



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 FEBRUARY 9, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission 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, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

D. COMMISSION BUSINESS

1. LEGISLATIVE DECISION - Public Hearing - Zone Map Amendment - 1756 N Main St
Application to modify boundary between 1738 N and 1756 N Main and match to existing A-L and R-L zoning.
2. LEGISLATIVE DECISION - Public Hearing - Zone Map Amendment - Chad Morris
Application to rezone parcel 02-099-0030 from Residential-Low to Residential-Medium.
3. ADMINISTRATIVE DECISION - Conceptual Site Plan - Canyon Point Development , 347 North 400 East
The Applicant is seeking acceptance of differing Conceptual Site Plan from which has been previously reviewed. The new design also adds additional land located in the southwest corner. This new parcel acquisition also entails a "rezone petition" to R-M to add it to the new development layout.
4. Discussion - Definition of "Location" for Food Truck Ordinance

Consider language for new definition of "location" for Food Truck Ordinance based on prior discussion from Planning Commission

5. Community Development Director's Report

Next Planning Commission Meeting - February 23, 2022:

Tentative Items:

- *Small Subdivision Waiver/Lot Split - 701 North 400 East*
- *Parking Schedule Amendments*

City Council Report:

- *Accessory Dwelling Fee \$150.00 Adopted*

Commission Goals Update:

- *Parking Update Study -In progress*
- *Subdivision Ordinance - underway with City Attorney, early 2022*
- *Food Truck Ordinance - In progress*
- *Single-family on un-platted lots - not yet underway*
- *General Plan/Economic Study - to begin in March 2022*

E. MINUTES REVIEW AND ACCEPTANCE

January 26, 2022

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report

2/9/2022

Item No. 1.

Short Title: LEGISLATIVE DECISION - Public Hearing - Zone Map Amendment - 1756 N Main St

Initiated By: Royal Bowler, Applicant

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

Application to modify boundary between 1738 N and 1756 N Main and match to existing A-L and R-L zoning.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 2-9-22 PC Staff Report Zone Map Amendment Bowler 1756 N Main
- ▣ Boundary Line Adjustment Plans

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: IRA ROYAL & LUANNE BOWLER
CHRISTOPHER MEBIUS & LINDSEY JENSEN

APPLICANT: ROYAL BOWLER
(bowlers1756 at gmail dot com)

PROPERTY LOCATION: 1756 NORTH MAIN STREET

PARCEL SIZE: 0.004 ACRES

ZONING DISTRICT: RESIDENTIAL-LOW

APPLICATION: ZONE MAP AMENDMENT
RESIDENTIAL-LOW TO AGRICULTURAL-LOW

BACKGROUND

The applicant has recently purchased property from their neighbor to the south and sold a portion of their property to line the property line along an existing wall. This is typically only a boundary line adjustment application, which in this instance would not be heard by the Planning Commission or the City Council. However, the piece of land purchased is zoned Residential-Low and Mr. Bowler's property is Agricultural-Low. Two zones cannot be present on one piece of property, and so the zone map amendment process was instigated to bring the two parcels into conformance.

CODE REQUIREMENTS

Centerville Zoning Code section 12.21.080 details the four approval factors for a zoning map amendment as follows:



1. Whether the proposed Zoning Map amendment is consistent with the goals, objectives and policies of the General Plan;
2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed Zoning Map amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and waste water and refuse collection.

Staff Response

1. The subject property is in Neighborhood 3, Northeast Centerville (bounded on the west by Main Street and on the south by Parrish Lane). The objectives of this neighborhood are to maintain the current style of development, namely low-density single family; as well as mitigate the impact of development on the hillside environment.

The zone map amendment in question is between two already developed, single-family parcels. Both properties (1738 N and 1756 N Main St) are within the Hillside Overlay Zone and further development would need to take into consideration the limit on impervious surfacing. However, staff finds the application meets the objectives of the Northeast Neighborhood.

2. The zone map amendment is harmonious with surrounding development. 1756 N Main is bounded on the north and east by Agricultural-Low zones, and the application would only extend that zone a few feet.
3. Staff does not find that the proposal will adversely affect adjacent properties.
4. The site already has access to adequate facilities and services and would not be adding development to the system.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion to recommend APPROVAL of the Zone Map Amendment of property located at 1756 North Main Street from Residential-Low to Agricultural low with the following reasons for action(findings):

- a. The Planning Commission finds that there has been a sufficient review and consideration of the criteria found in CZC Section 12.21.080(e).
- b. The Planning Commission finds that the zone map amendment is substantially consistent with the goals of the General Plan, as described in the staff report.

CENTERVILLE

Staff Backup Report

2/9/2022

Item No. 2.

Short Title: LEGISLATIVE DECISION - Public Hearing - Zone Map Amendment - Chad Morris

Initiated By: Chad Morris, Applicant

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

Application to rezone parcel 02-099-0030 from Residential-Low to Residential-Medium.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 2-9-22 PC Staff Report Zone Map Amendment 295 E 300 N
- ▣ Zone Map

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: ROGER & CHRISTIE SLAGOWSKI

APPLICANT: CHAD MORRIS
(chadmorris33 at gmail dot com)

PROPERTY LOCATION: 295 EAST 300 NORTH/286 EAST 400 NORTH

PARCEL NUMBER: 02-099-0030

PARCEL SIZE: 0.18 ACRES

ZONING DISTRICT: RESIDENTIAL-LOW

APPLICATION: ZONE MAP AMENDMENT
RESIDENTIAL-LOW TO RESIDENTIAL-MEDIUM

BACKGROUND

The applicant is in the process of purchasing property located to the southwest of the subdivision-in-process, Canyon Point. The piece of land purchased is zoned Residential-Low and the applicant's properties are Residential-Medium. Two zones cannot be present on one piece of property, and the zone map amendment process was instigated to bring the in-process subdivision into code compliance.

CODE REQUIREMENTS

Centerville Zoning Code section 12.21.080 details the four approval factors for a zoning map amendment as follows:



1. Whether the proposed Zoning Map amendment is consistent with the goals, objectives, and policies of the General Plan;
2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed Zoning Map amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and waste water and refuse collection.

Staff Response

1. The subject property is in Neighborhood 1, Southeast Centerville (General Plan sections 12-480-2). Specifically, this property falls in the Deuel Creek Historic District (between Main and 400 East, and Parrish Lane and Porter Lane) and the Centerville Elementary Area (between Main Street and 400 East, and Parrish Lane to 100 North).

Centerville Deuel Creek Historic District Objectives

- a. The residential zoning and uses within the Deuel Creek Historic District are to be predominantly maintained in a low density residential single-family housing character to preserve the character of the historic district.
- b. Policy and ordinance standards being applied in and around this Historic area are to be evaluated and deemed compatible with preserving or applying context sensitive design and style of the historic district.
- c. When allowed, non-single family residential and commercial development are to incorporate layouts, designs, and styles or other elements which reflect or are contextually sensitive to the character of this historic district.
- d. When allowed, non-single family residential use allowances for both residential and commercial/mixed uses zones are to be limited to low or medium residential densities, high residential density development is prohibited.

Centerville Elementary Area Objectives

- a. These residential areas around the Centerville Elementary School and City Hall/Reed Smith Park are to consist of low and medium density residential development to accommodate more efficient use of the large interior blocks that are common in this area.
- b. Residential rezoning and subsequent development in this area is to take into consideration the possible impacts upon the elementary school and from any future commercial or office development on Main Street, and buffer accordingly.

- c. Policy and ordinance standards being applied in and around this area are to be evaluated and deemed compatible with preserving or applying context sensitive design and style of the Deuel Creek Historic District.
- d. High density residential development is prohibited for future new or redevelopment in this area.

The two areas have overlapping categories, namely a restriction on high-density housing, harmony with the surrounding development and sensitive design to maintain the historic feel. Staff finds the proposed zone map amendment meets the General Plan objectives.

The zone map amendment in question is between two already developed parcels, both single-family and duplexes. There is an open application to update the development with single-family homes and more duplexes. Zone Map Amendment applications cannot be tied to site plans, and so the Conceptual Site Plan will be contingent upon this Zone Map Amendment. However, staff finds the application meets the objectives of the Southeast Neighborhood.

- 2. The zone map amendment is harmonious with surrounding development. The parcel is bounded on the west and east by Residential-Medium zones and development.
- 3. Staff does not find that the proposal will adversely affect adjacent properties.
- 4. The site already has access to adequate facilities and services and would not be adding an excessive amount of development to the system.

APPLICANT NARRATIVE

Per the applicant, “The property is currently zoned R-L, but sits in what would naturally be the R-M zone. We are requesting that this parcel be rezoned to R-M. Three of the abutting properties are zoned R0M. The fourth abutting property is the Slagowski residence.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion to recommend APPROVAL of the Zone Map Amendment of property located at 295 East 300 North, parcel 02-099-0030, from Residential-Low to Residential-Medium with the following reasons for action(findings):

- a. The Planning Commission finds that there has been a sufficient review and consideration of the criteria found in CZC Section 12.21.080(e).
- b. The Planning Commission finds that the zone map amendment is substantially consistent with the goals of the General Plan, as described in the staff report.

ArcGIS Web Map



CENTERVILLE

Staff Backup Report

2/9/2022

Item No. 3.

Short Title: ADMINISTRATIVE DECISION - Conceptual Site Plan - Canyon Point Development , 347 North 400 East

Initiated By: Chad Morris, Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT

The Applicant is seeking acceptance of differing Conceptual Site Plan from which has been previously reviewed. The new design also adds additional land located in the southwest corner. This new parcel acquisition also entails a “rezone petition” to R-M to add it to the new development layout.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 02-09-2022 PC Staff Report - Conceptual Site Plan Review, Canyon Point Development
- ▣ Canyon Point Development Site Plan
- ▣ Single-family Dwelling Elevations
- ▣ Duplex Dwelling Elevations
- ▣ Submitted Utility Provider Sheets

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

**PLANNING STAFF REPORT
AGENDA ITEM: 3**

PROJECT: CANYON POINT IN CENTERVILLE DEVELOPMENT

APPLICANT: CHAD S MORRIS
SOUTH DAVIS HOME RENTALS, LLC
533 WEST VALLEY DRIVE
CENTERVILLE UT 84014

PROPERTY: APPROXIMATELY 347 NORTH 400 EAST

ACREAGE: 2.06 GROSS ACRES
1.80 NET ACRES

ZONING: RESIDENTIAL MEDIUM (R-M)

APPLICATIONS: CONCEPTUAL SITE PLAN REVIEW AND ACCEPTANCE
(A REVISED AND DIFFERENT CONCEPT LAYOUT)

PROPOSED USE: MULTI-FAMILY – MIXED RESIDENTIAL (11 UNITS/ 2 DUPLEXES & 7 SF HOMES)

RECOMMENDATION: CONSIDER ACCEPTANCE OF THE CONCEPTUAL SITE PLAN WITH CONDITIONS

BACKGROUND

The Applicant, South Davis Home Rentals, LLC, represented by Chad Morris have joined several properties together in order to build a multi-family & single family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville.



An approximate visualization of the proposed development boundary

The Applicant is seeking acceptance of differing Conceptual Site Plan from

which has been previously reviewed. The new design also adds additional land located in the southwest corner. This new parcel acquisition also entails a “rezone petition” to R-M to add it to the new development layout.

The newly proposed conceptual project depicts two (2) duplex style buildings and 7 single-family homes (*1 existing/6 new*). All dwelling units will be provided a double car garage and will be one-story in height. All units will share private street access, visitor parking, and a central common open space feature. It is also anticipated that the proposed development will be platted as a “*planned unit development*” or PUD subdivision to allow options for selling each dwelling unit.

CONCEPTUAL SITE PLAN REVIEW - CZC 12-12-110(d)

CITY’S GENERAL PLAN - SECTION 12-480-2

Section 12-480-2(b)(3) – When allowed, non-single family residential and commercial development are to incorporate layouts, designs, and styles or other elements which reflect or are contextually sensitive to the character of this historic district.

Section 12-480-2(b)(4) – When allowed, non-single family residential use allowances for both residential and commercial/mixed uses zones are to be limited to low or medium residential densities, high residential density development is prohibited.

