

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON DECEMBER 12, 2018 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 Jacob Smith, Centerville Management Services 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. The full packet can also be viewed on the City's website: [**http://centerville.novusagenda.com/agendapublic.**](http://centerville.novusagenda.com/agendapublic)

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

7:00 PM A. WELCOME AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Commissioner Kevin Daly

D. COMMISSION BUSINESS

7:10 1. Public Meeting- Sheffield Downs Final Subdivision Plat - ~274 E Pages Lane
ADMINISTRATIVE DECISION
Consider the proposed Final Plat for Sheffield Downs, a 33 lot single family
subdivision at ~274 E Pages Lane.

7:30 2. Public Hearing - Legacy Lands Preliminary Subdivision Plat - 1243 N 1300 W
ADMINISTRATIVE DECISION
Consider the proposed Preliminary Subdivision Plat for Legacy Lands, a
commercial subdivision at 1243 N 1300 West.

3. Planning Commission DRAFT Meeting Schedule 2019

4. Community Development Director's Report
Discussion of Parrish Lane Design Guidelines

Review of Commission's 2018 Goals

5. City Council Report

E. MINUTES REVIEW and ACCEPTANCE

November 14th, 2018

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/12/2018**

Item No. 1

Short Title: Public Meeting- Sheffield Downs Final Subdivision Plat - ~274 E Pages Lane

Initiated By: Taylor Spendlove, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Plat for Sheffield Downs, a 33 lot single family subdivision at ~274 E Pages Lane.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 12-12- 2018 PC Staff Report Sheffield Downs Final Subdivision Plat and Plans
- ▣ Sheffield Downs Final Plat Submittal
- ▣ Sheffield Downs Traffic Letter Submittal

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

**STAFF REPORT
AGENDA: ITEM #1**

PROPERTY OWNER*: **DIKA PROPERTIES LLC**
* (SHOWN STILL ON COUNTY RECORDS)
MARV BLOSCH
517 SOUTH 100 EAST
BOUNTIFUL, UT 84010
(mbaproperties@gmail.com)

APPLICANT: **BRIGHTON DEVELOPMENT**
TAYLOR SPENDLOVE
215 NORTH REDWOOD RD. SUITE #8
NORTH SALT LAKE, UT 84054
(taylor@buildwithbrighton.com)

PROPERTY: **274 EAST PAGES LANE**

- **PARCEL 03-004-0150**
- **PARCEL 03-004-0099**
- **PARCEL 03-004-0139**

ACREAGE: **5.6 ACRES RESIDENTIAL AREA PROPOSAL**

CURRENT ZONING: **RESIDENTIAL MEDIUM / PLANNED DEVELOPMENT (R-M/PD)**

APPLICATION: **FINAL SUBDIVISION PLAT**

BACKGROUND

Previously at the October 24, 2018 Planning Commission Meeting, the Commission reviewed the Preliminary Subdivision submittal for Sheffield Downs, a Planned Development, proposed by Brighton Homes.

To recap, Brighton Homes recently obtained a rezone for a significant eastern portion of the Pages Lane Commercial Area (*aka: Old Dick's Market*) into a Residential Medium Planned Development Overlay, to develop the property for a single-family dwelling subdivision of 33 homes. The project would be developed as a "*planned unit development*" having a private roadway system and a park area as common open space for use by the residents of this new community. Additionally, an existing commercial lot (*not part of the residential development*) will be included in the plat to create a smaller independent lot for the current commercial use.

PREVIOUS PRELIMINARY SUBDIVISION REVIEW APPROVAL

On October 24, 2018, the Planning Commission approved the subdivision's preliminary plans, as follows:

1. The Final Subdivision Plat shall reflect the design, layout, and all related items as stated in Ordinance 2018-20, Sheffield Downs Planned Development Overlay, as approved by the City Council on September 18th, 2018.
 - a. A note on the Final Plat shall state that the plat is subject to this ordinance *(Completed – noted on plat)*
2. A final subdivision application and plans shall be submitted, within one (1) year, in accordance with the requirements of Title 15, Subdivisions and of Title 12-Zoning Ordinance. *(Completed- submitted on 11-08-2018)*
3. Final utility and construction plans shall be reviewed and approved by the City Engineer, including, *but not limited to*:
 - a. Provide Building, pavement, & demolition plan *(Completed – provided on Sheet C300 of Subdivision Construction Plans)*
 - b. Distinguish which utilities are private and which are public *(Completed – provided on Sheet C600 of Subdivision Construction Plans)*
 - c. Show existing utility or access easements *(Completed – provided on Subdivision Plat Sheet)*
 - d. Provide a cross section for street improvements *(Completed – provided on Sheets C700 through C707 of Subdivision Construction Plans)*
 - e. Show all accesses along the north side of Pages Lane from 400 East to the west entrance to J.A. Taylor Elementary and provide traffic movement study to support locations of new entrances into Subdivision. *(Completed – provided on Sheet C400 of Subdivision Construction Plans and Traffic Letter from Reeves & Associates, Dated November 29, 2018)*
 - f. Provide detention calculations *(Completed – provided on Sheets C500 of Subdivision Construction Plans)*
4. The applicant shall place a note on the Final Plat in reference to any CC&Rs that will be created for the subdivision, including notes that state:
 - a. The use of outside storage of Recreational Vehicles (RVs) for dwellings or in the common space areas for longer than 48 hours shall be prohibited. *(Completed – provided on Subdivision Plat Sheet)*
 - b.
 - c. HOAs shall be responsible for the continuation and maintenance of open space and referenced in the Final Plat notes. *(Completed – provided on Subdivision Plat Sheet)*
 - d. The Applicant shall post a bond for all public improvements, open space, and utilities prior to the recording of Final Plat. The applicant shall submit a phasing plan to be approved by Staff and the Commission, or Open Space amenities shall be installed prior to a certificate of occupancy for any dwelling. *(Ongoing/Undefined – a phasing outline has not been detailed – defaults to CO for dwelling)*

5. A title report shall be submitted to City Staff Prior to Final Plat. (*Incomplete – not submitted*)
6. This subdivision was approved with unique setbacks for perimeter and interior lots, as outlined in their PDO Approval. Front, side, and rear yard setbacks for each lot shall be noted on the plat. (*Partially Complete – Applicable PDO Tract Perimeter Setbacks 20' rear yards and 8' side yards not noted or shown*)

OTHER MATTERS RELATING TO FINAL SUBDIVISION

Construction Drawing Approval – Currently, Kevin Campbell, the City Engineer, is continuing his review of the Subdivision Construction Drawings and in the final stage of his review. As to the plat, most of his comments are related to the survey description and the required associated notes (*11-14-2018 E-mail to applicant*). It appears that the construction documents are in the process of being finalized and preparation of the bond estimate and fee schedule is underway.

Conditions, Covenants, and Restrictions (CC&R's) – Since, the proposal in a planned development of single-family lots with areas of common amenities, the developer will need to prepare and submit their CC&R's to the City Attorney to verify that the documents meet the minimum state requirements. Additionally, the CC&R's will need to address the matters listed in the notes on the Subdivision Plat.

Bonding, Public Infrastructure vs. Private Amenities – Since this project is a “planned development,” it has both public infrastructure, private roadways, and common amenities (park, common landscaping, and boundary fencing) that are required to meet the service and design expectations of the development's PDO approval. Since the applicant's submittal has not provided an improvement phasing plan, staff is recommending the following.

- ✓ Installation of Public Improvements & detention are subject to the City's Bonding and Fee Requirements – *CMC 15.07 and 15.08*
- ✓ Installation of basic utilities (water, sewer, storm drainage, etc.) and all-surface road are required for any issuance of a building permit – *CMC 15.05.090*
- ✓ Installation/Completion of Roadways (*Asphalt Surface*) shall be achieved for an issuance of a Certification of Occupancy – *CMC 15.05.090, OR*
- ✓ Installation/Completion of Roadways/Parking adjacent to amenities (park, play structure, pavilion, etc.) shall be completed at 50% development build out (*16 lots*) or a City acceptable bond may be submitted for incomplete improvements to obtain additional building permits - See *applicable PDO approval for Common Amenities plan*
- ✓ Installation of Common Amenities (park, play structure, pavilion, etc.) shall be completed at 50% development build out (*16 lots*) or a City acceptable bond may be submitted for incomplete improvements to obtain additional building permits - See *applicable PDO approval for Common Amenities plan*
- ✓ Project fencing, where lots are present shall be completed with the issuance of applicable lot's Certificate of Occupancy – See *applicable PDO approval for fencing plan*

- ✓ Project Fencing, where common areas or development boundary is present are to be installed prior to developer's transfer to the Home Owner's Association - *See applicable PDO approval for fencing plan*

PLANNING STAFF RECOMMENDATION

Suggested Motion for the Sheffield Downs Final Subdivision Plat and Construction Drawings

I hereby make a motion for the Planning Commission to RECOMMEND APPROVAL of the Final Subdivision Plat and Plans for the proposed Sheffield Downs PDO Subdivision, located at approximately 274 E Pages Lane, subject to the following conditions:

1. The Final Plat and submittal shall be corrected/modified to include the following:
 - (a) The Final Plat shall note/depict the applicable "tract perimeter" setbacks for rear and side yards, as required by CZC 12-41-100. i.
 - (b) A title report shall be submitted to prior to Final Plat Acceptance (*paper version*) by the City.
2. The Final Plat and Plan shall be submitted, reviewed, and approved by the Centerville City Council.
3. The Final Plat and Plans (*i.e. paper version*) shall be submitted, reviewed, and deemed acceptable to the City Recorder, City Engineer, and City Attorney, prior to the preparation and submittal of the Final Linen Plat for Subdivision Recordation.
4. As part of the paper plat and plan review by the City, the plat shall be submitted to the City's Public Works Department for assignment of lot addresses, which shall be depicted on the Final Linen Subdivision Plat.
5. The subdivision improvement plan phasing shall be as follows:
 - (a) Installation of public improvements & detention are subject to the City's Bonding and Fee Requirements – *CMC 15.07 and 15.08*
 - (b) Installation of basic service utilities (*water, sewer, storm drainage, etc.*) and all-weather surface road shall be required for issuance of any building permits for homes – *CMC 15.05.090*
 - (c) Installation/Completion of Roadways (*Asphalt Surface*) shall be achieved for an issuance of a Certification of Occupancy – *CMC 15.05.090, OR*
 - (d) Installation/Completion of Roadways/Parking adjacent to amenities (park, play structure, pavilion, etc.) shall be completed at 50% development build out (*i.e. 16 lots*) or a City acceptable bond may be submitted for incomplete improvements to obtain additional building permits - *See applicable PDO approval for Common Amenities plan*
 - (e) Installation of Common Amenities (park, play structure, pavilion, etc.) shall be completed at 50% development build out (*i.e. 16 lots*) or a City acceptable bond may be submitted for incomplete improvements to obtain additional building permits - *See applicable PDO approval for Common Amenities plan*
 - (f) Project fencing, where lots are present shall be completed with the issuance of applicable lot's Certificate of Occupancy – *See applicable PDO approval for fencing plan*

- (g) Project Fencing, where common areas or development boundary is present are to be installed prior to developer's transfer to the Home Owner's Association - *See applicable PDO approval for fencing plan*
- 6. After recordation of the Subdivision Plat, the developer and associated contractors shall schedule and attend a pre-construction meeting with the City Engineer prior to any commencement of construction activities related to subdivision improvements.

Reasons for Action:

- a) *The Commission finds that the final subdivision plat and plan, as conditioned in this approval, complies with the terms and conditions of Sheffield Downs PDO Zone Map Amendment and associated Conceptual Plan acceptance that was approved in September of 2018, Ordinance No. 2018-20.*
- b) *The Commission finds that the conditions of the final subdivision plat and plan approval are render the development consistent with the requirements for final subdivision review and approval, as required by CMC 15-04, Final Plat.*



November 29, 2018

Centerville City Engineering Department
250 N Main Street
Centerville, UT 84014
801-295-3447

Project: *Sheffield Downs Subdivision*
Subject: *Trip Generation Analysis Letter*

At the request of the developer Brighton Homes, Reeve and Associates has prepared this trip generation letter to determine how much traffic the Sheffield Downs Subdivision will generate and the impact it will have on the surrounding area. The subdivision consists of 33 single family detached dwelling units and a private HOA park and an existing 24,917 sf commercial property. Only the new 33 dwelling units will generate additional traffic. The previous buildings on this parcel consists of a 45,000 s.f. grocery store, 12,500 s.f. theatre, a 12,500 s.f. variety retail store and a 2,400 s.f. nail salon that will remain.

Historical Trip Generation –

Based on the existing land uses of a 45,000 s.f. grocery store, 12,500 s.f. theatre, 12,500 s.f. variety retail store and a 2,400 s.f. nail salon, we are able to calculate the previous trip generation using ITE Trip Generation manuals. Using the associated Land Use Codes (850 for Supermarket) and (814 for Variety Retail Store) the historical trips generated to this site can be found in Table 1 below. Note that the theatre has a different peak hour time, so it is not included in the numbers presented below.

Table 1 – Historical Trip Generation - AM/PM

<i>Peak Hour</i>	<i>Generated Trips/Peak Hour</i>	<i>Trips Entering</i>	<i>Trips Exiting</i>
<i>AM Peak</i>	<i>411</i>	206	206
<i>PM Peak</i>	<i>463</i>	232	232

Proposed Single Family Detached Dwelling Units –

The number of trips generated from the proposed subdivision was determined using ITE's (Institute of Transportation Engineers) 10th Edition Trip Generation Manual for Single-Family Detached Housing (Land Use: 210). For this land use, the trips generated per dwelling unit are 0.76 trips in the AM peak hour and 1.00 trips generated in the PM peak hours.

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The proposed development will have 33 dwelling units. The trip generation based on 33 dwelling units is 25 trips per hour during the AM peak hour and 33 trips per hour during the PM peak hour. ITE suggests 26% of the generated traffic will be entering the site and 74% exiting the site during the AM peak hour. ITE suggests 64% of the generated traffic will be entering the site and 36% exiting the site during the PM peak hour. Additionally, the existing 2,400 s.f. nail salon will remain. The trips generated from the nail salon is approx. 3 AM and 5 PM trips.

See Table 2 below for the vehicle trip generation breakdown.

Table 2 – Sheffield Downs Subdivision Trip Generation - AM/PM

<i>Peak Hour</i>	<i>Generated Trips/Peak Hour</i>	<i>Trips Entering</i>	<i>Trips Exiting</i>
<i>AM Peak</i>	<i>28</i>	9	19
<i>PM Peak</i>	<i>38</i>	24	14

By comparing the historical traffic and the newly proposed traffic with this development using ITE, the proposed development produces 10% of the historical traffic volumes. This is a dramatic reduction in traffic. Additionally, this development will be eliminating one of the existing accesses onto Pages Lane, reducing another potential point of conflict.

