

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

Due to RDA Director Wilkinson's Determination (contained in body of below agenda) public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel. Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content.

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY MEETING AT 5:30 PM ON OCTOBER 20, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Redevelopment Agency 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 backup materials can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. BUSINESS

1. RDA Director Wilkinson Determination - Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Redevelopment Agency of Centerville City with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

Zoom Information:

Dial: 1 346 248 7799
Meeting ID: 963 4256 4826
Passcode: 599128

Join Zoom Meeting
[https://zoom.us/j/96342564826?](https://zoom.us/j/96342564826?pwd=VjAxL3hhVzRoNGZCb296Zzc4YU5Vdz09)
[pwd=VjAxL3hhVzRoNGZCb296Zzc4YU5Vdz09](https://zoom.us/j/96342564826?pwd=VjAxL3hhVzRoNGZCb296Zzc4YU5Vdz09)

You Tube Link: <https://www.youtube.com/user/centervillecityutah>

2. RDA Consent - Bank of America - 782 West Parrish Lane
Review proposed new Bank of America exterior design options A-B for building located at 782 West Parrish Lane within the Parrish Gateway Neighborhood Project Area
3. Minutes Review and Acceptance
September 15, 2020 RDA Minutes
October 6, 2020 RDA Minutes

C. ADJOURNMENT

Leah Romero
Centerville City Recorder

**CENTERVILLE
RDA MEETING
Staff Backup Report
10/20/2020**

Item No. 1.

Short Title: RDA Director Wilkinson Determination - Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

Initiated By:

Scheduled Time:

SUBJECT

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Redevelopment Agency of Centerville City with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

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You Tube Link: <https://www.youtube.com/user/centervillecityutah>

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

▣ RDA Determination - October 2020



CENTERVILLE CITY

250 North Main Centerville, Utah 84014-1824 • (801) 295-3477 • Fax: (801) 292-8034

Incorporated in 1915

Mayor

Clark A. Wilkinson

City Council

Tamilyn Fillmore

William Ince

Stephanie Ivie

George McEwan

Robyn Mecham

City Manager

Brant T. Hanson

Redevelopment Agency of Centerville City Director Wilkinson Determination

Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

October 6, 2020

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Redevelopment Agency of Centerville City with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

I hereby authorize the Redevelopment Agency of Centerville City to conduct electronic meetings without an anchor location for the duration of this determination. This determination and the reasons stated herein shall be included in the public notice for each Redevelopment Agency meeting held electronically without an anchor location and shall be read at the beginning of each meeting. Public notice for each meeting shall also include directions for accessing the online meeting and information on how a member of the public may view or make a comment at the meeting.

This determination shall be effective for 30 days from the date of this determination and will continue to be reviewed and monitored for possible reissuance.

DocuSigned by:

Clark A. Wilkinson

6D14D7B51C3B476

Clark A. Wilkinson

Redevelopment Agency Director



Certificate Of Completion

Envelope Id: 20F0966BD48B43A786EBBA19CB7E1FED

Status: Completed

Subject: Please DocuSign: Covid-19 - Electronic Meeting Determination - RDA Director Wilkinson - October...

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Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 4

Initials: 0

Lisa Romney

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250 NORTH MAIN

Envelope Stamping: Enabled

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CENTERVILLE, UT 84014

lromney@centervilleut.com

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Record Tracking

Status: Original

Holder: Lisa Romney

Location: DocuSign

10/6/2020 6:30:16 AM

lromney@centervilleut.com

Signer Events

Clark A. Wilkinson

clarkw@centervilleut.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Clark A. Wilkinson
6D14D7B51C3B476...

Signature Adoption: Pre-selected Style

Using IP Address: 75.169.186.227

Timestamp

Sent: 10/6/2020 6:34:14 AM

Viewed: 10/6/2020 8:27:55 AM

Signed: 10/6/2020 8:28:22 AM

Electronic Record and Signature Disclosure:

Accepted: 10/6/2020 8:27:55 AM

ID: e27cedd7-56a5-4d06-a00f-370a245ba8ee

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

10/6/2020 6:34:14 AM

Certified Delivered

Security Checked

10/6/2020 8:27:55 AM

Signing Complete

Security Checked

10/6/2020 8:28:22 AM

Completed

Security Checked

10/6/2020 8:28:22 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CENTERVILLE CITY (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CENTERVILLE CITY:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: recorder@centervilleut.com

To advise CENTERVILLE CITY of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at recorder@centervilleut.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CENTERVILLE CITY

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to recorder@centervilleut.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CENTERVILLE CITY

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to recorder@centervilleut.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CENTERVILLE CITY as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CENTERVILLE CITY during the course of your relationship with CENTERVILLE CITY.

**CENTERVILLE
RDA MEETING
Staff Backup Report
10/20/2020**

Item No. 2.

Short Title: RDA Consent - Bank of America - 782 West Parrish Lane

Initiated By: Orlando Taylor, Gensler Architecture, for Bank of America, NA and Deerwood Investments Utah, LLC

Scheduled Time:

SUBJECT

Review proposed new Bank of America exterior design options A-B for building located at 782 West Parrish Lane within the Parrish Gateway Neighborhood Project Area

RECOMMENDATION

Consent to proposed new Bank of America exterior design options, choosing either option A or B, for building located at 782 West Parrish Lane within the Parrish Gateway Neighborhood Project Area

BACKGROUND

Bank of America (BOA) representatives were instructed by the RDA, at their 9/15/2020 meeting, to return to with renderings of architectural quality comparable to the rendering originally shown to the RDA. Members of the RDA did not require that the new renderings necessarily match the original rendering or be the same, but that it have unique architecture of lines and high quality of materials and design, and high level of investment as would be expected in the gateway area to the City. The RDA requested that BOA present at least one architectural rendering and at least two color schemes. (For reference the 9/15/2020 RDA minutes are attached in 10.20.2020 agenda packet for RDA approval)

BOA has returned with a rendering of option A and B, reflecting two color schemes as requested.