This property is located within the Centerville Deuel Creek Historic District that was created to encourage the recognition and, if applicable, preservation of structures of the original Centerville Townsite. This is a voluntary program and does not prohibit any development by a property owner, as allowed by the Zoning Ordinance (*Chapter 12.49*). The architectural/exterior style of new construction within the district is encouraged to be compatible with existing district designs. There are several voluntary development standards outlined in CZC 12.49.080 defining the relevant exterior designs. If the developer takes advantage of these design standards, they may receive up to 25% off all building review fees.

Staff would encourage the applicant/home builders to take advantage of these guidelines and incentives as to become more in line with the architectural styles found within the surrounding neighborhood. These historic styles do not necessarily need to mimic the styles of the late 19th Century and early 20th Century that are found within the central core of the district, just be contextually thoughtful of these designs. The applicant/home builders may also consider those design styles of mid-century modern that can also be found in close proximity to the subject property.

Staff Comments – The proposed designs contain some of the desirable design elements. However, additional discussions would be needed to make any final determinations for the incentives program outlined in CZC 12.49.080.

Table of Uses Allowed - CZC 12.36

According to the Zoning Ordinance, in the “Table of Uses” within the Residential-Medium Zone (R-M) Zone, the proposed multi-family uses are permitted up to six (6) units per gross acre (*see*

CZC 12.32.1 – Table of Development Standards). Canyon Pointe’s gross development acreage is 2.06 acres, which would allow up to 12 dwelling units ($2.06 \text{ ac.} \times 6 \text{ units} = 12.36$).

Staff Comments The conceptual site plan depicts two (2) duplexes and six (6) new single-family – an existing single-family home for a total 11-unit dwelling count.

Development Standards

R-M Development Standards CZC Table 12.32.300			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	27 Feet	Yes
Distance Between Buildings	6 Feet	10 Feet	Yes
Lot and Parcel Standards			
Minimum Area	10,000 sq. ft.	69,696+	Yes
Setbacks			
Front	25 Feet	25' - 400 East 20' - 400 North	Yes & To be Determined*
Rear	20	67.4' - 400 East More than 22.1' – 400 North	Yes
Side	8/ 10	15' - West Side 10' – South Side 36' - North Side	Yes
Hard Surfacing, Max	60%	59%	Yes

* **Note:** Deuel Creek District design incentives [see CZC 12.49.080(b) & 100(a)] are voluntary. However, the setback for 400 North Street could be reduced to 20 feet if the qualifying design elements of the District are met.

RESIDENTIAL-MEDIUM DEVELOPMENT STANDARDS

Off-Street Parking - Chapter 12-52

Table 12-52-1 Off-Street Parking Requirements			
Use	Standard	Provided	Compliance

DUPLEX	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed, plus 0.5 per unit visitors	2 per unit (garage) + 2 on-street for visitors	6 stalls required and 7 stalls provided
SINGLE-FAMILY	2 Spaces per home	2 per unit (garage) + 4 on-street for visitors	

Staff Comments - The final site plan layout needs to ensure there is enough room for cars to exit the garages while cars are parked on the street. The likely distance from garage door to on-street parking or curb/gutter is 24 feet. It appears to have at least 29+ feet, when adding the depth of the driveways and the 20 feet of fire land clearance.

Landscaping – CZC 12.51.070(g)

Site Standards			
Landscaping, Non-single-Family Projects	40% of Site	40.16%	YES – This project is both multi & single family *
Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit	11 Trees/ 22 shrubs	Not Depicted Yet

Note: see *Landscaping & Open Space Standards* later in this report.

The landscaping requirement for multi-family housing is at least 40% of the property as pervious. Currently, the pervious area for the site is just over 40%, meeting the minimum requirement. A complete landscaping plan, designed by a Landscape Architect, will need to be included in the Final Site Plan submittal. The requirements according to 12.51.060 are one tree and two shrubs per dwelling unit and that landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.

Staff Comments – A formal landscaping plan is not required until the Final Site Plan Application stage of any development approval.

Screening – CZC 12.51.110(a)

The final plans will need to provide details indicating the number of dumpsters to be provided or an alternative means. If dumpsters are provided, all dumpsters must be completely screened from view with an opaque six-foot wall or fence. The wall or fence must be compatible in material and color of the main buildings on the site.

Staff Comments - The plans indicate trash will be managed privately by the HOA – see Note 1 on site plan. It appears to staff that since there are no dumpsters depicted, it will be done as an individual pick-up basis.

Signage – CZC 12.54.100

All signage requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site plan needs to indicate the location of any wall or monument signage, which must meet the requirements found in Chapter 12-54 of the Zoning Ordinance.

Staff Comments – If desired, any subdivision style entry signs have not been depicted at this point.

Site Engineering, Utility Plans and Easements – CZC 12.21.110(d) (2)

The submitted conceptual plan depicts the following public service utilities:

- Sanitary Sewer
- Storm Drain System & Detention
- Culinary Water
- Secondary Water

Additionally, the applicant has/has not provided the following utility provider responses:

- Deuel Creek – Secondary Water is available
- Dominion Energy – Natural Gas is available
- South Davis Sewer – “Service is Available”
- Pacific Corp (power) - “Service is Available”
- South Davis Metro Fire - “Service is Available”
- Various Cable Companies - “Missing Some Entities” Utopia Service is Available

Staff Comments – The Civil Plans for the new plan (*site engineering*) have been NOT yet been reviewed by the City Engineer. However, much of the storm drainage management and private roadway construction was reviewed in depth and found mostly acceptable by the City Engineer. In a recent review meeting with the Development Review Committee, it was determined that much of the site engineering will not be changing with the new design layout. A thorough detailed construction review is not required at the Conceptual Plan level.

Fences And Walls – CZC 12.55.110

“No fence, wall or other similar structure exceeding six feet in height shall be erected in any rear or side yard...”

Staff Comments – The site depicts a combination of existing and proposed fencing. The new fence along the west property line needs to be reduced to the 4-foot limitation as encroaching into the front yard setback along the 400 North Street.

Additional Development Standards for R-M Zones – CZC 12.32.55

ARCHITECTURAL AND EXTERIOR DESIGN STANDARDS - As the Commission may/ may not be aware, Utah Code 10-9a-534, effective 5/28/2021, now prohibits municipalities from regulating “design elements” for one (1) and two (2) family dwellings. Since, this project consists of duplexes and a single-family home, these regulations of the Zoning Ordinance will not be reviewed or required as part of the approval process.

Staff Comments – Nonetheless, since the Deuel Creek District design incentives [see CZC 12.49.080(b) & 100(a)] are voluntary, the applicant is being encouraged by staff to review the incentives to see if such design elements could be incorporated into the final design of the proposed structures. The applicant has submitted for the design review incentives for the 400 North street elevations. Otherwise, the 400 North setbacks would need to be increased from 20 feet to 25 feet.

LANDSCAPING AND OPEN SPACE STANDARDS – Landscaping and open spaces shall be designed in a manner to meet the residential needs for active and passive spaces for residents and visitors, such as private spaces, entry features, small, centralized gathering areas, and buffering adjacent land uses. Furthermore, such areas shall be designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.

Staff Comments – The proposed project is a mix of residential use types, predominately the development will have 7 single-family homes. Because the project will involve 2 residential duplexes, the project seemingly will be required to provide a minimum of 40% landscaping. However, the R-M standards require open space features that may not just consist of landscaping. Thus, it is staff's opinion that because single-family development is exempted from the 40% requirement, there needs to be a balance between the two use types. Staff suggests that the Commission entertain an "waiver allowance" (see code language below in this section) by reducing the landscaping to 30%, provided that the development layout incorporate the desired features elements related to active and passive open space.

CZC 12.51.070(g) - Landscaping for Non-Single-Family Projects. At least 40% of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.

- Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.
- Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.

USE OF PUBLIC AND PRIVATE ROADWAYS – see table below:

Standard Summary	Requirement(s)	Compliance & Staff Comments
Development's Public Street Access	Private ROW or Driveway	YES – Private ROW

Two Points of Access >20 Dwellings	Two points of access are provided: 400 East & 400 North	YES – Not Required for only 11 units.
Private ROW Design	27 feet of travel lane, curb & gutter, built to City Specifications	Provisionally – Final Plan construction drawings will have to meet City Specifications
ROW width to accommodate visitor parking	0.5 parking stalls per dwelling	YES – A separate parking area for visitors is NOT provided
Sidewalk System	To be provided on both sides of the ROW	Provisionally – Development design is proposing an alternative pathway to be accepted by Commission
ROW Maintenance	HOA & CC&Rs Required	Draft documents are required to be submitted at Final Site Plan Approval
ROW to meet Fire Codes	20-foot clear space is required	Provisionally – ROW w/ visitor parking needs Approval from Fire District at Final Site Plan review.

RELATED REZONE PETITION FROM RESIDENTIAL LOW (R-L) TO RESIDENTIAL-MEDIUM (R-M)

The new proposed layout involves the purchase of a isolated parcel located in the southwest area of the site. Currently, the parcel is zoned R-L. It is proposed that the parcel be assimilated into the proposed development. The current newly proposed layout could awkwardly be adjusted to leave an R-L development lot for a home to be included in the layout. However, it seems rather inadvisable to do so. Including this lot has motivated the developer to change the payout to include the development of the 7 single-family dwellings. Nonetheless, any rezone does not obligate the development of the Single-family homes. But, if this conceptual layout is accepted, to change course would require the developer to apply a third time for a Conceptual Site Plan Acceptance [see CZC 12.21.110(f)(1)], which requires Final Site Plans to conform to the accepted conceptual plan.



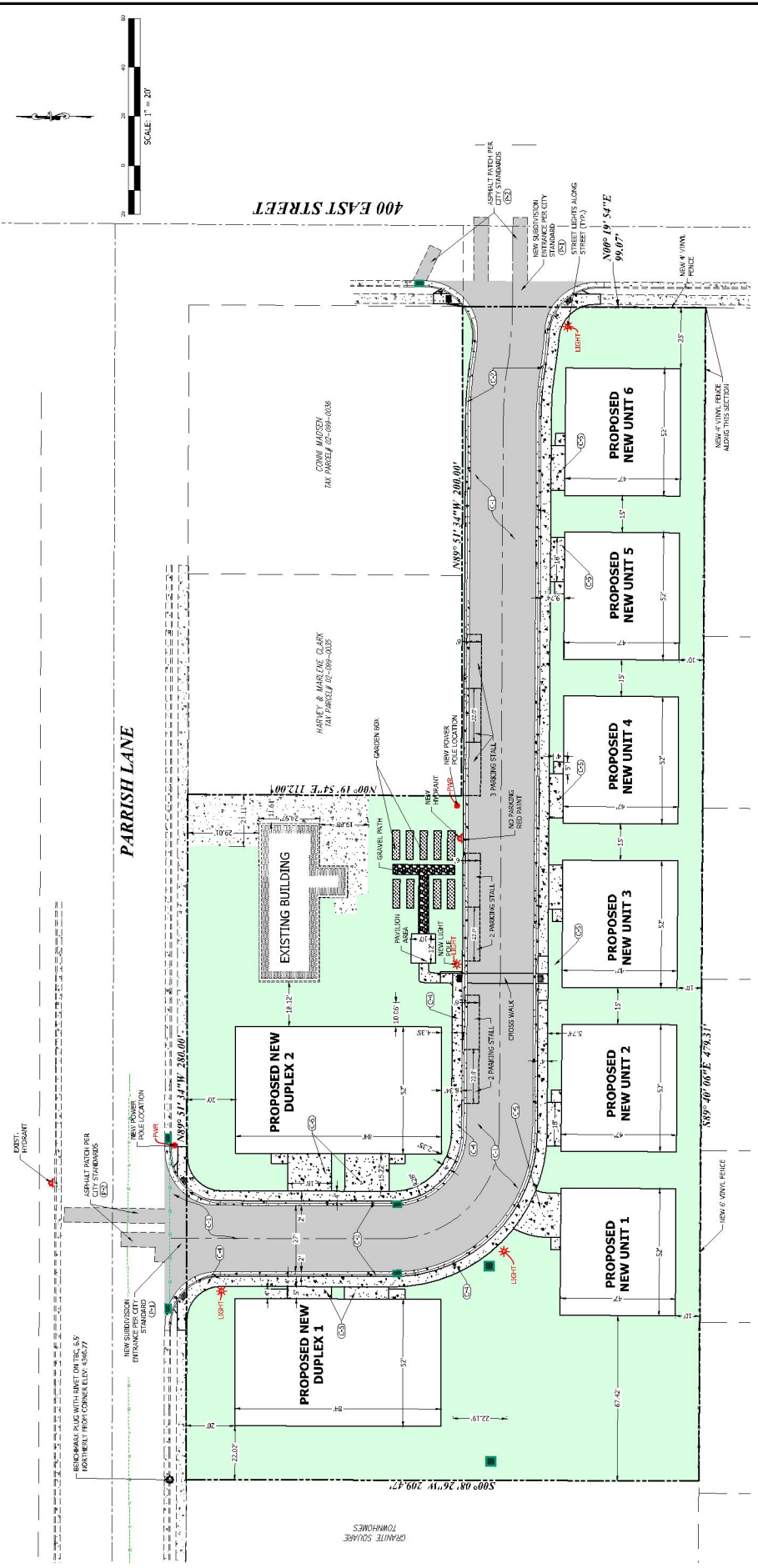
STAFF'S RECOMMENDATION FOR CONCEPTUAL SITE PLAN ACCEPTANCE

PROPOSED MOTION #1 *"I hereby make a motion for the Planning Commission to accept the Conceptual Site Plan for Canyon Point in Centerville, located at approximately 347 North 400 East, with the following directives:*