There are 4 minor accesses in between 300 E and 400 E on the north side of Pages Lane. Each access serves 4 single family dwelling units. Using ITE, each access will have 3 vehicles using those access in the AM and 4 in the PM. Due to the low volume and use, these accesses function as if they are driveways within a subdivision which at times are within 20'-30' of each other.

The majority of the traffic leaving the site and adjacent accesses will be heading west out of the subdivision and heading towards I-15 while vehicles entering the area will be traveling east coming from I-15. Due to the low volume of traffic at each of the existing access points and the major reduction in vehicles into the new subdivision, the traffic conditions should actually improve from the historical conditions.

The attached exhibit shows the project turning movements in and out of the development and adjacent accesses based upon the ITE trip generation results and the projected direction of traffic flow.

Reeve & Associates, Inc.



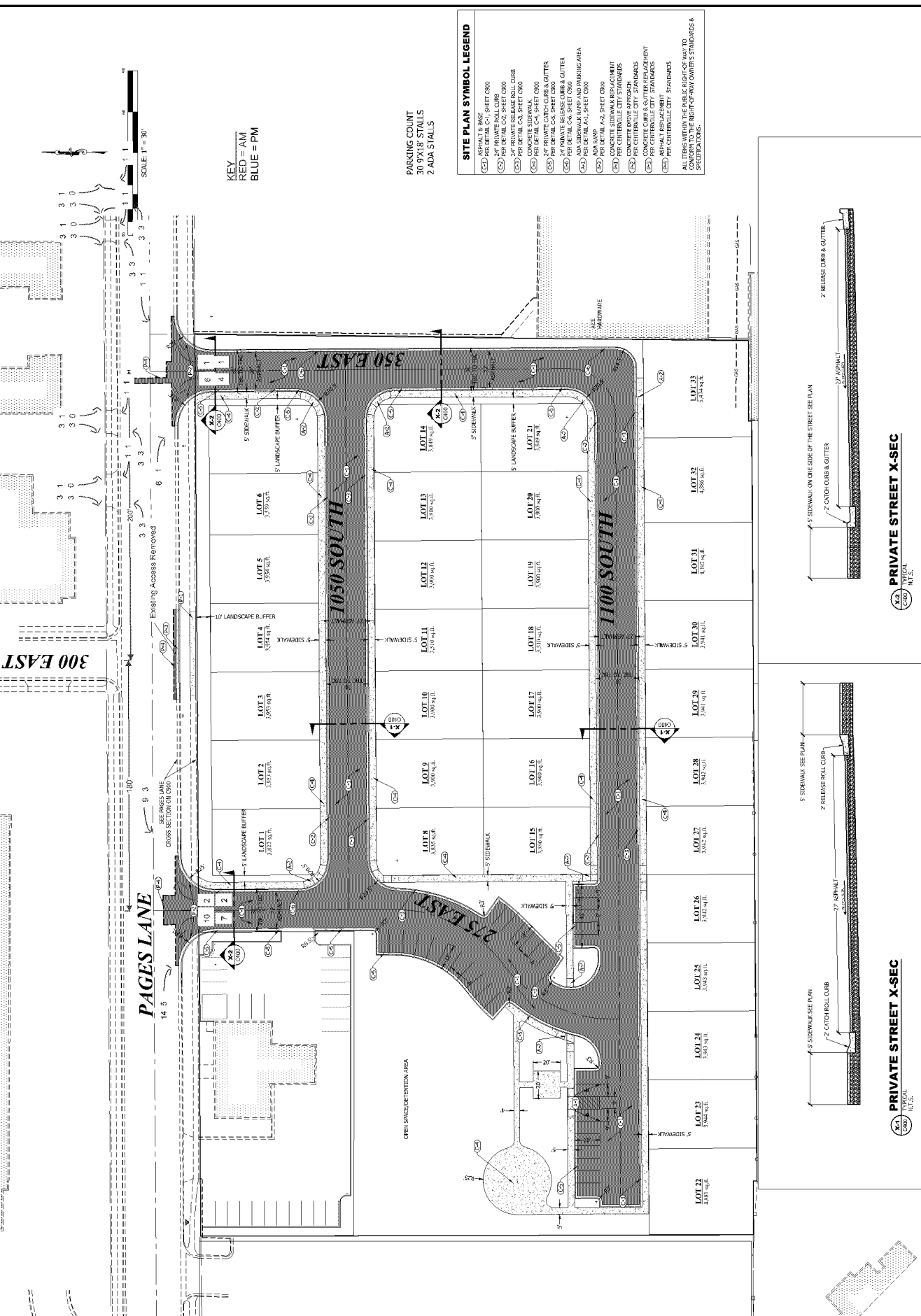
We hope that the information provided is sufficient to determine that a traffic impact study should not be required for the site and should be permitted. If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

Thomas Hunt, P.E.
Civil Engineer Manager
Reeve & Associates, Inc.
thunt@reeve-assoc.com

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**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/12/2018**

Item No. 2.

Short Title: Public Hearing - Legacy Lands Preliminary Subdivision Plat - 1243 N 1300 W

Initiated By: Jeff Cook, Applicant

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Preliminary Subdivision Plat for Legacy Lands, a commercial subdivision at 1243 N 1300 West.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 12-12-18 Legacy Lands Preliminary PC Staff Report
- ▣ Legacy Lands Preliminary Plat 12.6.18
- ▣ Aquatics Report Updated

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: GARY SMITH

**APPLICANT: JEFF COOK
COOK BUILDERS
PO BOX 684 CENTERVILLE UT 84014**

PROPERTY LOCATION: 1243 NORTH 1300 WEST

PARCEL ID: 06-003-0016

PARCEL SIZE: 4.0 ACRES

ZONING DISTRICT: SHORELANDS COMMERCE PARK

APPLICATION: LEGACY LANDS PRELIMINARY SUBDIVISION

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

Background

Jeff Cook is proposing a five lot subdivision for office and warehouse uses within the Shorelands Commerce Park. This site is just north of the UDOT site and to the west of the recently developed The Pastures.

This development lies in the Shorelands Commerce Park Zone, so future and subsequent site plans will have a higher standard of architectural requirements and design standards than other commercial/ industrial areas, as defined in CZC 12.68.



The Conceptual Plat was approved September 12, 2018.

Preliminary Review Expectations

15.03.010 Preliminary Plat - Purpose

The purpose of the preliminary plat is to require formal preliminary approval of a subdivision as provided herein in order to minimize changes and revisions which might otherwise be necessary on the final plat and to ensure compliance of the subdivision with City ordinances and regulations. The preliminary plat and all information and procedures relating thereto, shall in all respects, be in compliance with the provisions of this Title and any other applicable City ordinances and regulations.

Previous issues:

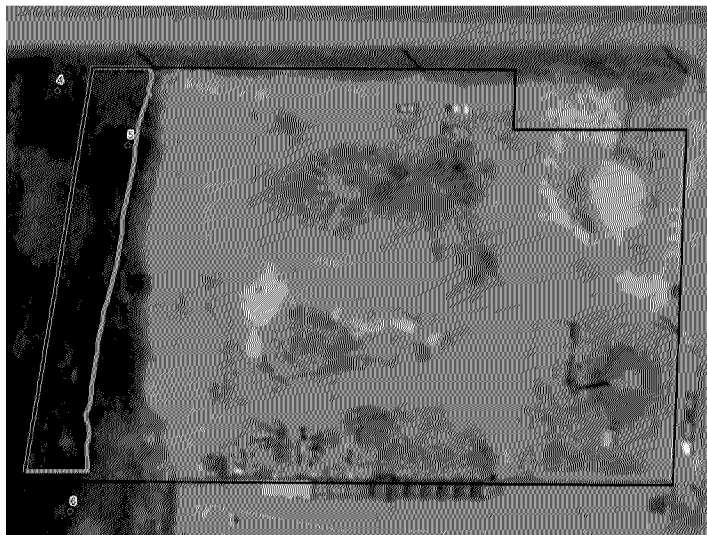
- Lots 5 has been corrected to have a frontage of 50 feet.
- Lots were previously accepted to permit lots with non-right angles by the Planning Commission

Preliminary Plat Soils Study and Report

Conclusion of Report:

“ According to the inventory of the site, resource document review, and site visit observation, potentially jurisdictional wetlands were identified on western-most portion of the site. Wetlands are limited within a marsh. Hydrology in this area likely originates from the Great Salt Lake as a fringed wetland. At the time the wetland delineation was conducted, water was not observed at the surface. An ordinary high water mark exists as evidence by a bed and bank as well as flow debris and wetland plant species. As such, there is a hydrologic nexus from the site to the Great Salt Lake located approximately one mile to the west.”

Terracon Aquatic Resources Report, as submitted Nov 2018



1 Dots indicate wetland data points, Image from Terracon's Aquatic Resources Report Nov. 2018

About .36 acres of this 4 acre lot are covered in wetlands, about 46 feet inward of the western boundary of the property. Depending on the applicant's desires for this area of land, the applicant can receive approval from the Army Corps of Engineers to mitigate this area of land. This eastern area of the parcel shall not be built upon unless or until those mitigations have been approved. The wetlands occur in the

same location as the majority of the Communication easements that will be recorded with the property as well, not significantly impacting their originally proposed building area.

Layout, Streets and Engineering

The private road entering from 1275 North has been shifted eastward to accommodate the wetlands area. The layout of the 5 lots subdivision has an internal 26' wide street with 3 accesses onto public streets – two on 1275 North and one on 1300 West. A cross-access agreement for this road among all five properties needs to be written and recorded with the plat.

Construction and utility drawings have been reviewed by the City Engineer and minor corrections have been requested for the submittal of Final Plat.

STAFF RECOMMENDATION

The Planning Commission hereby makes a motion to APPROVE the Preliminary Subdivision for Legacy Lands at 1243 North 1300 West , with the following directives:

- 1) A Final Subdivision Application shall be submitted in accordance of CMC 15.03 of the Subdivision Ordinance
- 2) Wetlands areas and data points need to be indicated on the Final Plat unless mitigated with the approval of the Army Corps of Engineers.
- 3) Title report shall turned in before the Final Plat and reviewed and approved by the City Attorney
- 4) Full Construction and utility drawings are to be reviewed and approved by the City Engineer, including but not limited to showing the culinary and storm drain along 1275 North, and detailing the curb and gutter in the City Right of Way.
- 5) Cross Access easements between the five lots shall be recorded with the Plat or noted on the Plat
- 6) Placement of fire hydrants shall be approved by the South Davis Metro Fire Marshall before the recording of Final Plat.
- 7) Any remaining “utility provider” sheets shall be submitted with the Final Subdivision Application.
- 8) Final Plat must be recorded within one year of the Preliminary Plat approval date.

Findings:

- a) The Preliminary subdivision complies with the General Plan as stated in 12-480-6.
- b) This development is likely to meet the Subdivision Ordinance Standards in the, Chapter 15-5 of the CMC.

November 28, 2018
Mr. Jeff Cook
Cook Builders
PO Box 684
Centerville, UT 84014

Telephone: (801) 295-3060
E-mail: jeffcookbuilders@gmail.com

Re: Aquatic Resources Report
Centerville Project
Centerville, Davis County, Utah
Terracon Project No. CP187046

Dear Mr. Cook:

Terracon Consultants Inc. (Terracon) appreciates the opportunity to provide Cook Builders, (client) with the following Aquatic Resources Report for the above-referenced project. This project was performed in accordance with Terracon's Proposal dated October 2, 2018 and signed October 15, 2018.

1.0 PROJECT INFORMATION

1.1 Site Description

The project site is located east of the Great Salt Lake on the West 1300 Block in Centerville, Davis County, Utah. The site consists of open disturbed land. The western edge is comprised of marshland containing common reed grass (*Phragmites australis*). The site is surround by commercial development as well as open marshland (Exhibit 1).

2.0 PRELIMINARY DATA GATHERING AND ANALYSIS

To complete the aquatic resources evaluation for the site, Terracon performed a limited desktop evaluation and performed a site visit on October 22, 2018. The purpose of the site visit was to delineate potential wetlands for the purposes of obtaining a Jurisdictional Determination (JD) or "no permit required" letter from the U.S. Army Corps of Engineers.

2.1 Desktop Review

Terracon conducted a limited desktop review for the site to evaluate potential presence of apparent jurisdictional Waters of the U.S. (WOTUS), including wetlands, as defined and regulated by federal authority under 33 CFR Parts 320-330. This review may not identify state/locally-designated wetlands.

Wetlands as defined by the U.S. Environmental Protection Agency (EPA) and the USACE, in the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, (Federal Interagency Committee for Wetland Determination, 1989), are “those areas that are inundated or saturated by surface or groundwater at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Jurisdictional wetlands, regulated under Section 404 of the Clean Water Act/1972, have undergone increasing regulation (Clean Water Act/1977 and 1987, Farm Bills/1985 and 1990), and are important for protection of aquatic species and waterfowl, water purification, and flood control. Specific permitting requirements may be necessary if wetlands or other waters of the U.S., including intermittent/ephemeral drainages, are located on the project site.

Terracon reviewed the following resources to evaluate the potential presence of jurisdictional WOTUS, including suspected wetlands, at the site:

Topographic Map and Aerial Image Review

The USGS 7.5-Minute Topographic Quadrangle map of the site was reviewed to identify drainages or other potential WOTUS within the site. A small lake was depicted to the north adjacent to the project site. A drainage was also depicted to the southwest of the project site. (Exhibit 2).

National Wetlands Inventory Map

National Wetlands Inventory (NWI) data for the site was reviewed to identify potential wetland/waterbody areas. NWI data for the site was published by the U.S. Department of the Interior’s (DOI) U.S. Fish and Wildlife Service (USFWS) and depicts possible wetlands mapped within the site. A mapped freshwater emergent wetland was identified within the boundaries of the project site. NWI layers in the vicinity of the site are shown on Exhibit 3.

2.2 Wetlands

Terracon personnel conducted a wetland delineation of the site on October 22, 2018 to identify the presence of potential wetlands and water, if observed. Characteristics of wetlands and aquatic resources were assessed in general accordance with methods outlined in the USACE 1987 Wetland Delineation Manual and Arid West Regional Supplement (USACE 2010). The Arid West Regional supplement is used to identify specific wetland features unique to areas with low precipitation located in the western U.S.

The USACE defines “wetlands” “as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas” (33 CFR

328.3b). Wetlands generally have three essential characteristics: hydrophytic (wetland) vegetation, hydric soils, and wetland hydrology.