Bank of America, NA is proposing to develop a new building at 782 West Parrish Lane (at the location of the previous Iggy's Restaurant on the Island Parcel). The subject property is located within the Parrish Gateway Neighborhood Project Area and is subject to a number of recorded documents and agreements governing development of the property ("governing documents"). In accordance with these governing documents, the RDA has previously approved the use of the property for a bank or financial institution and has approved Bank of America, NA as an approved user of the property. The RDA has also previously reviewed and provided feedback to the applicant regarding the conceptual site plan for the project. Under the governing documents, any development within the Project Area is also required to obtain RDA consent regarding architectural features and plan compliance. By the terms of the governing documents, such approval shall not be unreasonably withheld. In accordance with the governing documents, Bank of America, NA requests RDA consent for the proposed Bank of America building located at 782 West Parrish Lane regarding exterior architectural features and colors. Staff recommends the RDA provide consent for the proposed Bank of America development.

Separate from RDA consent and approval of the development within the Parrish Gateway Neighborhood Project Area, the development is subject to applicable Zoning Code requirements including approval of the final site plan for the development by the Planning Commission.

On August 12, 2020, the Planning Commission reviewed and approved the final site plan for the Bank of America at 782 West Parrish Lane subject to the following conditions:

1. This Final Site Plan Approval shall be subject to the compliance with the Final Site Plan documents (dated July 22, 2020) and as submitted and presented (August 12, 2020) to the Planning Commission, or as amended in accordance with this approval or other applicable City Ordinances.
2. All ground mounted utility equipment shall be screened from view, as viewed from a public street.
3. As part of the building construction plan submittal, the plans shall comply with the building feature percentages of CZC 12.63.040(c), which shall be deemed acceptable by the City's Zoning Administrator. Any compliance disagreements shall go back to the Planning Commission for final resolution.
4. The Applicant's next step is to prepare and submit the final construction documents to the City Engineer for acceptance in accordance with the adopted City Specifications and Standards.
5. The applicant shall prepare and submit to the City Recorder the required bonding agreements for the changes to the public infrastructure and for the alterations of the on-site landscaping.
6. A sign permit is required prior to the erection, installation, or use of the proposed signs, which is a separate and distinct approval from this Final Site Plan approval.
7. The site is located within a redevelopment area enacted by the City and is subject to other provisions and restrictions defined by the Redevelopment Agency. Therefore, the proposed changes and alterations to this specific site must obtain a final approval from the Redevelopment Agency.
8. The Final Color Scheme will be approved by the Planning Commission prior the issuance of a building permit.

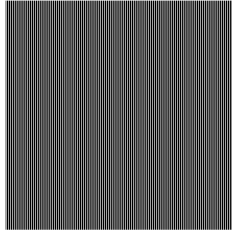
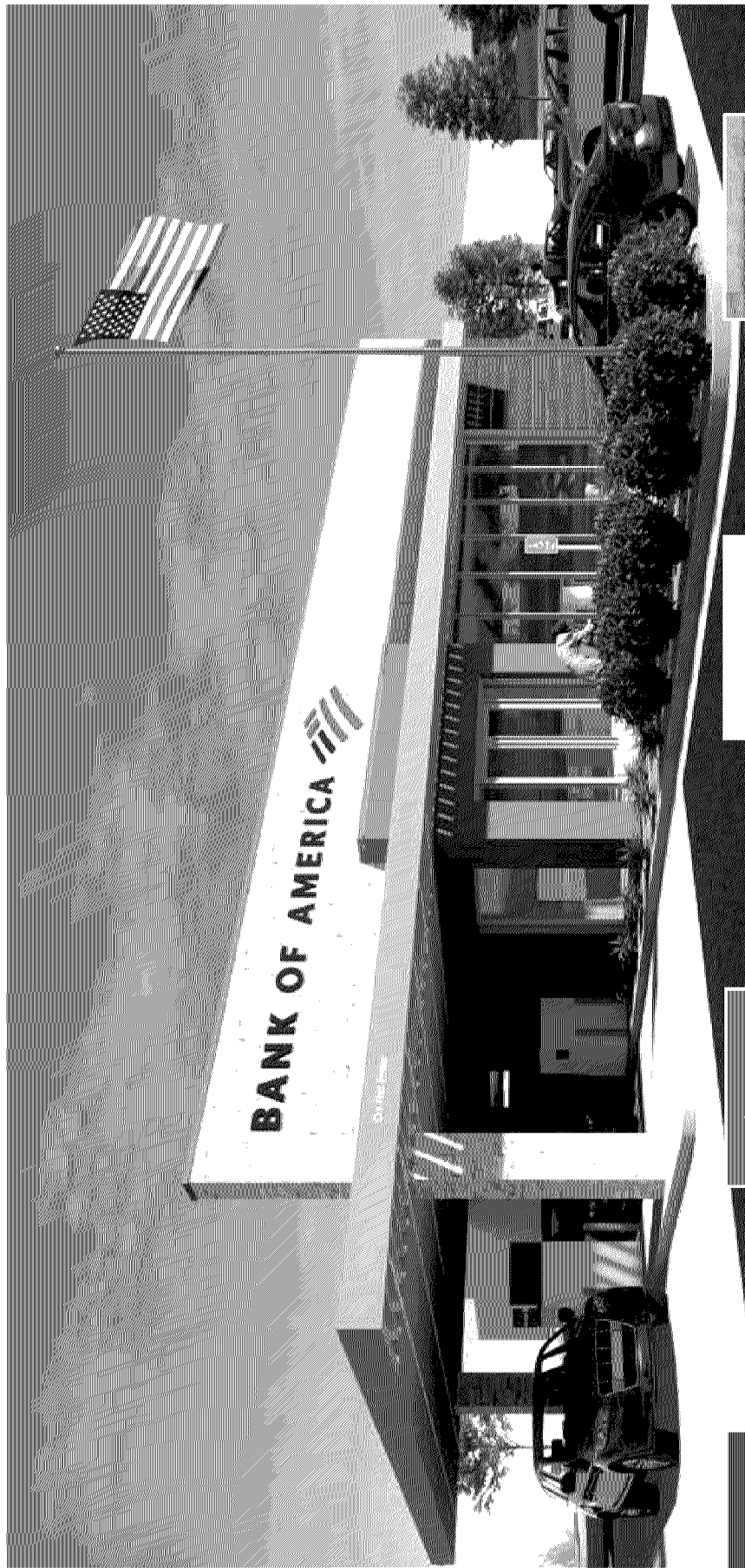
ATTACHMENTS:

Description

- ▢ NEW - BOA Exterior 3D Design Options
- ▢ Staff Memo 9/14/2020 PC Meeting
- ▢ 10-6-2020 - BoA Proposed Alternative Storyboard
- ▢ 09-09-2020 PC Staff Memo - BoA Colors and Materials Storyboard
- ▢ BoA Original Storyboard - Color Corrected
- ▢ 08-12-2020 Bank of America Final Site Plan Planning Commission Action

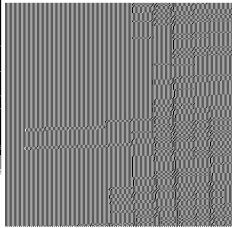
BAC CENTERVILLE - OPTION A | SOUTHWEST ELEVATION

OCTOBER 12, 2020



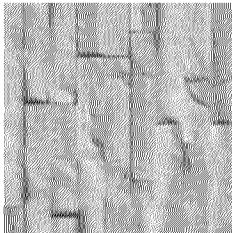
BENJAMIN MOORE
CHARCOAL SLATE

Premier Stucco



PURE & FREEFORM
ROMA NOCE
#SN043

Metal Panel System



CITADEL
ARTIC WHITE

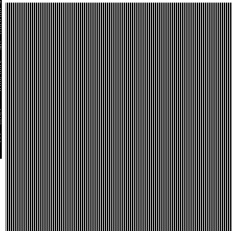
Metal Panel System

FLAGSTONE
WHITE
(ARCHIVE)

Stone Veneer

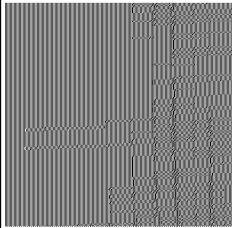
BAC CENTERVILLE - OPTION A | SOUTHEAST ELEVATION

OCTOBER 12, 2020



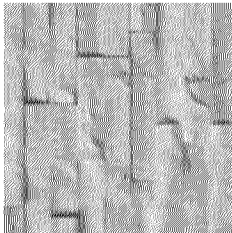
BENJAMIN MOORE
CHARCOAL SLATE

Premier Stucco



PURE & FREEFORM
ROMA NOCE
#SN043

Metal Panel System



CITADEL
ARTIC WHITE

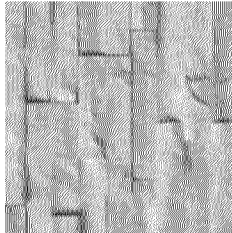
Metal Panel System

FLAGSTONE
WHITE
(ARCHIVE)

Stone Veneer

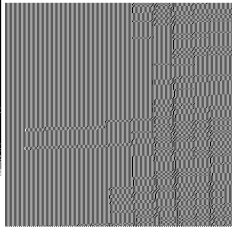
BAC CENTERVILLE - OPTION B | SOUTHWEST ELEVATION

OCTOBER 12, 2020



FLAGSTONE
WHITE
(ARCHIVE)

Stone Veneer



PURE & FREEFORM
ROMA NOCE
#SN0043

Metal Panel System

CITADEL
ARTIC WHITE

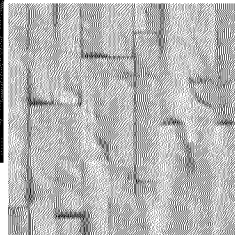
Metal Panel System

CITADEL SATIN
CLEAR ANODIZED

Canopy Metal Panel

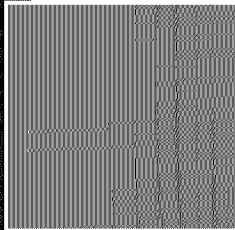
BAC CENTERVILLE - OPTION B | SOUTHEAST ELEVATION

OCTOBER 12, 2020



FLAGSTONE
WHITE
(ARCHIVE)

Stone Veneer



PURE & FREEFORM
ROMA NOCE
#SN0043

Metal Panel System

CITADEL
ARTIC WHITE

Metal Panel System

CITADEL SATIN
CLEAR ANODIZED

Canopy Metal Panel

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

STAFF TRANSMITTAL MEMORANDUM

DATE: SEPTEMBER 15, 2020

TO: CENTERVILLE CITY REDEVELOPMENT AGENCY

FROM: PLANNING STAFF

SUBJECT: PLANNING COMMISSION APPROVED - BANK OF AMERICA COLORS AND MATERIAL SCHEME

BACKGROUND

At the September 14, 2020 Planning Commission meeting, the Commission approved the final colors and materials storyboard for the proposed Bank of America, as required by the Parrish Lane Gateway Design Guidelines [see CZC 12.63.040(c)]. The Commission approved (*Vote 4 to 1*) a selected scheme that consisted of the following:

- ✓ Stucco Paint = Benjamin Moore – Silver Chain
- ✓ Stone Cladding = Eldorado Stone - Vantage 30 White Elm
- ✓ Metal Panel = Citadel – Artic White
- ✓ Canopy Metal Panel – Citadel – Clear Anodized