1. *This Conceptual Plan Acceptance shall terminate the previous related Conceptual Site Plan Acceptance dated July 14, 2021.*
2. *This Conceptual Plan Acceptance shall be subject to obtaining a rezone of the isolated parcel, from R-L to R-M and shall be assimilated into the proposed development prior to any final site plan submittal.*
3. *If the rezone is not granted by the City, this Conceptual Site Plan Acceptance shall become null and void, and a new conceptual site plan submittal shall be required to determine if it can be adequately shown how the property may be developed without the rezone.*
4. *A final site plan shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.*
5. *The Final Site Plan shall provide a complete landscaping plan, designed by a Landscape Architect. According to 12.51.060 one tree and two shrubs shall be provided per dwelling unit.*
6. *The applicant shall provide the expected additional open space features as outlined in CZC 12.32.55 for Residential Zones and may seek the allowable waiver, as outlined in CZC 12.51.070(g) of the Zoning Ordinance.*
7. *The new fencing along the west property line needs to be reduced to the 4-foot limitation when encroaching into the front yard setback along the 400 North Street.*
8. *The site layout shall be corrected to meet the setback requirements from 400 North Street, or the applicant may seek the Deuel Creek Design Incentives to allow the 20-foot setback.*
9. *If the applicant desires to have signage for the project, this shall be indicated on the final site plan and meet the requirements listed in Chapter 12.54 of the Zoning Ordinance.*
10. *The Final Site Plan submittal shall substantially conform to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1).*

[SUGGESTED REASONS FOR THE ACTION]:

- a) *The conceptual site plan submittal has adequately shown how the property may be developed [CZC 12.21.110(d) (2)].*
- b) *The development appears to satisfy the goals and objectives found within the Centerville City General Plan, Section 12-480-2(b) (3) & 12-480-2(b) (4).*
- c) *The proposed conceptual site plan, with the directives given, appears to likely be capable of satisfying the applicable Development Standards for the R-M Zone."*



	sq.ft.	Acres	%
BUILDING	25,267	0.58	32.20%
IMPROVEMENTS	21,683	0.50	27.64%
LANDSCAPE	31,508	0.72	40.16%
TOTAL	78,458	1.80	100.00%

- NOTES**

SYMBOL LEGEND

	PRIVATE ASPHALT SECTION
	PER DETAIL SHEET C900
	PRIVATE 24" CATCH CURB & GUTTER
	PER DETAIL SHEET C900
	PRIVATE 24" RELEASE CURB & GUTTER
	PER DETAIL SHEET C900
	PRIVATE CONCRETE SIDEWALK
	PER DETAIL SHEET C900
	PRIVATE CONCRETE DRIVE
	CONCRETE DRIVE APPROACH
	PER DETAIL SHEET C900
	PER DETAIL SHEET C900
	PER DETAIL SHEET C900
	PER DETAIL SHEET C900
	PER DETAIL SHEET C900
	PER DETAIL SHEET C900
	PER DETAIL SHEET C900
	PER DETAIL SHEET C900
	PER DETAIL SHEET C900

ALL DIMENSIONS ARE IN FEET & INCHES UNLESS NOTED OTHERWISE. SEE STANDARD DRAWING C900 FOR DIMENSIONS & SPECIFICATIONS.



1406 S. LECHE RD. SUITE 100
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION
THESE PLANS ARE PREPARED FOR THE
PURPOSE OF OBTAINING A PERMIT AND
DO NOT CONSTITUTE A CONTRACT. THE
OWNER SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS
AND FOR THE PROTECTION OF THE
PUBLIC. THE DESIGNER SHALL NOT BE
RESPONSIBLE FOR THE PROTECTION OF
THE PUBLIC.

THESE PLANS MAY NOT BE USED
FOR THE CONSTRUCTION OF ANY
OTHER STRUCTURE WITHOUT THE
WRITTEN CONSENT OF THE DESIGNER.
THE DESIGNER SHALL NOT BE
RESPONSIBLE FOR THE PROTECTION OF
THE PUBLIC.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:
LOT #
104
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2017

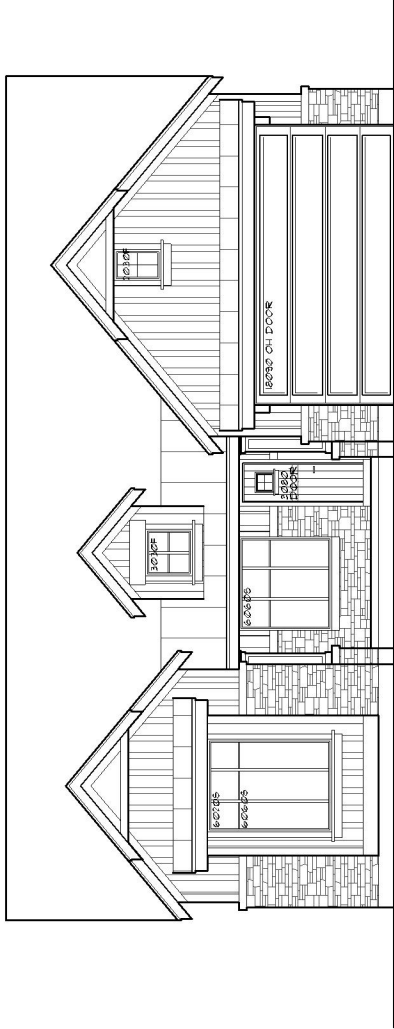
REVISION DATES
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

FOR MORE INFORMATION, CONTACT THE DESIGNER AT 801.217.3727

FRONT
REAR
ELEVATIONS

A2 | 1

PAGE 4 OF 23



A FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1406 S. LECHE RD. #102
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION
THESE PLANS ARE THE PROPERTY OF THE
DESIGNER AND ARE NOT TO BE REPRODUCED OR
COPIED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF THE DESIGNER.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY
BUILDING WITHOUT THE WRITTEN
CONSENT OF THE DESIGNER.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:
CITY:
SUBDIVISION:
SUBNAME:
CITY:
CITYNAME:
STATE:
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2017

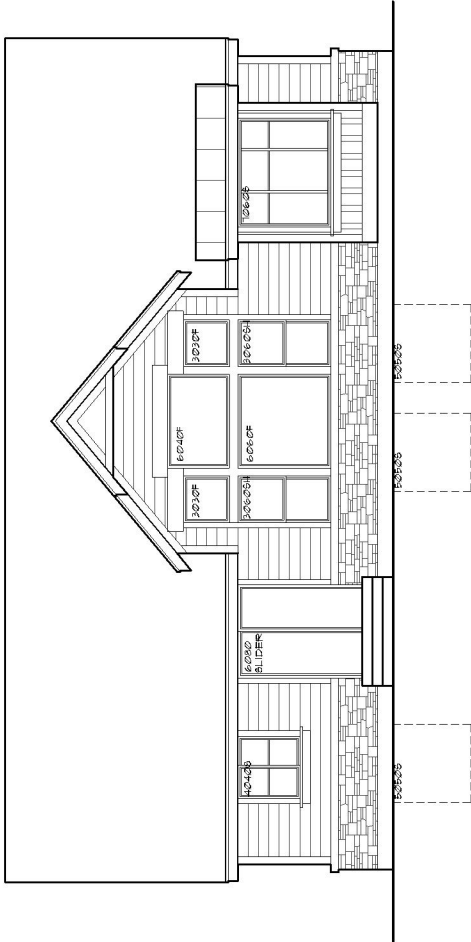
REVISION DATES
XXXXXX
XXXXXX
XXXXXX
XXXXXX

FOR MORE INFORMATION CONTACT: 1-800-555-1234

REAR
ELEVATION

A2 | 2

PAGE 5 OF 23



REAR ELEVATION
SCALE: 1/8" = 1'-0"

A



1406 S. LECHE RD. #100
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION
THESE PLANS ARE
THE PROPERTY OF
MORRIS DESIGN
AND SHALL REMAIN
THE PROPERTY OF
MORRIS DESIGN
UNLESS OTHERWISE
NOTED.

THESE PLANS MAY NOT BE USED
FOR THE CONSTRUCTION OF ANY
BUILDING WITHOUT THE WRITTEN
CONSENT OF MORRIS DESIGN
UNLESS OTHERWISE NOTED.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:
LOT #
104
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2017

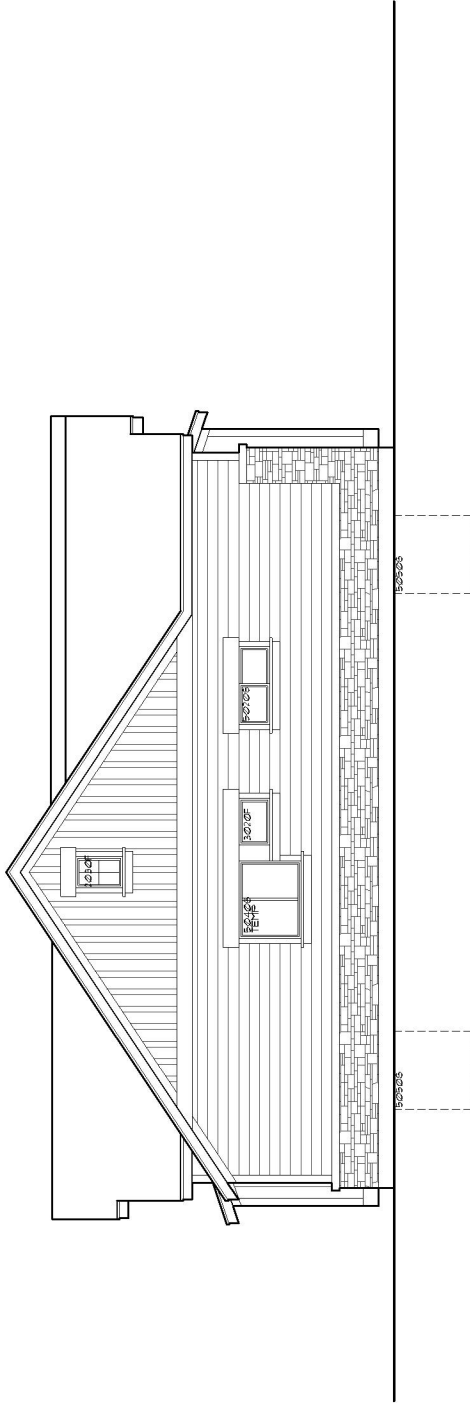
REVISION DATES
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

MORRIS DESIGN LLC - 1001 E. 100 S.

LEFT
ELEVATION

A2 | 3

PAGE 6 OF 23



A LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Technical drawing of a roof cross-section. The drawing shows the roof structure, including the rafters, insulation, and ventilation system. The roof is shown with a gable end on the left and a sloped section on the right. The gable end features a small window. The sloped section shows the roof structure, insulation, and ventilation system. The roof is shown with a gable end on the left and a sloped section on the right. The gable end features a small window. The sloped section shows the roof structure, insulation, and ventilation system. The roof is shown with a gable end on the left and a sloped section on the right. The gable end features a small window. The sloped section shows the roof structure, insulation, and ventilation system.



ATTENTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:
LOT # 101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES

FOOTING
FOUNDATION
PLAN

$$\frac{1}{s}$$

PAGE 18 OF 23



SCALE: 1/8" = 1'-0"

NOTE
VERTICAL REFERENCE



1436 S. LEGEND HILLS DR. #329
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION
 RAIL DESIGN MAINTAINS THE
 INTELLECTUAL RIGHTS TO THIS
 PROPERTY. ALL RIGHTS ARE
 RESERVED AND SHALL NOT BE
 REPRODUCED OR COPIED WITHOUT
 THE EXPRESSED WRITTEN
 CONSENT OF RAIL DESIGN.
 UNLAWFUL PENALTY OF PROSECUTION.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. EACH USE SHALL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:

LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

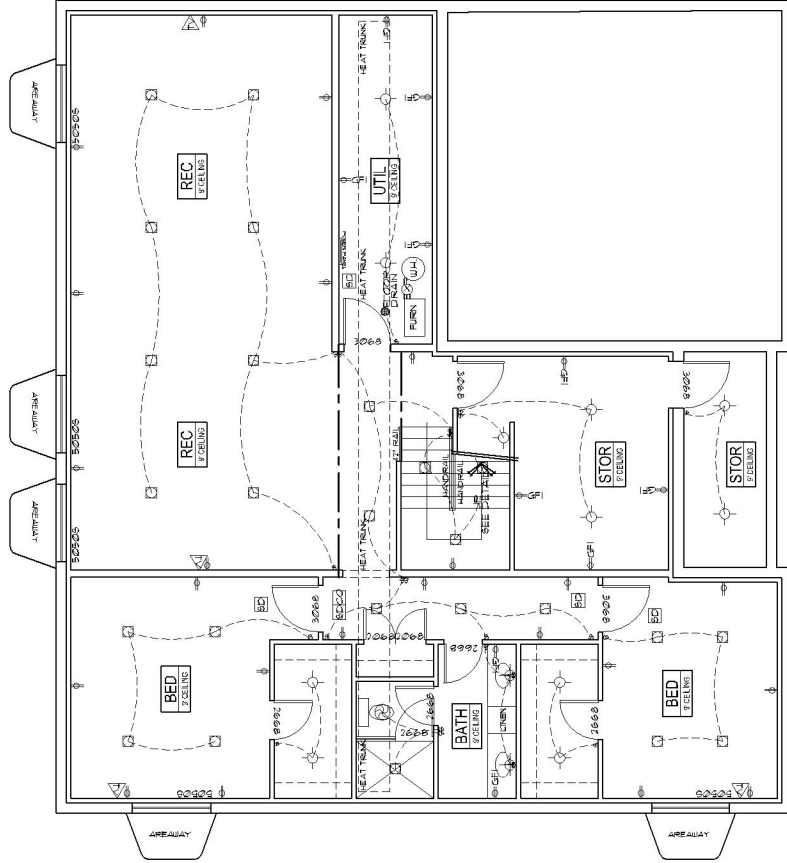
REVISION DATES

[illegible]

BASEMENT
FLOOR
PLAN

$$\frac{1}{A_3}$$

PAGE 8 OF 23



VERTICAL REFERENCE

[illegible]

ELECTRICAL SCHEDULE

- [illegible]

WINDOW TYPE NOTE

ALL BLINDERS AND SINGLE HUNG WINDOWS ARE
ASSIGNED TO OPEN BOTH UNLESS OTHERWISE
INDICATED
KEY TO TYPE
C4 - SINGLE HUNG
C5 - CASEMENT
F - FIXED
AW - AWNING

SHEET/ROCK NOTE

BREACHES OF THE GRIE AND SPECIAL
ARCHITECTS DO NOT USE ANY ROUNDED
SHEETS IN THE BUILD OR ANY OF THE
SPECIAL IN THIS PROJECT UNLESS
SPECIFICALLY REQUESTED BY THE HOMEOWNER
UNLESS OTHERWISE INSTRUCTED, USE ONLY SQUARE
CORNER TIE IN THE CONNECTION OF THE
SHEETROCK OF THIS PROJECT.

BASEMENT FLOOR PLAN

$$\text{SCALE} \cdot 1/8'' = 1' \cdot 0''$$

ATTENTION
THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, AND THE USER ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING THE SAME TO THE DESIGNER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING THE SAME TO THE DESIGNER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING THE SAME TO THE DESIGNER.

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:
LOT #
104
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

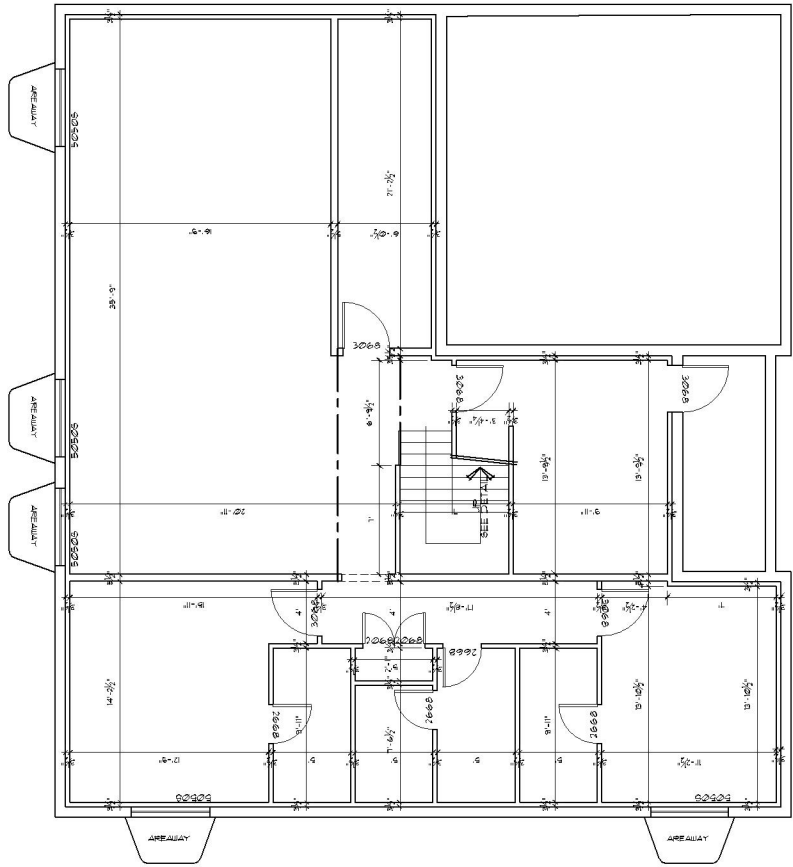
ORIGINAL RELEASE:
JAN 1, 2017

REVISION DATES
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

BASEMENT
WALL FRAMING
PLAN

A3 | 2

VERTICAL REFERENCE
NOTE
IN THESE PLANS THE POSITION OF THE FINISHED FLOOR IS DETERMINED TO BE 0'-0" AS SHOWN HEREON.
INDICATE ANY FEATURES ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 0'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILING FLOORS, WINDOW POSITIONS, ETC.
THE BOTTOM OF THE FLOOR FINISHING SYSTEM OR THE MAIN FLOOR (INCLUDING ANY AND ALL ALL PLATES SHALL BE INDICATED AT 0'-0". IT IS UNDERSTOOD THAT IT IS UNDERSTOOD THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FINISHING SYSTEM INCLUDING THE ALL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DIFFERENTIATE THE POSITION TO BE 0'-0" TO 0'-0". IN THE EVENT OF THE PROJECT AND MAKE IT CLEARER THAN THE FINISHED MAIN FLOOR.
THESE FEATURES OF THE BUILDING ARE CALLED OUT IN REFERENCE TO THE POSITION OF THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FINISHING SYSTEM ABOVE THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FINISHING SYSTEM ABOVE THE FINISHED MAIN FLOOR.
AFF IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO THE DISTANCE ABOVE THE FINISHED FLOOR.



BASEMENT WALL FRAMING PLAN

SCALE: 1/8" = 1'-0"



1436 S. LEGEND HILLS DR. #329
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:

LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

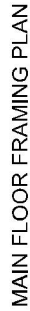
REVISION DATES

POLYMER LETTERS

MAIN FLOOR FLOOR FRAMING PLAN

$$\frac{2}{S1}$$

PAGE 19 OF 23



SCALE: 1/8" = 1'-0"

VERTICAL REFERENCE

[illegible]



1436 S. LEGEND HILLS DR. #329
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:

LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

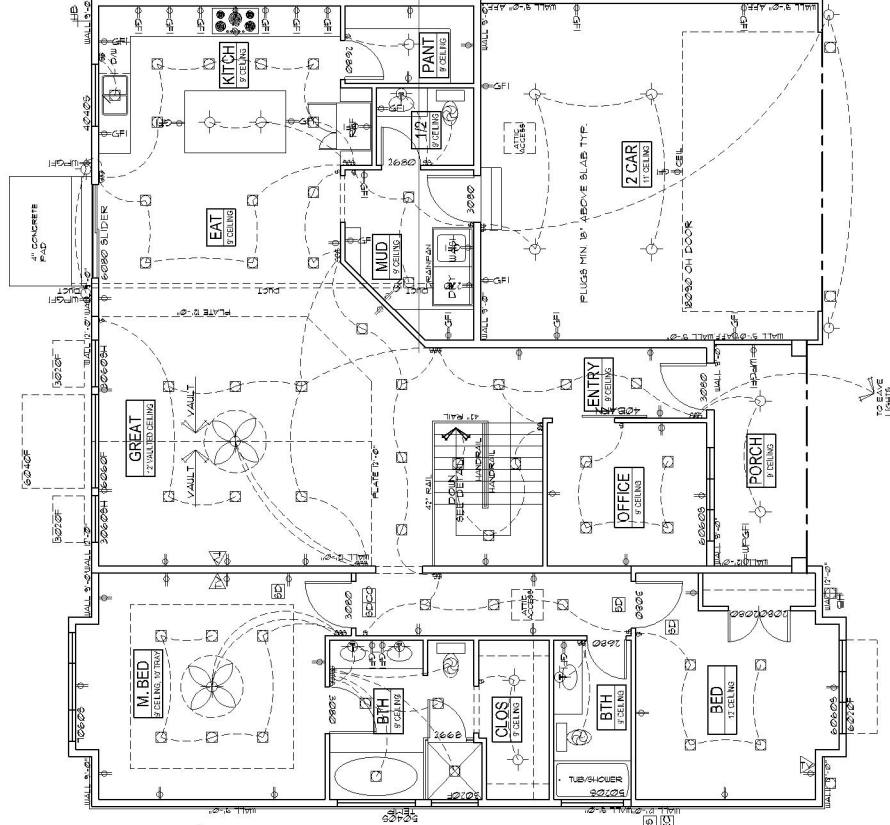
REVISION DATES	
XX/XX/XXXX	
XX/XX/XXXX	
XX/XX/XXXX	
XX/XX/XXXX	

PHOTOGRAPHY - UNIVERSITY OF ALABAMA

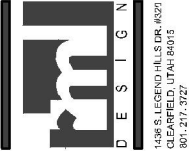
MAIN
FLOOR
PLAN

$$\frac{3}{A3}$$

PAGE 10 OF 23

[illegible]

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



ATTENTION
THESE PLANS ARE THE PROPERTY OF THE
DESIGNER AND ARE NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE
DESIGNER.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE
DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY
DAMAGE OR LOSS OF ANY KIND, INCLUDING REASONABLE
CONSEQUENTIAL DAMAGES, ARISING OUT OF OR RESULTING
FROM THE USE OF THESE PLANS.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:
LOT 1
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