During the site visit, Terracon personnel traversed the project site as well as adjacent areas and evaluated areas with the potential to contain wetland characteristics. Upland areas and/or areas lacking the potential to contain wetlands (i.e. hillslopes, rangeland, roadways, etc.) were assumed to be non-jurisdictional. Data regarding the three essential characteristics were gathered within observed suspect wetland areas, if observed, to further delineate boundaries.

3.0 FIELD METHODOLOGY

3.1 Plant Community Assessment

Suspect areas were visually observed to determine the species, when possible, and absolute percentage of ground cover for four strata of plant community types. Herbs were generally observed within a two-meter square (m^2) radius, shrubs/saplings within a 5- m^2 radius (as applicable), and trees and woody vines (if present) within a 10- m^2 radius of the observation location.

For each plant species observed, the wetland indicator status was evaluated. The indicator statuses were determined using the USACE National Wetlands Plant List (NWPL). Indicator status categories for vegetation are presented below:

- Obligate Wetland (OBL) – occur almost always (estimated probability greater than 99%) under natural conditions in wetlands.
- Facultative Wetland (FACW) – usually occur in wetlands (estimated probability 67%-99%) but occasionally found in non-wetlands.
- Facultative (FAC) – equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).
- Facultative Upland (FACU) – usually occur in non-wetlands (estimated probability 67%-99%) but occasionally found in wetlands.
- Obligate Upland (UPL) – rarely occur in wetlands, but occur almost always (estimated probability greater than 99%) under natural conditions in non-wetlands.

The percent cover of each stratum was determined and dominance was evaluated, if wetland vegetation was present. Dominant species were the most abundant species that accounted for more than 20 percent of the absolute percent coverage of the stratum. The number of dominant species with an indicator status of OBL, FACW, and/or FAC was compared to the number of

dominant species across the strata. Typically, when more than 50 percent of the dominant species had an indicator status of OBL, FACW, and/or FAC, hydrophytic vegetation was present.

If the percentage of dominant species with an indicator status of OBL, FACW, and/or FAC was less than 50 percent, prevalence index and morphological adaptations may have been evaluated to confirm if hydrophytic vegetation was present or absent.

3.2 Hydric Soils Assessment

After Terracon evaluated wetland vegetation, subsurface soil samples were evaluated in suspect wetland areas. The samples were evaluated to a depth of approximately 20 inches below ground surface and were visually compared to *Munsell Soil Color Charts* (Munsell 2009). *Field Indicators of Hydric Soils in the United States* manual (NRCS 2017) was utilized to aid in the evaluation and identification of hydric soils indicators. The soil samples were further examined for hydric soil indicators including, but not limited to, histosols, thick dark surface, sandy gleyed matrix, sandy redox, loamy gleyed matrix, redox dark surface, and/or redox depressions (i.e. mottling). If these or other hydric soils indicators were observed in the subsurface soil sample, the observation location was considered to have hydric soil. Sandy soils dominate the site.

3.3 Wetland Hydrology Assessment

Visual indicators of wetland hydrology were evaluated, if present. Examples of primary wetland hydrology indicators include, but are not limited to, surface water, high water table, soil saturation, water marks, sediment deposits, drift deposits, iron deposits, inundation visible on aerial imagery, and water-stained leaves. Examples of secondary wetland hydrology indicators include, but are not limited to, surface soil cracks, drainage patterns, water-stained leaves, and drainage patterns. If at least one primary wetland hydrology indicator or two secondary wetland hydrology indicators were observed, the observation location was considered to have wetland hydrology.

3.4 Classification of Wetlands

Upon completion of the review of the three wetland criteria at each area, a wetland classification was made. Under normal circumstances, if one or more of the wetland criteria were not identified, the area was not considered to be a wetland. Additional observations were made throughout wetland areas (if present) to define the wetland/non-wetland boundary (only if wetlands were present). Vegetation, soil and hydrology assessment data from identified wetland areas were recorded on a USACE Arid West Wetland Determination Data Form. The recorded data forms (wetland determination data points 1 through 6) for the project site can be found in Appendix B and point locations can be seen on Exhibit 4 in Appendix A. Sample point locations are located throughout the site to evaluate the potential presence/absence of wetland characteristics.

4.0 SUMMARY OF FIELD OBSERVATIONS AND RESULTS

On October 22, 2018 Terracon performed field observations of the project site and identified areas that contained wetland characteristics. Sample point locations are illustrated on Exhibit 4 (Appendix A) and the Wetland Determination Field Forms are provided in Appendix B. Site photographs, included in Appendix C, provide an indication of the physical Site characteristics, provide an indication of the physical characteristics observed during the site visit. Descriptions of the determination data collected at each point are provided below.

4.1 Summary of Wetland Determination Field Data

Point 1 – Wetland

As shown on Exhibit 4 (Appendix A), wetland determination data Centerville 1 was located in the southeastern portion of the site. Data for hydrophytic vegetation, hydric soil, and wetland hydrology are recorded on the determination data form for Point 1 (Appendix B). This point contained evidence of hydrophytic vegetation, hydric soil and hydrology; therefore, this point represents a wetland location. This point is shown in Photo 1, Appendix C.

Summary: *Hydrophytic vegetation:* **Yes** *Hydric Soils:* **Yes** *Wetland hydrology:* **Yes**

Point 2 – Wetland

As shown on Exhibit 4 (Appendix A), wetland determination data Centerville 2 was located in the southwestern portion of the site. Data for hydrophytic vegetation, hydric soil, and wetland hydrology are recorded on the determination data form for Point 2 (Appendix B). This point contained evidence of hydrophytic vegetation, hydric soil and hydrology; therefore, this point represents a wetland location. This point is shown in Photo 2, Appendix C.

Summary: *Hydrophytic vegetation:* **Yes** *Hydric Soils:* **Yes** *Wetland hydrology:* **Yes**

Point 3 – Wetland

As shown on Exhibit 4 (Appendix A), wetland determination data Centerville 3 was located in the western portion of the site. Data for hydrophytic vegetation, hydric soil, and wetland hydrology are recorded on the determination data form for Point 3 (Appendix B). This point contained evidence of hydrophytic vegetation, hydric soil and hydrology; therefore, this point represents a wetland location. This point is shown in Photo 3, Appendix C.

Summary: *Hydrophytic vegetation:* **No** *Hydric Soils:* **Yes** *Wetland hydrology:* **Yes**

Point 4 – Wetland

As shown on Exhibit 4 (Appendix A), wetland determination data Point Centerville 4 was located in the northwestern portion of the site. Data for hydrophytic vegetation, hydric soil, and wetland hydrology are recorded on the determination data form for Point 4 (Appendix B). This point

contained evidence of hydrophytic vegetation, hydric soil, and hydrology; therefore, this point represents a wetland location. This point is shown in Photo 4, Appendix C.

Summary: *Hydrophytic vegetation:* **Yes** *Hydric Soils:* **Yes** *Wetland hydrology:* **Yes**

Point 5 – Wetland

As shown on Exhibit 4.0 (Appendix A), wetland determination data Point Centerville 5 was located in the northeastern portion of the site. Data for hydrophytic vegetation, hydric soil, and wetland hydrology are recorded on the determination data form for Point 5 (Appendix B). This point contained evidence of hydrophytic vegetation, hydric soil, and hydrology; therefore, this point represents a wetland location. This point is shown in Photo 5, Appendix C.

Summary: *Hydrophytic vegetation:* **Yes** *Hydric Soils:* **Yes** *Wetland hydrology:* **Yes**

Point 6 – Wetland

As shown on Exhibit 4 (Appendix A), wetland determination data Point Centerville 6 was located in the eastern portion of the site. Data for hydrophytic vegetation, hydric soil, and wetland hydrology are recorded on the determination data form for Point 6 (Appendix B). This point contained evidence of hydrophytic vegetation, hydric soil and hydrology; therefore, this point represents a wetland location. This point is shown in Photo 6, Appendix C.

Summary: *Hydrophytic vegetation:* **Yes** *Hydric Soils:* **Yes** *Wetland hydrology:* **Yes**

4.2 Wetland Summary

Marsh

Positive indicators of wetland characteristics were observed throughout portions of the marsh. The marsh consists of approximately 0.37 acres of wetlands (Exhibit 4, Exhibit A). Wetlands at the site are limited to portions of the marsh and are bordered by a bike path along the west, a paved road to the north, and a man-made berm along east, due to commercial development. Hydrology in this area likely originates from the Great Salt Lake as a fringed wetland; wetlands that are influenced from large bodies of water adjacent to project locations. As such, there is a hydrologic nexus from the site to the Great Salt Lake which is located one mile to the west.

5.0 CONCLUSIONS

According to the inventory of the site, resource document review, and site visit observations, potentially jurisdictional wetlands, were identified on western-most portion of the site. Wetlands are limited within a marsh. Hydrology in this area likely originates from the Great Salt Lake as a fringed wetland. At the time the wetland delineation was conducted, water was not observed at the surface. An ordinary high water mark exists as evidenced by a bed and bank as well as flow

Aquatic Resources Report

Centerville Delineation ■ Centerville, UT

November 28, 2018 ■ Terracon Project: CP187046

Terracon

debris and wetland plant species. As such, there is a hydrologic nexus from the site to the Great Salt Lake located approximately one mile to the west.

6.0 GENERAL COMMENTS

The wetland delineation was performed using the USACE Manual the Arid West Regional Supplement. The manuals provide assistance for delineating wetlands based on the three criteria discussed. However, the manuals alone may not have provided enough information to document whether or not the three criteria were met. Various physical properties or other visual signs used to evaluate whether the three wetland identification criteria areas were satisfied may not be straightforward, especially in disturbed or problem areas. The manuals also allow the user to visually estimate certain indicators such as the percentage of area covered by dominant species for the community. Terracon did not attempt to identify every possible plant species and did not classify soil type by laboratory methods. Due to seasonal changes, Terracon cannot guarantee the area to exhibit or not to exhibit wetland characteristics at all times of the year. The limitations of this wetland delineation should be recognized.

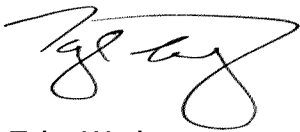
This report has been prepared in accordance with generally accepted scientific and engineering evaluation practices. This report is for the exclusive use of the client for the project being discussed. No warranties, either expressed or implied, are intended or made.

7.0 CLOSING

Terracon appreciates the opportunity to provide this letter report to Cook Builders. Should you have questions, please feel free to contact us.

Sincerely,

Terracon Consultants, Inc.



Tyler Worley
Staff Biologist/Project Manager



Aaron Maier
Senior Scientist/Natural Resources
Program

8.0 REFERENCES

Munsell. 2017. Munsell Soil Color Charts.

Natural Resources Conservation Service (NRCS). 2017. Field Indicators of Hydric Soils in the United States, Version 8.1.

United States Army Corps of Engineers. 2010. Arid West Regional Supplement, Version 2.0. Available at:

https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1046489.pdf

United States Fish and Wildlife Service. 2018. National Wetlands Inventory. Available at:

<https://www.fws.gov/wetlands/>.

APPENDIX A

Exhibits



DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

Project Manager: MZ	Project No. CP187046	 1050 N Fairway Dr Ste G103 Avondale, AZ 85323-5221	SITE DIAGRAM Centerville Wetland Deletion 1243 West 1300 North Centerville, UT	Exhibit 1
Drawn by: TW	Scale: AS SHOWN			
Checked by: AM	File Name: CP187046			
Approved by: MZ	Date: 11/27/2018			