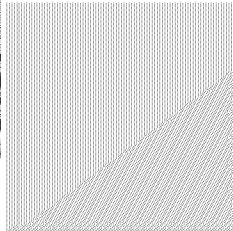
MATERIAL BOARD - SOUTHEAST ELEVATION PERSPECTIVE

OPTION 1



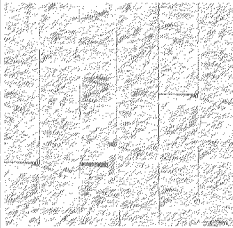
MATERIAL BOARD - SOUTHEAST ELEVATION PERSPECTIVE

OPTION 1



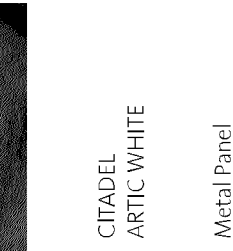
BENJAMIN MOORE
SILVER CHAIN

Stucco Paint



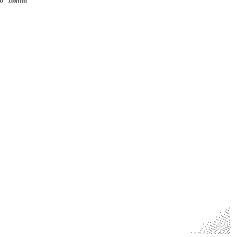
ELDORADO STONE
VANTAGE 30
WHITE ELM

Stone Cladding



CITADEL
ARTIC WHITE

Metal Panel

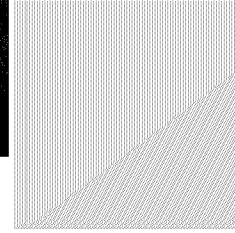
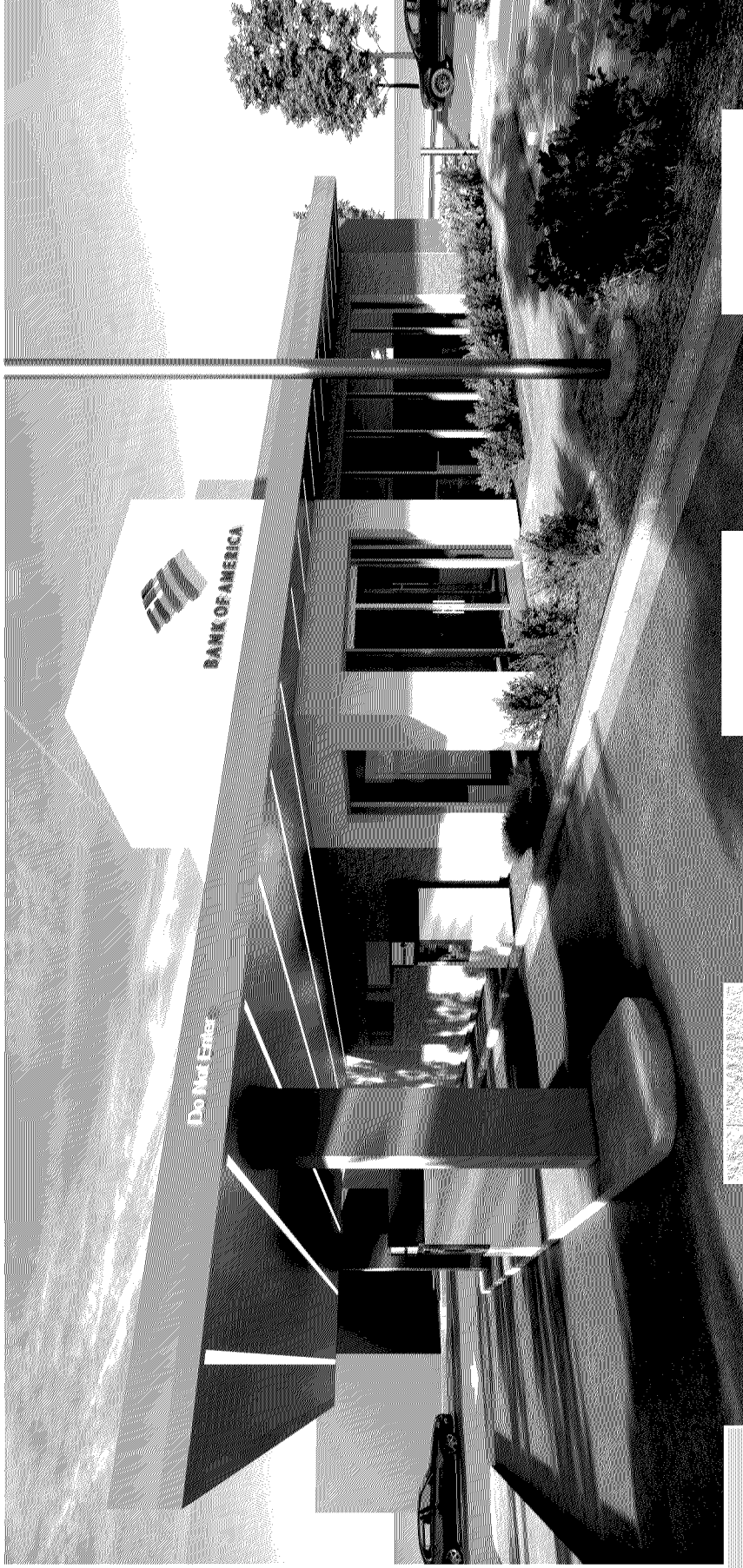


CITADEL
CLEAR ANODIZED

Canopy Metal Panel

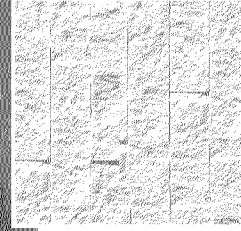
MATERIAL BOARD - SOUTHWEST ELEVATION PERSPECTIVE

OPTION 1



BENJAMIN MOORE
SILVER CHAIN

Stucco Paint



ELDORADO STONE
VANTAGE 30
WHITE ELM

Stone Cladding

CITADEL
ARTIC WHITE

Metal Panel

CITADEL
CLEAR ANODIZED

Canopy Metal Panel

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

STAFF MEMORANDUM

DATE: SEPTEMBER 09, 2020

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: BANK OF AMERICA COLORS AND MATERIAL SCHEME

BACKGROUND

At the August 12, 2020 Planning Commission meeting, the Commission approved the Final Site Plan for the proposed Bank of America. However, a condition of the final approval required the applicant to reconsider the selected color and materials scheme and return to the Commission for sanction prior to the issuance of the building permit. The proposed redevelopment of the site will likely be reviewed by the City's Redevelopment Agency on September 15, 2020. Prior to the RDA's review the applicant has submitted a proposed change and would like the Commission to approve the proposed resubmitted scheme.