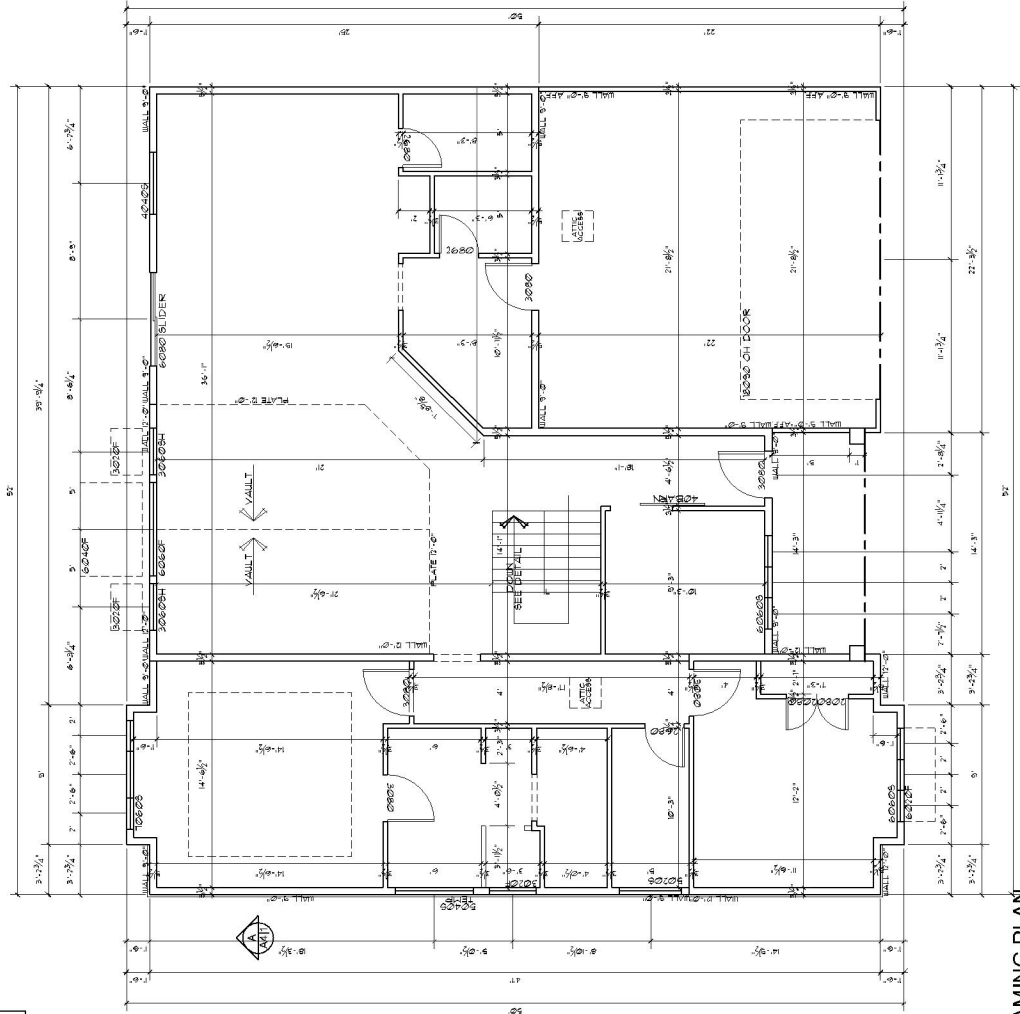
REVISION DATES
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

MAIN FLOOR
WALL FRAMING
PLAN

A3 | 4

PAGE 11 OF 23

NOTE
IN THESE PLANS THE POSITION OF THE
FINISHED FLOOR IS DETERMINED TO BE
AS SHOWN UNLESS OTHERWISE NOTED.
INDICATE ANY FEATURES ABOVE THE MAIN FLOOR
AS A NUMBER HIGHER THAN 100'-0". THESE
FEATURES INCLUDE BUT ARE NOT LIMITED TO
CEILING, FLOOR, WINDOW POSITIONING, ETC.
THE BOTTOM OF THE FLOOR FINISHING SYSTEM
OR THE MAIN FLOOR (INCLUDING AIR) AND ALL
PLATES SHALL BE INDICATED AT 100'-0". IT IS
UNDERSTOOD THAT THE FINISHED FLOOR
DISTANCE BETWEEN THE MAIN FLOOR AND THE
BOTTOM OF THE FLOOR FINISHING SYSTEM
INCLUDING THE SILL PLATE WOULD BE A DIFFERENT
DIMENSION THAN 1'-0". THESE PLANS WOULD
DIFFERENTIATE THAT POSITION TO BE 99'-0" TO
99'-11" IN THE EVENT OF THE PROJECT AND MAKE IT
EASIER TO DETERMINE THAT BUILT
LOWER THAN THE FINISHED MAIN FLOOR.
THESE FEATURES OF THIS BUILDING ARE
CALLED OUT IN REFERENCE TO THE POSITIONING OF
THE MAIN FLOOR AND THE BOTTOM OF THE
FINISHED MAIN FLOOR AND THE POSITIONING OF THE
MAIN FLOOR FINISHING SYSTEM. THESE
100'-0" INDICATE FEATURES ABOVE FINISHED
100'-0" OF INDICATE FEATURES ABOVE FINISHED
FLOOR AND THESE 99'-0" AND BELOW INDICATE
FEATURES BELOW THE FLOOR FINISHING SYSTEM.
AFT IS AN INDICATION OF A FEATURE THAT
IS ABOVE IN RELATION TO THE DISTANCE ABOVE THE
FINISHED FLOOR.



MAIN FLOOR WALL FRAMING PLAN

SCALE: 1/8" = 1'-0"



ATTENTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL.

PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:
LOT # 101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES

ROOF
FRAMING
PLAN

$$\frac{4}{5}$$

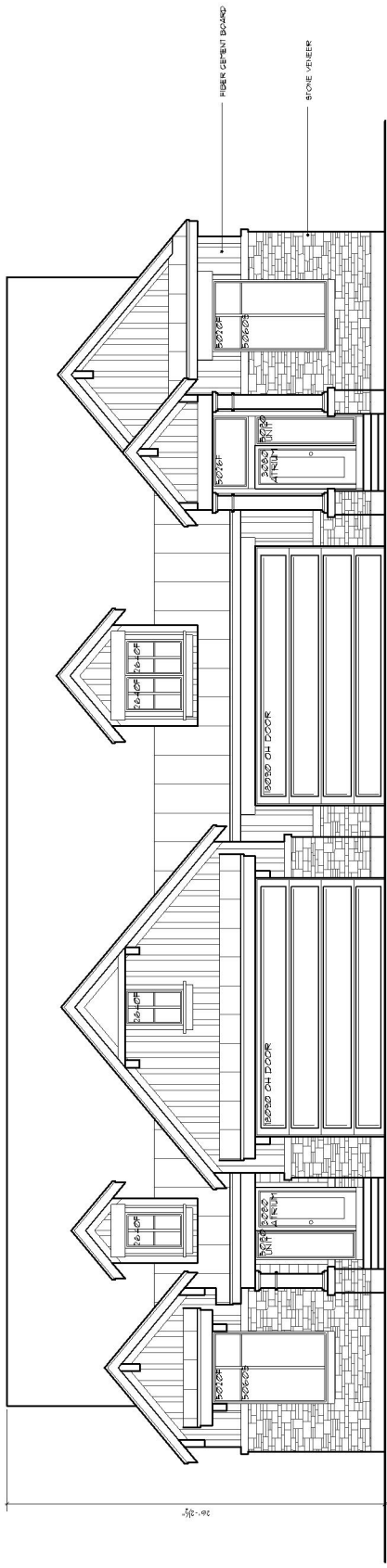
PAGE 21 OF 23



NOTE
VERTICAL REFERENCE

ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"



A RAMBLER DUPLEX
SCALE: 1/8" = 1'-0"

A FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



1496 S. LECHE RD. S. DR. #303
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION
THESE PLANS ARE THE PROPERTY OF m DESIGN. THEY ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE, REPRODUCTION, OR ALTERATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF m DESIGN IS PROHIBITED.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER BUILDING OR STRUCTURE WITHOUT THE WRITTEN CONSENT OF m DESIGN. ANY SUCH VIOLATION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO m DESIGN.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:
LOT #
104
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2017

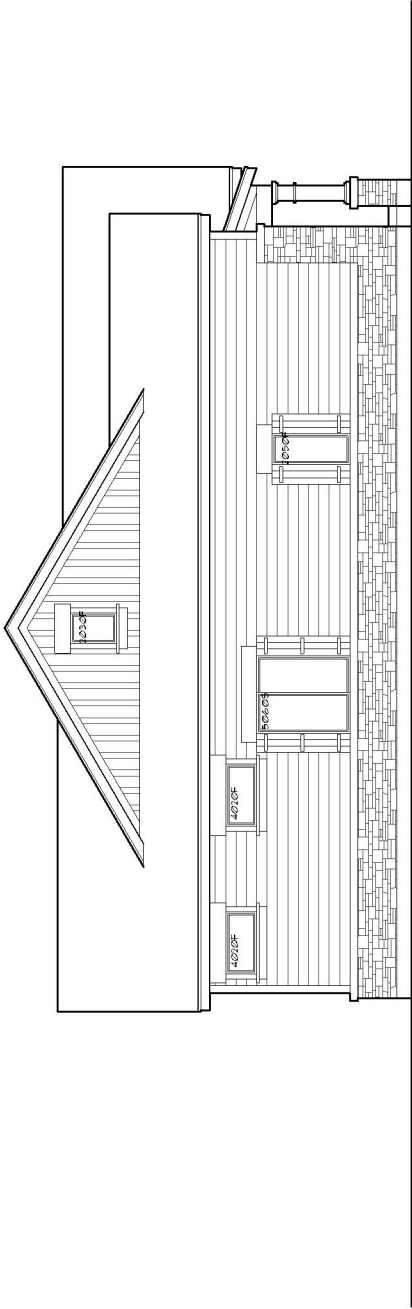
REVISION DATES
XXXXXX
XXXXXX
XXXXXX
XXXXXX

XXXXXXXXXX

LEFT
ELEVATION

A2 | 3

PAGE 6 OF 23



A LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1396 S. LECHE RD. SUITE #200
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION
THESE PLANS ARE THE PROPERTY OF m DESIGN. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF m DESIGN. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE PLANS IS PROHIBITED.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING WITHOUT THE WRITTEN PERMISSION OF m DESIGN. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE PLANS IS PROHIBITED.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:
CITY:
SUBDIVISION:
SUBNAME:
CITY:
CITYNAME:
STATE:
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2017

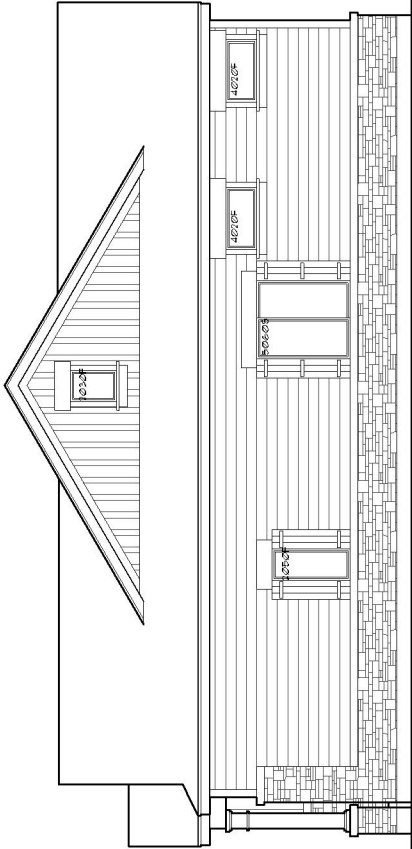
REVISION DATES
XXXXXX
XXXXXX
XXXXXX
XXXXXX

XXXXXXXXXXXXXXXXXXXX

RIGHT
ELEVATION

A2 | 4

PAGE 7 OF 23

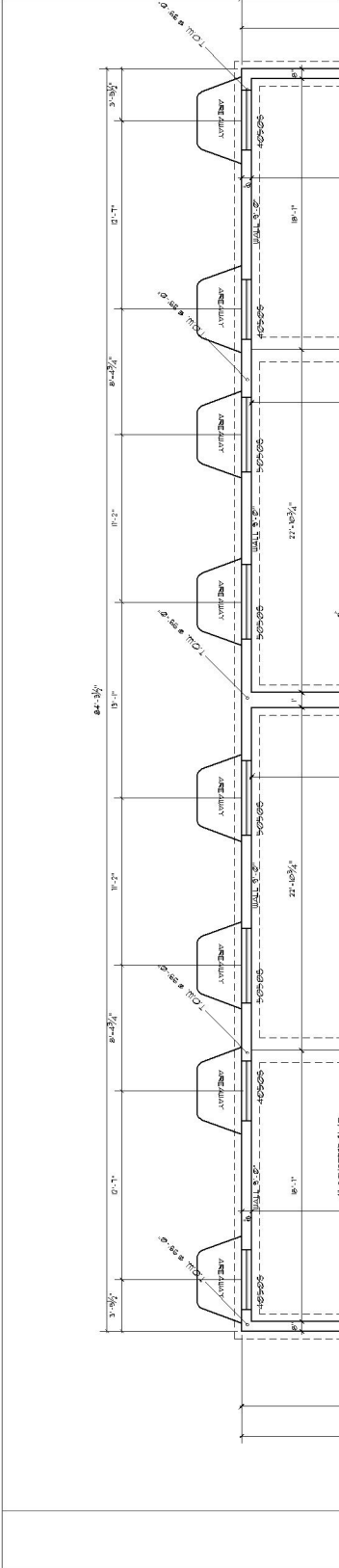


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A

VERTICAL REFERENCE

NOTE
IN THESE PLANS THE POSITION OF THE FINISHED FLOOR IS ASSUMED TO BE 100'-0" AS A BASE REFERENCE. FROM THAT POSITION THESE PLANS SHALL BE CONSIDERED TO BE 100'-0" AS A REFERENCE HIGHER THAN 100'-0" OF THESE FLOOR PLANS SHALL BE REFERENCED AT 100'-0" IT IS THE RESPONSIBILITY OF THE USER OF THESE PLANS TO DETERMINE THE POSITION OF THE FINISHED FLOOR IN RELATION TO THE FINISHED FLOOR.



THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER BUILDING OR STRUCTURE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, NOR FOR THE RESULTS OF ANY CONSTRUCTION THEREOF.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:
LOT 1
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

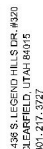
REVISION DATES
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

FOOTING
FOUNDATION
PLAN

S1|1

PAGE 18 OF 23

FOOTING/ FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
01.217.3727

ATTENTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING, EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:

LOT # 101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES

BASEMENT
FLOOR
PLAN

A31

PAGE 8 OF 23

**VERTICAL REFERENCE
NOTE**

IN THESE PLANS THE POSITION OF THE UNDESIGNED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURES ABOVE THE MAIN FLOOR (E.G. STAIRS, ELEVATORS, MECHANICAL EQUIPMENT, ETC.) AND ANY FEATURES BELOW (E.G. BASEMENTS, UNDERGROUND GARAGES, ETC.)

THE BOTTOM OF THE FLOOR FINISH SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0" IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FINISH SYSTEM

ELECTRICAL SCHEDULE

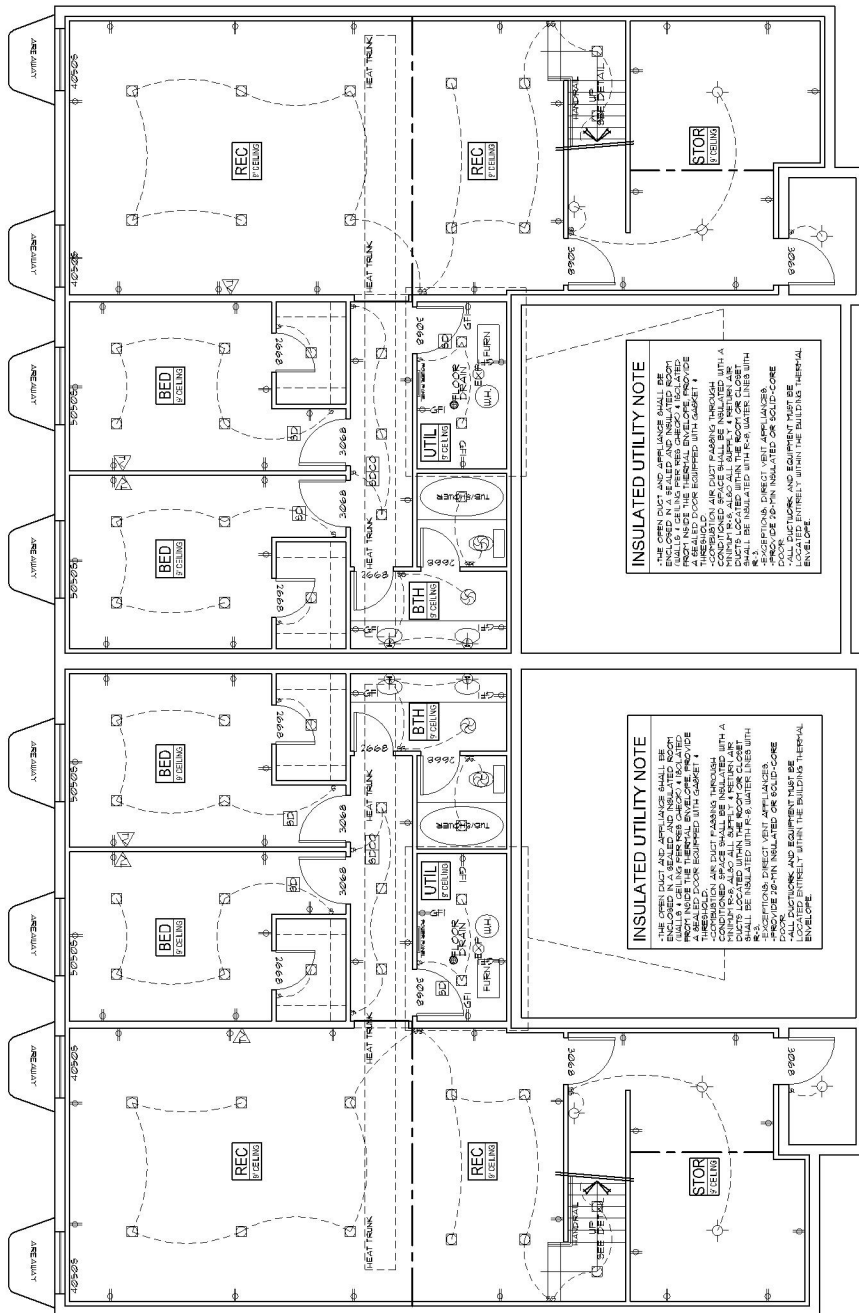
	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
	CEILING MOUNTED CFL
	SMALL APPLIANCE REQUIRED LIGHT
	LARGE APPLIANCE REQUIRED LIGHT
	EXTERIOR RATED FLOOD LIGHT
	NIGHT LIGHT
	EMERGENCY LIGHT
	FLOOR HALL OR STAIR LIGHT
	TRACK LIGHTING
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
	SMOKE DETECTOR WITHOUT BACKUP
	CARBON MONOXIDE DETECTOR
	100 VOLT DUPLEX OUTLET
	250 VOLT OUTLET
	120 VOLT GROUND FAULT INTERRUPTER
	120 VOLT WATERPROOF OUTLET
	RADIO JACK
	TELEVISION CABLE JACK
	MULTI-TAP OUTLET
	SWITCH (NOT A DIMMER OR 3-WAY OUTLET)

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 90% UNLESS OTHERWISE INDICATED

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE



BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

A



VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE

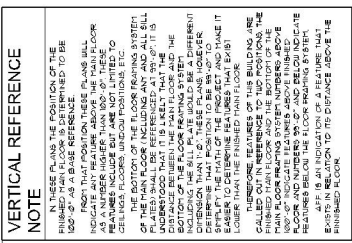
VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE



VERTICAL REFERENCE
NOTE

VERTICAL REFERENCE
NOTE



ATTENTION

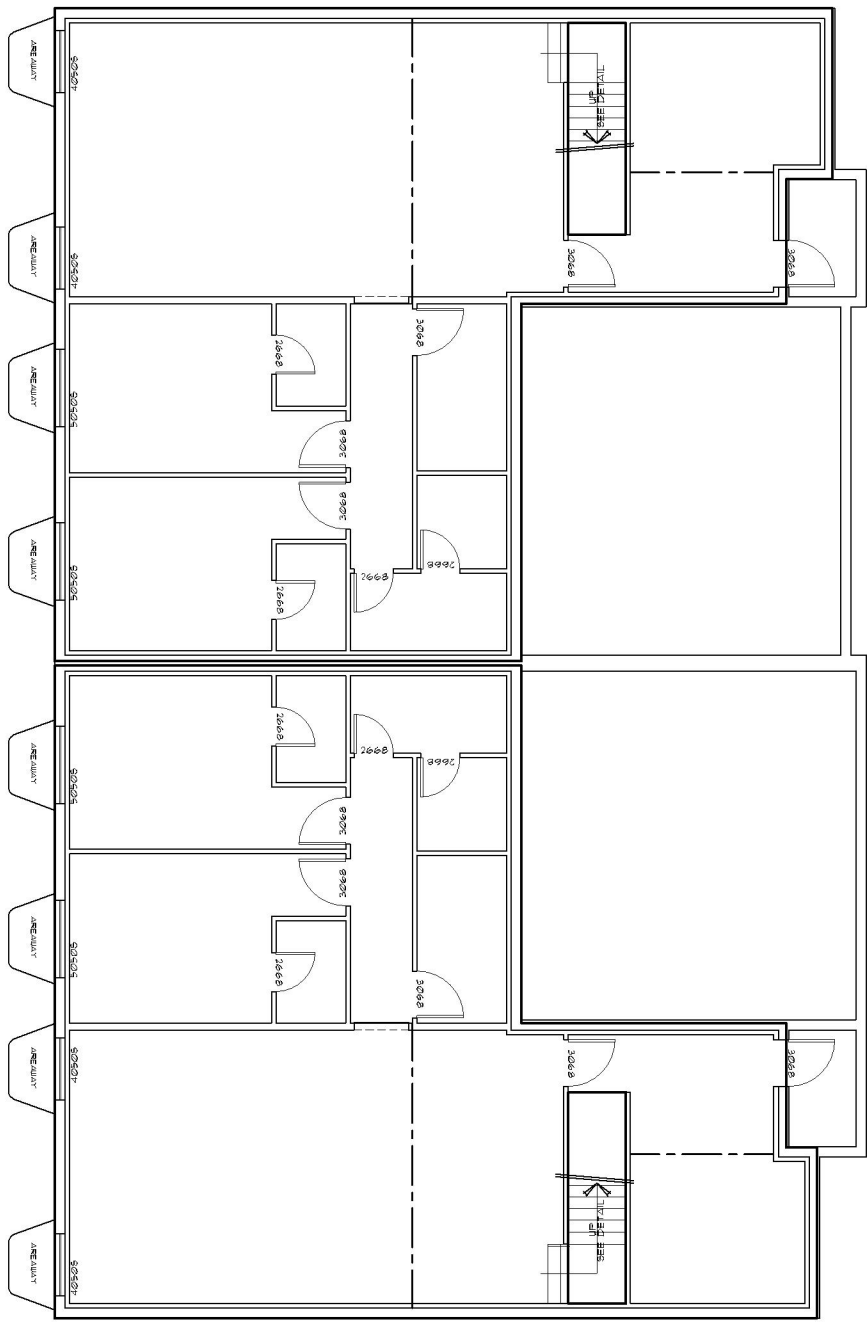
PROJECT NAME:
MORRIS TWIN 1

CLIENT NAME:
MR. AND MRS.
CLIENT

ORIGINAL RELEASE:
JAN 1, 2007

[illegible]
$$\frac{S1}{2}$$

PAGE 19 OF 23

[illegible]

MAIN FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:
LOT # 101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PI AN NAME

ORIGINAL RELEASE:
JAN 1 2007

REVISION DATES

XXXX/XX/XX
XXXX/XX/XX

Copyright © 1998 by John Wiley & Sons, Inc.

MAIN
FLOOR
PLAN

$$\frac{A_3}{3}$$

PAGE 10 OF 23

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'. Ø" THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM

INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 88'-0" TO SUPPLY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

Δ REF. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE INDICATED FLOOR.

ELECTRICAL SCHEDULE

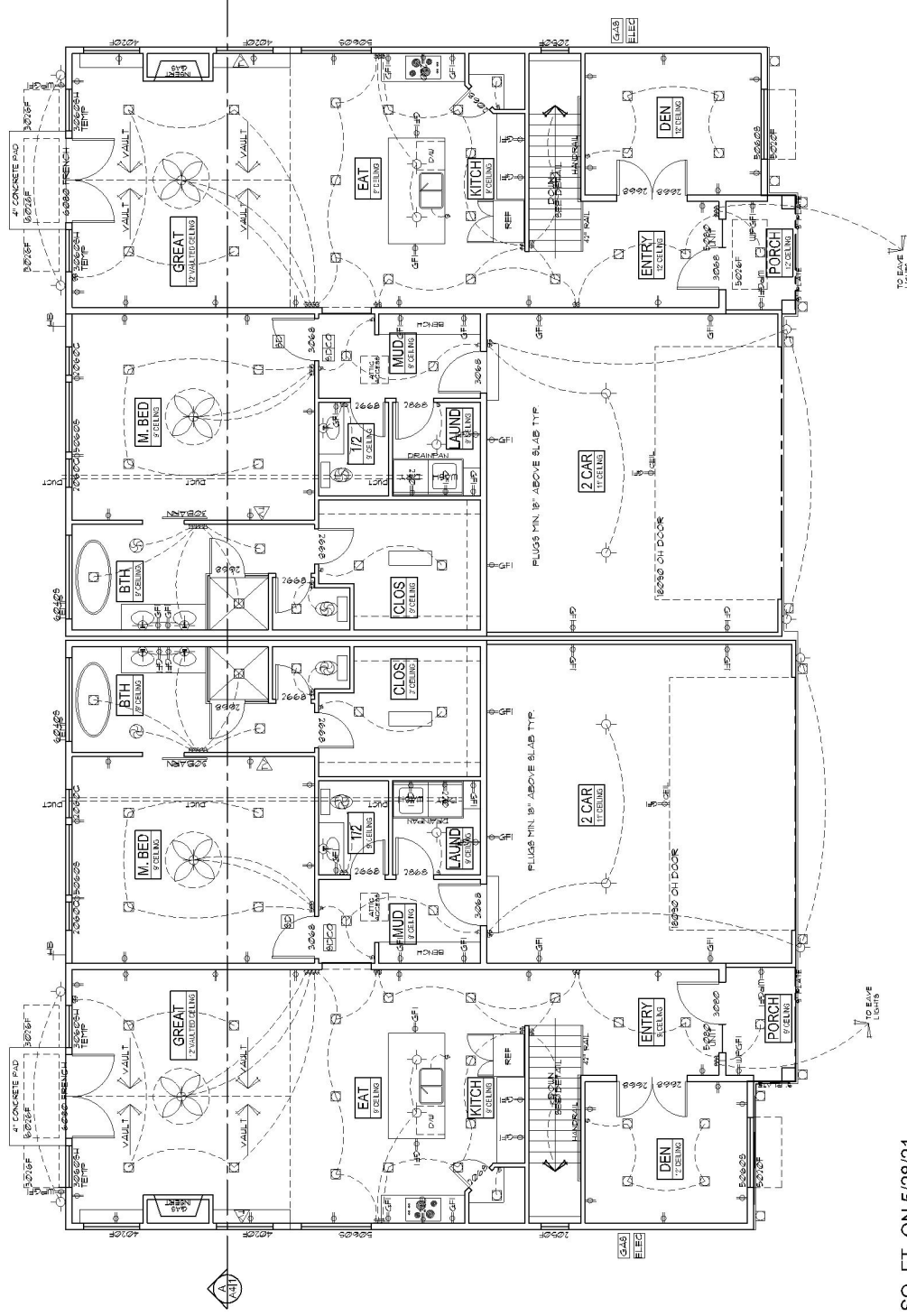
	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
	INCANDESCENT FULL CORD LIGHT
	SMALL APPLIANCE RECEPTACLE LIGHT
	LARGE APPLIANCE RECEPTACLE LIGHT
	EXTERIOR RATED FLOOD LIGHT
	SWITCHED AS PER OWNER
	FLUORESCENT LIGHT
	TRACK LIGHT OR STAGE LIGHT
	CEILING FAN w/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN w/ LIGHT
	EXHAUST FAN w/ HEATER
	CARBON MONOXIDE DETECTOR
	NO VOLT DUPLEX OUTLET
	250 VOLT OUTLET
	NO VOLT GROUND FAULT INTERRUPTER
	NO VOLT WATERPROOF GFI OUTLET
	PHONE JACK
	TELEVISION CABLE JACK
	MULTI-MEDIA OUTLET (CAN BE WIRING AS A PHONE OUTLET)
	NORMAL SURFACE

WINDOW TYPE NOTE

KEY TO TYPE S - SLIDER
SH - SINGLE HUNG C - CASEMENT F - FIXED

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT DATES SPECIFICALLY INSTRUCTED BY THE HOMEOWNER UNLESS OTHERWISE INSTRUCTED, USE ONLY SQUARE CORNERS IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.



1605 SQ. FT. ON 5/28/21

MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION

RFL DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COMED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RFL DESIGN. UNDER PENALTY OF PROSECUTION.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL.

© ALL RIGHTS RESERVED

PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:

LOT # 101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

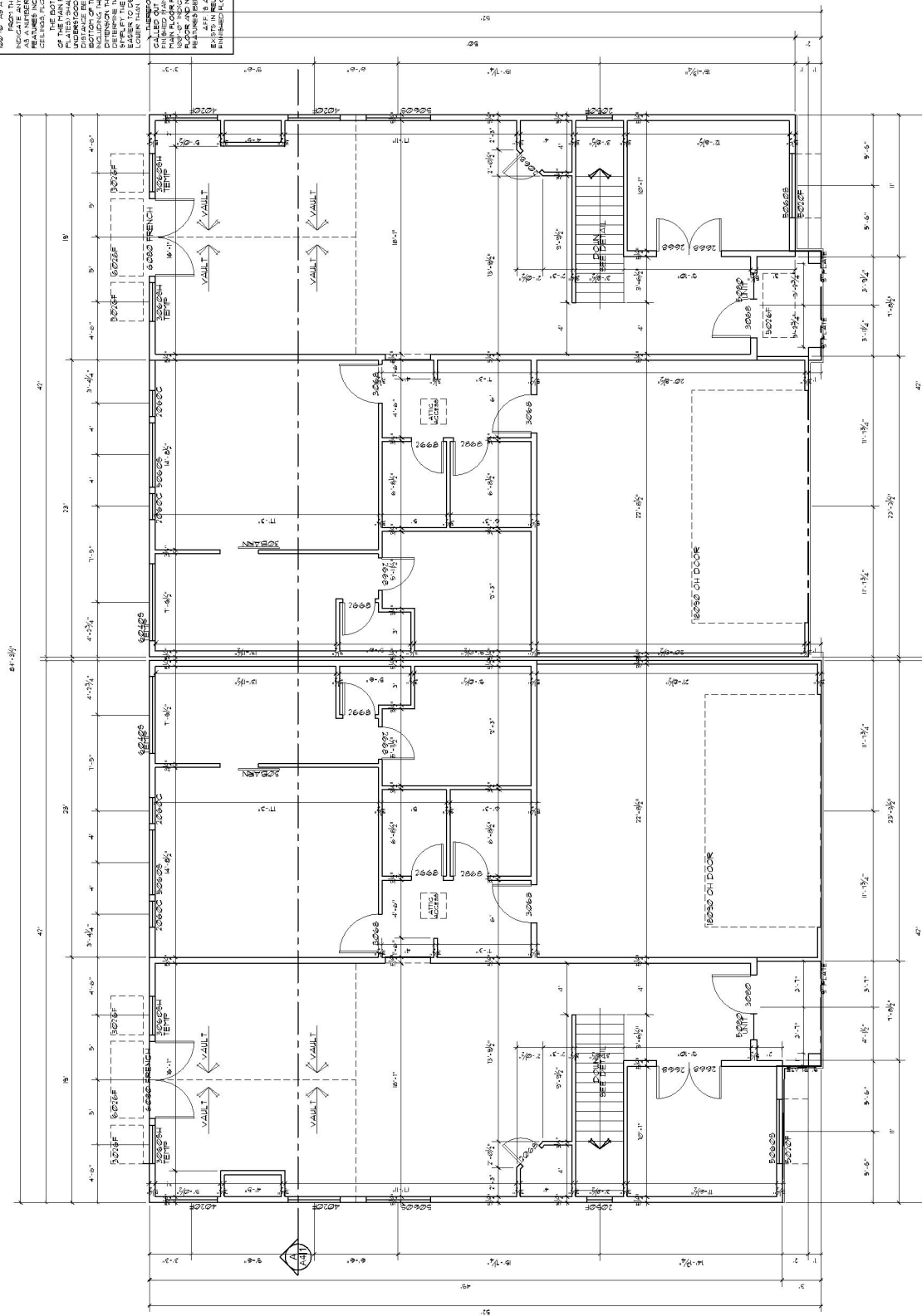
$$H^1(\mathbb{R}^n, \mathbb{R}) \cong \mathbb{R}^n$$

MAIN FLOOR WALL FRAMING PLAN

$$\frac{A_3}{4}$$

PAGE 11 OF 23

VERTICAL REFERENCE NOTE



A MAIN FLOOR WALL FRAMING PLAN
SCALE: 1/8" = 1'-0"



VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE

VERTICAL REFERENCE NOTE



A

A



Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDER REVIEW SHEET

We have recommended that utility providers review and comment on development proposals in Centerville City. **Please review the submitted plan(s), answer the questions below, and email to dwilkinson@centervilleut.com**

Project	Canyon Point in Centerville		
Project Address	347 N 400 E, 360 E 400 N, 320 E 400 N, 286 E 400 N, Centerville, Utah		
Applicant	Chad Morris / South Davis Home Rentals, LLC		
Applicant Email	chadmorris33@gmail.com		
Applicant Phone	801.856.4969		
Reviewed By Casey T. Vorwaller			
Email cvorwaller@sdmetrofire.org		Title	Fire Marshal
Agency/Utility Co. South Davis Metro Fire		Phone	801-677-2407
		Date	6/7/2021

Question 1

- We can provide service for this project? Y or N Yes
- We will require additional and/or different configuration of easements? Y or N No
If yes, please detail on the plan(s)

Question 2

- Any special onsite or offsite requirements for this project? Y or N No
List here:

Question 3

- Are there fees required from the developer before utility company improvements can be installed? Y or N No

Additional comments regarding this project that the City may need to know:

Questions regarding this form, contact Community Development Department 801.292.8232;
Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752

THANK YOU!



Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDER REVIEW SHEET

We have recommended that utility providers review and comment on development proposals in Centerville City. Please review the submitted plan(s), answer the questions below, and email to dwilkinson@centervilleut.com

Project	Canyon Point		
Project Address	347 N 400 E, Centerville		
Applicant	Chad Morris		
Applicant Email	chadmorris33@gmail.com		
Applicant Phone	801.856.4969		
Reviewed By	Dal Wayment, PE	Title	General Manager
Email	dwayment@sdsd.us	Phone	801.295.3469
Agency/Utility Co.	South Davis Sewer District	Date	01/18/2021

Question 1

- We can provide service for this project? ☒ Y or N
- We will require additional and/or different configuration of easements? ☒ Y or N
If yes, please detail on the plan(s) If street is private we will require an easement. If street is public easement N/A.

Question 2

- Any special onsite or offsite requirements for this project? ☒ Y or N
List here:
We will require a separate building sewer/lateral for each unit.

Question 3

- Are there fees required from the developer before utility company improvements can be installed? ☒ Y or N Application Fee, Escrow Deposit required upon making application.

Additional comments regarding this project that the City may need to know:

Questions regarding this form, contact Community Development Department 801.292.8232;
Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752
THANK YOU!



12840 Pony Express Road
Draper, Utah 84020

January 5, 2021

This form is to provide knowledge of future service at or near 320 E. 400 N., Centerville, UT 84104. Rocky Mountain Power will provide service in accordance to the Utah state tariff and Six-State electrical service requirements manual.

Rocky Mountain Power

Chris Patterson
Salt Lake Service Center
Estimating Department

Dominion Energy Utah Dominion Energy Wyoming Dominion Energy Idaho
1140 West 200 South , Salt Lake City, UT 84104
Mailing Address:
P.O. Box 45360, Salt Lake City, UT 84145-0360
DominionEnergy.com



6/10/2021

To Whom It May Concern:

Re: Natural Gas Service Availability

Project: Canyon Point PUD (350 N. 400 E.)

Natural gas can be made available to serve this project when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, home, building), and provide minimum utility clearances and setbacks.

