property that provides safe, efficient ingress and egress to the property both from Pages Lane and from 1250 West. We have also worked closely with UDOT on the access along Parrish Lane. Water, sewer and other utilities are readily available in the area and will not put an undue burden on the City's utilities.

Lighting of the facility will be designed to provide maximum safety for customers while causing the least amount of impact on surrounding neighbors. The lighting will be designed so that there is no light spillage onto the adjoining residential area. All lighting will be downcast lighting with no side glare. Parking lot lighting will be shielded with directional fixtures so the light can be directed to the areas needed.

RECEIVED SEP 25 2015

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: BRIGHTON DEVELOPMENT UTAH LLC
NATHAN W. PUGSLEY
215 N. REDWOOD RD SUITE #8
NORTH SALT LAKE, UT 84054

APPLICANT: TAYLOR SPENDLOVE
BRIGHTON HOMES UTAH LLC
215 NORTH REDWOOD ROAD #8
NORTH SALT LAKE, UT 84054
(TAYLOR@BRIGHTONHOMES-UTAH.COM)

PROPERTY: 564 WEST PORTER LANE

ACREAGE: 6.1 ACRES

ZONING: RESIDENTIAL-MEDIUM (R-M)

LOT COUNT: 47 PLANNED RESIDENTIAL DWELLING SITES

APPLICATION: FINAL SUBDIVISION APPROVAL

RECOMMENDATION: ACCEPT THE FINAL SUBDIVISION PLAT AND
RECOMMEND APPROVAL TO THE CITY COUNCIL

BACKGROUND

On September 23, 2015, the Planning Commission approved the preliminary plat for the Porter Walton Townhomes project located at 564 West Porter Lane. The developers are dividing the property into 47 residential units for individual ownership. These units consist of 46 townhomes and 1 single-family home. The property has already received previous site plan approvals and a conditional use permit approval in relation to density. The developer is currently working on the public infrastructure for the entire site. The Commission has also approved the conceptual and preliminary subdivision plat for the development. Brighton Homes is now ready for a review by the Planning Commission for the final plat and for a recommendation of approval to the City Council.

PREVIOUS PRELIMINARY PLAT APPROVAL

1. The applicant shall prepare and submit an application for final subdivision plat and associated construction drawings, as outlined in Chapter 15-3, Final Plat of the Municipal Code.
 - **Staff Response:** Brighton Homes submitted a complete application on September 30, 2015 that met all the applicable requirements found in Chapter 15-3 of the Municipal Code.
2. The layout and design of the final plans and plat submittal must be consistent with the related City approved final site plan and conditional use permit.
 - **Staff Response:** The plans are consistent with what has already been approved with the final site plan, conditional use permit and the conceptual and preliminary subdivision plans.
3. The applicant shall finalize any plat related formatting and/or survey errors and omissions, which shall be deemed acceptable by the City's Engineer and Attorney.
 - **Staff Response:** The City Engineer and City Attorney have reviewed the submitted plans and are requesting some minor corrections take place prior to printing the linen plat. However, with these corrections being mainly typographical, staff believes this should not affect any decision rendered by the Planning Commission. To see a list of these comments please see the emails from the City Attorney and City Engineer in the back up information for this report.
4. In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director.
 - **Staff Response:** All addressing has been indicated on the final plat. Each unit has individual addressing and the private streets have also been addressed to match the streets directly to the south.
5. The applicant shall provide an updated title report (within 30 days) for review and acceptance of any final paper and/or linen plat, at a time deemed appropriate by the City's Attorney and/or Recorder.
 - **Staff Response:** Brighton Homes submitted a title report to City staff and is currently being reviewed by the City Attorney. In addition to the title report, the CC&Rs have also been submitted to the attorney for a final review prior to being recorded with the linen plat.

FINAL SUBDIVISION REVIEW CHAPTER 15-4

The final proposed plat has been created with all the necessary required information as found within Section 15-4-103 of the Subdivision Ordinance. All necessary signature blocks, and plat notes have been added to the paper plat for the preparation of recording. As mentioned previously the final plat matches the approved final site plan, the conditional use permit and the preliminary plans that were previously reviewed by the Planning Commission. It appears that all applicable Zoning Ordinance requirements for development in the R-M Zone have

been satisfied. Finally, the general requirements for all subdivisions pertaining to layout, lot size, utility improvements and drainage have been depicted and are in harmony with the Subdivision Ordinance Requirements [Section 15-5-101 through 106].