PREVIOUS CONDITION OF FINAL APPROVAL

- ✓ *"Condition 8 – The final color scheme will be approved by the Planning Commission prior to issuance of a building permit."*

ZONING REGULATIONS SUMMARY

- ✓ *Colors & Materials (040c):*

"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

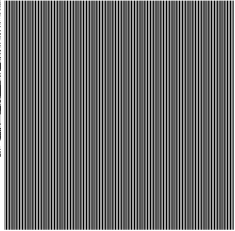
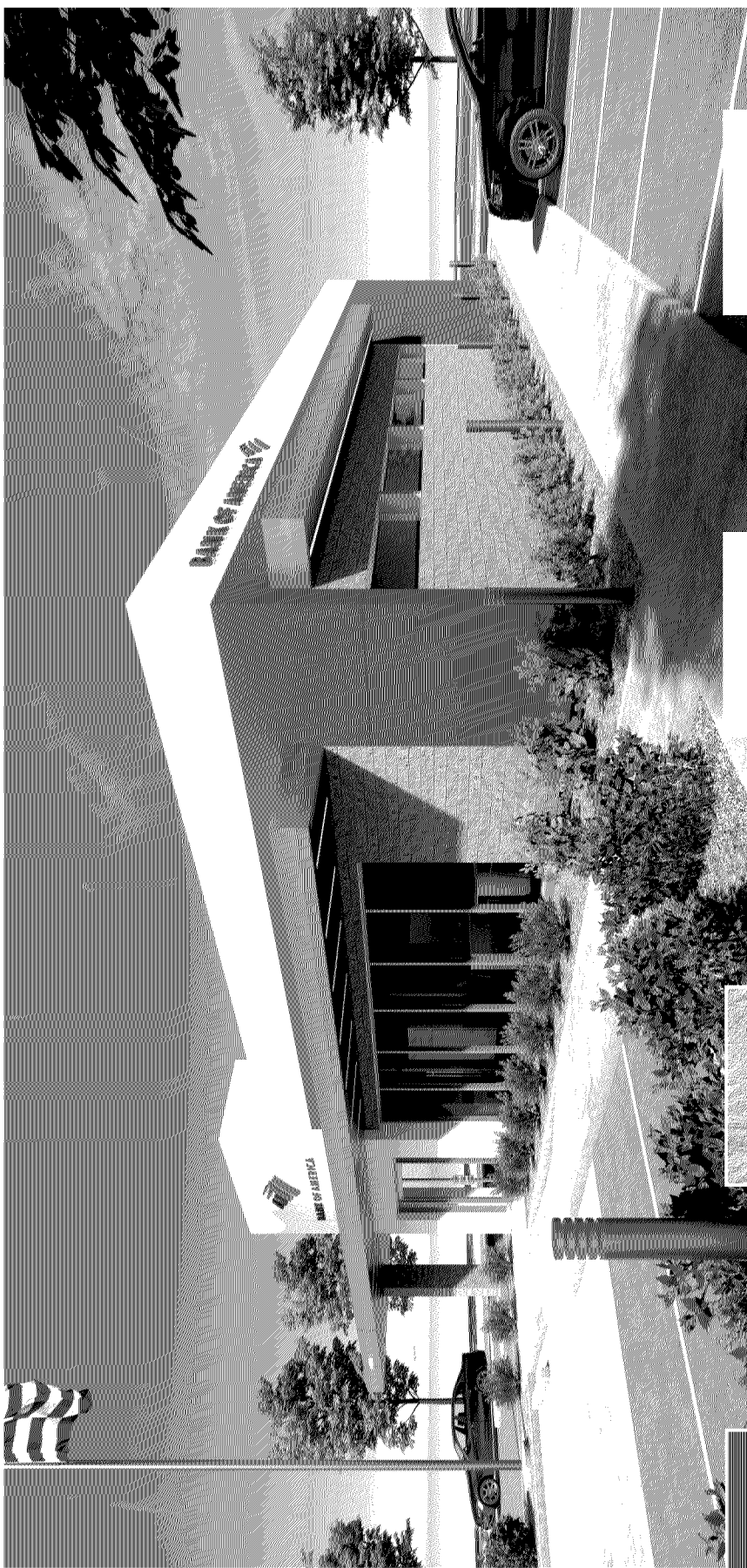
Buildings should be constructed primarily of cement block, brick, or similar maintenance-free material.

- *At least 25% of the primary façade shall have upgraded architectural features such as canopies, pillars, archways, and other treatments.*
- *At least 15% of a secondary facade (the façade facing a none-primary frontage) shall be of upgraded architectural features.*
- *At least 5% of all other facades shall be of upgraded architectural features."*

PREVIOUS PLANNING COMMISSION DISCUSSION SUMMARY

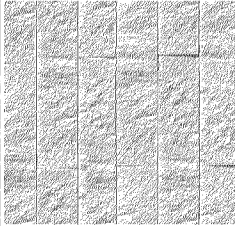
- *Chair Hayman closed the public hearing at 7:29 p.m. She expressed the opinion that the proposed use of dark gray would not be harmonious with buildings in the area and said she would prefer a warmer tan tone.*
- *Commissioner Wright referred to a previous application reviewed by the Planning Commission for a property along Parrish Lane and commented that the Planning Commission had denied significant use of gray for that application.*
- *Commissioner Daly said he believed the Bank of America situation was different from the situation mentioned by Commissioner Wright and said he did not have a problem with the proposed color scheme. He said he felt the color scheme would be harmonious with the nearby MTC building and the In-N-Out building.*
- *Commissioner Wright and Chair Hayman suggested the image provided did not accurately reflect how dark the gray would be. Commissioner Wright said she would be more comfortable with a lighter cool tone than the Charcoal Slate proposed.*
- *Commissioner Wilcox said she personally preferred cool tones.*
- *Mr. Taylor said he would be able to submit a different color palette if desired.*
- *Commissioner Daly said he wanted to be sensitive to the applicant's timeline. The Commission discussed possibilities for moving forward.*