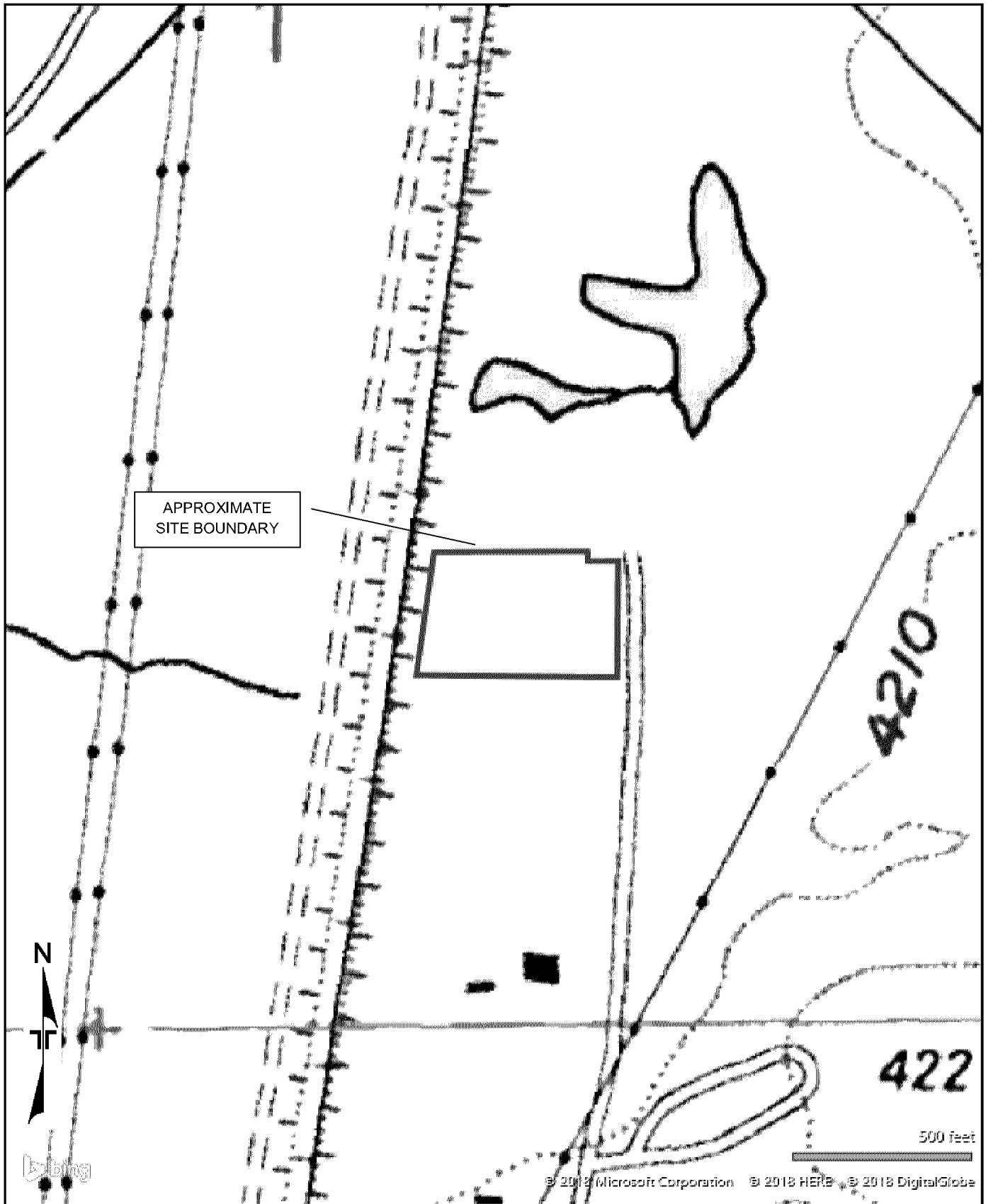


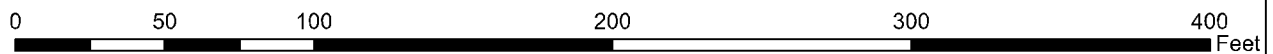
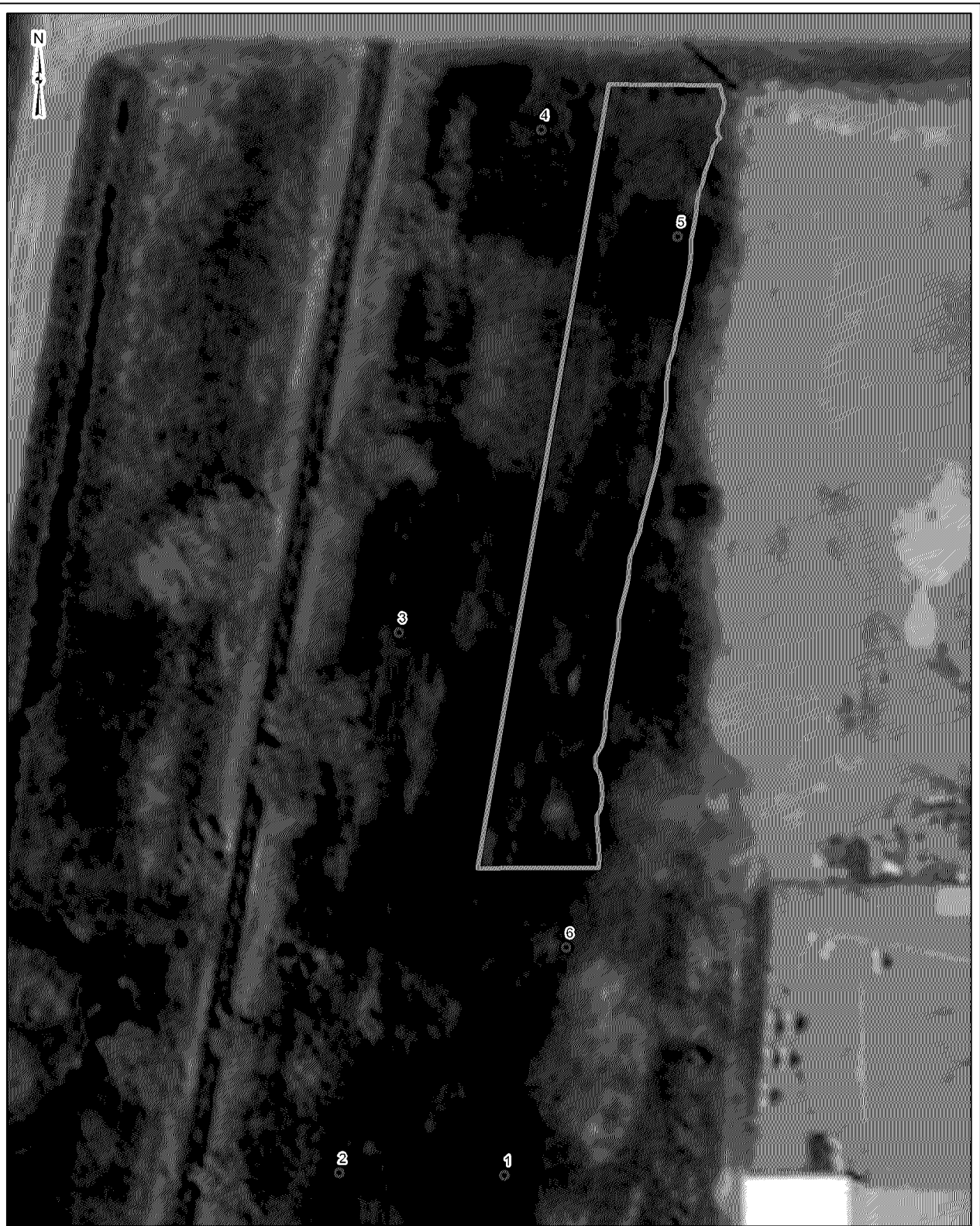
DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

Project Manager: MZ	Project No. CP187046	 1050 N Fairway Dr Ste G103 Avondale, AZ 85323-5221	SITE DIAGRAM Centerville Wetland Deletion 1243 West 1300 North Centerville, UT	Exhibit 2
Drawn by: TW	Scale: AS SHOWN			
Checked by: AM	File Name: CP187046			
Approved by: MZ	Date: 11/27/2018			



National Wetlands Inventory (NWI))
This page was produced by the NWI mapper



NAD 1983 StatePlane Utah North FIPS 4301 Feet

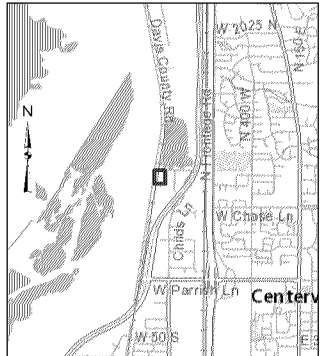
Legend



Wetland Determination Data Points



Wetland Boundary



Project No.:
CP187046
Date:
Nov 2018
Drawn By:
CDS
Reviewed By:
TTW

Terracon
1050 N. Fairway Dr., Suite G103 Avondale, AZ 85323
PH: (480) 897-8200 terracon.com

Wetland Delineation

Corner of N 900 W and N 1250 W
Centerville, Utah

Exhibit

4

R:\31810\31810-0001\31810-0001-TERRACON\31810-0001-4-Exhibit-4-Map\31810-0001-4-Map.dwg

APPENDIX B

Determination Forms

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Centerville Wetland City/County: Centerville / Davis Sampling Date: 10/22/18
 Applicant/Owner: Cook Builders State: UT Sampling Point: 1
 Investigator(s): Tina Worley Section, Township, Range: S1, T2N, R1W
 Landform (hillslope, terrace, etc.): Flat plain Local relief (concave, convex, none): Concave Slope (%): 1
 Subregion (LRR): Arid West Lat: 40.9315 Long: -111.8981 Datum: NAD83
 Soil Map Unit Name: Arave-Saltair complex 0-1 % Slopes NWI classification: Freshwater Emergent
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: <u>Area bordered by paved bike path to the west</u> <u>Area bordered by paved road to the north</u> <u>Area bordered by commercial development ? berm to the east</u>	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A/B)
1. _____				
2. _____				
3. _____				
4. _____				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species <u>100</u> x 2 = <u>200</u> FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: <u>100</u> (A) <u>200</u> (B) Prevalence Index = B/A = <u>2</u>
1. _____				
2. _____				
3. _____				
4. _____				
Herb Stratum (Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain)
1. <u>Phragmites australis</u>	<u>100</u>	<u>Y</u>	<u>FACW</u>	
2. _____				
3. _____				
4. _____				
Woody Vine Stratum (Plot size: <u>5'</u>)				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____				
2. _____				
3. _____				
4. _____				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____ Remarks: <u>Common reed grass only species within wetland boundary</u>				

Sampling Point: 1

[illegible]

Indicators for Problematic Hydric Soils³:

☐ 1 cm Muck (A9) (LRR C)
☐ 2 cm Muck (A10) (LRR B)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Other (Explain in Remarks)

Type: NA
Depth (inches): NA

Hydric Soil Present? Yes ☒ No ☐

Heavy organic material throughout soil column.

Secondary Indicators (2 or more required)

☒ Surface Water (A1)	☐ Salt Crust (B11)	☐ Water Marks (B1) (Riverine)
☒ High Water Table (A2)	☐ Biotic Crust (B12)	☐ Sediment Deposits (B2) (Riverine)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Drift Deposits (B3) (Riverine)
☐ Water Marks (B1) (Nonriverine)	☒ Hydrogen Sulfide Odor (C1)	☐ Drainage Patterns (B10)
☐ Sediment Deposits (B2) (Nonriverine)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Dry-Season Water Table (C2)
☐ Drift Deposits (B3) (Nonriverine)	☐ Presence of Reduced Iron (C4)	☐ Crayfish Burrows (C8)
☐ Surface Soil Cracks (B6)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Thin Muck Surface (C7)	☐ Shallow Aquitard (D3)
☐ Water-Stained Leaves (B9)	☐ Other (Explain in Remarks)	☐ FAC-Neutral Test (D5)

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☒ No ☐ Depth (inches): 12"

Saturation Present? Yes ☒ No ☐ Depth (inches): 6"
(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Remarks:

High water table : saturation present.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Centerville Wetland City/County: Centerville / Davis Sampling Date: 10/22/18
 Applicant/Owner: Cook Builders State: UT Sampling Point: 2
 Investigator(s): Tina Worley Section, Township, Range: S1, T2N, R1W
 Landform (hillslope, terrace, etc.): Flat Plain Local relief (concave, convex, none): Concave Slope (%): 1
 Subregion (LRR): Arid West Lat: 40.9315 Long: -111.8984 Datum: NAD83
 Soil Map Unit Name: Arave-Saltair complex 0-1% slopes NWI classification: Freshwater Emergent
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks: <u>Area bordered by paved bike path to the west</u> <u>Area bordered by paved road to the north</u> <u>Area bordered by commercial development ? berm to the east</u>			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Sapling/Shrub Stratum (Plot size: <u>15'</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover				
Herb Stratum (Plot size: <u>5'</u>) 1. <u>Phragmites australis</u> <u>100</u> <u>Y</u> <u>FACW</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ _____ = Total Cover				
Woody Vine Stratum (Plot size: <u>5'</u>) 1. _____ 2. _____ _____ = Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: <u>Common reed grass only species within wetland boundary</u>				

Sampling Point: 2

Sampling Point:

2

[illegible]

Indicators for Problematic Hydric Soils³:

☐ 1 cm Muck (A9) (**LRR C**)
☐ 2 cm Muck (A10) (**LRR B**)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Type: NA

Depth (inches): NA

Hydric Soil Present? Yes ☒ No ☐

Heavy organic material throughout soil column.

Wetland Hydrology Indicators:

Secondary Indicators (2 or more required)

☐ Surface Water (A1)	☐ Salt Crust (B11)	☐ Water Marks (B1) (Riverine)
☒ High Water Table (A2)	☐ Biotic Crust (B12)	☐ Sediment Deposits (B2) (Riverine)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Drift Deposits (B3) (Riverine)
☐ Water Marks (B1) (Nonriverine)	☒ Hydrogen Sulfide Odor (C1)	☐ Drainage Patterns (B10)
☐ Sediment Deposits (B2) (Nonriverine)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Dry-Season Water Table (C2)
☐ Drift Deposits (B3) (Nonriverine)	☐ Presence of Reduced Iron (C4)	☐ Crayfish Burrows (C8)
☐ Surface Soil Cracks (B6)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Thin Muck Surface (C7)	☐ Shallow Aquitard (D3)
☐ Water-Stained Leaves (B9)	☐ Other (Explain in Remarks)	☐ FAC-Neutral Test (D5)

Surface Water Present? Yes No ✓ Depth (inches):

Water Table Present? Yes ✓ No Depth (inches): 12"

Saturation Present? Yes ✓ No Depth (inches): 6"

(Includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

High water table? Saturation present

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Centerville Wetland City/County: Centerville / Davis Sampling Date: 10/22/18
 Applicant/Owner: Cook Builders State: UT Sampling Point: 3
 Investigator(s): Tina Worley Section, Township, Range: S1, T2N, R1W
 Landform (hillslope, terrace, etc.): Flat Plain Local relief (concave, convex, none): Concave Slope (%): 1
 Subregion (LRR): Arid West Lat: 40.9322 Long: -111.8984 Datum: NAD83
 Soil Map Unit Name: Arave-Saltair complex 0-1% slopes NWI classification: Freshwater Emergent
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks: <u>Area bordered by paved bike path to the west</u> <u>Area bordered by paved road to the north</u> <u>Area bordered by commercial development ? berm to the east</u>			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Elaeagnus angustifolia</u>	<u>1</u>	<u>Y</u>	<u>FAC</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A/B)
4. <u> </u>	<u>0</u> = Total Cover	<u> </u>	<u> </u>	Prevalence Index worksheet:
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Total % Cover of: <u> </u> Multiply by: <u> </u>
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	OBL species <u> </u> x 1 = <u> </u>
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	FACW species <u>100</u> x 2 = <u>200</u>
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	FAC species <u>1</u> x 3 = <u>3</u>
5. <u> </u>	<u>0</u> = Total Cover	<u> </u>	<u> </u>	FACU species <u> </u> x 4 = <u> </u>
Herb Stratum (Plot size: <u>5'</u>)				UPL species <u> </u> x 5 = <u> </u>
1. <u>Phragmites australis</u>	<u>100</u>	<u>Y</u>	<u>FACW</u>	Column Totals: <u>101</u> (A) <u>203</u> (B)
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Prevalence Index = B/A = <u>2.009</u>
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Indicators:
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	☒ Dominance Test is >50%
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	☒ Prevalence Index is ≤3.0 ¹
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
8. <u> </u>	<u>100</u> = Total Cover	<u> </u>	<u> </u>	<u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)
Woody Vine Stratum (Plot size: <u>5'</u>)				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u>0</u> = Total Cover	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes ☒ No ☐
% Bare Ground in Herb Stratum <u> </u> % Cover of Biotic Crust <u> </u>				
Remarks: <u>Common reed grass abundant throughout wetland boundary</u>				

Sampling Point: 3

[illegible]

Indicators for Problematic Hydric Soils³:

- ³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Hydric Soil Present? Yes ✓ No

Heavy organic material throughout soil column

Secondary Indicators (2 or more required)

- Wetland Hydrology Present? Yes ☒ No ☐

High water table: saturation present

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Centerville Wetland City/County: Centerville / Davis Sampling Date: 10/22/18
 Applicant/Owner: Cook Builders State: UT Sampling Point: 4
 Investigator(s): Tina Worley Section, Township, Range: S1, T2N, R1W
 Landform (hillslope, terrace, etc.): Flat Plain Local relief (concave, convex, none): Concave Slope (%): 1
 Subregion (LRR): Arid West Lat: 40.9328 Long: -111.8981 Datum: NAD83
 Soil Map Unit Name: Arave-Saltair complex 0-1% Slopes NWI classification: Freshwater Emergent
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks: <u>Area bordered by paved bike path to the west</u> <u>Area bordered by paved road to the north</u> <u>Area bordered by commercial development & berm to the east</u>		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				Prevalence Index = B/A = <u>2</u>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
Herb Stratum (Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ ____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation ¹ (Explain)
1. <u>Phragmites australis</u>	<u>100</u>	<u>Y</u>	<u>FACW</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
Woody Vine Stratum (Plot size: <u>5'</u>)				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: <u>Common reed grass only species within wetland boundary</u>				

Sampling Point: 4

[illegible]²Location: PL=Pore Lining, M=Matrix.