The applicant will need to enter into an improvements agreement and related bonding for remaining public improvements. They will also need to make sure all applicable development fees are paid prior to recording the plat. The applicant is responsible in meeting all previous conditions of approval that remain in effect, such as traffic mitigation and the HOA's obligation to provide snow removal, trash removal and road maintenance.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the Final Subdivision Acceptance: I hereby make a motion for the Planning Commission to accept the Final Subdivision Plat and recommend approval to the City Council for the proposed Porter Walton Townhomes Development, located at approximately 564 West Porter Lane, subject to the following:

1. The final plat shall be submitted to the City Council for approval and shall be recorded at the Davis County Recorder's Office prior to the sale of any individual units.
2. The applicant shall address all corrections and edits as stated by the City Engineer and City Attorney prior to the printing of the final linen plat.
3. The applicant shall address all corrections and edits to the CC&Rs as stated by the City Attorney.
4. All applicable development fees shall be paid prior to the recording of the final plat.
5. The applicant shall enter into an improvements agreement and related bonding for remaining public improvements prior to recording the plat.
6. The applicant shall meet all applicable conditions as approved by the Planning Commission and set forth within the final site plan approval and the conditional use permit.

Suggested Reasons for the Action (Findings):

- a) The final subdivision plans and plat are in harmony with the relevant provisions of the City's General Plan [Section 12-480-1(a)].
- b) The Porter Walton Townhomes Development is in harmony with the provisions of the Residential-Medium Zone [Chapter 12-32].
- c) The Porter Walton Townhomes Development is in harmony with the final site plan and conditional use permit as approved by the Planning Commission [July 22, 2015].
- d) The City Council is the authorized body to grant approval for a final subdivision plat [Section 15-4-107].
- e) With the directives listed, the acceptance is consistent with the expectations for PUD subdivisions, as outlined in Chapter 15-6, Planned Unit Development.

Brandon Toponce

From: Lisa Romney
Sent: Wednesday, October 21, 2015 2:19 PM
To: Brandon Toponce; Kevin Campbell
Cc: Cory Snyder
Subject: RE: Porter Walton Townhomes Final Plat Review

Brandon, here are my comments regarding final plat approval and recommended conditions of approval:

1. Add condition regarding developer's obligation to enter into an improvements agreement and related bonding for remaining public improvements prior to recording the plat
2. Add condition that developer must pay all applicable development fees prior to recording the plat
3. Add condition that developer shall submit CC&Rs to City Attorney for review and acceptance prior to recording final plat (I haven't seen the CC&Rs yet for review)
4. Add condition that developer provide City Attorney with title report current within 30 days of proposed final plat recording for review with final mylar (I need updated title report to complete my review)
5. Confer with Kevin/Cory to see if we need a condition on final plat approval regarding the traffic light contribution or other traffic mitigation requirements. This is already a condition of final site plan so I don't know whether we want to add this matter as a condition of final plat approval as well.
6. You may also want to add a condition regarding the HOA's obligation to provide for snow removal, trash removal and street maintenance

Here are my comments regarding the August 27, 2015 preliminary plat (I still need updated title report to check ownership, easements, etc.):

1. Add street name to private street
2. Add addresses for all lots
3. In Owner's Dedication, change 2 references to units to "lots"
4. Add legal owners of record to Owner's Dedication signature lines
5. Add correct entity type acknowledgment for applicable owner entity (corporation, LLC, etc.)
6. Make sure all easements of record are noted on the plat
7. Make reference to the already recorded PUE for the project on the plat
8. Add standard City plat note regarding Davis County Surveyor's Office Datum
9. Add standard City plat note regarding Subsurface Soil Condition and Groundwater Tables
10. Have Kevin and Randy double check Plat Note #2 for corrections; change PRUD to "PUD"; make reference that Centerville City shall own and maintain "culinary water meters" (to the extent this is accurate)

Lisa G. Romney
Centerville City Attorney
250 North Main Street
Centerville, Utah 84014
(801) 335-8842 (Direct Line)
(801) 295-3477 (Main Office)
Lromney@centervilleut.com



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Centerville City
Kevin Campbell
City Engineer

RE: 2nd Plat Review of Porter Walton Townhomes PUD

Dear Kevin,

I have reviewed the plat and have found the following errors and omissions.

1. It appears the revised utility easement description does not close.
2. Please change the letterhead of the legal to P.U.D..

Plat:

3. It appears the distances along the interior of the south boundary line does not match the overall distance.
4. Please provide street names and address and unit addresses.
5. In the General notes please change note 2 to read: "Centerville city shall own and maintain all culinary water lines to the meters." Also remove "Culinary and" at the beginning of the note.
6. Please verify that all PRUD references have been changed to PUD.(Notes area)
7. In the title block please change the "APPROVED" to "RECOMMENDED" in all of the signature blocks.
8. Please show the owner/developer information: Name, Address, Phone number and email.
9. It appears the area is incorrect for Lot 47 and differs between the area shown in the design data.

If you have any questions regarding this plat review please contact me, and we can discuss your concerns. Please have Reeve & Associates, Inc. provide a revised copy of this plat showing that these items have been addressed.

Sincerely,
Brian A. Linam, P.L.S.
801-608-6108

ESI Engineering Inc.



CIVIL ENGINEERING

STRUCTURAL ENGINEERING

LAND SURVEYING

GPS