MATERIAL BOARD - SOUTHEAST ELEVATION PERSPECTIVE



BENJAMIN MOORE
CHARCOAL SLATE

Stucco Paint



ELDORADO STONE
VANTAGE 30
SOUTHERN PEAK

Stone Cladding

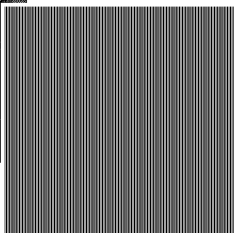
CITADEL
ARTIC WHITE

Metal Panel

CITADEL
CLEAR ANODIZED

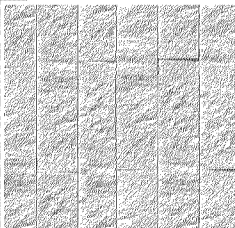
Canopy Metal Panel

MATERIAL BOARD - SOUTHWEST ELEVATION PERSPECTIVE



BENJAMIN MOORE
CHARCOAL SLATE

Stucco Paint



ELDORADO STONE
VANTAGE 30
SOUTHERN PEAK

Stone Cladding

CITADEL
ARTIC WHITE

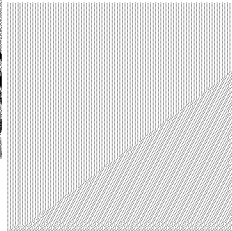
Metal Panel

CITADEL
CLEAR ANODIZED

Canopy Metal Panel

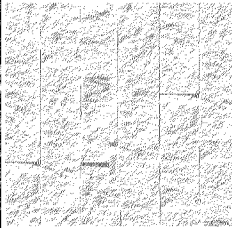
MATERIAL BOARD - SOUTHEAST ELEVATION PERSPECTIVE

OPTION 1



BENJAMIN MOORE
SILVER CHAIN

Stucco Paint



ELDORADO STONE
VANTAGE 30
WHITE ELM

Stone Cladding

CITADEL
ARTIC WHITE

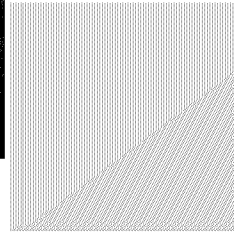
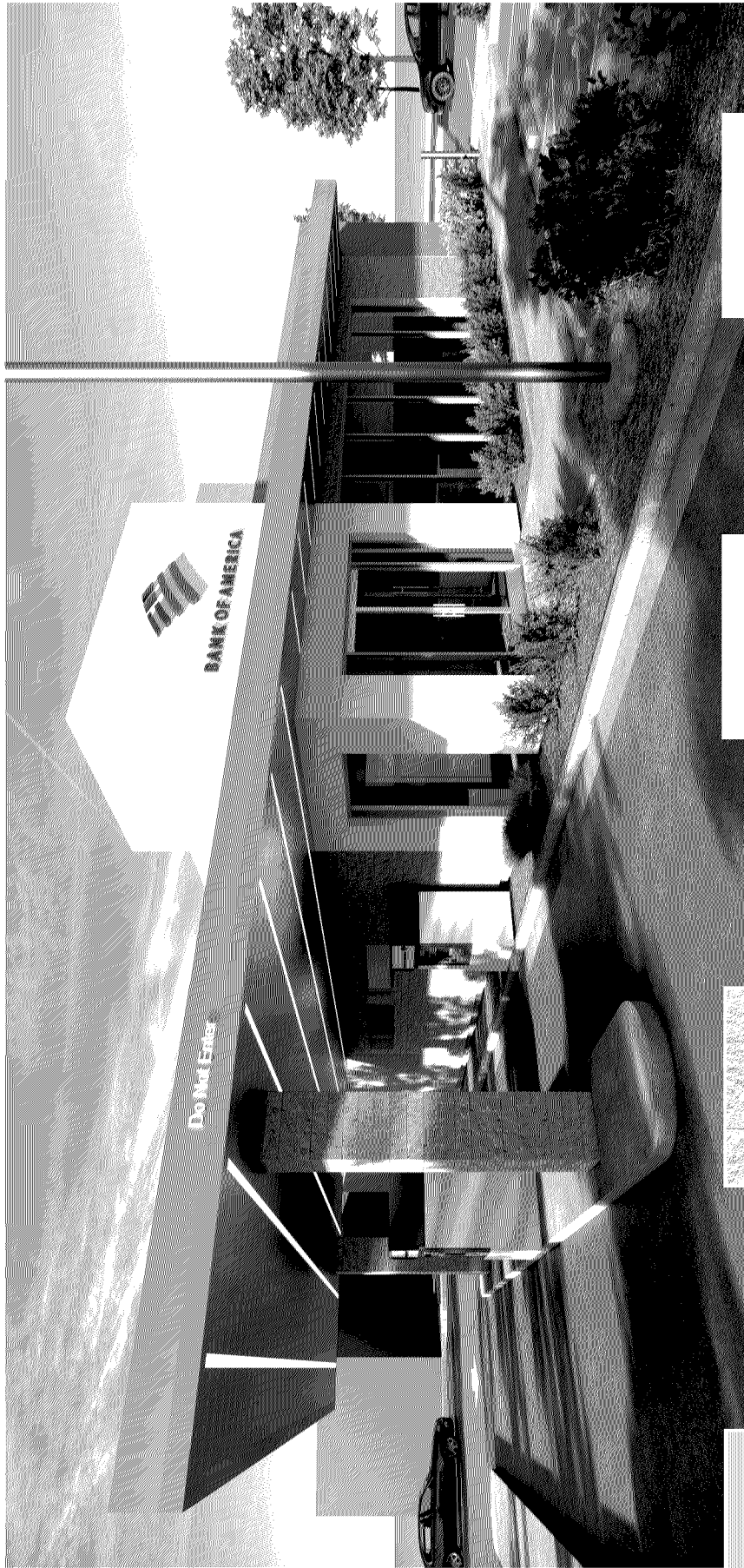
Metal Panel