Indicators for Problematic Hydric Soils³:

___ 1 cm Muck (A9) (**LRR C**)
 ___ 2 cm Muck (A10) (**LRR B**)
 ___ Reduced Vertic (F18)
 ___ Red Parent Material (TF2)
 ___ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Type: NA
Depth (inches): NA

Hydric Soil Present? Yes ☒ No ☐

Heavy organic material throughout soil column

Wetland Hydrology Indicators:

Secondary Indicators (2 or more required)

☒ Surface Water (A1)	☐ Salt Crust (B11)	☐ Water Marks (B1) (Riverine)
☒ High Water Table (A2)	☐ Biotic Crust (B12)	☐ Sediment Deposits (B2) (Riverine)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Drift Deposits (B3) (Riverine)
☐ Water Marks (B1) (Nonriverine)	☒ Hydrogen Sulfide Odor (C1)	☐ Drainage Patterns (B10)
☐ Sediment Deposits (B2) (Nonriverine)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Dry-Season Water Table (C2)
☐ Drift Deposits (B3) (Nonriverine)	☐ Presence of Reduced Iron (C4)	☐ Crayfish Burrows (C8)
☐ Surface Soil Cracks (B6)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Thin Muck Surface (C7)	☐ Shallow Aquitard (D3)
☐ Water-Stained Leaves (B9)	☐ Other (Explain in Remarks)	☐ FAC-Neutral Test (D5)

Surface Water Present? Yes No ✓ Depth (inches):

Water Table Present? Yes ✓ No Depth (inches): 15"

Saturation Present? Yes ✓ No Depth (inches): 5"
(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Remarks:

High water table: saturation present

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Centerville Wetland City/County: Centerville / Davis Sampling Date: 10/22/18
 Applicant/Owner: Cook Builders State: UT Sampling Point: 5
 Investigator(s): Tina Worley Section, Township, Range: S1, T2N, R1W
 Landform (hillslope, terrace, etc.): Flat Plain Local relief (concave, convex, none): Concave Slope (%): 1
 Subregion (LRR): Arid West Lat: 40.9326 Long: -111.8979 Datum: NAD83
 Soil Map Unit Name: Arave-Saltair complex 0-1% Slopes NWI classification: Freshwater Emergent
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks: <u>Area bordered by paved bike path to the west</u> <u>Area bordered by paved road to the north</u> <u>Area bordered by commercial development ? berm to the east</u>			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A/B)
1. _____				
2. _____				
3. _____				
4. _____				
Sapling/Shrub Stratum (Plot size: <u>15'</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover				
Herb Stratum (Plot size: <u>5'</u>) 1. <u>Phragmites australis</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ _____ = Total Cover				
Woody Vine Stratum (Plot size: <u>5'</u>) 1. _____ 2. _____ _____ = Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Remarks: <u>Common reed grass only species within wetland boundary.</u>				Hydrophytic Vegetation Present? Yes ☒ No ☐

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2"	10YR 2/2	100					Clay loam	
2-5"	10YR 2/1	100					Clay loam	
5-12"	Gray 3/10Y	100					Clay loam	
12-20"	Gray 1 2.5/10Y	100					Clay loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- ☒ Histosol (A1) ☐ Sandy Redox (S5)
☐ Histic Epipedon (A2) ☐ Stripped Matrix (S6)
☐ Black Histic (A3) ☐ Loamy Mucky Mineral (F1)
☒ Hydrogen Sulfide (A4) ☐ Loamy Gleyed Matrix (F2)
☐ Stratified Layers (A5) (LRR C) ☐ Depleted Matrix (F3)
☐ 1 cm Muck (A9) (LRR D) ☐ Redox Dark Surface (F6)
☐ Depleted Below Dark Surface (A11) ☐ Depleted Dark Surface (F7)
☐ Thick Dark Surface (A12) ☐ Redox Depressions (F8)
☐ Sandy Mucky Mineral (S1) ☐ Vernal Pools (F9)
☐ Sandy Gleyed Matrix (S4)

- ☐ 1 cm Muck (A9) (LRR C)
☐ 2 cm Muck (A10) (LRR B)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: NA
 Depth (inches): NA

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Heavy organic material throughout soil column.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (2 or more required)

- | | | |
|--|--|--|
| ☐ Surface Water (A1) | ☐ Salt Crust (B11) | ☐ Water Marks (B1) (Riverine) |
| ☐ High Water Table (A2) | ☐ Biotic Crust (B12) | ☐ Sediment Deposits (B2) (Riverine) |
| ☒ Saturation (A3) | ☐ Aquatic Invertebrates (B13) | ☐ Drift Deposits (B3) (Riverine) |
| ☐ Water Marks (B1) (Nonriverine) | ☐ Hydrogen Sulfide Odor (C1) | ☐ Drainage Patterns (B10) |
| ☐ Sediment Deposits (B2) (Nonriverine) | ☐ Oxidized Rhizospheres along Living Roots (C3) | ☐ Dry-Season Water Table (C2) |
| ☐ Drift Deposits (B3) (Nonriverine) | ☐ Presence of Reduced Iron (C4) | ☐ Crayfish Burrows (C8) |
| ☐ Surface Soil Cracks (B6) | ☐ Recent Iron Reduction in Tilled Soils (C6) | ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Thin Muck Surface (C7) | ☐ Shallow Aquitard (D3) |
| ☐ Water-Stained Leaves (B9) | ☐ Other (Explain in Remarks) | ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____
 Water Table Present? Yes ☐ No ☒ Depth (inches): _____
 Saturation Present? Yes ☒ No ☐ Depth (inches): 10"
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Saturation present.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Centerville Wetland City/County: Centerville / Davis Sampling Date: 10/22/18
 Applicant/Owner: Cook Builders State: UT Sampling Point: 6
 Investigator(s): Tina Worley Section, Township, Range: S1, T2N, R1W
 Landform (hillslope, terrace, etc.): Flat Plain Local relief (concave, convex, none): Concave Slope (%): 1
 Subregion (LRR): Arid West Lat: 40.9318 Long: -111.8980 Datum: NAD83
 Soil Map Unit Name: Arave-Saltair complex 0-1 % Slopes NWI classification: Freshwater Emergent
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks: Area bordered by paved bike path to the west Area bordered by paved road to the north Area bordered by commercial development ? berm to the east			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A/B)
1. _____				
2. _____				
3. _____				
4. _____				
Sapling/Shrub Stratum (Plot size: <u>15'</u>) <u>0</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species <u>100</u> x 2 = <u>200</u> FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: <u>100</u> (A) <u>200</u> (B) Prevalence Index = B/A = <u>2</u>
1. _____				
2. _____				
3. _____				
4. _____				
Herb Stratum (Plot size: <u>5'</u>) <u>0</u> = Total Cover				Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☒ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain)
1. <u>Phragmites australis</u>	<u>100</u>	<u>Y</u>	<u>FACW</u>	
2. _____				
3. _____				
4. _____				
Woody Vine Stratum (Plot size: <u>5'</u>) _____ = Total Cover				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____				
2. _____				
3. _____				
4. _____				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: <u>Common reed grass only species within wetland boundary.</u>				

Sampling Point: 6

HYDROLOGY

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (2 or more required)

- | | | |
|--|--|---|
| ☒ Surface Water (A1) | ☐ Salt Crust (B11) | ☐ Water Marks (B1) (Riverine) |
| ☒ High Water Table (A2) | ☐ Biotic Crust (B12) | ☐ Sediment Deposits (B2) (Riverine) |
| ☒ Saturation (A3) | ☐ Aquatic Invertebrates (B13) | ☐ Drift Deposits (B3) (Riverine) |
| ☐ Water Marks (B1) (Nonriverine) | ☒ Hydrogen Sulfide Odor (C1) | ☐ Drainage Patterns (B10) |
| ☐ Sediment Deposits (B2) (Nonriverine) | ☐ Oxidized Rhizospheres along Living Roots (C3) | ☐ Dry-Season Water Table (C2) |
| ☐ Drift Deposits (B3) (Nonriverine) | ☐ Presence of Reduced Iron (C4) | ☐ Crayfish Burrows (C8) |
| ☐ Surface Soil Cracks (B6) | ☐ Recent Iron Reduction in Tilled Soils (C6) | ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Thin Muck Surface (C7) | ☐ Shallow Aquitard (D3) |
| ☐ Water-Stained Leaves (B9) | ☐ Other (Explain in Remarks) | ☐ FAC-Neutral Test (D5) |

Surface Water Present? Yes No ✓ Depth (Inches):

Water Table Present? Yes ✓ No Depth (Inches): 15"

Saturation Present? Yes ✓ No Depth (Inches): 8"
(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: High water table; saturation present.

APPENDIX C

Site Photographs



Photo 1: Project location, looking south.



Photo 2: Project location, looking west.



Photo 3: Project location, looking north.



Photo 4: Project location looking east.



Photo 5: Centerville 1. Point within wetland.



Photo 6: Centerville 2. Point within wetland.

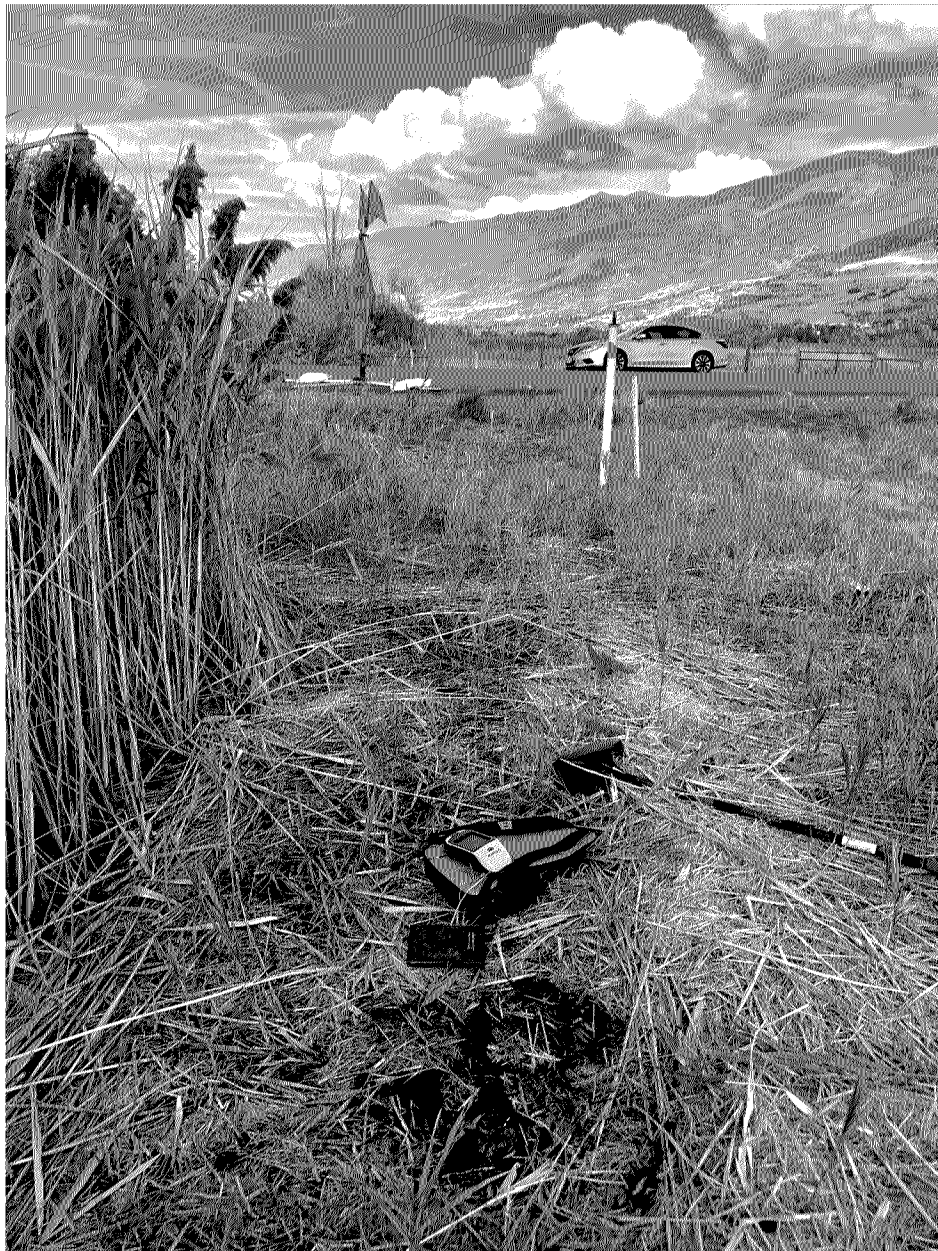


Photo 7: Centerville 3. Point within wetland.



Photo 8. Centerville 4. Point within wetland.



Photo 9. Centerville 4. Point within wetland.



Photo 10. Centerville 6. Point within wetland.



Photo 11. Project location looking west.

CENTERVILLE

**Staff Backup Report
12/12/2018**

Item No. 3.

Short Title: Planning Commission DRAFT Meeting Schedule 2019

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- DRAFT meeting Schedule 2019



Centerville City Planning Commission 2019 Meeting Schedule

Meetings of the Centerville City Planning Commission are generally held at 7:00 p.m. on the second and fourth Wednesday of each month (except in the months of November and December, where usually only one meeting will be held on the second Wednesday, and when otherwise noted). Unless, otherwise determined by the Planning Commission, all meetings are held in the Centerville City Hall Building, Council Chambers, 250 North Main Street, Centerville, Utah.

The meeting schedule for 2019 shall be as follows:

January 9, 2019	January 23, 2019
February 13, 2019	February 27, 2019
March 13, 2019	March 27, 2019
April 10, 2019	April 24, 2019
May 8, 2019	May 22, 2019
June 12, 2019	June 26, 2019
July 10, 2019	<u>July 23^{***}, 2019</u>
August 14, 2019	August 28, 2019
September 11, 2019	September 25, 2019
October 9, 2019	October 23, 2019
November 13, 2019	
December 11, 2019	

****** Pioneer Day is July 24th, so the meeting will be held Tuesday, July 23 instead***

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/12/2018**

Item No. 4.