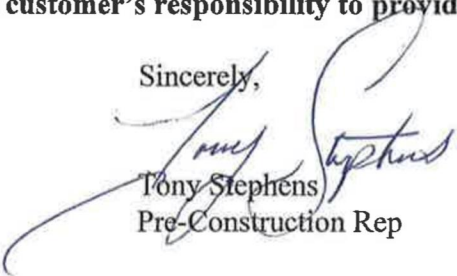
2. Review and analysis by Dominion Energy Engineering and/or Preconstruction Department to determine load requirements, system reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy review of the developments natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance, but may qualify for credits or refunds, as provided in Dominion Energy tariff.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Please note: Gas Main location needs to be a minimum of 10' away from structure and 3' from other utilities. It is the customer's responsibility to provide adequate clearances.

Sincerely,


Tony Stephens
Pre-Construction Rep



Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDER REVIEW SHEET

We have recommended that utility providers review and comment on development proposals in Centerville City. **Please review the submitted plan(s), answer the questions below, and email to dwilkinson@centervilleut.com**

Project	Canyon Point		
Project Address	400 E. Parrish Lane		
Applicant	Chad Morris		
Applicant Email	chad.morris.33@gmail.com		
Applicant Phone	801-856-4969		
Reviewed By	Keith Perkins	Title	Const. Mgr
Email	kperkins@utopiafiber.com	Phone	801-613-3863
Agency/Utility Co.	UTOPIA Fiber	Date	8/24/21

Question 1

- We can provide service for this project? ☒ Y or N
- We will require additional and/or different configuration of easements? Y or ☒ N
If yes, please detail on the plan(s)

Question 2

- Any special onsite or offsite requirements for this project? Y or ☒ N
List here:

Question 3

- Are there fees required from the developer before utility company improvements can be installed? Y or ☒ N

Additional comments regarding this project that the City may need to know:

Questions regarding this form, contact Community Development Department 801.292.8232;
Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752
THANK YOU!

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
2/9/2022**

Item No. 4.

Short Title: Discussion - Definition of "Location" for Food Truck Ordinance

Initiated By: Planning Commission

Staff Representative: Lisa Romney, City Attorney

SUBJECT

Consider language for new definition of "location" for Food Truck Ordinance based on prior discussion from Planning Commission

RECOMMENDATION

Consider language for new definition of "location" for Food Truck Ordinance based on prior discussion from Planning Commission

BACKGROUND

On January 26, 2022, the Planning Commission recommended approval of Ordinance No. 2022-01 amending various provisions of the Zoning Code and Municipal Code regarding Food Trucks. The Planning Commission suggested Staff look into a new definition of "location" for purposes of regulating food trucks. The following is proposed for the definition of "location" or "same location" as used in the new Food Truck Ordinances.

Location or Same Location: Location or same location shall mean that a food truck is parked, located, or operated on the same lot or parcel number.

CENTERVILLE

Staff Backup Report 2/9/2022

Item No.

Short Title: January 26, 2022

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 1-26-22 Draft Planning Commission Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, January 26, 2022
7:00 p.m.

A quorum being present at 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, Chair
Mason Kjar
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright, Vice Chair

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS

Deanna Raithel, Chipotle Mexican Grill
Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Kjar

PUBLIC HEARING (CONTINUED) – CONCEPTUAL SITE PLAN – CHIPOTLE, 370 WEST 400 NORTH

The Conceptual Site Plan for the proposed Chipotle Mexican Grill was tabled at the January 12, 2022 Planning Commission meeting with the following directives to the applicant:

1. The applicant shall readdress the use of colors and materials to better “harmonize” the exterior use of materials and colors with the immediate adjacent development.
2. The applicant shall eliminate the use of paint cover-coating of the building’s existing rock in order to maintain the “maintenance-free” expectation of the Parrish Gateway Design Guidelines. The applicant ought to consider the following:
 - a. Keep the existing rock material in place, as constructed with some modifications.
 - b. Consider removal of the existing rock and replace with brick that is suitable and in harmony with the surrounding development.

Community Development Director Cory Snyder explained that the Planning Commission could refer approval of the Final Site Plan to the Zoning Administrator if desired. The Conceptual Site Plan was brought to the Planning Commission for review due to a condition of approval for the Dairy Queen (formerly at the subject location) related to color and material.

Deanna Raithel, Design Manager for Chipotle, explained changes to proposed color and materials made since the last Planning Commission meeting. Responding to a question from Commissioner Wright, Ms. Raithel stated the existing drive-thru window they proposed to use had the same placement they would use with a new-build. Commissioner Wright commented that queuing issues may arise with the proposed placement of the drive-thru window. Ms. Raithel explained that drive-thru ordering would occur on an app prior to customer arrival, with a

1 scheduled pick-up time. The drive-thru lane would not have a menu board, and
2 ordering/payment would all occur on the app. Commissioners thanked Ms. Raithel for the
3 explanation.

4
5 Chair Daly expressed the opinion the new proposed colors were warmer and would fit in
6 with the area. He opened a public hearing at 7:14 p.m., and closed the public hearing seeing
7 that no one wished to comment. Chair Daly said he would support a motion to accept, and
8 would be comfortable delegating Final Site Plan approval to the Zoning Administrator.

9
10 Commissioner Wright **moved** to accept the Conceptual Site Plan for changing the
11 building design scheme for the Chipotle Mexican Grill located at 370 West 400 North (Parrish
12 Lane), subject to the following conditions and with the following findings. Commissioner Wilcox
13 seconded the motion, which passed by unanimous vote (6-0).

14
15 Conditions:

- 16
17 1. The Conceptual Site Plan Acceptance is limited to the design scheme modifications,
18 as submitted to the Commission on January 26, 2022.
19 2. The Final Site Plan Application shall be submitted and shall incorporate the selected
20 design, materials, and colors, as accepted by the Commission.
21 3. The Final Site Plan may be approved by the Zoning Administrator, in accordance
22 with CZC 12.20.080 – Planning Commission Referral, and as part of any related
23 exterior building permit review, which shall be deemed in compliance with the
24 conditions of Conceptual Site Plan Acceptance.

25
26 Findings:

- 27
28 a) The Planning Commission finds that the proposed design scheme changes can be
29 reasonably interpreted to be “in harmony with the existing surrounding development,”
30 as expected in CZC 12.63.040(c).
31 b) Therefore, the Planning Commission finds that the proposed building design scheme
32 is consistent with the applicable standards of the Parrish Lane Gateway Design
33 Standards, as described in CZC 12.63.

34
35 **PUBLIC HEARING – ZONE TEXT AMENDMENT – FOOD TRUCKS**

36
37 As discussed with the Planning Commission in a previous meeting, the State of Utah
38 enacted the Food Truck Licensing and Regulation Act, as set forth in Utah Code 11-56-101. City
39 Attorney Lisa Romney explained Centerville City only had one “food truck” style operation in the
40 recent past, which did operate outside the “restrictions” enacted. Thus, Centerville had not yet
41 experienced the latest trend of “food trucks” operating repeatedly within City limits.

42
43 Ms. Romney presented proposed Zoning Text Amendments drafted to comply with the
44 Food Truck Licensing and Regulation Act. Mr. Snyder asked how the City would handle events
45 such as the 4th of July Celebration. Ms. Romney recommended the City follow the same rules.
46 She explained that a food truck would need an active business license in a Utah community,
47 and would need to follow health and safety regulations. A temporary use permit would not be
48 necessary if a food truck were operating on private property for less than ten days.

49
50 The Planning Commission discussed potential food truck situations. Ms. Romney said
51 she did not recommend allowing food trucks in the public right-of-way. She suggested situations
52 would need to be evaluated on a case-by-case basis. Commissioner Shegrud said she did not
53 think food trucks should be allowed to obstruct pedestrian or vehicular traffic in any way.
54 Commissioner Wright recommended the Planning Commission approve reasonable limitations

1 without being too restrictive. She said she did not see that food trucks parked on the street
2 along a curb would be different from allowing any other vehicle to park on the street.
3 Commissioner Larsen said he suspected a single food truck parked in front of a house for a
4 family party would not be a problem 99% of the time.

5
6 Mr. Snyder commented that there was not a lot of demand for food trucks in Centerville,
7 and suggested the City begin with a conservative ordinance. Chair Daly questioned if demand
8 would ever come to Centerville with a conservative ordinance in place. Commissioner Kjar said
9 he liked the proposed ordinance drafted by staff. He brought up the idea of expanding the
10 definition of location to prevent someone from moving a food truck ten feet and calling it a new
11 location. However, he said he believed the argument could be made that "location" in the
12 ordinance implied more than a few feet. Responding to a question from Chair Daly, Ms. Romney
13 said Centerville would not recognize an out-of-state business license per State statute. Staff
14 explained that "food carts" and "ice cream trucks" would not be regulated by the proposed "food
15 truck" ordinance.

16
17 Chair Daly opened a public hearing at 8:00 p.m., and closed the public hearing seeing
18 that no one wished to comment. Commissioner Wilcox **moved** for the Planning Commission to
19 recommend approval of the proposed Zoning Text Amendments relating to Food Trucks, with
20 the following reasons for action. Commissioner Kjar seconded the motion. Commissioner Wright
21 said she would vote in favor of the motion, but said she believed it would be possible to have
22 appropriate measures and guidance in place to allow food trucks in the public right-of-way for a
23 limited amount of time and limited scope, and still maintain the charm and feeling of the City.
24 The motion passed by unanimous vote (6-0).

25
26 Reasons for Action:

- 27
28 a) The Planning Commission finds that the State of Utah has enacted The Food Truck
29 Licensing and Regulation Act, as set forth in Utah Code 11-56-101.
30 b) The Planning Commission finds that The Food Truck Licensing and Regulation Act
31 sets restrictions and limitations on the allowance and operation of Food Trucks.
32 c) The Planning Commission finds that there are NO specified General Plan related
33 goals and policies regarding food truck businesses.
34 d) The Planning Commission finds that the ordinance provisions have been re-written in
35 a manner to reflect Centerville's Zoning Ordinance written style; as well as elements
36 that attempt to reflect the local characteristics and temperament of allowing food
37 truck businesses in Centerville City.
38 e) Therefore, the Planning Commission finds that the proposed ordinance amendments
39 are consistent with state statutes, General Plan goals and policies, and applicable
40 city ordinances relating to the operation of "food truck businesses."

41
42 **PARKING STUDY DISCUSSION**

43
44 Results of a parking study completed by ESI Engineering were presented to the
45 Planning Commission on December 8, 2021. At that time, the Planning Commission expressed
46 a desire to set aside time for further discussion of the results and findings. Mr. Snyder referred
47 to concerns raised by the Planning Commission in the past about the frequency of receiving
48 petitions to "modify parking" for certain specific uses. He said he believed it was difficult to come
49 to a scaled parking that would work for all uses, and expressed continued support for
50 considering and allowing parking modifications in some situations. Mr. Snyder suggested that
51 language needed to be improved regarding when and how parking modifications would be
52 allowed.
53

1 The Planning Commission and staff reviewed the Off-Street Parking Comparison
2 Summary and Proposed Minimum Standards for Off-Street Parking Schedule included in the
3 study, and discussed various existing parking situations in Centerville. The Planning
4 Commission discussed that parking requirements could be complicated when a change in use
5 occurred, because a potential new use may require more parking than was approved and
6 provided for the previous use. Mr. Snyder expressed the opinion that a base amount of parking
7 needed to be required for flex/office uses. Commissioner Wright said she would caution against
8 being too aggressive with the base requirement.

9
10 Commissioner Shegrud asked about the balance between parking and landscaping
11 requirements. Mr. Snyder described situations that had come before the Planning Commission
12 related to the balance between parking and landscaping. Mr. Snyder said staff would put
13 together recommendations for the Planning Commission to review.

14
15 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

16
17 The Planning Commission was scheduled to meet next on February 9, 2022. Mr. Snyder
18 reported on recent actions by the City Council.

19
20 **MINUTES REVIEW AND ACCEPTANCE**

21
22 Minutes of the January 12, 2022 Planning Commission meeting were reviewed and an
23 amendment requested. Commissioner Larsen **moved** to accept the minutes as amended.
24 Commissioner Shegrud seconded the motion, which passed by unanimous vote (6-0).

25
26 **ADJOURNMENT**

27
28 At 8:44 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded
29 the motion, which passed by unanimous vote (6-0).

30
31
32
33
34 _____
35 Jennifer Hansen, City Recorder

_____ Date Approved

36
37
38
39 _____
Katie Rust, Recording Secretary