CITADEL
CLEAR ANODIZED

Canopy Metal Panel

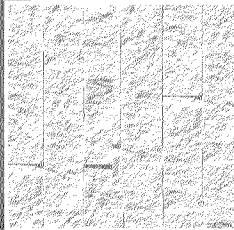
MATERIAL BOARD - SOUTHWEST ELEVATION PERSPECTIVE

OPTION 1



BENJAMIN MOORE
SILVER CHAIN

Stucco Paint



ELDORADO STONE
VANTAGE 30
WHITE ELM

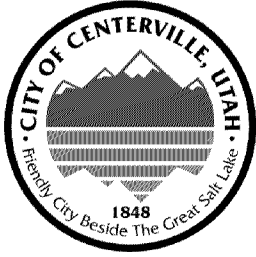
Stone Cladding

CITADEL
ARTIC WHITE

Metal Panel

CITADEL
CLEAR ANODIZED

Canopy Metal Panel



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West • Centerville, Utah 84014 • (801) 292-8232 • Fax: (801) 292-8251

DEERWOOD INVESTMENTS UTAH LLC

3720 SOUTH SUSAN STREET #100

SANTA ANA, CA 92704

msalcedo@acpmanagement.com

Project Manager: ORLANDO TAYOR orlando_taylor@gensler.com

Re: Planning Commission Action

August 13, 2020

Dear Orlando Taylor,

On August 12, 2020, the Centerville the Planning Commission **APPROVED** the Final Site Plan Application, submitted by Deerwood Investments Utah LLC, for the proposed Bank of America development, located at 782 West Lane, subject to the following Conditions:

- 1) This Final Site Plan Approval shall be subject to the compliance with the Final Site Plan documents (dated July 22,2020) and as submitted and presented (August 12, 2020) to the Planning Commission, or as amended in accordance with this approval or other applicable City Ordinances.*
- 2) All ground mounted utility equipment shall be screened from view, as viewed from a public street.*
- 3) As part of the building construction plan submittal, the plans shall comply with the building feature percentages of CZC 12.63.040(c), which shall be deemed acceptable by the City's Zoning Administrator. Any compliance disagreements shall go back to the Planning Commission for final resolution.*
- 4) The Applicant's next step is to prepare and submit the final construction documents to the City Engineer for acceptance in accordance with the adopted City Specifications and Standards.*
- 5) The applicant shall prepare and submit to the City Recorder the required bonding agreements for the changes to the public infrastructure and for the alterations of the on-site landscaping.*
- 6) A sign permit is required prior to the erection, installation, or use of the proposed signs, which is a separate and distinct approval from this Final Site Plan approval.*
- 7) The site is located within a redevelopment area enacted by the City and is subject to other provisions and restrictions defined by the Redevelopment Agency. Therefore, the proposed changes and alterations to this specific site must obtain a final approval from the Redevelopment Agency."*
- 8) The Final Color Scheme will be approved by the Planning Commission prior the issuance of a building permit.*

This letter has been compiled from preliminary draft meeting minutes, not from the officially approved meeting meetings. You may request a copy of the officially approved minutes from the city Recorder at 801.677.6097, when they are made available. Any person, or any officer, department, board or bureau of the City, adversely affected by a decision made in the administration or interpretation of a provision of this Title may appeal to the Board of Adjustment as provided in Subsection 12-21-200(d)(1) of the Centerville Zoning Code. A complete application for an appeal shall be filed within fourteen (14) days of the date when the decision was made.



The next step in the development process, is to submit the final site related construction plans for review by the City Engineer and other applicable City Staff. As part of that review, the City Engineer will prepare a preliminary bond estimate that will be submitted to the City Recorder. The City Recorder will prepare the bond improvement agreement.

After the bond agreement has been prepared, please contact the City Engineer to schedule a preconstruction meeting with your contractors. Additionally, you may now apply for a Demolition and Building Permits for the project at your convenience. After the RDA reviews and approves your Final Site Plan, we will likely be able to issue the Demolition Permit.

Lastly, as you know, please prepare an alternative Colors and Materials Storyboard, so we can schedule a final approval by the Planning Commission. It may be helpful to also show the RDA your proposed alternative scheme.

If you have questions, please contact the Community Development Department at 801-292-8232 and we will be happy to assist you.

Respectfully,



Corvin M. Snyder, AICP
Community Development Director

This letter has been compiled from preliminary draft meeting minutes, not from the officially approved meeting minutes. You may request a copy of the officially approved minutes from the city Recorder at 801.677.6097, when they are made available. Any person, or any officer, department, board or bureau of the City, adversely affected by a decision made in the administration or interpretation of a provision of this Title may appeal to the Board of Adjustment as provided in Subsection 12-21-200(d)(1) of the Centerville Zoning Code. A complete application for an appeal shall be filed within fourteen (14) days of the date when the decision was made.



CENTERVILLE

**Staff Backup Report
10/20/2020**

Item No. 3.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

September 15, 2020 RDA Minutes
October 6, 2020 RDA Minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ September 15, 2020 RDA Minutes
- ☐ October 6, 2020 RDA Minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, September 15, 2020 at 9:05 p.m. with participants present via Zoom and streamed on YouTube due to infectious disease COVID-19.

DIRECTORS PRESENT

Tamilyn Fillmore
William Ince
Stephanie Ivie, Vice Chair
George McEwan
Robyn Mecham
Clark Wilkinson, Chair

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Leah Romero, City Recorder
Jacob Smith, Administrative Services Director
Bruce Cox, Parks and Recreation Director
Cory Snyder, Community Development Director

OTHERS

Orlando Taylor, Bank of America
Eric Malmberg, Bank of America
Mathew Salcedo, Bank of America
Thomas Peters, Bank of America

DETERMINATION

Chair Wilkinson read aloud a determination regarding electronic meetings without an anchor location due to COVID-19.

BANK OF AMERICA – 782 WEST PARRISH LANE

Cory Snyder, Community Development Director, explained that Bank of America was proposing to develop a new building at 782 West Parrish Lane (former Iggy's location), located within the Parrish Gateway Neighborhood Project Area and subject to a number of documents and agreements governing development of the property. The RDA previously reviewed and provided feedback to the applicant regarding the conceptual site plan for the project on July 7, 2020. By the terms of the governing documents, any development within the Project Area is required to obtain RDA consent regarding architectural features and plan compliance.