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time:

SUBJECT

Discussion of Parrish Lane Design Guidelines

Review of Commission's 2018 Goals

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 12-12-2018 PC Memo from Community Development Director
- ▢ Preliminary Draft of Amendments for Parrish Design Standards - Discussion Purposes Only

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

STAFF MEMORANDUM

DATE: DECEMBER 12, 2018

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: CORVIN M. SNYDER, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECTS:

- A. *CONSIDER INITIATING POTENTIAL AMENDMENTS TO THE PARRISH LANE GATEWAY DESIGN GUIDELINES*
 - B. *PLANNING COMMISSION'S 2018 LAND USE PLANNING GOALS REPORT*
-

BACKGROUND

This memorandum is designed to discuss the two matters listed above. The first matter, Amendments to the Parrish Lane Design Guidelines, is an internal department's effort to proposed amendments that update some of the ordinance underperformances noticed in the Zoning Code in past uses of the standards. The second matter is a year-end report regarding the status of the 2018 Planning Commission's Goals/Directives established earlier this year. There were three (3) matters that the Commission desired to accomplish.

AMENDMENTS TO THE PARRISH LANE GATEWAY DESIGN GUIDELINES

As mentioned, this matter is a internal department suggestion to address a few matters with the design guideline regulations for the Parrish Lane Corridor. Keep in mind, that it is staff's understanding that the impetus of this ordinance in 2003 was related to the Walmart controversy. It is an ordinance borrowed from another City and quickly adapted to Centerville. Although that adaptation has improved the design to development along Parrish Lane, there are assumptions made that either don't work for Parrish Lane (e.g. *a private property pedestrian easement*) or are not really relative to Parrish Lane (e.g. development to take into account the historic nature of property (i.e. *Parrish area as former farming fields*)).

There are two general concepts that staff is suggesting to be addressed at this time. The first concept is associated with the expected "Streetscape Standards," more specifically with the suggested elimination of the "*non-motorized public easement*" and adjustments to the expected design/layout of the public improvements including the lighting specifications. The second concept is revising/clarifying the "visual presence" to Parrish Lane. As the Commission may recall, this was a debated standard with the approval of the Quick Quake Car Wash. The new proposed language is designed to support the findings previously made that a building's "size or height" can be taken into account for inclusion in the Parrish Gateway Area Boundary.

Additionally, there are a few edits addressing matters such as “crime prevention” editorials. Staff believes that these statements are unnecessary, particularly with the softness of the language and the City does not have a “Crime Prevention through Environmental Design” ordinance. It is staff’s position that this was a formerly popular ordinance movement that justified various design schemes based on crime prevention that has not really been fully embraced here in Utah. Because the language in the ordinance is vague, staff believes it should be eliminated.

Attached to this report, as an exhibit, is a draft redline of the proposed edits. However according to CZC 12.21.080, amendments to the Zoning Ordinance are to be initiated as follows:

“Proposed amendments to the Zoning Code and the Zoning Map may be initiated by the City Council, Planning Commission, or a property owner affected by a proposed amendment as provided in this Section. An agent of a property owner shall provide an affidavit of authorization.”

Consequently, the purpose of the Commission’s review at this time is NOT to officially consider and debate the proposed edits (*since the Commission is charged with recommending ordinances to the City Council you may discuss them*), but to have the Commission determine whether to initiate process for the proposed amendments for future hearings and debate.

STAFF RECOMMENDATION:

“I hereby motion to have the Planning Commission initiate the process for considering amending the Parrish Lane Gateway Design Guidelines, as suggested and outlined by the Planning Staff.”

2019 PLANNING COMMISSION GOALS/DIRECTIVES

Earlier this year, the Planning Commission decided to pursue three goals/directives and ask staff to assist in their accomplishment. Below is a report on the status of these items:

- ✓ **MAIN STREET OVERLAY** – As the Commission is aware this item has been divided into elements; Allowed Uses of the C-M Zone and Design/Layout (form-based version at this point). The Commission has completed the “Allowed Uses” portion and it now ready to address the second element – Design/Layout standards.

The Commission needs to be informed that the City Council desires to “initiate” the process for changing the design/layout standards – the Council desires to directly lead this matter. It is staff’s understanding that the City Council is preparing “limited” amendments to further address concerns about a few matters regarding the South Davis Fire Station Site Plan approval.

Afterwards, the City Council desires to meet (*as a Council*) to set forth their expectations for amending the South Main Street Corridor Overlay District. Afterwards, they are proposing to forward their directive to the Planning Commission. Generally, they are to be determining whether to:

- Eliminate the South Main Street Overlay District & return to the previous C-M Standards
- Modify/revise further the existing South Main Street Design Standards
- Develop substitute design/layout requirements, as a replacement ordinance

The Commission needs to be informed that the City Council desires to “initiate” the process for changing the design/layout standards.

- ✓ **WEST CENTERVILLE PLANING EFFORTS SUMMARY** – The Planning Staff provided a presentation summarizing the past process for updating the West Centerville Neighborhood Plan. As the Commission is aware, the proposed drafted and recommended changes were NOT adopted by the City Council – mostly due to a negative response from West Bountiful citizens. However, it was acknowledged at that time that further efforts to continue future planning for the area should continue. This has been a goal that has been mentioned each year, as the Commission and Council discuss land use planning matters.
- ✓ **MEETING WITH THE TRAILS COMMITTEE** – Earlier this past summer, both the Planning Commission and the Trails Committee meet together to discuss efforts of the Trail Committee and how might the Planning Commission provide support to the committee. Much of the discussion did center around the Trail’s Committee’s effort to submit a grant for a mountain bike course to be constructed on land in the southeast area foothills, which is owned by the City. Additionally, there was discussion about the need for recreation opportunities and the each entity is willing to assist one another

STAFF SUGGESTIONS:

Prior to or as part of the upcoming 2019/20 City Budget process, the Planning Commission should schedule a work session, as a Commission, and review past land use planning goals, contemplate future land use needs, create a priority outline to be submitted to the City Council. As part of that submittal to the Council, the Commission should request a “work session” and review the listed ideas and set a goal to accomplish a few of them for the coming year. The budget process for Community Development begins usually in March. The Council begins the formal processes of adopting a budget by May. A discussion with the City Council ought to take place by April of 2018.

12.63 Parrish Lane Gateway Design Standards

- 12.63.010 Purpose
- 12.63.020 Scope
- 12.63.030 Definitions
- 12.63.040 Architecture
- 12.63.050 Landscaping And Features
- 12.63.060 Off-Street Parking - Layout
- 12.63.070 Off-Street Parking - Lighting
- 12.63.080 Streetscape Standards

12.63.010 Purpose

The purpose of the Parrish Lane Gateway Design Standards as set forth in this Chapter is to enhance the economic viability and aesthetic value of the Parrish Lane Gateway Area as an important gateway to the City. Streetscape design standards are also provided to establish a unifying streetscape that incorporates shared bicycle and pedestrian corridors along Parrish Lane.

12.63.020 Scope

Any lot or parcel located within the Parrish Lane Gateway Area, as defined below, shall be subject to the standards and regulations of this Chapter. Such standards and regulations are intended to be in addition to existing standards and regulations of the underlying zone of the property and other applicable regulations of this Title.

1. Design Standards and Guidelines. This Chapter establishes two kinds of design criteria: design standards and design guidelines.
 1. Design standards are required in addition to other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between this Section and other applicable provisions of this Title, the more restrictive provision shall apply.
 2. Design guidelines indicate additional actions that may be taken to enhance development design and achieve greater compatibility with adjacent land uses. Guidelines thus use the verb "should" (rather than "shall") signifying that the guidelines are desirable objectives to be achieved but are not mandatory requirements.
2. Parrish Lane Gateway Area Boundaries. The Parrish Lane Gateway Area consists of any property that has frontage on Parrish Lane, is part of a larger project that has frontage on Parrish Lane, or has a significant visual presence on Parrish Lane because of the project's expected building mass and height as it can be significantly viewed from, or has direct and/or shared access to Parrish

Lane, between Main Street and the Legacy Highway right of way, within the City of Centerville.

12.63.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 (Definitions).

12.63.040 Architecture

1. Articulation.

1. A building should reflect a human scale and be inviting to the public. Large buildings shall be "stepped", both vertically and horizontally, to break up the building mass and provide aesthetic relief.
2. Buildings shall be accessible for pedestrians and public transit users, not just for people driving private automobiles.
 1. Building entrances shall be identifiable and directly accessible from public sidewalks via on-site pedestrian walkways. (Drive aisles and other vehicular accesses shall not be considered pedestrian walkways).
 2. Pedestrian walkways shall have at least five feet of unobstructed width, and shall be part of an approved pedestrian circulation plan.

2. Public Amenities.

1. Overhangs and canopies should be integrated into the building design so as to enhance pedestrian walkways.
2. Comfortable and attractive amenities such as benches, tables, drinking fountains, trash receptacles, information kiosks, plazas, fountains, etc., should be provided for public enjoyment and comfort.
3. Where transit stops exist or are proposed, bus shelters should be incorporated into the building and/or site design and meet the criteria of the State transit authority.
4. All building access and site amenities should be accessible to the physically disabled and shall comply with applicable provisions of the Americans with Disabilities Act (ADA).

3. Colors and Materials.

1. All applications for site plan review of construction within the Parrish Lane Gateway Area shall include a "storyboard" with samples of the colors and materials to be used on-site. "Storyboard" materials should harmonize with existing, surrounding development
2. Buildings should be constructed primarily of cement block, brick, or similar maintenance-free material.

1. At least 25% of the primary façade shall have upgraded architectural features such as canopies, pillars, archways, and other treatments.
 2. At least 15% of a secondary facade (the façade facing a none-primary frontage) shall be of upgraded architectural features.
 3. At least 5% of all other facades shall be of upgraded architectural features.
3. Fencing for storage or sales areas shall be of wrought iron, brick, stone, other acceptable decorative veneer style fencing, or similar construction up to eight feet in height.
 1. Fence height may be extended beyond eight feet for areas which require additional security subject to the issuance of a conditional use permit pursuant to CZC 12.21.100. The additional fencing shall use the same materials.
 2. Pillars and/or similar architectural features shall be constructed at periodic intervals for all fencing to provide visual relief.
4. Screening.
 1. All rooftop equipment and satellite dishes shall be screened so as to not be visible from the nearest public street and shall be integrated with the building design. Screening should be part of the articulation of the building and should not appear to be an afterthought. All screening shall be architecturally compatible with the primary structure.
 2. Screening devices and landscaping shall be used to mitigate the visual impact of utility equipment and service areas. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers, and other mechanical and/or electrical equipment.
 3. Service areas and other screened areas shall have proper security lighting.

12.63.050 Landscaping And Features

1. Overall Design Concepts.
 1. At least 15% of the gross site area shall be landscaped. Dedicated walkways, plazas, and other pedestrian oriented hardscape areas may be included as landscaping, provided that they do not exceed 15% of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, urban trails, plazas, and other non-vegetative construction located in areas designated as landscaping.
 2. The landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All landscape plans should consider the site's unique contribution to the character of the community.

3. The landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, urban trails, and surrounding uses. The city encourages appropriate pedestrian connections to adjacent neighborhoods.
 4. The size and spacing of landscape elements should be consistent with the size of the project and should relate to any identifiable streetscape. The landscaping should also enhance the textural qualities of the structure and provide variety and interest.
 5. Coordinating the landscape design with the placement of utility elements helps to mitigate their impact and reduce the potential for conflicts. Proper landscape design shall be utilized to mitigate the visual impact of all site utility elements such as overhead power lines, transformers, meter boxes, backflow preventers, fire protection devices, etc.
 6. Trees adjacent to pedestrian walkways shall have a general canopy clearance of at least seven feet and placement shall be setback a minimum of 6 feet from pedestrian walkways.
2. Site Grading.
1. Site design should minimize the removal of mature desirable trees and other existing mature desirable vegetation. Where removal is necessary, mature desirable trees should be salvaged or replaced on a three for one basis. Any trees prohibited by resolution, ordinance, or statute shall not be replaced.
 2. Abrupt or unnatural changes in grade may create barriers or disrupt drainage patterns. Proposed grading should be designed to take advantage of the natural grade and land features.
 3. Steep slopes, generally 3:1 or greater, shall be stabilized with vegetation, retaining walls, or other appropriate measures. Sites shall be designed to minimize erosion.
 4. Landscape plans shall preserve and incorporate natural land features such as streams, washes, springs, etc., into the overall site plan.
3. Drainage.
1. Surface water, site drainage, and storm water detention should be integrated with overall landscape design. Whenever possible, detention areas should be designed as usable open space.
 2. Drainage requirements shall be assessed based on City drainage standards and individual site characteristics.
4. Groundcover (Living and Nonliving).
1. Future development sites should receive temporary landscaping treatments to provide dust and weed control, and to prevent erosion. For phased projects, property being reserved for future development should be landscaped using water-conserving plant material or other alternative conservation methods that control dust and weed nuisances.

2. Less than 50% of softscaped landscaping area should be planted in turf or high water-use plants. Functional turf areas in parks, schools, multiple-family residential developments, golf courses, shall be exempt from this requirement. As used herein, softscape means living plants and organic materials located in areas of landscaping.
5. Plant Materials.
 1. Plant materials shall be selected as provided in CZC 12.51 (Landscaping and Screening).
 2. Pedestrian safety and comfort should be considered when selecting trees and plant material.
 3. Water conservation and community image should be important criteria for plant material selection.
6. Pedestrian Lighting:
 1. Pedestrian scale lighting shall be provided along pedestrian pathways interior to the development at an average interval of 90 feet or less. At no time shall there be a space between light fixtures larger than 100 feet or less than 80 feet.
 2. The style and height of the light fixtures shall be uniform along the entire length of the pathway area, and shall be defined with the submitted site development plan.
7. Art and Furnishings.
 1. Public art creates a greater impact if integrated into the overall design of a site. If public art is used, it should be integrated into the overall design of a project.
 2. Compatible lighting fixtures and other appurtenances help to reinforce the design theme of a project. Lighting fixtures and illumination should be of similar design and character as the project's building components.
 3. Street furniture and related features are encouraged.
8. Maintenance.
 1. Maintenance issues can often be mitigated by good design and planning. Projects should demonstrate that maintenance factors have been considered in the landscape design.
 2. Maintenance specifications can facilitate the achievement of the design intent as the project matures. During the site plan and design review process, the applicant shall submit a program for the intended maintenance of the landscape.
 3. An efficient irrigation system will control growth and reduce maintenance costs. Irrigation systems should be designed to minimize maintenance and water consumption.
 4. Undeveloped portions of sites often become unsightly and hazardous due to lack of proper maintenance. Phased developments shall indicate a mechanism for dust, weed and debris control on undeveloped portions of the site and shall ensure continuing compliance.

12.63.060 Off-Street Parking - Layout

1. Surface Parking Design.

1. Five percent of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. The following are acceptable interior landscaping designs:
 1. Five feet by five feet tree diamonds placed not more than six parking spaces apart and located at the intersection of parking space striping.;
 2. Five foot landscaped medians with trees planted 40 feet apart; or
 3. Other similar designs that disperse landscaping throughout a parking area as reasonably determined by the Planning Commission.
2. Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screening methods may include landscaped berms, low walls, and hedges.
3. Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.
4. Every parking space should be no greater than 150 feet from a sidewalk leading to a building entrance.
5. Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should relate to adopted area plans, planned parking in the area, or to existing area parking schemes. The Planning Commission may reduce the minimum required number of parking spaces as provided in CZC 12.52.110(b).
6. The number of curb cuts should be minimized and pedestrian access enhanced. Cross-access connections/easements are encouraged.
7. Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.
8. All sites shall meet the requirements of the Americans with Disabilities Act (ADA).

2. Overall Design Concepts.

1. Parking lot design should consider future development on adjacent sites.
2. Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple-family residential traffic should be directed onto collector streets.

3. Clearly defined buffers enhance the attractiveness of the streetscape and promote pedestrian safety. A site plan should clearly express separation between pedestrian and vehicular traffic.

12.63.070 Off-Street Parking - Lighting

1. Standards.

1. Lighting used to illuminate any off-street parking spaces, vehicle maneuvering areas, or loading/unloading areas shall conform to the following standards:
2. Illumination of driveway access to streets shall meet City Standards and Specifications.
3. Light poles shall be set on pillars or placed in landscaped areas to minimize direct contact with vehicles.
4. To reduce light pollution, lighting systems shall obscure the lamp image to direct light where needed.
5. Luminaire mounting height shall reasonably match the scale of the surrounding buildings.
6. Noise created by electromagnetic ballasts shall be kept to a minimum and shall not be noticeable above ambient background levels.
7. All parking and drive areas shall have minimum illuminance levels as follows:
 1. Commercial uses: 0.5 horizontal foot-candles, 0.25 vertical foot-candles.
 2. Residential, public facility, and industrial uses: 0.2 horizontal foot-candles, 0.1 vertical foot-candles.
8. Lighting shall be arranged or directed so as to reflect the light away from adjacent properties and to prevent glare for street traffic. The intensity of light at adjoining residential property shall not exceed 0.1 foot-candles.

2. Lighting Plans.

1. Lighting plans submitted for review shall include:
 1. The location and height of all light poles; and
 2. Predicted illumination levels, based on maintained illumination levels just prior to lamp replacement and luminaire cleaning, within, at, and beyond property lines.
2. Designers of lighting plans shall consider:
 1. Shadow effects of trees, signs, buildings, screen walls or other fixed objects.

2. Sufficiently illuminating the entire off-street parking area to allow pedestrians and motorists to see potential danger in their peripheral vision, to promote pedestrian and vehicle safety, and to prevent assault, theft and vandalism.

12.63.080 Streetscape Standards

The following streetscape improvements shall be provided within the Parrish Lane Gateway Area along Parrish Lane, other roadway frontages shall be subject to applicable City ordinances and regulations.

1. Location. All streetscape improvements shall fit within the area reserved for a standard 20 foot front yard and the public right-of-way along the Parrish Lane corridor..
2. Landscape Berm. An undulating, landscaped berm, a minimum of two feet high and 8 feet wide, shall be located adjacent to the sidewalk along Parrish Lane. The purpose of this berm is to to promote a pleasant environment for businesses and residents along the streetscape of this major arterial street.
3. Street Trees. All street trees shall be subject to criteria found in CZC 12.55.230 in regard to visual obstruction, and if located within the parkstrip, shall be required to obtain a street tree permit in accordance with the provisions of CZC 12.51.070 and CMC 11.01.150.
 1. All street trees within the landscaped buffer area shall be planted interior portion of bermed area to create a linear, boulevard effect between the built development and the berm.
 2. Street tree selection shall be approved by the City and all other minimum tree planting requirements shall be consistent with City standards.
 3. Ornamental entryway trees shall be placed on both sides of every drive accessing Parrish Lane to create a unified gateway image. The ornamental entryway tree for this area shall be designated by the City.
4. Landscape Coverage Reduction. Overall site landscaping coverage requirements shall be reduced to 90% of current standards to compensate for streetscape improvements. Except as provided in this Section, no site may have less landscaping than what is required within the streetscape area by this Chapter.

.
5. Signs. No signs shall be located within the 20 foot wide streetscape area unless specifically permitted by this Chapter.
6. Fences. No fences or other obstructions shall be built within the 20 foot streetscape area, with the exception of fire hydrants, which shall be placed within the outside of the 8 foot bermed area adjacent to the street.
7. Maintenance Responsibility. The property owner shall be responsible for the maintenance of all improvements within the streetscape area. Centerville City

reserves the right to pursue any legal recourse to insure the maintenance of the property. Pedestrian lighting shall be maintained by the City.

8. Sprinkler System. Landscaping shall include a sprinkler irrigation system and shall be perpetually maintained.

Figure 3. Pedestrian Lighting Standard

CENTERVILLE

**Staff Backup Report
12/12/2018**

Item No. 5.

Short Title: City Council Report

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report 12/12/2018

Item No.

Short Title: November 14th, 2018

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 11-14-18 PC Preliminary Draft

PLANNING COMMISSION MINUTES OF MEETING**Wednesday, November 14, 2018****7:00 p.m.**

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

MEMBERS PRESENT

Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Kai Hintze
Gina Hirst
Logan Johnson
Becki Wright

MEMBERS ABSENT

Kathy Helgesen

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Cassie Younger, Assistant Planner
Jamie Brooks, Recording Secretary

VISITORS

Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Kai Hintze

**PUBLIC HEARING – PRELIMINARY SUBDIVISION – DEUEL CREEK PLACE – 641
EAST 200 SOUTH**

Chair Hayman turned the time over to Cory Snyder who reminded those gathered that the conceptual plan had been approved previously and that the Commission was now tasked with reviewing the preliminary proposal. He stated that the property was primarily compliant with City ordinances. As part of the agreement with Davis County, the northern part of the property would be turned over to the City for use as public space. The proposal was for only three lots, which was lower than the maximum amount allowed in the zone. Staff did not feel that significant changes to the preliminary plat were necessary. However, in the soils report, the Development Review Committee addressed the water table and the City Engineer felt that a vertical pipe should be installed so that the water table could be monitored regularly. Based on the information obtained during that monitoring, the County and the City Engineer would finalize the location water table location. The buildable area of the home would need to be kept at least a foot above that level in order to avoid flooding. A plat note would be made as a disclosure that the one-foot elevation was required.

The second issue of concern involved the 100-year flood plain. The back of the lots encroached upon the flood plain and the location of a berm. It was important that future excavation avoid disrupting the flood plain. Staff recommended an easement at the rear of the lots and an excavation clause that the

1 flood plain area be maintained. Other than the issues mentioned, Staff recommended approval of the
2 preliminary plat.

3
4 Commissioner Hintze asked if the grade needed to be specified. Mr. Snyder responded that was
5 among the details that the City Engineer and City Attorney would work out. The specifics would be
6 identified when the project was returned for final approval by the Commission.

7
8 Chair Hayman invited the applicant to address the Commission.

9
10 Tony Thompson, Davis County's Property Manager introduced himself and stated that he had no
11 problem with the Staff recommendations.

12
13 Chair Hayman opened the public hearing at 7:14 p.m. There was no one who wished to speak and
14 the she closed the public hearing at 7:14 p.m.

15
16 Commissioner Hirst made a **motion** to approve the preliminary subdivision plan for Deuel Creek
17 Place Subdivision at 641 East 200 South with Conditions 1-6 and Suggested Reasons for Action a-c.

18
19 **Conditions:**

- 20 1. A Final Subdivision Application and Plat shall be submitted in
21 accordance of CMC 15.04 of the Subdivision Ordinance.
- 22 2. The Final Subdivision Submittal shall also provide the applicable
23 subdivision infrastructure construction plans for the subdivision in accordance
24 with CMC 15.04.104.
- 25 3. A plat note shall be prepared addressing the excavation for footings and
26 foundation for "occupied/living space" to be free of groundwater or at least 1-
27 foot above in elevation from the established groundwater level, as deemed
28 acceptable to the City Engineer
- 29 4. An easement and plat note shall be prepared addressing any
30 grading changes desired by the lot owners to maintain the grades necessary to
31 keep any flooding from expanding outside the current flood plain channel, as
32 deemed acceptable by the City Engineer.
- 33 5. The Final Subdivision Submittal shall address the compliance with the
34 standards for the "buildable area" and "buildable area ratio" for the R-L Zone.
- 35 6. Any remaining "utility provider" sheets shall be submitted with the Final
36 Subdivision Application.

37
38 **Suggested Reasons for the Action:**

- 39 a) The Planning Commission finds that Preliminary Subdivision Plans are
40 substantially consistent with the previous Conceptual Plan Acceptance.
- 41 b) The Planning Commission finds that the Preliminary Subdivision Submittal, with
42 the conditions imposed, complies with the applicable regulations of the
43 Subdivision Ordinance.
- 44 c) The Planning Commission finds that the Preliminary Subdivision Submittal, with
45 the conditions imposed, complies with the applicable regulations of the City's
46 Zoning Ordinance, regarding lot development within the R-L Zone.

47
48 Commissioner Wright expressed appreciation to Davis County for hearing the concerns of nearby
49 residents and working together to create a mutually beneficial project.

50
51 The motion was seconded by Commissioner Wright and passed unanimously (6-0).
52

**PUBLIC HEARING – CONCEPTUAL SUBDIVISION PLAT– BARRUS COVE – 196
EAST CHASE LANE**

Commissioner Hirst recused herself from this item and stepped out of the room.

Chair Hayman turned the time over to Mr. Snyder who explained that the Commission was tasked with addressing the development expectations of the neighborhood, as well as addressing preliminary compliance with lot size and the zoning ordinance. The applicant wished to develop the internal portion of the property, maintaining the existing homes along Chase Lane and creating a cul-de-sac for the additional lots. Although the count in the Staff report showed a total of fifteen lots, there were actually only fourteen as no lot was currently labeled #12. The area was slated for low-density residential which included two different types zoning— agricultural ½ acre lots and residential low zone (typically four units per acre). The City allowed flexibility with gross acreage, so lot size could vary. The purpose of the ordinance was to have a variety of housing sizes and values.

Generally speaking, Staff felt the concept met the requirements of the R-L zone, although there was an existing home on the current lay-out that would have less than the required 20-foot set-back. Therefore, the road would need to be shifted slightly. There was also one other lot just slightly more than 6000 square feet which might be too small to result in the required 2000 square foot pad site.

Regarding the lot lines between Lots 11 and 13 as well as Lots 5 and 6, City ordinance stated that side lot lines must be perpendicular to the street. The lot lines of this development were somewhat awkward, although they were not unusual, considering the fact that existing homes were being left intact. Although the City generally wished lot lines to be straight, it was not always feasible and it was not in this case. Staff was comfortable allowing the applicant to move forward with the current lot lines and recommended that the Planning Commission accept the conceptual subdivision plat, provide feedback, and allow the applicant to move forward to the next step in the development process.

Chair Hayman asked if a reason was given regarding the lot line between Lots 11 and 13. She invited the applicant to address the Planning Commission.

Roy Barrus and Kyle Honeycutt introduced themselves to the Commission and explained that the slight jog between Lots 11 and 13 could be fixed. They believed that Lot 14 (currently labeled Lot 15) met the 20-foot requirement, but would confirm that. They agreed that Lot 9 was small, but indicated that it could be enlarged a bit. The only challenge they anticipated was with the existing lots in front. However, they indicated they would make every effort to comply with the ordinance.

Commissioner Wright asked if the applicant had discussed the accessory buildings with the existing homeowners. Mr. Barrus stated that the accessory buildings would all be removed.

Chair Hayman opened the public hearing at 7:30 pm

Nancy Lawrence- Ms. Lawrence expressed major concern regarding the additional traffic she felt would be generated from the subdivision. She asked that the commissioners observe current traffic on Chase Lane. She stated there was already a fair amount of traffic movement in the area as well as limited sidewalk space, requiring that children walk to school in the street. Regarding the street grade, cars already had issues making it up the street at times in the winter. Additionally, if the freeway was shut down for any reason, traffic would be diverted to 500 South which would adversely affect Chase Lane. Ms. Lawrence suggested decreasing the number of lots or requiring that the developer provide an additional ingress/egress. She was curious to know how the lot size compared to others in the same zone.

1 Steve Mangel- Mr. Mangel shared Ms. Lawrence's concern that more homes were being placed
2 in such a small space. He suggested making the lot sizes similar to those in the old Hal Harrison
3 subdivision. Like Ms. Lawrence, he wished to decrease the amount of traffic.

4
5 There was no one else who wished to speak. Chair Hayman closed the public hearing at 7:38 pm.

6
7 Mr. Snyder responded to Ms. Lawrence's question regarding lot size, explained that the size was
8 as deep as some other lots in the area, and that all of the them fell within what the zone allowed. He also
9 pointed out that the R-L zone did not have a minimum lot size.

10
11 Chair Hayman allowed the applicant to respond to the public comments.

12
13 Mr. Honeycutt again expressed his willingness to increase the size of Lot #9 and to do whatever
14 was necessary to comply with the zoning requirements. Mr. Barrus pointed out that there was continual
15 sidewalk along the south side of the street which children could utilize on their way to school.

16
17 Mr. Snyder conceded that there would be a small increase in traffic and that having children walk
18 to school in the roadway was a legitimate concern. However, he explained that a developer could not be
19 denied approval in this circumstance. As a collector street, Chase Lane was designed to handle the
20 increased traffic. The City Engineer and City Council could discuss ways of mitigating the increased
21 traffic, but the applicant was compliant with all legal requirements.

22
23 Commissioner Wright inquired if the proposed site followed the requirements regarding street
24 cuts. Mr. Snyder responded that there was very little room for adjustment and that the City Engineer did
25 not mention any specific standard that was violated in this case.

26
27 Chair Hayman did not feel that ten additional homes would add a significant amount of traffic to
28 the area. Mr. Snyder agreed, and indicated that the City could not require a traffic study in this particular
29 case, although daily traffic counts could be provided if necessary.

30
31 Commissioner Daly asked for confirmation regarding requirements on collector roadways, and
32 asked specifically about 400 East and Chase Lane. Mr. Snyder responded that 400 East was a major
33 collector, while Chase was a minor collector. He indicated that 400 East functioned more as an arterial
34 road from Parrish to Pages Lane.

35
36 Commissioner Daly felt the lot size in the concept plan was comparable to that on Wilmar
37 Place—roughly the same size as the lots on Briarwood. He pointed out that the Planning Commission did
38 not have a great deal of room for discretion.

39
40 Commissioner Wright expressed concern about the lack of sidewalk on the north side of Chase
41 Lane but indicated that it did not impact the application currently under discussion. She proposed that the
42 Planning Commission address the topic at a future meeting. Chair Hayman agreed that was an excellent
43 suggestion and Mr. Snyder also indicated he could speak with the City Engineer regarding the situation.

44
45 Ms. Romney recommended that the Commission remain focused on the current agenda
46 application before them tonight and discuss the broader issues regarding sidewalks on Chase Lane at a
47 later time.

48
49 Commissioner Johnson appreciated that the project utilized existing City infrastructure.

50
51 Commissioner Wright made a **motion** to accept the Conceptual Subdivision Plan for the Barrus
52 Cove Subdivision located at approximately 196 East Chase Lane, with Directives 1-6 and
53 Suggested Reasons for Action a-c.

Directives:

1. The applicant shall submit an application for a preliminary plat and meet all the submittal requirements listed in Chapter 15.3 of the Subdivision Ordinance.
2. The preliminary plat shall indicate the following information:
 - a. Depict/correct the lot count to 14 lots, including the lots for the existing homes.
 - b. Adjust the interior side yard and corner lot street front setbacks to meet the R-L Zoning setback regulations.
 - c. Depict the Buildable Area for each lot, providing a minimum of 2,000 square feet meeting the Buildable Ratio of the Zoning Ordinance. Also, address this matter even more particularly for Lot 9.
 - d. The preliminary plans need to depict three (3) public utility easements (each lot) with the front measuring 10 feet along the street frontage of each lot and the side and rear yard easement a minimum of 7 feet.
 - e. The preliminary plans need to address adequate fire protection including all existing fire hydrants and any new fire hydrants as required by the Fire Marshal.
3. The preliminary subdivision submittal shall address the “accessory building” matter, as outlined in the Staff Report for Conceptual Subdivision.
4. A soil report and drainage information shall be created or performed and must be submitted to City Staff for review as part of the preliminary subdivision plans.
5. A preliminary title report for the subdivision area to be prepared, submitted and deemed acceptable to the City Attorney.
6. All missing utility provider sheets shall be submitted with the preliminary subdivision plans indicating all utility providers can service each lot.

Suggested Reasons for the Action:

- a) The conceptual subdivision appears to be consistent with the applicable Neighborhood Plan, expecting low density residential development.
- b) The proposed subdivision appears to likely be able to meet the Development Standards of the Residential-Low Zone.
- c) The applicable review standards of the Subdivision Ordinance pertaining to a Conceptual Subdivision application have been reviewed and directives established to allow the proposal to proceed to preliminary subdivision plan submittal.

The motion was seconded by Commissioner Hintze and passed unanimously (5-0).

Commissioner Hirst returned to the dais.

**PUBLIC HEARING – ZONING TEXT AMENDMENTS – CZC 12.12 “DEFINITIONS”
AND CZC 12.36 “TABLE OF USES**

Chair Hayman turned the time over to Ms. Younger who reminded those gathered that the Planning Commission had wished to expand the table of uses along Main Street from Parrish Lane to Porter Lane. Several public meetings of stakeholders had been held in order to assist the Planning Commission in making its recommendations to the City Council. As outlined in the Staff report, the Commission would recommend that some currently not-permitted uses be considered as conditional uses going forward.

Ms. Younger outlined several recommended changes, many of which had been previously discussed by the Planning Commission.

- *Park and School, elementary, middle or high* were recommended by Staff to retain the Public Facility designation as opposed to being added to the C-M list

- Staff recommended that *College or University* facilities be changed to conditional use
- *Veterinary Clinic* and *Vocational School* were added to the list of conditional uses as they had inadvertently been left off
- *Construction Sales and Service, limited* was also added to the list and prohibited outdoor storage
- Staff expanded the definition of *Garden Center*
- Staff added footnotes to the *Restaurant, fast food* and *Bank or financial institution* designations, specifying that drive-throughs should be allowed in the C-M zone.
- *Secondhand store* and *Cultural service* were switched from permitted use to conditional use.

Several members of the Planning Commission expressed appreciation to Ms. Younger for her hard work on this item.

Commissioner Daly asked where private or charter schools would fit. Mr. Snyder responded that they would fit into Public Facility; vocational schools, however, might be better suited for the Industrial category.

Commissioner Johnson pointed out that eliminating drive-thrus in *Restaurant, fast food* had not been a unanimous decision among the commissioners. Chair Hayman indicated that there would be further discussion on that topic. Commissioner Johnson also indicated that he wished that many uses currently listed under conditional use were listed as permitted.

Chair Hayman opened the public hearing at 8:21pm.

Travis Schupe- Explained that he was one of the current owners of the old fire station on Main Street and he introduced Dwight Yee of Process Studio Architecture, who was working on a potential expansion of the building. Mr. Yee presented a picture of a conceptual site plan that he and Mr. Shupe hoped to propose in the future. It was their hope that *Construction Sales and service, limited* would be added so that they could create a series of offices and suites. However, they were unable to move forward without knowing what the zoning requirements would be.

Mr. Snyder asked Mr. Yee to address the differences between small services shops as opposed to large construction firms. Mr. Yee explained that Mr. Shupe would not be storing large equipment on the site but instead might have small materials that would be stored inside. The site in question was not sufficiently large to accommodate heavy equipment, even if they were interested in doing so. Mr. Shupe was excited about the possibilities of improving Main Street which would increase everyone else's property value and encourage others to make improvements to their own property.

There was no one else who wished to speak. Chair Hayman closed the public hearing at 8:34 p.m.

Pertaining to *Construction sales and service, limited*, Commissioner Daly liked that all of the storage would be internal which addressed the concern Commissioner Helgesen had expressed at a previous meeting. Commissioner Wright appreciated that it had been made clear that design guidelines and parameters automatically limited the size of what could be placed in this area and that it was a point worth making to the City Council.

Regarding moving *Car wash* to a conditional use, the Commission was divided. Chair Hayman suggested that they move on to the rest of the list and return to this item later in the meeting.

1
2 As far as *Restaurant, fast food* was concerned, Commissioner Johnson felt that Main Street could
3 handle the traffic associated with drive-thrus. Commissioner Daly stated that he had researched drive-
4 thrus and pointed out that generally speaking, they created an extra point of interaction between
5 pedestrians and vehicles. However, he did not anticipate UDOT agreeing to make additional curb cuts, so
6 he did not expect it to become a problem if drive-thrus were permitted. Additionally, he was not in favor
7 of distinguishing between various types of drive-thru-- allowing some, but not others. He did not feel that
8 allowing drive-thrus would result in an increased traffic problem.
9

10 Commissioner Wright stated that she still did not support drive-thrus but knew that she was in the
11 minority. She felt they infringed upon parking and did not believe that they supported the City's general
12 plan. While she agreed that drive-thrus were very convenient, they came with environmental problems
13 that she did not wish to add to. Finally, she suggested that increasing the number of fast food restaurants
14 would draw an increased number of non-residents to the area.
15

16 Commissioner Daly indicated that encouraging people to spend their money in Centerville was a
17 good thing and that economically, limiting visitors to Parrish Lane was not best for the City. He felt
18 visitors should be encouraged to spend their money on Main Street as well, so that businesses on that
19 street would benefit.
20

21 Commissioner Wright clarified that while she wished for Main Street businesses to be successful,
22 she was also concerned about the increased traffic that some residents had mentioned during the public
23 forums.
24

25 Like Commissioner Daly, Chair Hayman did not wish to allow certain drive-thrus but not others.
26 In addition to fast food, she mentioned pharmacies and coffee shops. Commissioner Johnson pointed out
27 that Commissioner Helgesen had expressed opposition to fast food restaurants in general, and with drive-
28 thrus specifically. Chair Hayman pointed out that improved technology had allowed many fast food
29 restaurants to mitigate some of the associated odors.
30

31 Chair Hayman agreed with Ms. Younger that it made sense to make *Secondhand store* permitted
32 rather than a conditional use.
33

34 Commissioner Daly asked if animal boarding would be included in *Veterinary Clinic* and stated
35 that his only concern with allowing it as a conditional use involved potential noise complaints. Staff was
36 not aware of any noise complaints related to the vet clinic that was already operating on Main Street.
37

38 Commissioner Wright preferred that *Catering, limited* be a conditional use only. Commissioner
39 Johnson was in favor of making that particular use permitted rather than conditional. Commissioner Daly
40 felt catering would have issues similar to those experienced at restaurants and if restaurants were to be
41 conditional, catering should be as well.
42

43 No one on the Commission expressed concern with removing the restriction against drive thrus at
44 *Bank or Financial Institutions*.
45

46 Regarding *Church or Place of Worship*, it was suggested that many in this category were
47 currently conditional since parking issues could potentially arise. Commissioner Wright inquired if
48 churches were conditional in residential areas. Ms. Romney stated that churches were listed as a
49 conditional use in residential zones according to the Table of Uses.
50

51 Chair Hayman made a **motion** to recommend to the City Council the following amendments to
52 CZC 12.12 "Definitions" and CZC 12.36 "Table of Uses" as set forth in the Staff report with Reasons for
53 Action a and b and with three exceptions:

Reasons For Action:

- a) Consistent with General Plan, Commercial and Industrial Development 12-430 and the South Main Street Corridor Plan, 12-480-7
- b) Amendments were consistent with the purpose of the Commercial Medium Zone, 12.30.020(d).

Exceptions:

- 1) Remove *Car wash* from the list to discuss separately
- 2) Remove *Restaurant, fast food* from the list to discuss separately
- 3) Delete the asterisk from *Bank or Financial Institution*, allowing drive thrus in that specific type of establishment

At Ms. Romney's recommendation, Chair Hayman added a fourth exception, removing an extra word from *Business equipment rental and services*

- 4) In *Business equipment rental, services and entertainment*, remove the word 'entertainment'

Commissioner Wright seconded the motion.

Commissioner Daly moved to **amend the motion** to include removing the asterisk from *Restaurant, fast food*, allowing drive thrus as a conditional use with that type of business as well. Chair Hayman seconded the amended motion and then clarified that the Commission would now vote on whether or not to include *Restaurant, fast food* as a conditional use without the asterisk, thereby allowing them to have drive thrus.

The amended motion passed 4-2 with Commissioners Wright and Hirst casting the negative votes.

Commissioner Johnson moved to amend Chair Hayman's original motion to include *Car wash* as a conditional use. Commissioner Hintze seconded the second amended motion.

Commission Hintze pointed out that earlier in the meeting, the Planning Commission heard from a land owner who wished to do something great on Main Street. Perhaps someone would wish to do the something equally great with a car wash. He wished for the table of uses to be flexible enough to allow for such a thing. Commissioner Daly agreed. Commissioner Hirst suggested that a different type of business would fit the area better than a car wash.

The second amended motion (to add *Car wash* as a conditional use) failed 3-3, with Chair Hayman and Commissioners Hirst and Wright casting the negative votes. Therefore, the Planning Commission would **not** recommend that *Car wash* be added as a conditional use to the Table of Uses.

For the sake of ensuring clarification, Chair Hayman stated that at this point, the only change to Staff's proposed list of amendments to the table was that *Restaurant, fast food* (including the potential for drive thrus) would be recommended as a conditional use, and the word 'entertainment' would be removed from *Business equipment rental services and entertainment*. Additionally, the asterisk would be removed from *Bank or financial institution*, thereby allowing such businesses to have drive thrus.

Commissioner Wright expressed her excitement that the Table of Uses was being addressed by the City. She supported encouraging movement on Main Street and balancing the rights of property owners with the City's need to plan for the future. Although she still opposed allowing permitting fast food restaurants conditionally, she would vote in favor of the motion as a whole.

The motion ended as follows:

The uses Assisted Living Facility, Business equipment rental, services and supplies, College and University, Construction Sales and Service, limited *[definition below]*, Indoor Recreation and entertainment, Mortuary, Outdoor recreation and entertainment, Printing, general, Protective Service, Reception Center, Research Service, Restaurant, fast food, Restaurant, general, Shopping Center, Veterinary Clinic, and Vocational School shall all be listed as a Conditional Use Permit in the Commercial Medium Zone in the Table of Uses.

The uses Secondhand store, Bank or financial institution, and Cultural Service shall be listed as a Permitted Use in the Commercial Medium Zone in the Table of Uses.

[Amended] Garden Center: An establishment primarily engaged in the retail sales of horticultural specialties, such as flowers, shrubs and trees, intended for ornamental, agricultural, or landscaping purposes. May include renting or selling of landscaping equipment and yard or animal care products.

[ADD] Construction Sales and Service, Limited: An establishment engaged in the retail or wholesale of various small materials, supplies, and services used in the construction of buildings or other structures with activities which are conducted within an enclosed building, but not including outdoor storage of large construction equipment or materials yards on lot or parcel other than a construction site. Typical uses include, electrical, plumbing, air conditioning and heating supply stores, swimming pool contract sales and supplies, construction and trade contractors' offices including small equipment and supplies.

The original motion (as amended) passed 6-0.

Commissioner Hirst was excused at 9:32 p.m.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder pointed out that the Planning Commission would not have a second meeting in November. He expected to have Sheffield Downs and Legacy Lands presented at the December 12 meeting.

CITY COUNCIL ACTIONS REPORT

Mr. Snyder reported that the ordinance allowing murals was passed by the City Council. The Council also received the second report for the City foothills property and the matter was forwarded to the applicable committees for further study. He completed his comments by asking the Commission to consider their choice for Chair in the coming year as well as what goals they wished to accomplish for the City in 2019.

Chair Hayman asked Mr. Snyder if anyone from the City had been able to attend the Wasatch Front Regional Council meeting. He responded that the City was represented by several individuals.

MINUTES REVIEW AND ACCEPTANCE

The minutes of October 24 2018 were reviewed and amendments suggested. Commissioner Johnson made a **motion** to accept the minutes as amended. Commissioner Wright seconded the motion which passed by unanimous vote 5-0.

ADJOURNMENT

Chair Hayman moved to adjourn. Commissioner Johnson seconded the motion. The motion passed unanimously 5-0 and the meeting adjourned at 9:42 p.m.

Cheylynn Hayman, Chair

Date Approved

Jamie Brooks, Recording Secretary