Mr. Snyder explained that on August 12, 2020, the Planning Commission reviewed and approved the final site plan for the Bank of America project subject to conditions, including a condition that Bank of America reconsider the color scheme and obtain Planning Commission approval of the color scheme prior to issuance of a building permit. The Planning Commission reviewed and approved an alternate color and materials scheme on September 14, 2020.

Director Ince said he did not believe the proposed building design would be harmonious with surrounding buildings. He said he preferred the original darker color scheme. Director Mecham commented that the island parcel is part of the entrance to the City, an area that has been carefully protected by previous Councils. She said she believed the building design shown was significantly different from the original concept design presented to the RDA. Director Fillmore said she agreed with the importance of the gateway area, said she believed buildings in the gateway area should comply with Parrish Gateway Design Standards to a high degree, and said she agreed that the design presented did not project the same level of quality as the original conceptual design that Bank of America had previously presented to the RDA. Director Fillmore

1 said she preferred the darker color scheme, and did not like the bright white top proposed for the
2 building. Director McEwan said the original conceptual design the Directors were shown looked
3 like something that belonged in a gateway area, but the proposed design looked like something
4 more appropriate in a strip mall.
5

6 Mr. Snyder showed the conceptual architectural rendering included with the July 7, 2020
7 RDA agenda, and stated that RDA discussion on July 7th had focused on parking, landscaping,
8 and future changes to the Parrish Lane/Marketplace Drive intersection. Lisa Romney, City
9 Attorney, confirmed that the RDA retained the right under the governing documents to approve
10 the architecture and color scheme.
11

12 Orlando Taylor, representing Bank of America, said he had thought following the July RDA
13 meeting that the elevations and architectural design were considered in line with Parrish Gateway
14 Design Guidelines. He said he believed the change in color scheme approved by the Planning
15 Commission was harmonious with the surrounding development. Mr. Taylor commented that the
16 reasons for the change in architectural design were building costs and branding. He said Bank of
17 America had moved away from the concept design originally presented. Mr. Taylor said he had
18 looked for direction regarding architectural design at the July meeting, and in the absence of
19 comments regarding the design, had moved forward.
20

21 Director Fillmore said she remembered the RDA Board had been clear from the beginning
22 about the high level of quality expected on the project. She remembered that some of the Directors
23 had not been thrilled about the change in use for the property, but had been swayed by the level
24 of quality described for the exterior of the building.
25

26 Directors Ince and Fillmore suggested the applicant look at the high-quality, custom
27 buildings in the surrounding area for examples of the quality expected. Thomas Peters,
28 representing Bank of America, commented that the Planning Commission spent considerable
29 time discussing the color scheme, but did not mention problems with the architectural design.
30 Chair Wilkinson said he agreed with the importance of high-quality buildings in the gateway area.
31 Director McEwan commented that color preference would be easier to determine with an
32 improved architectural design. Representatives of Bank of America said they would regroup and
33 try to come up with a project that could satisfy all parties.
34

35 Director Fillmore **moved** for the RDA to reject the design presented for the Bank of
36 America building with the following findings. Director McEwan seconded the motion, which passed
37 by unanimous vote (5-0).
38

39 Findings:
40

- 41 a. The Council finds that the subject property is part of the gateway area to the City.
42 When the applicant first met with the RDA, it was made clear by the Directors that the
43 highest level of quality was expected in the gateway area.
- 44 b. The Council finds that the proposed design does not match the level of quality
45 discussed.
46

47 Director Fillmore **moved** for the RDA to recommend to the applicant that, if they are
48 interested in moving forward, to come back first to the RDA with renderings of architectural quality
49 comparable to the rendering originally shown, not necessarily matching or the same, but with the
50 unique architecture of lines and high quality of materials and design, and high level of investment
51 as would be expected in the gateway area to the City, preferably with at least one architectural

1 rendering and at least two color schemes. The RDA recommended the applicant look at
2 surrounding properties, particularly the neighboring property, for examples of quality of materials
3 and design. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-
4 0).

5
6 **MINUTES REVIEW AND ACCEPTANCE**

7
8 Minutes of the September 1, 2020 ACB/RDA meeting were reviewed. Director McEwan
9 **moved** to accept the minutes. Director Ince seconded the motion, which passed by unanimous
10 vote (5-0).

11
12 **ADJOURNMENT**

13
14 At 10:13 p.m., Director McEwan **moved** to adjourn the RDA meeting and return to regular
15 Council meeting. Director Mecham seconded the motion, which passed by unanimous vote (5-0).

16
17
18
19
20 _____
21 Brant T. Hanson, RDA Executive Director

22
23
24 _____
25 Katie Rust, Recording Secretary

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, October 6, 2020 at 9:05 p.m. with participants present via Zoom and streamed on YouTube due to infectious disease COVID-19.

DIRECTORS PRESENT

Tamilyn Fillmore
William Ince
Stephanie Ivie, Vice Chair
George McEwan
Robyn Mecham
Clark Wilkinson, Chair

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Leah Romero, City Recorder
Jacob Smith, Administrative Services Director
Bruce Cox, Parks and Recreation Director
Kevin Campbell, City Engineer

DETERMINATION

Chair Wilkinson read aloud a determination regarding electronic meetings without an anchor location due to COVID-19

REAL ESTATE PURCHASE AND FUNDING FOR RANDALL PROPERTY

Brant Hanson, RDA Executive Director, explained that the City had entered into a Real Estate Purchase Contract with the owners of the Randall Property located at 285 North 100 East. He recommended the property be purchased by and with funds from the Redevelopment Agency, and requested approval from the RDA Board for the purchase and funding. He said a budget amendment would be presented on October 20, 2020. Director Mecham thanked Staff for their work on this issue.

Director Ince **moved** to approve purchase of the Randall Property located at 285 North 100 East with funds from the Parrish Gateway RDA Fund. Director Mecham seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 9:10 p.m., Director Ince **moved** to adjourn the RDA meeting and return to regular Council meeting. Director McEwan seconded the motion, which passed by unanimous vote (5-0).

Brant T. Hanson, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary