



CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON DECEMBER 8, 2021 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 RECOMMENDATION - Public Hearing - Zone Text Amendment - Residential Development Requirements
Proposed Zoning Text Amendments to CZC 12.32 Residential Zones, regarding increasing the permitted density for Residential-Medium zoning, altering the requirements for internal sidewalks, and reduction of minimum private lane widths.
2. ADMINISTRATIVE DECISION - Hafoka - Final Site Plan
Single Family Development at 484 West 400 South
3. ADMINISTRATIVE DECISION - The Pasture - Parking Modification & Final Site Plan
Consider the project at 1230 N 1300 W's Final Site Plan and request to modify required parking stalls down to 117.
4. ADMINISTRATIVE DECISION - Final Site Plan - Young Powersports
Proposed Young Power Sports Complex for Recreational Vehicle Sales at 695 West 400 South.

5. ADMINISTRATIVE DECISION - Public Hearing - Conditional Use Permit - Young Powersports
Request for a Conditional Use Permit to allow Vehicle Rental or Sales, New/Used Limited.
6. Parking Study Discussion
Commission Discussion of Parking Study Findings
7. 2022 Annual Meeting Schedule
Review and Approve proposed 2022 Planning Commission meeting schedule
8. Community Development Director's Report
Next Planning Commission Meeting - January 12, 2022:
Tentative Items:
 - *Election Chair/Vice-Chair*
 - *Rezone from PF-L to R-L - Applicant, Schmucker*
 - *Food Truck Ordinance Amendments*
 - *Canyon Point - Final Site Plan***City Council Report:**
 - *Approved Internal ADU Amendment*
 - *Annual Moderate Income Housing Report - see attachment***Commission Goals Update:**
 - *Parking Update Study - study results expected to be presented 12/08/2021*
 - *Subdivision Ordinance - underway with City Attorney, early 2022*
 - *Food Truck Ordinance - in draft form - coming next month*
 - *Single-family on un-platted lots - not yet underway*
 - *General Plan/Economic Study - to begin in March 2022*

E. MINUTES REVIEW AND ACCEPTANCE

November 10, 2021

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report

12/8/2021

Item No. 1.

Short Title: LEGISLATIVE RECOMMENDATION - Public Hearing - Zone Text Amendment - Residential Development Requirements

Initiated By: Applicant - Chad Morris

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

Proposed Zoning Text Amendments to CZC 12.32 Residential Zones, regarding increasing the permitted density for Residential-Medium zoning, altering the requirements for internal sidewalks, and reduction of minimum private lane widths.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 12-08-2021 PC Staff Report - Zoning Text Amendments in the Residential Districts
- ▣ Zoning Text Amendments Submittal - Chad Morris

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: CHAD MORRIS
533 WEST VALLEY DRIVE
CENTERVILLE CITY, UT 84014
(chadmorris33@gmail.com)

APPLICATION: ZONING ORDINANCE TEXT AMENDMENT

APPLICANT REQUEST: AMEND THE ZONING CODE FOR RESIDENTIAL ZONING DISTRICT:

- Increase R-M Permitted Density to 8 units per acre.
- Alter internal sidewalk rules to allow an exception
- Reduction in private lane width to 26 feet

RECOMMENDATION: CONSIDER DENIAL OF THE CHANGES IN A RECOMENDATION TO THE CITY COUNCIL

BACKGROUND

The applicant, Mr. Chad Morris, is requesting various zoning text amendments to the development regulations Residential Zone District. It is the understanding of staff that the impetus of these amendments is mostly related to a development project that Mr. Morris has been pursuing with a specific property. This development project is known as Canyon Point, an infill development project located in the area of 400 North and 400 West. Due to the shape and constraints of the land involved, Mr. Morris believes that the proposed amendments improve the design and layout of the proposed development.

SUMMARY OF THE ZONE TEXT AMENDMENTS *(see submitted petition for reasons that are detailed by the petitioner)*

Text Amendment 1: 12.32.300 Table Of Development Standards In Residential Zones - R-M maximum density:

Current code:

Gross density, maximum, permitted use: 6 units per acre

Requested amendment:

Gross density, maximum, permitted use: ~~6~~ 8 units per acre

Text Amendment 2: 12.32.055 (d)(3) - private rights-of-way:

Current code:

When a private right-of-way is utilized, the private right-of-way pavement (i.e. travel lanes) shall be at least 27-feet and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications.

Requested amendment:

When a private right-of-way is utilized, the **drivable surface of the** private right-of-way pavement (i.e. travel lanes) shall be at least **26-feet, as defined by Fire Code regulations, with at least 21 feet of pavement** and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications. **Any curbing used as drivable surface must meet current Fire Code regulations.**

Text Amendment 3: 12.32.055 (d)(5) – Sidewalks:

Current code:

A sidewalk system shall be provided on both sides of any private right-of-way. An exception may be provided to this requirement if an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.

Requested amendment:

A sidewalk system shall be provided on both sides of any private right-of-way. An **Exceptions** may be provided to this requirement if: **(i) dwellings are located primarily along one side of the private right-of-way, or (ii)** an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.

TEXT AMENDMENT REVIEW AND ANALYSIS (12.21.080.e)

Zone Map Amendments - Pursuant to the City's Zoning Ordinance, the "decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.B. Additionally, CZC 12.21.80.e. lists one (1) criterion for considering a text amendment petition. The following is a summary of staff's review of the matter:

- 1. Is the proposed text or map amendment consistent with the goals, objectives, and policies of the City's General Plan?**

GP SECTION 12-420-2. RESIDENTIAL DEVELOPMENT POLICIES. The following policies are adopted specifically for the achievement of the citizens' desires for residential development in Centerville.

- The density classifications for Centerville's residential areas shall be as follows:

<u>Dwelling Units/Acre</u>	<u>Class</u>
0-4	Low
5-8	Medium
9-12	High

2. Residential development in Centerville is primarily low density single-family. This character of development should continue as far as is feasible and practical. Medium or high-density residential development that is allowed in appropriate locations within the City should provide usable open spaces, landscaping, and other associated amenities which will assure consistency with the residential quality desired in Centerville. The use of planned unit developments to achieve the foregoing objectives is desirable and preferred....

GP SECTION 12-420-3. HOUSING. The following policies are adopted in order to establish Centerville's commitment to the availability of housing for all of its residence.

Housing Policies:

1. The City shall not allow racial, ethnic, religious, or economic discrimination in the provision and procurement of decent housing in this City.
2. The City shall assure an adequate supply of housing for future population through identification of optimum locations for housing development and provision of City services as required.

GP SECTION 12-490. MODERATE INCOME HOUSING ELEMENT

Objective 5.A. Rezone for densities necessary to assure the production of moderate-income housing.

Objective 6-C. Make an effort to balance the number and size of zoning districts with the demand for various housing types.

Objective 6-C.1 Evaluate the various Neighborhood Plans and determine if there are opportunities for allowing infill development, or areas that could be rezoned for additional density, or to encourage the use of the Planned Development Overlay Zone (reflects strategy 6.A).

Objective 6-C.2 Consider establishing standards with the R-M and R-H Districts that require a variety of housing types that are to be used within such zones. Additionally, limit unit densities within each building of the R-M zone to no more than 8 units, and within the R-H Zone to no more than 12 units.

Objective 6-C.4 Consider establishing additional architectural design standards for the RM and R-H Districts. Ensure that the appearance and layout of buildings within these zones are visually compatible with surrounding residential neighborhoods.

PLANNING STAFF ANALYSIS SUMMARY

Text Amendment 1 – Density – The request for 8 units per acre for the R-M District is consistent with the policies of the General Plan. However until recently, the Zoning Code has traditionally managed the desired multi-family densities in a two-step manner; Permitted vs. Conditional. These general plan densities have been commonly applied as follows:

- ✓ Low Densities:
A-L = ½ lots or 2 units per acre *Permitted*
R-L = 4 units per acre *Permitted*
- ✓ Residential Medium Densities (pre-2017):
R-M = 4 units per acre *Permitted*
R-M = 8 units per acre *Conditional*
- ✓ Residential Medium Densities (post-2017):
R-M = 6 units per acre *Permitted*
- ✓ Residential High Densities:
R-H = 8 units per acre *Permitted*
R-H = 12 units per acre *Conditional*

Staff Comments: Staff is of the belief that conditional use densities are very difficult to manage. When density is a conditional decision, what then triggers the definable impact mitigation justification to limit developments to 5 units, 6 units, 7 units, or 8 units per acre. In staff's experience, nothing particularly significant has been identified to date.

Consequently, staff believes that the entire system implementation of densities should be wholly "permitted," and allow the development design standards and specifications be implementation strategy that ultimately determines if the allotted permitted density is feasible. Staff believes this has been the case in all multi-family development proposals in the past decade or more.

In the interim, it's difficult to clearly identify or resolve a legislative policy preference as to whether the R-M District should ultimately be permitted at 5, 6, 7 or 8 units, or the R-H District should be permitted 8, 9, 10, 11 or 12 units. Nonetheless, staff acknowledges that considering this amendment may be the seed to move towards a permitted density allotment system that would remain consistent with the General Plan.

Text Amendment 2 – Private Road Width – The request is to reduce the width from 27-feet of pavement to 21-feet of pavement with 6 feet of curb/gutter (each side). The original 27-feet was established in 2017 in response to the Porter-Walton Lane development from the general public and the elected officials. Many citizens disliked the narrow roadways that were congested with on-street parking restrictions lack of enforcement and the need to maintain emergency vehicle response access. Additionally, the City also established that the private street be built to city specifications in order to construct a longer lasting road and reduce maintenance for owners in the development. Furthermore, the city has had to deal with requests from such residents, with private roads wanting to turn the road over to the City. IF the City in the future were to be socially pressured to take over such roads, at least they would be consistent with the normal public roadways. The advantage of a private road is to eliminate the need to dedicate 50-feet of R-O-W.

Staff Comments: Staff believes that the current 27-feet pavement requirement ensures that on-street parking can be accommodated, along one side of the street, which also keeps

the 20-foot emergency access viable. Staff is also not supportive of requiring additional design specifications to ensure that curb/gutter construction can support the heavier emergency vehicles used by the Fire District.

Text Amendment 3 – Alteration of Sidewalks – The request is to specifically eliminate any sidewalk on the street side with no dwelling units. Originally as part of the 2017 amendments, the City desired to provide homeowners with sidewalks on both sides of a private street. The original adopted regulations did allow a design alteration if an equitable alternative design could be developed.

Staff Comments: It is very uncommon, mostly due to land/project costs, that only one-side street loading of dwellings is executed. When this does happen the existing provision to alter the design was provided for in the ordinance. Such example is at the entrance area of The Lane Development located west of Porter-Walton Townhomes. In fact, Mr. Morris' own development project was already conceptually accepted with an alternate sidewalk design. Thus in staff's belief, the need to specify an exemption seems a bit unnecessary.

PLANNING STAFF RECOMENDATION

[Suggested Motion] – *I hereby make a motion for the Planning Commission to recommend DENIAL to the City Council regarding the various R-M Zone amendments, as presented by the Applicant.*

Suggested Reasons for the Action (Findings):

- a. *The Planning Commission finds that the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council,” as described in CZC 12.21.060.a.1.B.*
- b. *The Planning Commission finds that although the density request for 8 units per acre in the R-M District is consistent with polices of the general plan, the actual zoning implementation has been approached typically in a two-tiered manner.*
- c. *The Planning Commission finds that the use of the conditional tier for density as an implementation tool creates inconsistencies in its application.*
- d. *The Planning Commission finds that this two-tiered manner for the R-M District was altered in 2017 removing the conditional density of 8 units per acre and increased the permitted allowance to 6 units per acre.*
- e. *The Planning Commission finds that the overall allotment of residential development densities needs corrected whether in the General Plan and/or the Zoning Ordinance, as a whole before making an ultimate density determination for the R-M District.*
- f. *The Planning Commission finds that the current 27-feet of pavement requirement ensures that on-street parking can be accommodated along one side of the street, which also keeps the 20-foot emergency access viable.*
- g. *The Planning Commission finds that the existing provision allowing the City to alter the sidewalk design already exists in the ordinance and has been used in past in similar case being promoted in the proposed text amendments.”*

12.32.300 Table Of Development Standards In Residential Zones - R-M maximum density

Current code:

Gross density, maximum, permitted use: 6 units per acre

Requested amendment:

Gross density, maximum, permitted use: **6 8** units per acre

Reasons:

-To allow for the highest and best use of land and to encourage smart and attractive new construction that will help foster affordability to varying demographics in Centerville.

-To line up with the current Centerville City General Plan Part 12-490 Moderate Income Housing, section 6-F.2: "Consider establishing standards with the R-M and R-H Districts that require a variety of housing types that are to be used within such zones.

Additionally, limit unit densities within each building of the R-M zone to no more than 8 units, and within the R-H Zone to no more than 12 units."

-The current zoning standard at six units per acre is an average of 0.167 acres per unit. In the current economy, land being developed at the size of six units per acre simply encourages construction of higher end homes with slightly smaller yards. Increasing the maximum density to 8 units per acre will only reduce the per unit average to 0.125 acres, but helps increase affordability immensely. This amendment to the R-M code will also increase the likelihood of converting dilapidated properties into beautiful mountainside neighborhoods.

-Recently the state of Utah has passed legislation that highlights the desperate need for affordable housing AND moderate income housing, the H.B.82 Single-family Housing Modifications (the Internal ADU Bill) and S.B.164 Utah Housing Affordability Amendments. S.B.164 states that municipalities are required to come up with "a plan to provide a realistic opportunity to meet the need for additional moderate income housing within the next five years."

12.32.055 (d)(3) - private right-of-ways

Current code:

When a private right-of-way is utilized, the private right-of-way pavement (i.e. travel lanes) shall be at least 27-feet and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications.

Requested amendment:

When a private right-of-way is utilized, the **drivable surface of the** private right-of-way ~~pavement~~ (i.e. travel lanes) shall be at least **26-feet, as defined by Fire Code regulations, with at least 21 feet of pavement** and the constructed cross-section with

curb and gutter of the roadway shall be built to City Specifications. **Any curbing used as drivable surface must meet current Fire Code regulations.**

Reasons:

-South Davis Fire District code requires a minimum of 26' of drivable surface on private right-of-ways with parking on one side AND includes curbing as part of that width.

-One of the perks of a private right-of-way in a new development is the charm that it creates. Smaller access ways have created charming, warm environments throughout our city's history, especially recent history: right-of-ways off Bellano Way are 20' (behind Walmart); Florentine Subdivision roads are 26'; Centerville Commons are 24'; the Porter Walton right-of-way is 20'; Pheasant Brook is roughly 24'. Bigger is not necessarily better.

-Reducing the amount of pavement is beneficial to climate change: *"...surfaces like pavements can absorb solar radiation and warm up their surroundings by re-emitting that radiation as heat. This phenomenon poses a serious threat to cities. It increases air temperatures by up as much as 7 degrees Fahrenheit and contributes to health and environmental risks — risks that climate change will magnify."* - (MIT News, by Andrew Logan | MIT Concrete Sustainability Hub / Publication Date: August 22, 2021)

-The EPA and the State of Utah have passed laws that require Low Impact Development (LID's) into every development in Utah and throughout the Country. Quoting directly from the "Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices" guidebook from the EPA: *"The following is a summary of the different categories of LID practices, including a brief description and examples of each type of practice. Conservation designs can be used to minimize the generation of runoff by preserving open space. Such designs can reduce the amount of impervious surface, which can cause increased runoff volumes. Open space can also be used to treat the increased runoff from the built environment through infiltration or evapotranspiration. For example, developers can use conservation designs to preserve important features on the site such as wetland and riparian areas, forested tracts, and areas of porous soils. Development plans that outline the smallest site disturbance area can minimize the stripping of topsoil and compaction of subsoil that result from grading and equipment use. By preserving natural areas and not clearing and grading the entire site for housing lots, less total runoff is generated on the development parcel. Such simplistic, nonstructural methods can reduce the need to build large structural runoff controls like retention ponds and stormwater conveyance systems and thereby decrease the overall infrastructure costs of the project. **Reducing the total area of impervious surface by limiting road widths, parking area, and sidewalks can also reduce the volume of runoff that must be treated. Residential developments that incorporate conservation design principles also can benefit residents and their quality of life due to increased access and proximity to communal open space, a greater sense of community, and expanded recreational opportunities.** Examples of Conservation*

Design • Cluster development • Open space preservation • Reduced pavement widths (streets, sidewalks) • Shared driveways • Reduced setbacks (shorter driveways) • Site fingerprinting during construction.”

https://www.epa.gov/sites/default/files/2015-10/documents/2008_01_02_nps_lid_co sts07uments_reducingstormwatercosts-2.pdf

-Reduce the amount of through traffic attempting to avoid main intersections. Smaller roadways have a more private feel, and thus cause slower speeds and less traffic. Private right-of-ways that have 27' of pavement feel like a main city thoroughfare and invite through traffic.

12.32.055 (d)(5) - sidewalks

Current code:

A sidewalk system shall be provided on both sides of any private right-of-way. An exception may be provided to this requirement if an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.

Requested amendment:

A sidewalk system shall be provided on both sides of any private right-of-way. ~~An~~ **Exceptions** may be provided to this requirement if: **(i) dwellings are located primarily along one side of the private right-of-way, or (ii)** an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.

Reasons:

-Sidewalks are impervious, which means additional water runoff. See EPA guidebook quote from 12.32.055(d)(3) reasons.

-The main purpose of a sidewalk is to provide a pedestrian lane separate from motor vehicles and on-road bicycles. In higher traffic areas, sidewalks reduce the number of accidents. The vast majority of traffic on a private right-of-way is from residents within the development and car speed is minimal.

-The number of residents using a sidewalk on a private right-of-way where homes are not located is miniscule. A sidewalk with very little functionality is not worth the trade off when considering the extra water runoff and higher temperatures due to solar radiation being absorbed.

-Removing unnecessary sidewalk space brings with it the possibility of better utilized landscaping designs.

CENTERVILLE

Staff Backup Report 12/8/2021

Item No. 2.

Short Title: ADMINISTRATIVE DECISION - Hafoka - Final Site Plan

Initiated By: Atieli and Monalisa Hafoka, Applicants

Staff Representative: Mackenzie Wood, Assistant City Planner

SUBJECT

Single Family Development at 484 West 400 South

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 12-8-21 PC Staff Report Hafoka Final Site Plan
- ▣ Hafoka Civil Drawings
- ▣ 5-26-21 Hafoka Conceptual Site Plan
- ▣ 5-26-21 PC Minutes
- ▣ 7-14-21 Trump Waiver Conditions

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANTS: **ATIELI & MONALISA HAFOKA**
522 WEST PORTER LANE
CENTERVILLE, UT 84014
(mlhafoka9 at gmail dot com)

PROPERTY LOCATION: **484 W & 522 W PORTER LANE (400 S)**

PARCEL: **03-001-0209**

PARCEL SIZE: **1.04 ACRES**

ZONING DISTRICT: **RESIDENTIAL-MEDIUM**

APPLICATION: **FINAL SITE PLAN**

BACKGROUND

On May 26, 2021 the applicants received conceptual site plan approval. The map shows two dwellings (one at 522 West and one at 484 West), the eastern dwelling (484) has been demolished since the aerial photo was taken. The applicants currently live in the home on the lot, with the intention of demolishing the current home once the proposed dwelling is built.



CODE REQUIREMENTS

Centerville Zoning Code 12.21.110f provides the requirements for Planning Commission approval of final site plans.

1. A final site plan shall conform to its associated conceptual site plan.
2. The entire site shall be developed at one time
3. A site plan shall conform to applicable standards set forth in this Title...Conditions may be imposed as necessary to achieve compliance with applicable code requirements.

Staff Response: The submitted site plan conforms to the accepted conceptual site plan, and the applicants intend to develop all at one time. The applicable standards are reviewed below.

CZC 12.32.055 Additional Development Standards for R-M and R-H Zones

- a. Architectural Design Standards: ‘All primary buildings ... shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect’s stamp for the State of Utah.

Staff Response: The prepared house plans have been compiled by Design Loft, Inc. and now bear the stamp of a Utah-licensed architect.

CZC 12.21.110 Site Plan Review

The following items were not included in the conceptual application and needed to be provided for further review.

- Topography of proposed lots
- Height of existing and proposed walls and fences
- Preliminary utility plans, including water, sewer, and storm drainage plans
- A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed

Staff Response: The above items have been provided in the most recent application and meet City standard.

Groundwater Table

In staff review of the conceptual site plan, the City Engineer requested a geotechnical study to determine the groundwater on site. The provided report from Gordon Geotechnical Engineering, Inc. (G², attached) states that, “based on the depth of water encountered in the test pit, we recommend that a design groundwater table of five and one-half feet below existing grade be utilized...” and that they “recommend that all habitable floor slab be established a minimum of two feet above the design water table.”

Staff Response: The City Engineer and Deputy Public Works Director have reviewed the recent submittal and have confirmed that the crawl space does conform to the recommendation provided by Gordon Geotechnical Engineering Inc.

Drainage

The proposed plan, after the construction of the new dwelling, currently depicts the removal of an existing dwelling, garage, and driveway. However, State storm water drainage management requirements (retaining all storm water on-site) take effect if impervious surfacing is increased by more than 10 percent from existing conditions. Without the demolition of the existing house, driveway, and garage the site plan would only be required to provide onsite drainage infrastructure and drainage drawings for detention rather than retention. The applicant needs to determine which direction they would prefer to pursue. The current plan depicts the removal the existing dwelling, garage, portion of the existing driveway to keep below the state's 10% requirement and only have to detain stormwater.

Staff Response: In order to ensure compliance with the detention only option, staff recommends requiring a demolition bond prior to issuance of the building permit in order to be in compliance with the State requirement to still detain stormwater. With the removal of existing structures the stormwater can still be detained and then drained out to Porter Lane. If the applicants desire, which has been mentioned by the applicant at times, to leave the structures, the site plan will need to be reevaluated to ensure proper construction of stormwater retention infrastructure and all other code requirements are met.

Site Plan

The engineering firm drafted site plan and the architect provided site plan did not previously match on the measurements for setbacks, specifically the distances in the year yard.

Staff Response: Updated plans have been brought into conformity.

PLANNING STAFF RECOMMENDATION

I hereby make a motion to APPROVE the final site plan for the Hafoka Residence at approximately 522 West 400 South, parcel 03-001-0209 with the following conditions:

1. Lowest floor elevation shall be two feet above the design water table.
2. Enter into a drainage bond to ensure demolition of existing house, garage, and driveway.

3. If existing structures are not demolished and bond is not entered into prior to building issuance of a building permit, the applicant shall begin the Site Plan process over to ensure State drainage requirements are met.

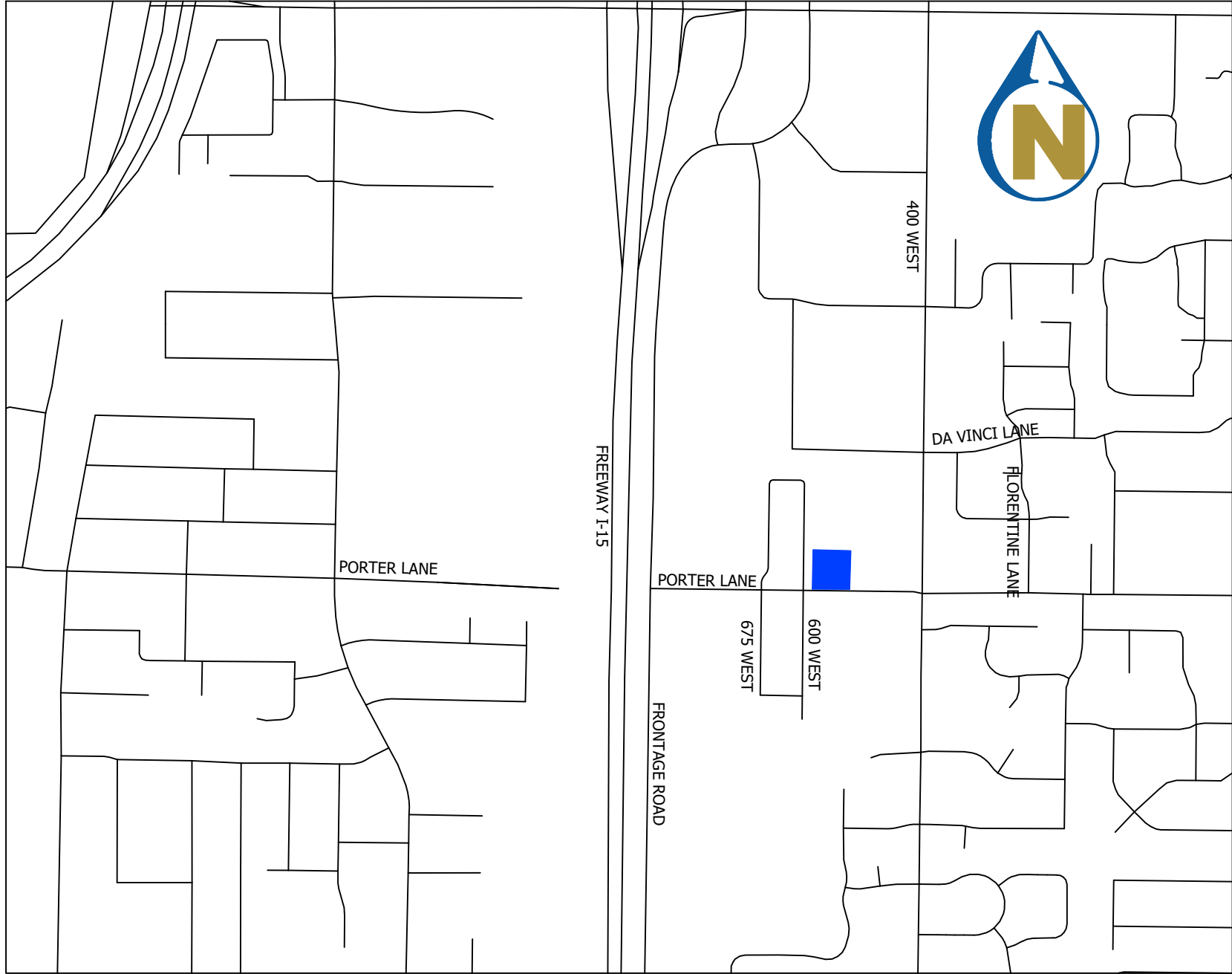
Suggested Reasons for Approval Action (Findings):

- a. The Planning Commission finds that the conceptual site plan Submittal, with the conditions imposed complies or will comply with the applicable regulations of the City's Zoning Ordinances as detailed in the Staff Report.

PROPOSED HOME FOR ATIELI & MONALISA HAFOKA

**484 WEST PORTER LANE
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH**

VICINITY MAP



SCALE: 1"=1000'

DRAWING INDEX

C100	COVER
C101	NOTES & LEGEND
C200	TOPOGRAPHIC SURVEY
C300	DEMOLITION PLAN
C400	SITE PLAN
C600	GRADING AND UTILITY PLAN
C900	SITE DETAILS
TOTAL SHEETS	7

GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS NOTED.

Know what's below.
Call 811  **before you dig.**



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

BENCHMARK TBC STORMDRAIN INLET AT SE CORNER
ELEVATION 4259.75

[illegible]

DRAWN:	JBO
APPROVED:	LKM
DATE:	2021-08-1
PROJECT #:	195500
1955001 SITE.dwg	

C100

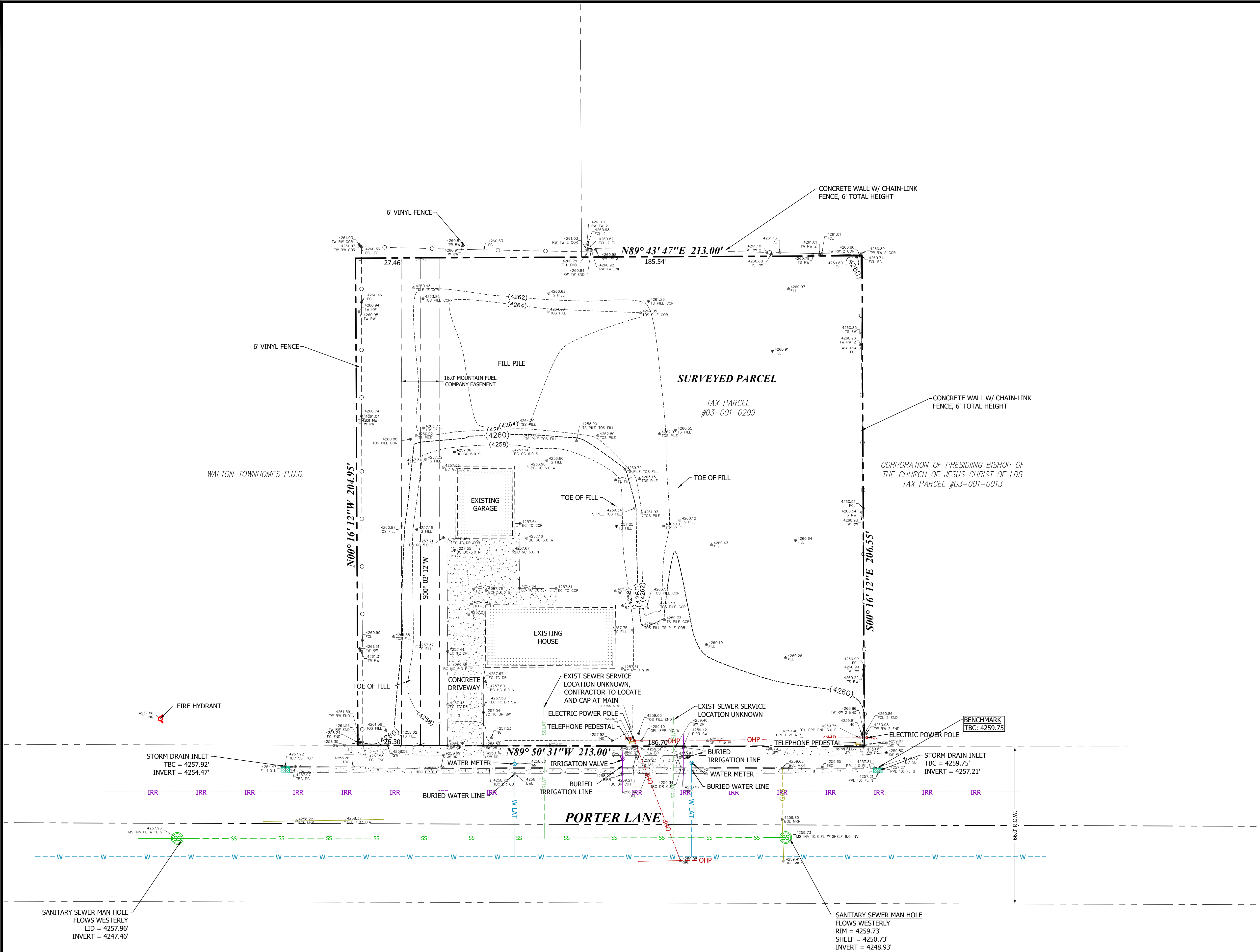
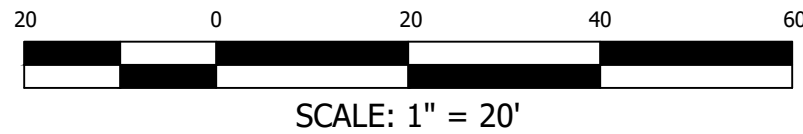
COVER & INDEX

**LOSED HOME FOR ATIELI &
MONALISA HAFOKA**

484 WEST PORTER LANE
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.1.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com





TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
EASEMENT LINE	_____
EDGE OF PAVEMENT	_____
CURB, GUTTER, SIDEWALK	_____
FENCE LINE	- - - - - x - - - - -
WALL	

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
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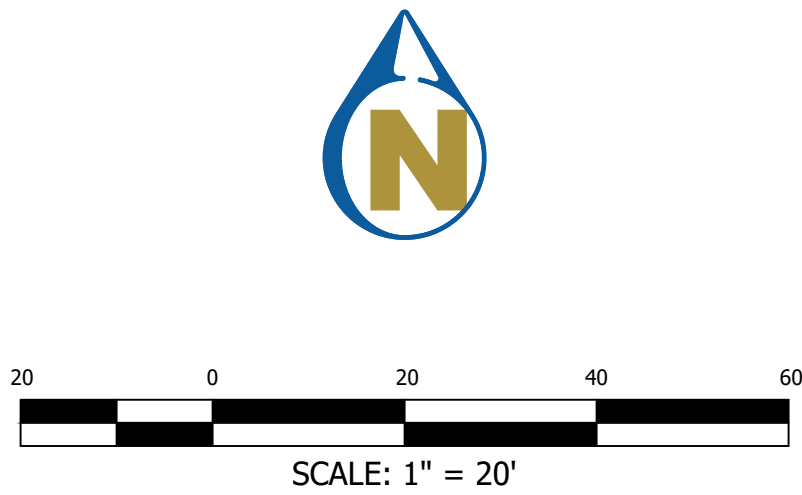
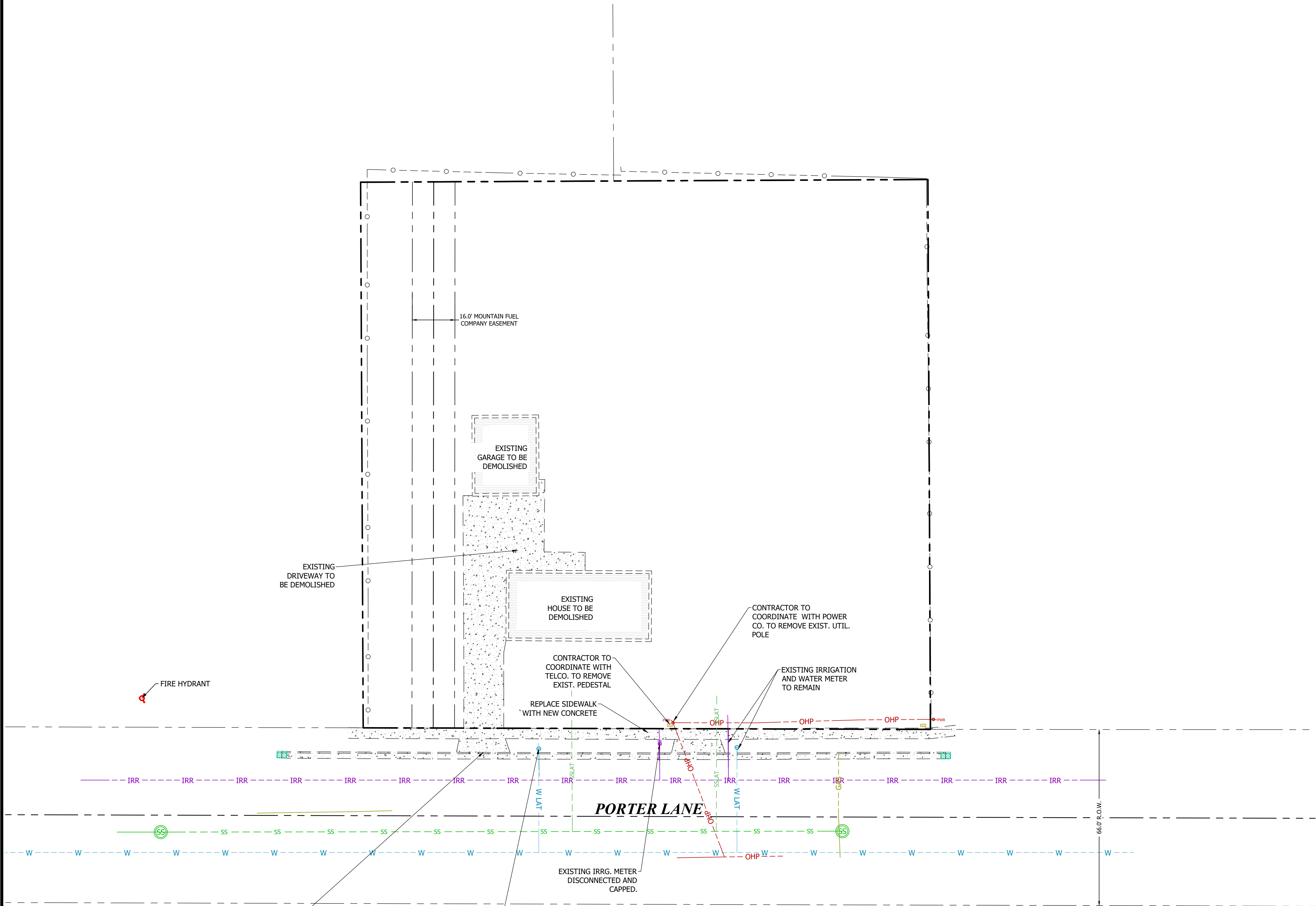
EntellusTM

PROPOSED HOME FOR ATIELI & MONALISA HAFOKA

484 WEST PORTER LANE
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: JBC	08-11-2021
APPROVED: LKM	08-11-2021
PROJECT #: 1955001 SITE.dwg	XXXXXXX
V200 TOPOGRAPHIC SURVEY	

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Entellus

REGISTERED PROFESSIONAL ENGINEER
No. 375133
Leland K. Martineau
6-12-2020
STATE OF UTAH

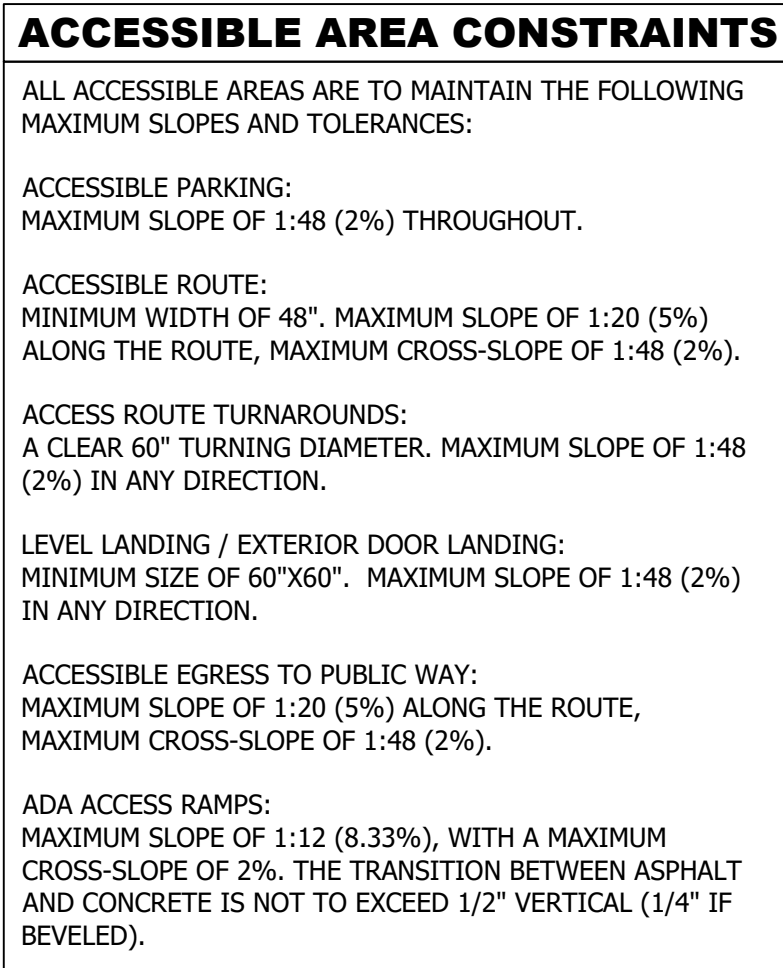
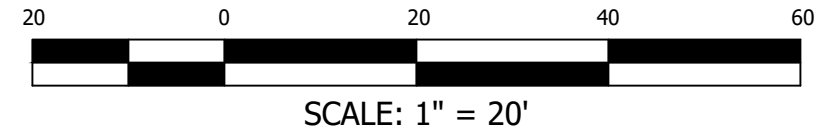
PROPOSED HOME FOR ATI ELI & MONALISA HAFOKA

484 WEST PORTER LANE
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISION	DATE

DRAWN:	JBC
APPROVED:	LKM
DATE:	2021-08-11
PROJECT #:	1955001
1955001 SITE.dwg	

C300
DEMOLITION PLAN



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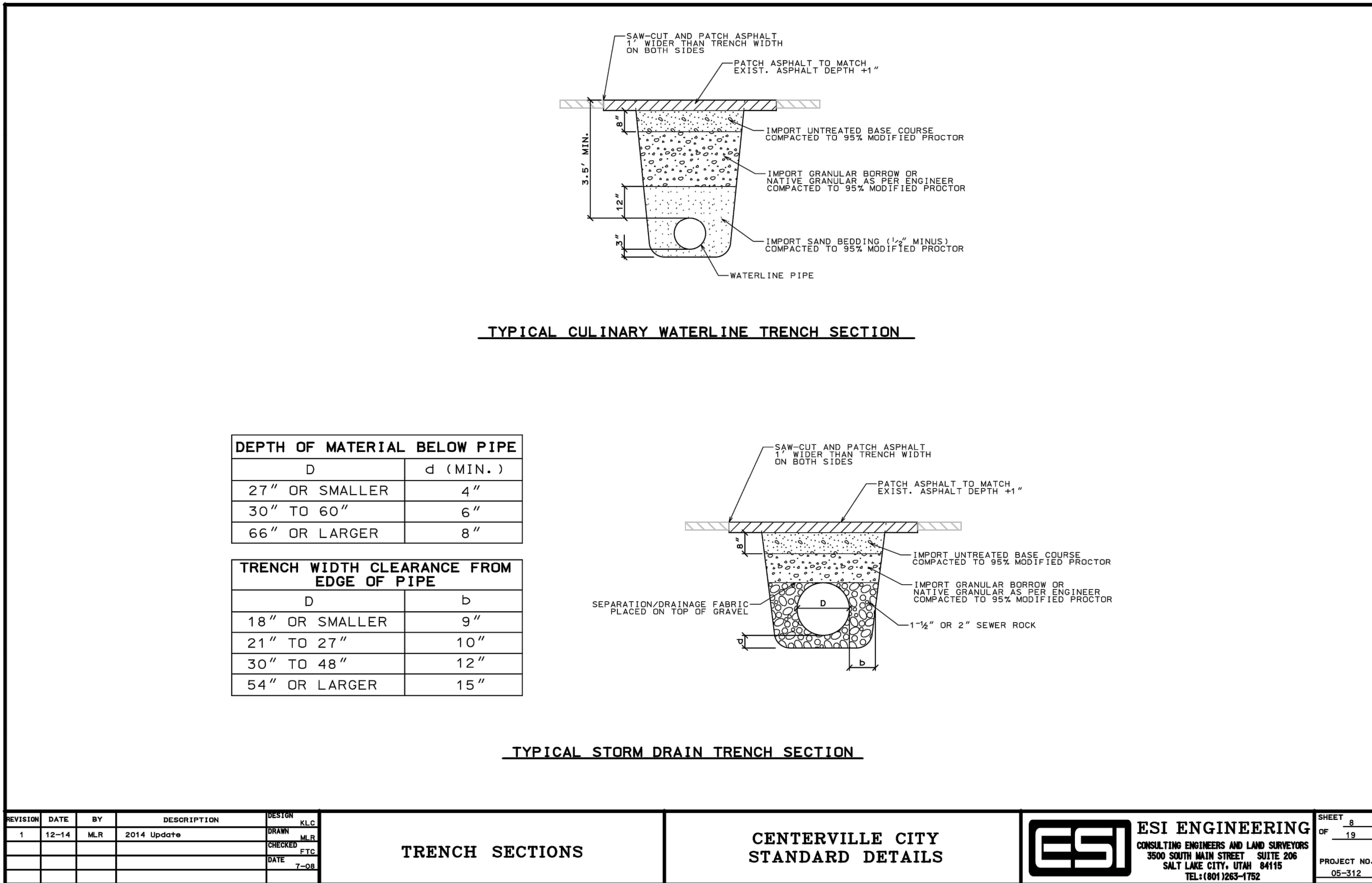
484 WEST PORTER LANE
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.1B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

[illegible]

DRAWN:	JBC
APPROVED:	LKM
DATE:	2021-08-11
PROJECT #:	1955001
1955001 SITE.dwg	

C600

GRADING AND UTILITY PLAN



484 WEST PORTER LANE
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.1B.&M.
CENTREVILLE CITY, DAVIS COUNTY, UTAH

REVISION	DATE	REVISIONS
DRAWN:	JB	
APPROVED:	LK	
DATE:	2021-08-11	
PROJECT #:	195500	
19550001 SITE.dwg		
C900 SITE DETAILS		



1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



484 WEST PORTER LANE
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.1B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

[illegible]

DRAWN:	JL
APPROVED:	LM
DATE:	2021-08-
PROJECT #:	19550
1955001 SITE.dwg	

EC100

EROSION CONTROL

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANTS: **ATIELI & MONALISA HAFOKA**
522 WEST PORTER LANE
CENTERVILLE, UT 84014
(mlhafoka9 at gmail dot com)

PROPERTY LOCATION: **484 W & 522 W PORTER LANE (400 S)**

PARCEL: **03-001-0209**

PARCEL SIZE: **1.04 ACRES**

ZONING DISTRICT: **RESIDENTIAL-MEDIUM**

APPLICATION: **CONCEPTUAL SITE PLAN**

BACKGROUND

The applicants own the property at 522 West Porter Lane and wish to build a single family home on the lot. In 2019, the eastern portion of the property was rezoned to Residential-Medium to match the rest of the property. The map shows two dwellings (one at 522 West and one at 484 West), the eastern dwelling (484) has been demolished since the aerial photo was taken. The applicants currently live in the home on the lot, with the intention of demolishing the current home once the



proposed dwelling is built. As the property is located within the Residential-Medium Zone, any development requires review and approval by the Planning Commission.

CODE REQUIREMENTS

Centerville Zoning Code 12.21.110 requires Planning Commission review of conceptual site plans. “After due consideration, the Planning Commission shall accept, accept with conditions, or reject the application pursuant to the standards set forth herein. Any conditions of acceptance shall be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements.”

Per CZC 12.36.020 Single-Family Dwellings are permitted in the Residential-Medium Zone, with the note that any residential development in the R-M Zone shall also be subject to development standards set forth in CZC 12.32.055 (Additional Development Standards for R-M).

CZC 12.32.300 Development Standards for Residential Zones

	Standard	Proposed	In Compliance?
Maximum Height	35’	~27’	YES
Minimum Lot Area	10,000 SF	1 acre	YES
Minimum Frontage	60’	~200’	YES
Front Yard Setback	25’	30’	YES
Rear Yard Setback	20’	85.6’	YES
Interior Side Yards	8’ minimum, total width of both side yards: 18’	12’/140’	YES
Gross Density, Maximum	6 units per acre	1	YES

CZC 12.32.055 Additional Development Standards for R-M and R-H Zones

- a. Architectural Design Standards: ‘All primary buildings ... shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect’s stamp for the State of Utah.

Staff Response: The prepared house plans have been compiled by Design Loft, Inc. but do not bear the stamp of a Utah-licensed architect.

- b. Exterior Design Standards: Primary buildings in the R-M Zone are to be considered with the following criteria with special attention to areas that are public facing.
 - 1. Overall theme
 - 2. Minimize mass of buildings
 - 3. Natural or natural-appearing materials, such as stone, cultured stone, brick, and wood, shall be the design gestures used in the architectural design of all primary buildings. Wood siding, cement fiber board siding, and other similar appearing materials shall be the other main materials used in the design of all residential buildings. Substantial or prominent use of synthetic stucco, and unnatural appearing materials, such as metal, vinyl, and plastics are to be used sparingly. Use of such secondary and/or accent materials shall not exceed 20% of the building or structure's exterior.
 - 4. The Planning Commission shall review and approve architectural design of buildings within the R-M and R-H Zones in accordance with the provisions set forth herein during conditional use permit and/or site plan review.

Staff Response: As there is only to be one building on site, the theme and mass of buildings should not be an issue. The building materials (mainly thin stone and fiber cement boards) meet the requirements for natural or natural-appearing materials.

- c. Landscaping and Open Space – CZC 12.32.055(c) exempts single family dwelling developments in the Residential-Medium Zone from following CZC 12.51 Landscaping and Screening.
- d. Use of Public and Private Roadways: All dwellings within residential developments in R-M and R-H Zones shall be accessed from a public roadway, unless otherwise approved as part of a planned development.
- e. Residential Development Style Limitations for R-M Zone. The residential development style for residential development within the R-M Zone shall be limited to single-family dwellings, twin homes, duplexes, or townhomes in tri-plex, four-plex, and six-plex formats that mimic a typical neighborhood style street on public or private roadways (as described in Subsection (d)). Higher density design formats such as stacked flats or apartment style buildings or buildings constructed with associated vehicular parking lot style facilities are prohibited in the R-M Zone.

Staff Response: The proposed use of Parcel 03-001-0209 (single-family dwelling) is exempt from the landscaping and screening requirements set forth in CZC 12.51. There are no proposed private roadways and the applicants intend to use the public street (400 South) as ingress and egress to the site. The single-family dwelling proposal meets the style limitations within the R-M Zone.

CZC 12.21.110 Site Plan Review

In order for an application to be deemed complete there are 18 items to be included in the application. The following items were not included in the application and need to be provided for further review.

- Topography of proposed lots
- Height of existing and proposed walls and fences
- Preliminary utility plans, including water, sewer, and storm drainage plans
- A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed

Groundwater Table

In staff review of the conceptual site plan, the City Engineer requested a geotechnical study to determine the groundwater on site. The provided report from Gordon Geotechnical Engineering, Inc. (G², attached) states that, “based on the depth of water encountered in the test pit, we recommend that a design groundwater table of five and one-half feet below existing grade be utilized...” and that they “recommend that all habitable floor slab be established a minimum of two feet above the design water table.”

Staff Response: The current proposed building plans do not match this recommendation from G², including a crawl space below the recommended grade. Staff recommends requiring updated architectural drawings that meet the recommendation from G².

Drainage

The proposed plan provides the removal of an existing dwelling, garage, and driveway. State requirements (to retain water on site) take effect if impervious surfacing is increased by more than 10 percent. Staff has reviewed the site plan for State drainage requirements, and the proposal does not exceed the 10% development threshold if the existing structures are removed.

Staff Response: Staff recommends requiring a demolition bond with issuance of the building permit in order to comply with State Statute. With the removal of existing structures the site can be drained to Porter Lane. City Staff recommends some tool to ensure demolition at Final Site Plan.

Site Plan

The engineering firm drafted site plan and the architect provided site plan do not match on the measurements for setbacks, specifically the distances in the rear yard.

Staff Response: Both plans show setbacks that are allowable, but Staff is unclear which is accurate and which to maintain as the official record. Staff recommends a condition of approval that will unify the plans.

PLANNING STAFF RECOMMENDATION

I hereby make a motion to ACCEPT the conceptual site plan for the Hafoka Residence at approximately 522 West 400 South, parcel 03-001-0209 with the following conditions:

1. Final Site Plan shall be submitted in accordance with CZC 12.21.120 and include the list below.
2. Provide architectural plans for the dwelling, designed by a licensed, professional architect bearing the architect's stamp for the State of Utah.
3. Architectural plans shall have lowest floor elevation two feet above the design water table.
4. Provide utility plans for water, sewer, and storm drainage.
5. Include site topography in Final Site Plan application.
6. Provide height of existing and proposed fences or walls.
7. Include a development schedule with Final Site Plan application.
8. Provide architectural and engineering site plans that match.

Suggested Reasons for Approval Action (Findings):

- a. The Planning Commission finds that the conceptual site plan Submittal, with the conditions imposed complies or will comply with the applicable regulations of the City's Zoning Ordinances as detailed in the Staff Report.

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, May 26, 2021
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Kevin Daly, Chair
Cheylynn Hayman
Mason Kjar
Heidi Shegrud
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT

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

DETERMINATION

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

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Summerhays

PUBLIC HEARING – ADMINISTRATIVE DECISION – HAFOKA RESIDENCE – SITE PLAN

Assistant Planner Mackenzie Wood explained that the applicants owned property at 522 West Porter Lane and wished to build a single-family home on the lot. In 2019, the eastern portion of the property was rezoned to Residential-Medium to match the rest of the property. The applicants currently lived in the home on the lot, with the intention of demolishing the current home once the proposed dwelling was built. As the property was located within the R-M Zone, review and approval by the Planning Commission was required. Ms. Wood explained that the architectural drawings needed to be stamped by the architectural firm, and said Staff recommended requiring updated architectural drawings that met requirements for the groundwater level.

Lisa and Andy Hafoka, applicants, expressed appreciation to Staff for helping them understand what needed to happen.

Chair Daly opened a public hearing at 7:17 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Hayman **moved** to accept the conceptual site plan for the Hafoka Residence at approximately 522 West 400 South, parcel 03-001-0209 with the following conditions and reason for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).

Conditions:

1. Final Site Plan shall be submitted in accordance with CZC 12.21.120 and include the list below.

2. Provide architectural plans for the dwelling, designed by a licensed, professional architect bearing the architect's stamp for the State of Utah.
3. Architectural plans shall have lowest floor elevation two feet above the design water table.
4. Provide utility plans for water, sewer, and storm drainage.
5. Include site topography in Final Site Plan application.
6. Provide height of existing and proposed fences or walls.
7. Include a development schedule with Final Site Plan application.
8. Provide architectural and engineering site plans that match.

Reason for Action:

- a. The Planning Commission finds that the conceptual site plan Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the City's Zoning Ordinances as detailed in the Staff Report.

BYLAWS REVIEW AND EDITS

Ms. Wood presented a draft of revised Planning Commission Bylaws, and answered questions from the Commission. The Commission discussed procedure for changing versus amending a motion, and discussed procedure for presentation and discussion of an agenda item and requested changes.

LAND USE TRAINING – MUNICIPAL LAND USE, DEVELOPMENT, AND MANAGEMENT ACT – PART 5 – LAND USE REGULATIONS

City Attorney Lisa Romney provided training on the first four pages of Part 5 of the Municipal Land Use, Development, and Management Act regarding land use regulations.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

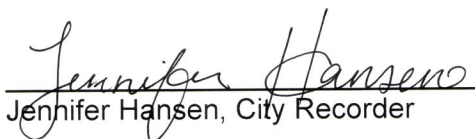
The Planning Commission was scheduled to meet next on June 9, 2021.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the May 12, 2021 Planning Commission meeting were reviewed. Commissioner Hayman **moved** to accept the minutes. Chair Daly seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

At 8:05 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).


Jennifer Hansen, City Recorder


Date Approved


Katie Rust, Recording Secretary



Bradley Trump – The Shop Subdivision

Condition for Accessory Buildings

6. The small subdivision lot split will create an illegality in that there will be accessory buildings or structures on one of the proposed lots without a primary residential use on the property. In order to remedy this illegality, approval of the small subdivision waiver and final plat shall be conditioned upon the applicant and/or property owner complying with the following:
 - a. Remove the illegal accessory structures from the property prior to recording the final plat; or
 - b. Obtain a building permit for the construction of a primary residential dwelling on the property within 12 months from the date of final plat recording and completing the construction of such primary residential dwelling within 30 months from the date of final plat approval.
 - c. In the event a building permit for the construction of a primary residential dwelling is not obtained within 12 months from the date of final plat recording, the applicant and/or property owner shall be required to remove the accessory structures within 15 months from the date of final plat recording.
 - d. In the event the primary residential dwelling is not completed within the required 30 months from the date of final plat approval, the applicant and/or property owner shall be required to remove the accessory structures within 33 months from the date of final plat recording.
 - e. In the event the accessory structures are not removed prior to recording of the final plat, the applicant shall be required to place a note on the final plat in a form acceptable to the City describing the illegality of the accessory structures and the condition of removal or construction of a primary residential dwelling on the property as provided in this condition.
 - f. In the event the accessory structures are not removed prior to recording of the final plat, the applicant shall be required to post a \$10,000 demolition bond with the City and enter into an agreement with the City for use of the bond in the event of default by the applicant and/or property owner under the terms of this condition.
 - g. In the event the accessory structures are not removed prior to recording of the final plat, the City shall be authorized to record a notice of illegality or nonconformity against the property providing notice of the requirements of this condition.

CENTERVILLE

Staff Backup Report 12/8/2021

Item No. 3.

Short Title: ADMINISTRATIVE DECISION - The Pasture - Parking Modification & Final Site Plan

Initiated By: Craig Salmon, Applicant

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

Consider the project at 1230 N 1300 W's Final Site Plan and request to modify required parking stalls down to 117.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 12-8-21 PC Staff Report Pastures Final Site Plan and Parking Modification
- ▣ Pasture Parking Modification Request
- ▣ Salmon HVAC Wetland Delineation Report
- ▣ Pasture Landscape Plan
- ▣ The Pasture Phase 3 Parking Modification Tabulation
- ▣ 11-22-21 Todd Sherman Email
- ▣ 7-13-11 Army Corps Letter
- ▣ 2011 and 2021 Comparison
- ▣ 10-27-21 PC Staff Report The Pastures
- ▣ 10-27-21 Planning Commission Minutes
- ▣ 4-28-21 Conceptual Site Plan Staff Report

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

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNER:	SALMON HVAC
APPLICANT:	SALMON HVAC c/o CRAIG & TROY SALMON 1230 N 1300 W SUITE 6 CENTERVILLE, UT 84014 (csalmon at salmonhvac dot com)
PROPERTY LOCATION:	1230 N 1300 W
PARCEL SIZE:	5.05 ACRES
ZONING DISTRICT:	SHORELANDS COMMERCE PARK
APPLICATION:	FINAL SITE PLAN & PARKING MODIFICATION

BACKGROUND

On October 27, 2021, the applicant presented the Final Site Plan application for the Pasture Business Park. The Planning Commission tabled the item with the following directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.
4. Provide a letter from the Army Corps of Engineers clearing the property for wetlands, or a valid delineation of the wetlands.

Staff Response: The applicant has since provided the requested information. Staff has reviewed the submission below.

CODE REQUIREMENTS

Conformance to Conceptual Site Plan

The provided submittal conforms to the accepted Conceptual Site Plan of April 28, 2021.

Parking

In the tabled Final Site Plan Application, Staff reviewed current uses and their required off-street parking counts and found a wide discrepancy between approved uses and actual uses, approved parking and required parking (CZC 12.52). The following table, from October 27, 2021, lists parking counts required per current tenant. The highest requirement is for Personal Instruction Services, which requires half a stall per person at the maximum allowable occupancy plus one stall per employee.

Building	Ste.	Tenant	Use**	Code	Required
1	1	Trugolf, Inc. *5,051 square feet	Retail, Specialty	1 per 250 gross	20.2
	2	Logo Concepts *6,141	Retail, Specialty	1 per 250 gross	24.6
	3	Apex Screening *4,495	Printing, General	1 per 250 square feet of retail or office + 1 per 500 sqft of additional building	2.2+7.9
	4	Alphagraphics *3,912	Printing, General (cannot verify via license review)	“	7.8
	5	Kona Karate (Max Occ: 106) *3,895	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	53+(11)
	6	Aga Systems *5,159	Manufacturing, Limited	1 per 1,000 or 1 per employee on highest shift, whichever is greater	5.2
	7	Complete Natural Systems *5,104	Retail, Specialty	1 per 250 gross square feet	20.4
2	1	Project Move (Max Occ: 42) *5,422	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	21+(10)
	2	Vacant (Max Occ: 86) *4,042	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	43+x
	3	Vacant	Construction Sales and Service	1 per 250 gross square feet	Combined with 4 & 5
	4	Salmon HVAC	Construction Sales and Service	1 per 250 gross square feet	Combined with 3 & 5
	5	Salmon HVAC *14,439	Construction Sales and Service	1 per 250 gross square feet	57.8
				Required Estimate	284.1
				Provided	117

*Square footage per building permits ** Uses per building licenses

Modification Request

The applicants have requested a parking modification for their site. In the request, they state that the uses on each business license (in above table) do not accurately reflect the parking needs of

each tenant. They request a modification be made to only require the 117 stalls currently proposed. Staff has reviewed the proposal, and found some discrepancies in the square footage counts and has provided another table (The Pasture Phase 3 Parking Modification Tabulation) to more accurately reflect the situation. Craig Salmon has proposed considering the Personal Instruction Services of Kona Karate and Project Move as Family Child Care Group Facilities, which require one parking space per five children. This gets to a little bit of guesswork as to how many children are authorized at a time. Staff has used both Mr. Salmon's estimates and an estimate based on maximum occupancy per International Building Code. Per Mr. Salmon's tabulation, there are an extra two stalls (with the update for actual square footage), and a nine stall deficit for the maximum occupancy calculation.

CZC 12.52.110 details the factors required to be considered when reviewing modifying parking requirements in Commercial Development.

1. Total number of spaces that would otherwise be required for each individual establishment in the development;
2. Hours of operation for each business establishment located in the development, including peak business hours;
3. Estimated trade-off between businesses which are open when others are closed;
4. Availability of on-street or shared parking;
5. Transportation alternatives, including proximity to transit stations; and
6. Car or van pooling programs available to users of the development.

Staff Response: The table on page two accurately shows the code required parking. The applicants have provided a narrative describing the business hours of the majority of the low-use tenants not significantly overlapping with the two tenants that require higher levels of parking, specifically Kona Karate and Project Move. Both of the personal instruction tenants have hours from 4:30pm to 8:30pm. Their business licenses depict operating hours from 3:30-8:00pm and 4-9pm, respectively. The applicants' narrative does not address a request for shared parking with other developments in the area, and there are currently limited transportation alternatives in the area. However, a majority of the users of Kona Karate and Project Move use carpooling. Staff has provided a recommendation for approval of the parking modification request.

Landscaping & Irrigation

As requested by the Planning Commission in October, and as required by CZC 12.21.110(e)(v) a landscaping plan has been submitted. The landscaping plan includes a planting schedule, irrigation notes and drawings, as well as landscaping versus hardscaping percentages.

Wetland Delineation

The applicants have provided a Wetland Delineation prepared by Todd Sherman, SPWS with Wetland Resources (see Novus Agenda for attachment). Per Mr. Sherman, if there are no

wetlands impacted by development, the delineation does not require coordination with the Army Corps of Engineers. Centerville City Code, details the Existing Conditions Inventory Requirements (CZC 12.50.040) for wetlands as follows: “If wetlands are present, a wetlands assessment shall be submitted to the City as required by applicable law prior to consideration of a site plan. The assessment shall include the name and address of the individual who conducted the assessment. A copy of any application for authorization to impact or alter wetlands shall be submitted with a site plan application for the subject property.”

Staff Response: City code does not explicitly require Army Corps of Engineers approval for projects not seeking to impact or alter wetlands. However, precedent has been to require Army Corps of Engineers approval for projects in areas where wetlands are present, including the initial phases of this current project.

PLANNING STAFF RECOMMENDATION – PARKING MODIFICATION

I hereby make a motion to APPROVE the Parking Modification for the Pasture Business Park development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions:

1. This modification is for the property owned by Pasture LLC at 1230 North 1300 West, and is not transferrable to another location.
2. The striped parking stalls shall be no less than 117 on site.
3. All future amendments to the Personal Instruction Services hours of operation shall be reviewed by the Planning Commission.

Reasons for Action:

- a. The Planning Commission finds that the hours of operation and peak operating times provides ample trade-off in parking demand per CZC 12.52.110(c)

PLANNING STAFF RECOMMENDATION – FINAL SITE PLAN

I hereby make a motion to APPROVE the final site plan for the Pasture Phase 3 development at approximately 1230 North 1300 West, parcel 06-003-0056, subject to the following conditions:

1. The Planning Commission approved the Parking Modification that allows a minimum of 117 parking stalls to be on site.
2. Landscaping and irrigation shall be installed as indicated on the Landscaping Plan dated September 16, 2021.
3. (Optional) The applicant shall receive approval of the Wetland Delineation dated November 3, 2021 by Todd Sherman.

Reasons for Action:

- a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
- b. The Planning Commission finds that the Final Site Plan submittal complies with the parking modification that was granted.
- c. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
- d. The Planning Commission finds that, subject also to the conditions of approval; the proposal complies with the requirements found in the Zoning Ordinance with regards to development standards in the CV-H Zone and Final Site Plan Approval Standards.



Date: 11/9/2021
To: Centerville City
Attention: Cory Snyder
From: Craig Salmon, Salmon HVAC

Subject: Parking Modification Request

Cory,

We are requesting a Parking Modification to our proposed development located at 1230 North 1300 West. This is part of the original Project called Pasture Project. We have two existing buildings in this project.

The current parking tabulation required by code based on the assigned business license classification is 284 stalls. This includes the new building being proposed.

The classifications taken from the business licenses are a rough estimate to what parking those businesses might use. We are requesting a modification based on what the businesses actually use.

In summary, we are requesting a parking modification because, in reality, the daily average stalls being used is 43, Monday thru Friday. 8:00 am - 8:30 pm. This average has been taken over the last month. The highest count during any of these times has been 71. We are confident that the 117 stalls being proposed are adequate. These counts could be confirmed by any city official, any day of the week.

The estimated parking tabulation provided from city staff, per business license classification, is not accurate for what is actually being used. Here are the reasons for this:

- The tenants are mixed use. ie: Printing General, Warehouse, or Manufacturing.
- Kona Karate, and Project Move are tenants that have children come for classes. These companies do not fall into the classification of "Personal Instruction Service" for the parking requirements. We do feel that they fall more into the "Family Child Care Facility" Parking requirements. Which is 1 space per five children, because the parents come and drop the kids off and do not park.
- Kona Karate and Project Move are both businesses that are open when the other businesses in the development are closed, or just leaving. Their business hours are 4:30pm to 8:30pm. They do periodically have special events on Saturdays but this has never been a problem because the other businesses are not open on Saturdays.

We have attached a new parking tabulation to reflect these actual uses.

Thank you for your consideration,

Craig Salmon

PASTURE PROJECT

PARKING TABULATION - REFLECTIVE OF ACUTAL USE

11-9-21

Building	Suite	Tenant	Sq ft	Use	Code	Required
Building 1		1 Rocky Mountain Office	1,500	Print Genral	250sq x1	6.0
		Rocky Moutain Warehouse	3,551	Warehouse	plus1 per1000	3.5
		2 Logo Concepts Office	2,000	print general	250sqx1	8.0
		Logo Concepts Warehouse	4,141	warehouse	1000sqx1	4.1
		3 Apex screening Office	600	Printing general	250 sq x 1	2.4
		Apex Scr: Warhouse Manf:	3,400	warhouse Manf	1000sq,x 1	3.4
		4 Logo Concepts	3,912	warehouse	1000sq,x 1	3.9
		5 Kona Karate	3,895	Family group Tr	1sp per 5 kids	12.0
		6 AGA	5,139	manufact,limited	1 per 1000	5.1
		7 Complete NS Retail spec:	2,000	Retail Spec:	1 per 250	4.0
		Complete NS Manufact:	3,104	Manufact: Lim:	1 per 1000	3.1
Building 2		1-2 Project Move Fam: Group, Youth	9,442	Fam: Group Yo:	1per 5kids 120	24.0
	3,4,5.	Salmon HVAC office	2,000	Construction saL	1per 250sq	8.0
		Salmon HVAC Warehouse	12,439	war: Manf:	1 per 1000sq	12.4
Building 3		1 Vacant Office	1,000	Contruction serv	1 per 250sq	4.0
		Vacant Warhouse	6,859	warehouse	1 per 1000sq	6.8

TOTAL	110.1
-------	-------



Wetland Resources

182 East 300 North
Logan, Utah 84321
(435) 753-4517

Centerville City
250 N Main Street
Centerville, UT, 84014

November 3, 2021

Re: Salmon HVAC Wetland Delineation

Todd Sherman of Wetland Resources conducted a wetland delineation for Salmon HVAC on November 1, 2021 for a proposed building on their property. All of the area within the disturbance limits of their proposed building is an upland area consisting of a gravel parking area. The property drops off approximately three feet in elevation from the upland gravel parking area into the wetland area. The jurisdictional wetland boundary is located near the toe of this slope. The wetland is dominated by a state-listed noxious weed, common reed (*Phragmites australis*).

Since the project will clearly not impact any wetlands, it does not require coordination with the U.S. Army Corps of Engineers. The Utah Regulatory Office is currently severely understaffed, and verification letters that used to take 30-60 days are now taking 90-180 days. The Corps is required to prioritize permit applications over simple delineation verifications, so the verifications are sitting at the bottom of a large stack of permits these days with the construction boom along the Wasatch Front. Further burdening their office with a review of a project that will clearly not have any wetland impacts is not necessary, and it would also unnecessarily delay Salmon HVAC's permit process with Centerville City.

Todd Sherman has conducted over 500 wetland delineations in northern Utah since 1996. He is a Senior Professional Wetland Scientist (#1345), which is the highest level of certification possible in the wetland field. He has operated Wetland Resources since 1996, and has developed a strong working relationship with the Corps of Engineers Utah Regulatory Office. If you have any questions, or would like to discuss this project in further detail, please feel free to give me a call at (435) 760-2030.

Sincerely,

Todd Sherman

Todd Sherman, SPWS

Aquatic Resources Delineation Salmon HVAC Centerville, Utah

Prepared for
Salmon HVAC



November 2021
Wetland Resources



Aquatic Resources Delineation

Salmon HVAC

Centerville, Utah

Prepared for:

Salmon HVAC
Craig Salmon, Project Manager
1230 N 1300 W, Suite 5
Centerville, Utah 84014
(801) 217-9812

Prepared by:

Wetland Resources
182 East 300 North
Logan, Utah 84321
(435) 753-4517



November 2021

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A. INTRODUCTION

An aquatic resources delineation was conducted in November 2021 on a property in Centerville, Utah for Salmon HVAC (Appendix A: Map 1). The project area is located at 1230 North 1300 West. To get to the project area from Interstate 15, take the Parrish Lane exit and head west to 1250 West. Turn right (north) on 1250 West and continue to 1300 North, turn left, then left again on 1300 West and continue to 1230 North.

B. METHODOLOGY

Wetland Resources surveyed the project area for wetlands and other aquatic resources on November 1, 2021. There had been some recent precipitation, temperatures were normal, and the project area was experiencing Extreme Drought conditions according to the U.S. Drought Monitor Map (USDA 2021).

Wetlands

The wetland delineation was completed in accordance with the U.S. Army Corps of Engineers' (USACE) 1987 Wetland Delineation Manual (USACE 1987) and the Arid West Supplement (USACE 2008). All potential wetland areas were checked for wetland indicators. The following procedure was implemented at each sample point:

1. The herbaceous and shrub plant species within a five foot radius of the sample point were recorded, as directed in the 1987 Manual (USACE 1987). A 30 foot radius was used for tree species (USACE 1987). The percent of relative cover for each species was determined by estimating areal cover. The indicator status of each species was determined by using the National Wetland Plant List: Arid West (USACE 2018). If a plant species comprised at least 20 percent of the total relative cover in its stratum, it was considered to be a dominant plant species. If more than 50 percent of the dominant plant species had an indicator status of obligate (OBL), facultative wetland (FACW), or facultative (FAC), the sample point met the wetland vegetation parameter. If an area does not pass the dominance test but meets the hydric soil and wetland hydrology criteria, the prevalence index is considered. A prevalence index of 3.0 or less indicates that hydrophytic vegetation is present. The prevalence index is a weighted-average wetland indicator status of all plant species in the sampling plot, where each indicator status category is given a numeric code (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5) and weighting is by abundance (absolute percent cover).
2. A 20 inch-deep soil pit was dug at each sample point to assess soil characteristics. Soil color, texture, and moisture at different depths within the soil profile were recorded. Color was determined by comparing a moistened soil sample with the Munsell Soil Color Charts. If the soil characteristics met the hydric soil criteria provided in the Arid West Supplement and the Field Indicators of Hydric Soils (NRCS 2006) manuals, the sample point met the wetland soils parameter.
3. Each soil pit was examined to determine correlation with the wetland hydrology criteria. Field indicators of periodic saturation and/or inundation include redox features, drainage patterns in the wetland, sulfur odor, gleyed soils, soils with low chroma, sediment deposits, salt crust, surface soil cracks, or water stained leaves. If at least one primary indicator or two secondary indicators were present, the sample point met the wetland hydrology parameter.

If a sample point met all three parameters, it was classified as occurring in a wetland. Wetland boundaries were surveyed using a sub-meter accuracy GPS unit.

Other Aquatic Resources

Other aquatic resources include open water, unvegetated areas within wetlands with less than 5% vegetative cover, natural stream channels, ditches, and canals. The aquatic resources survey was conducted in accordance with the Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States (Lichvar and McColley 2008), and the Updated Datasheet for the Identification of the Ordinary High Water Mark in the Arid West Region of the Western United States (Curtis and Lichvar 2010). The aquatic resources were surveyed using a sub-meter GPS unit. OHWM data sheets were completed for intermittent and ephemeral stream channels.

C. RESULTS AND DISCUSSION

Wetlands

The 0.7-acre project area contains a total of 0.154 acres of palustrine emergent wetland. Table 1 provides the wetland acreages, and Table 2 lists all of the plant species identified within the project area. Maps showing the project area and the surveyed wetland boundaries are provided in Appendix A. Photos of the project area are provided in Appendix B, and data sheets supporting the wetland boundaries are provided in Appendix C. Soil descriptions for all soils in the project area are provided in Appendix D.

The wetland occurs along Bernard Creek (C-1), a small perennial channel. The palustrine emergent wetland is dominated by common reed. The wetland soils had a matrix color of 10YR5/1 with 2% redox features below 16 inches, meeting the criteria for Thick Dark Surface. The soils in the wetland were saturated above 12 inches, meeting the wetland hydrology criteria. The wetland abuts the perennial channel, which is a tributary to the Great Salt Lake.

No examples of interstate or foreign commerce were observed or documented in the wetlands within the project area. The project area is private property, so there is no recreation occurring by interstate or foreign travelers. The uplands in the project area consist of a paved parking lot and a graveled parking area. The soils in the upland areas were dry and did not exhibit any indicators of hydric soil or wetland hydrology.

Other Aquatic Resources

Bernard Creek is a small perennial channel that flows through the project area. The channel averages 4 feet wide and supports palustrine emergent wetlands (W-1) along its length. Bernard Creek is a tributary to the Great Salt Lake.

Table 1. Wetlands

Wetland Number	PEM (acres)	Latitude	Longitude
W-1	0.734	40.931198°	-111.895932°
Total	0.734		

Table 2. Plant species identified in the project area.

Botanical Name	Common Name	2018 Arid West Indicator Status
<i>Bromus tectorum</i>	cheatgrass	UPL
<i>Convolvulus arvensis</i>	field bindweed	UPL
<i>Distichlis spicata</i>	saltgrass	FAC
<i>Juncus balticus</i>	Baltic rush	FACW
<i>Lactuca serriola</i>	prickly lettuce	FACU
<i>Phragmites australis</i>	common reed	FACW
<i>Poa pratensis</i>	Kentucky bluegrass	FAC
<i>Taraxacum officinale</i>	dandelion	FACU

Table 4. Other Aquatic Resources

Channel Number	Linear Feet	Acreage	Latitude	Longitude
C-1	31	0.004	40.931115°	-111.895971°
Total	31	0.004		

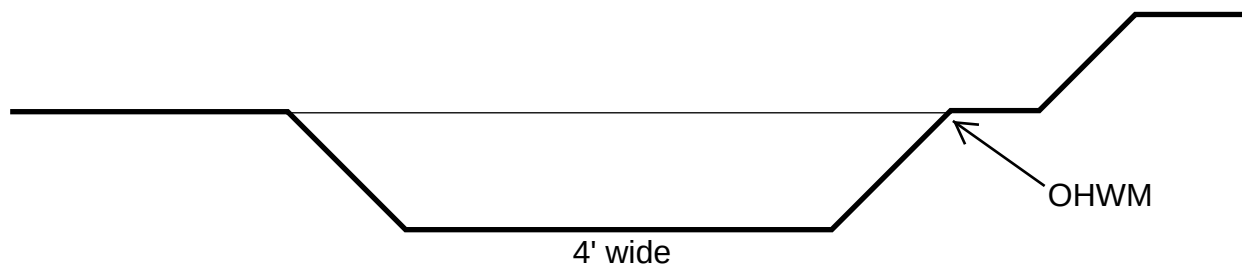
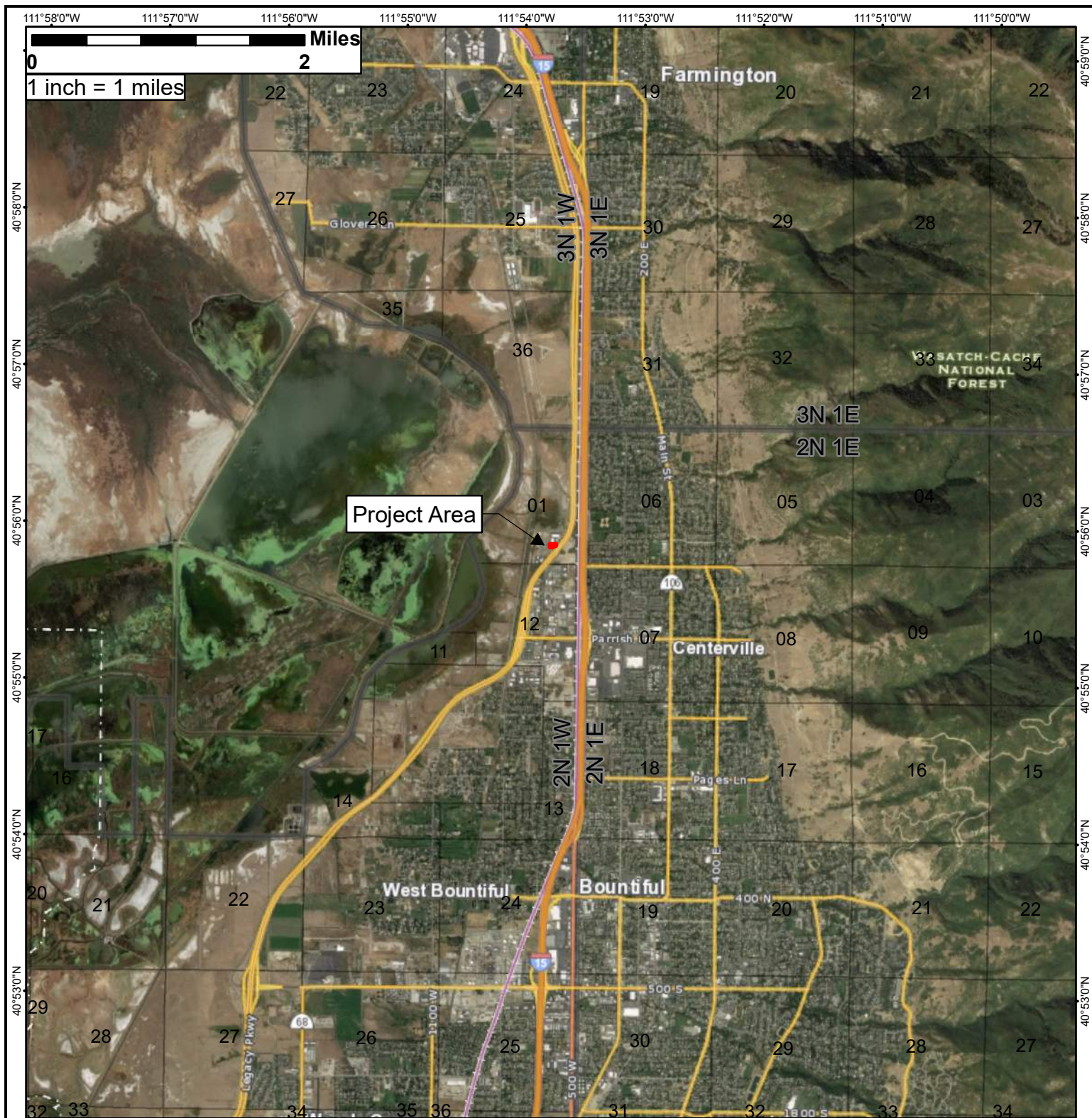


Figure 1. Typical cross section of Bernard Creek.

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APPENDIX A: MAPS



Project Location

Salmon HVAC

Section 1
in T.2N, R.1W, S.L.B.&M.

Legend

Project Area

Projection:

NAD 83 UTM Zone 12N

Source:

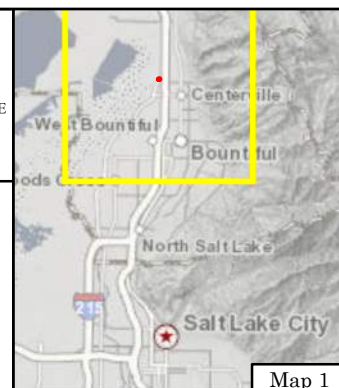
UGRC Basemap

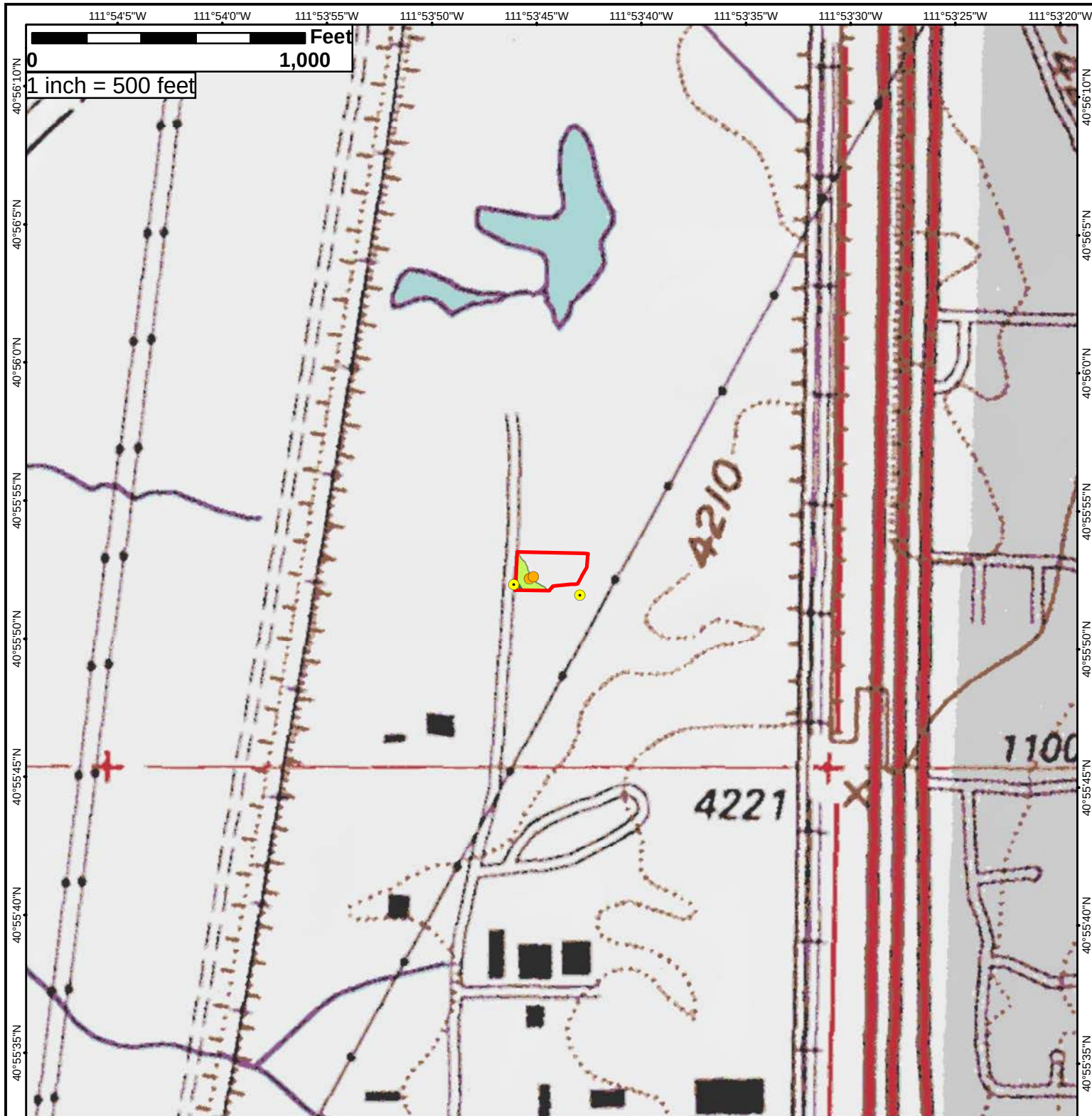
Survey Performed by
Todd Sherman



Wetland Resources, Inc.

Created: 11/2/2021
Author: CMM





Topographic Overview Salmon HVAC

Section 1
in T.2N, R.1W, S.L.B.&M.

Legend

- Project Area
- Culverts
- Sample Points (SP)
- Palustrine Emergent Wetlands
- Waters of the U.S. w/ OHWM

Projection:
NAD 83 UTM Zone 12N

Source:
USGS 7.5' Topo Quad
Farmington

Survey Performed by
Todd Sherman



Wetland Resources, Inc.

Created: 11/2/2021
Author: CMM



Map 2



Aerial Overview Salmon HVAC

Section 1
in T.2N, R.1W, S.L.B.&M.

Legend

- Project Area
- Culverts
- Sample Points (SP)
- Palustrine Emergent Wetlands
- Waters of the U.S. w/ OHWM

Projection:

NAD 83 UTM Zone 12N

Source:

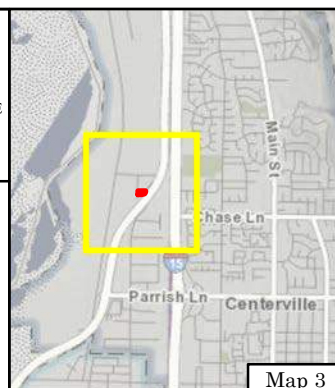
9/11/2018 Google Imagery

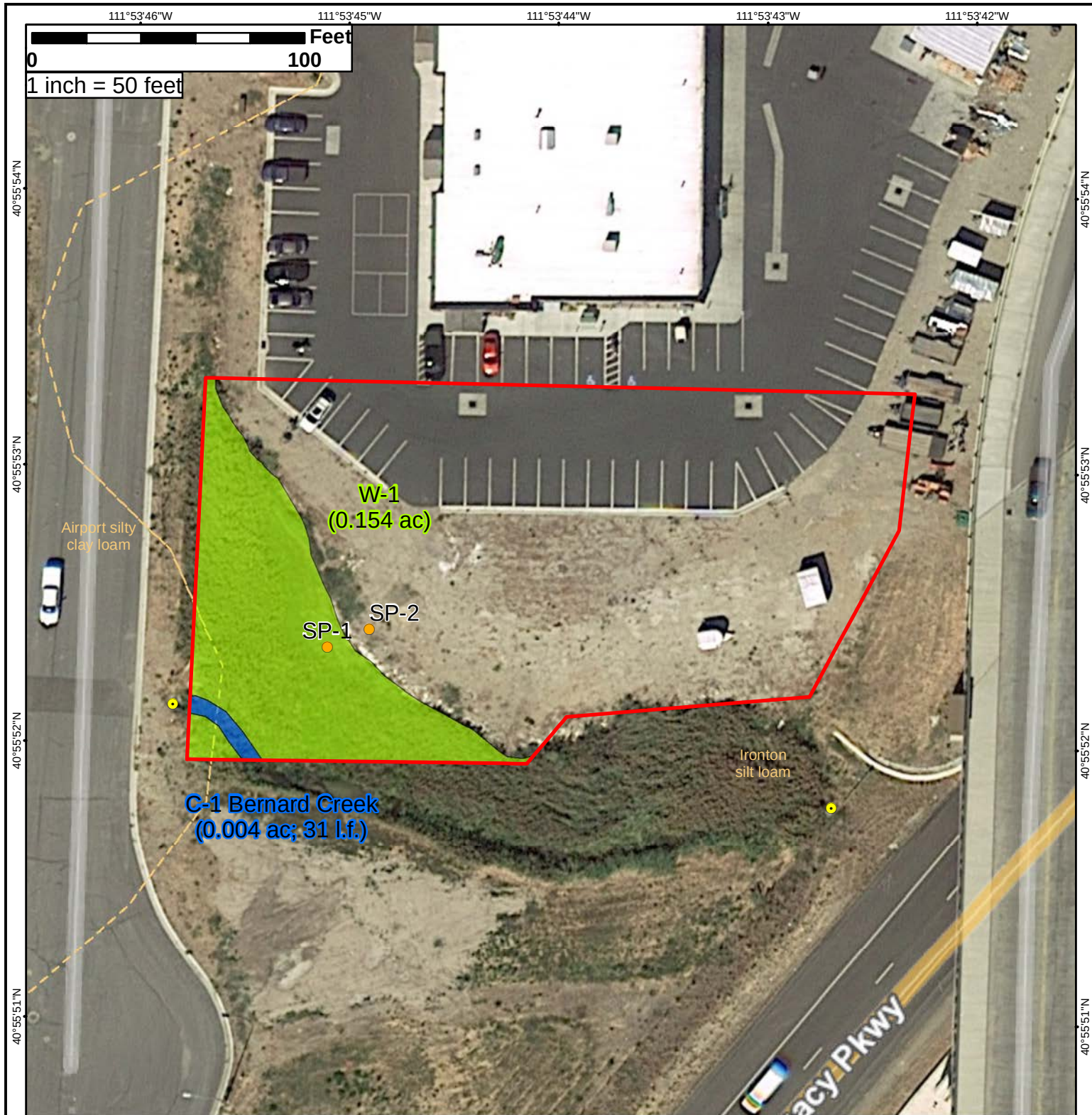
Survey Performed by
Todd Sherman



Wetland Resources, Inc.

Created: 11/2/2021
Author: CMM





Delineation Detail

Salmon HVAC

Project Dimensions:

Note: dimensions include entire project area

Project Area = 0.734 ac

Wetlands = 0.154 ac

Waters of the U.S. w/OHWM
= 0.004 ac; 31 l.f.

Legend

- Project Area
- Culverts
- Sample Points (SP)
- Palustrine Emergent Wetlands
- Waters of the U.S. w/ OHWM
- Soils
- Contours (1m height interval)

Projection:

NAD 83 UTM Zone 12N

Source:

9/11/2018 Google Imagery

Survey Performed by
Todd Sherman



Wetland Resources, Inc.

Created: 11/2/2021

Author: CMM



APPENDIX B: PHOTOS



Photo 1.
View southeast of
the boundary
between the
wetland and the
gravel lot.



Photo 2.
View north of the
boundary between
the wetland and
the gravel lot.



Photo 3.
View north of
wetland W-1 at
SP-1.



Photo 4.
View west of the
gravel lot.

APPENDIX C: WETLAND DATA SHEETS

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Salmon HVAC City/County: Centerville/Davis County Sampling Date: 02-Nov-21
 Applicant/Owner: Salmon HVAC State: UT Sampling Point: 01
 Investigator(s): Todd Sherman Section, Township, Range: S 1 T 2N R 1W
 Landform (hillslope, terrace, etc.): Valley bottom Local relief (concave, convex, none): concave Slope: 1.0 % / 0.6 °
 Subregion (LRR): LRR D Lat.: 40.931243° Long.: -111.895893° Datum: WGS84
 Soil Map Unit Name: Ironton silt loam NWI classification: PEM

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: <u>Palustrine emergent wetland.</u>	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. _____	0	☐ 0.0%	_____	Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A)
2. _____	0	☐ 0.0%	_____	Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. _____	0	☐ 0.0%	_____	Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
4. _____	0	☐ 0.0%	_____	
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet:
1. _____	0	☐ 0.0%	_____	Total % Cover of: Multiply by:
2. _____	0	☐ 0.0%	_____	OBL species <u>5</u> x 1 = <u>5</u>
3. _____	0	☐ 0.0%	_____	FACW species <u>55</u> x 2 = <u>110</u>
4. _____	0	☐ 0.0%	_____	FAC species <u>40</u> x 3 = <u>120</u>
5. _____	0	☐ 0.0%	_____	FACU species <u>0</u> x 4 = <u>0</u>
	0	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
Herb Stratum (Plot size: _____)				Column Totals: <u>100</u> (A) <u>235</u> (B)
1. <u>Phragmites australis</u>	50	☒ 50.0%	FACW	Prevalence Index = B/A = <u>2.350</u>
2. <u>Distichlis spicata</u>	40	☒ 40.0%	FAC	
3. <u>Juncus balticus</u>	5	☐ 5.0%	FACW	
4. <u>Schoenoplectus pungens</u>	5	☐ 5.0%	OBL	
5. _____	0	☐ 0.0%	_____	
6. _____	0	☐ 0.0%	_____	
7. _____	0	☐ 0.0%	_____	
8. _____	0	☐ 0.0%	_____	
9. _____	0	☐ 0.0%	_____	
10. _____	0	☐ 0.0%	_____	
11. _____	0	☐ 0.0%	_____	
	100	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:
1. _____	0	☐ 0.0%	_____	☒ Dominance Test is > 50%
2. _____	0	☐ 0.0%	_____	☒ Prevalence Index is ≤ 3.0 ¹
	0	= Total Cover		☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
% Bare Ground in Herb Stratum: <u>0</u> % Cover of Biotic Crust: <u>0</u>				☐ Problematic Hydrophytic Vegetation ¹ (Explain)
Remarks:				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
The area meets the wetland vegetation criteria.				Hydrophytic Vegetation Present? Yes ☒ No ☐

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 01

[illegible]

Hydrology

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
☐ Surface Water (A1)	☐ Water Marks (B1) (Riverine)
☐ High Water Table (A2)	☐ Sediment Deposits (B2) (Riverine)
☒ Saturation (A3)	☐ Drift Deposits (B3) (Riverine)
☐ Water Marks (B1) (Nonriverine)	☐ Drainage Patterns (B10)
☐ Sediment Deposits (B2) (Nonriverine)	☐ Dry Season Water Table (C2)
☐ Drift deposits (B3) (Nonriverine)	☐ Crayfish Burrows (C8)
☐ Surface Soil Cracks (B6)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Shallow Aquitard (D3)
☐ Water-Stained Leaves (B9)	☒ FAC-neutral Test (D5)
☐ Salt Crust (B11)	
☐ Biotic Crust (B12)	
☐ Aquatic Invertebrates (B13)	
☐ Hydrogen Sulfide Odor (C1)	
☐ Oxidized Rhizospheres along Living Roots (C3)	
☐ Presence of Reduced Iron (C4)	
☐ Recent Iron Reduction in Plowed Soils (C6)	
☐ Thin Muck Surface (C7)	
☐ Other (Explain in Remarks)	

Field Observations:	
Surface Water Present? Yes ☐ No ☒	Depth (inches): _____
Water Table Present? Yes ☐ No ☒	Depth (inches): _____
Saturation Present? (includes capillary fringe) Yes ☒ No ☐	Depth (inches): <u>10</u>
Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available: _____	
Remarks: _____ Soils are saturated above 12 inches.	

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Salmon HVAC City/County: Centerville/Davis County Sampling Date: 02-Nov-21
 Applicant/Owner: Salmon HVAC State: UT Sampling Point: 02
 Investigator(s): Todd Sherman Section, Township, Range: S 1 T 2N R 1W
 Landform (hillslope, terrace, etc.): Valley bottom Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °
 Subregion (LRR): LRR D Lat.: 40.931243° Long.: -111.895893° Datum: WGS84
 Soil Map Unit Name: Ironton silt loam NWI classification: Upland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: <u>Upland area.</u>	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)
1. _____	0	☐ 0.0%	_____	
2. _____	0	☐ 0.0%	_____	
3. _____	0	☐ 0.0%	_____	
4. _____	0	☐ 0.0%	_____	
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>5</u> x 5 = <u>25</u> Column Totals: <u>10</u> (A) <u>45</u> (B) Prevalence Index = B/A = <u>4.500</u>
1. _____	0	☐ 0.0%	_____	
2. _____	0	☐ 0.0%	_____	
3. _____	0	☐ 0.0%	_____	
4. _____	0	☐ 0.0%	_____	
5. _____	0	☐ 0.0%	_____	
	0	= Total Cover		
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: ☐ Dominance Test is > 50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Bromus tectorum</u>	5	☒ 50.0%	UPL	
2. <u>Lactuca serriola</u>	5	☒ 50.0%	FACU	
3. _____	0	☐ 0.0%	_____	
4. _____	0	☐ 0.0%	_____	
5. _____	0	☐ 0.0%	_____	
6. _____	0	☐ 0.0%	_____	
7. _____	0	☐ 0.0%	_____	
8. _____	0	☐ 0.0%	_____	
9. _____	0	☐ 0.0%	_____	
10. _____	0	☐ 0.0%	_____	
11. _____	0	☐ 0.0%	_____	
	10	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☐ No ☒
1. _____	0	☐ 0.0%	_____	
2. _____	0	☐ 0.0%	_____	
	0	= Total Cover		
% Bare Ground in Herb Stratum: <u>90</u>	% Cover of Biotic Crust: <u>0</u>			

Remarks:

The area does not meet the wetland vegetation criteria.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: 02[illegible]

Hydrology

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) (Nonriverine) ☐ Sediment Deposits (B2) (Nonriverine) ☐ Drift deposits (B3) (Nonriverine) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)	☐ Salt Crust (B11) ☐ Biotic Crust (B12) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Plowed Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks)	☐ Water Marks (B1) (Riverine) ☐ Sediment Deposits (B2) (Riverine) ☐ Drift Deposits (B3) Riverine ☐ Drainage Patterns (B10) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Shallow Aquitard (D3) ☐ FAC-neutral Test (D5)
Field Observations:		
Surface Water Present?	Yes ☐ No ☒	Depth (inches): _____
Water Table Present?	Yes ☐ No ☒	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ☐ No ☒	Depth (inches): _____ Wetland Hydrology Present? Yes ☐ No ☒
<u>Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:</u> _____ _____		
Remarks: No indicators of wetland hydrology.		

APPENDIX D: SOIL INFORMATION

Davis-Weber Area, Utah

IcA—Ironton silt loam, saline, sodic, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: j53s

Elevation: 4,200 to 4,750 feet

Mean annual precipitation: 14 to 18 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 160 to 180 days

Farmland classification: Not prime farmland

Map Unit Composition

Ironton and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ironton

Setting

Landform: Flood plains, depressions on lake terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear, concave

Across-slope shape: Concave, linear

Parent material: Alluvium and/or lacustrine deposits

Typical profile

A11 - 0 to 6 inches: silt loam

A12 - 6 to 16 inches: silt loam

A13ca - 16 to 21 inches: loam

C1ca - 21 to 36 inches: loam

C2ca - 36 to 48 inches: silt loam

C3 - 48 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 24 to 36 inches

Frequency of flooding: Rare

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Maximum salinity: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)

Sodium adsorption ratio, maximum: 30.0

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): 3w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Ecological site: R028AY001UT - Alkali Bottom (Alkali Sacaton)

Hydric soil rating: No

Minor Components

Poorly drained soils, hydric, not correlated

Percent of map unit: 10 percent

Landform: Lake terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Davis-Weber Area, Utah

Survey Area Data: Version 15, Sep 7, 2021

PLANTING SCHEDULE				
MARK	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GRASSES				
G1	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	5 GAL.	2
G2	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	3
PERENNIALS				
B1	BLACK EYED SUSAN	BLACK EYED SUSAN	1 GAL.	2
Sa	SALVIA NEMOROSA 'CARADONNA'	PURPLE SALVIA	1 GAL.	2
SHRUBS				
BJ	JUNIPERUS SABINA	BUFFALO JUNIPER	5 GAL.	4
CB	COTONEASTER DAMMERI	CORAL BEAUTY	5 GAL.	2
DB	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL.	3
RR	ROSA POLYANTHA	RED ROSE FLOWER CARPET	5 GAL.	5
TREES				
-	GLEDISIA TRIANCANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2"	6

PLANTING NOTES:

- EXISTING WETLAND AREA (SEE CIVIL FOR LIMIT) - PRESERVE & PROTECT AND MAINTAINED FOR PROPER WEED CONTROL
- ANY OTHER LANDSCAPING ADDED AROUND BUILDING WILL MATCH ADJACENT EXISTING SITE LANDSCAPING AND CONFORM TO THE MINIMUM STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATION OF NURSERYMEN
- CONTRACTOR SHALL SPREAD TOPSOIL TO A DEPTH OF 6" IN ALL LAWN PLANTING AREAS AND 12" IN ALL SHRUB AND PERENNIAL BEDS
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT. NEW TOPSOIL SHALL MATCH QUALITY AND TEXTURE OF THE EXISTING TOPSOIL ON SITE
- REFER TO CIVIL DRAWING SERIES FOR ADDITIONAL INFORMATION

- UDWR PCEV = UTAH DIVISION OF WATER RIGHTS STREAM ALTERATION POST CONSTRUCTION ESTABLISHMENT OF VEGETATION:

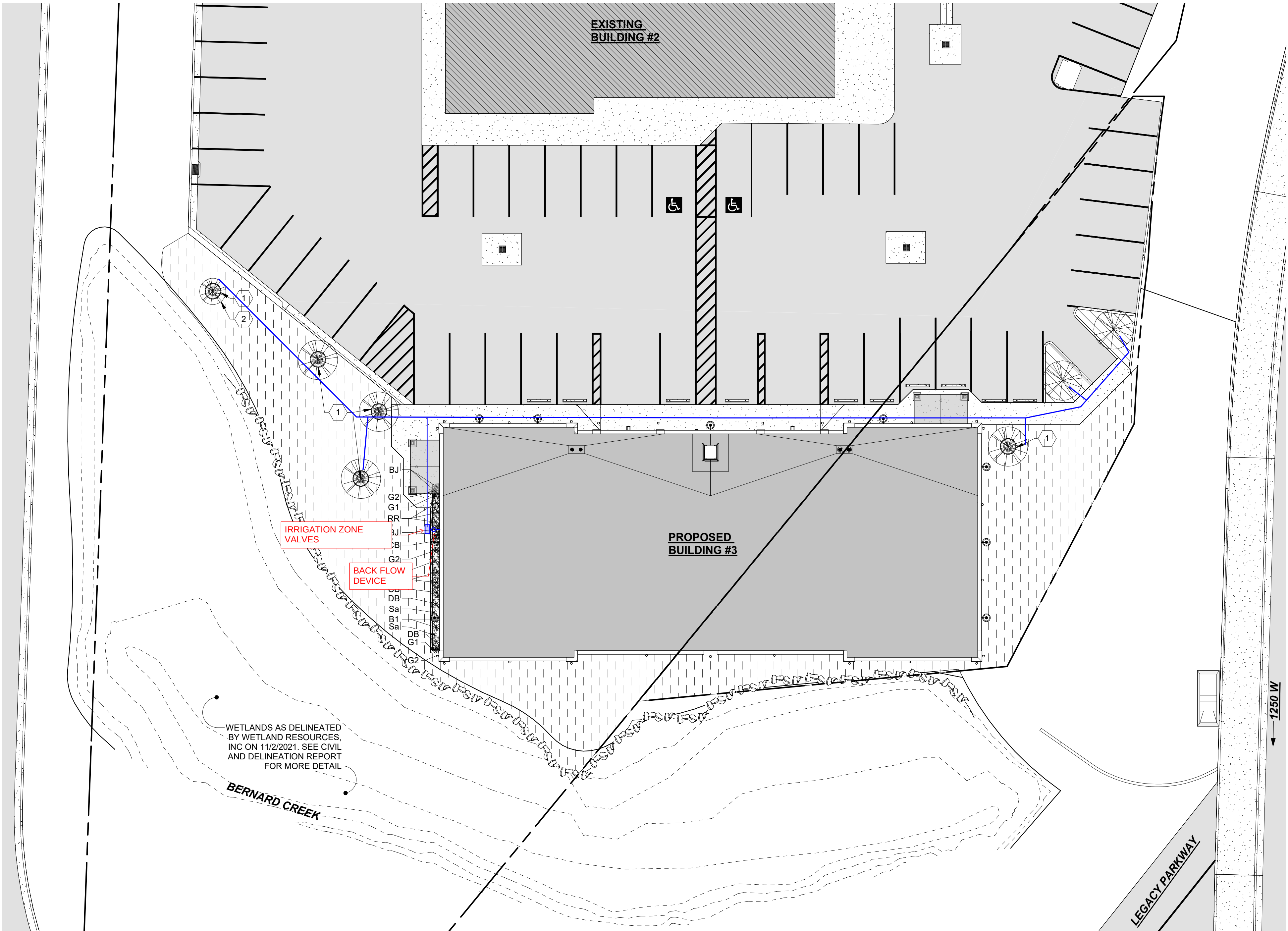
PLANTING ZONE:	TYPICAL SPECIES
TOE ZONE:	HARDSTEM BULRUSH (SCIRPUS ACTUS)
	BALTIC RUSH (JUNCUS BALTICUS)
BANK ZONE:	COYOTE WILLOW (SALIX EXIGUA)
	HARDSTEM BULRUSH (SCIRPUS ACUTUS)
	BALTIC RUSH (JUNCUS BALTICUS)

SITE DATA TABULATION

DAVIS COUNTY PARCEL #s	06-003-0049 & 55
TOTAL PARCEL AREA	219,940 SQ. FT. (5.05 ACRES)
HARDSCAPE	98,000 SQ. FT. 44.56%
TOTAL LANDSCAPE	62,790 SQ. FT. 28.55%
BUILDING	59,150 SQ. FT. 26.89%
TOTAL SITE	219,940 SQ. FT. 100.00%
TOTAL PARKING AREA	85,425 SQ. FT.

IRRIGATION NOTES:

- BACK FLOW PREVENTION ASSEMBLY WAS INSTALLED IN PREVIOUS PHASE PER CENTERVILLE CITY STANDARDS
- ALL SHRUB BEDS TO BE IRRIGATED USING DRIP EMITTER ASSEMBLY. BIO MEADOW SOD TO BE IRRIGATED USING POPUP SPRAY OR POPUP ROTOR IRRIGATION HEADS
- IRRIGATION MAINLINE AND LATERAL LINES HAVE BEEN CONSTRUCTED TO ACCOMMODATE PHASING OF PROJECT. TIE-IN AS REQUIRED PER THIS PHASE
- AN AUTOMATIC IRRIGATION CLOCK HAS BEEN CONSTRUCTED IN PREVIOUS PHASE



1 LANDSCAPE PLAN (NEW)
1/16" = 1'-0"

GRAPHIC KEY - LANDSCAPING

- ASPHALT
- CONCRETE
- LANDSCAPE GRAVEL
- BIO MEADOW HYDROSEED OR UDWR PCEV - SEE PLANTING NOTES
- LANDSCAPE MULCH
- TREE - SEE PLANTING SCHEDULE
- SHRUB - SEE PLANTING SCHEDULE
- PERENNIAL - SEE PLANTING SCHEDULE

NEW BLDG. GROSS AREA

LEVEL	AREA
1st FLOOR	7,859 SF
GRAND TOTAL	7,859 SF

REVISIONS

NO.	DATE	DESCRIPTION
A	11/08/21	SITE REVIEW CITY COMMENTS

Project:

THE PASTURE: PHASE 3
NEW OFFICE / WAREHOUSE
BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

LANDSCAPE PLAN

Project Number

Date 09/16/2021

Drawn By R48

Checked By R48

LS100

Scale As indicated



R48

REFERENCE NOTES

- CUT A 36" DIA. CIRCLE IN SOD FOR 4" DEEP MULCHED AREA IF PLANTED IN SOD - MAINTAIN 2'-3" CLEARANCE BETWEEN TRUNK AND MULCH
- EXISTING TREE TO REMAIN

Building 1							
Suite	Tenant	Sq Ft	Use	Code	Required	Salmon	Max. Occupancy
1	Rocky Mountain Office	1,500	Print General	1 per 250 sqft	6.0		
	Rocky Mountain Warehouse	3,551	Warehouse	1 per 1000 sqft or 1 per employee on highest shift	3.6		
2	Loco Concepts Office	2,000	Print General	1 per 250 sqft	8.0		
	Logo Concepts Warehouse	4,141	Warehouse	1 per 1000 sqft or 1 per employee on highest shift	4.1		
3	Apex Screening Office	600	Print General	1 per 250 sqft	2.4		
	Apex Screening Warehouse Manufacturing	3,895	Manufacturing	1 per 1000 sqft or 1 per employee on highest shift	3.9		
4	Loco Concepts Warehouse	3,912	Warehouse	1 per 1000 sqft or 1 per employee on highest shift	3.9		
			Family Child Care	1 per 5 children + 1 per employee on highest shift			
5	Kona Karate (Maximum Occupancy: 106)	3,895	Facility	1 per 1000 sqft or 1 per employee on highest shift		12	21.2
6	AGA	5,159	Manufacturing	1 per 1000 sqft or 1 per employee on highest shift	5.2		
7	Complete NS	2,000	Retail Specialty	1 per 250 sqft	8.0		
	Complete NS	3,104	Manufacturing	1 per 1000 sqft or 1 per employee on highest shift	3.1		
Building 2							
1	Project Move (Maximum Occupancy: 128)	9,464	Family Child Care Group Facility	1 per 5 authorized children		24	25.6
2	see above						
3	Salmon HVAC	2,000	Construction Services	1 per 250 sqft	8.0		
				1 per 1000 sqft or 1 per employee on highest shift			
4	Salmon HVAC	12,439	Manufacturing		12.4		
5	see above						
Building 3							
1	Vacant	1,000	Construction Services	1 per 250 sqft	4.0		
				1 per 1000 sqft or 1 per employee on highest shift			
	Vacant	6,859	Warehouse		6.9		
						DIFFERENCE	
Total without childcare					79.46	37.54	
Total including Salmon's childcare estimates					115.46	1.54	
Total, Max Occupancy to calculate children					126.26	-9.26	

From: Todd Sherman
Sent: Monday, November 22, 2021 2:25 PM
To: Cory Snyder
Cc: Troy Salmon ; Craig Salmon
Subject: Salmon HVAC

Hi Cory,

I got your voicemail, glad to hear you got a hold of someone at the Corps. The point I was trying to make was that nothing in federal law or the Corps regulations require a project proponent to submit a delineation to the Corps if there will be no wetland impacts. The Corps will say they would prefer to review all projects, but it is not required. In the case of Salmon HVAC, the project disturbance limits are so clearly outside of the wetland area that I was comfortable telling them that their project will not impact wetlands, and they therefore are not required by federal law to submit the delineation report. Of course the city can make any requirement they see as prudent for a project proponent. In this case where the wetland boundaries are so clear, and the Corps of Engineers is so far behind on getting out these letters, it would be a significant delay to the project that is not required by the Corps.

You had also mentioned that the city wanted to confirm that the wetland was not encroached upon during the previous construction project. I have attached a map showing my 2011 delineation boundary in orange, and the 2021 wetland boundary in green. You will see that the wetland was expanded slightly on the north side when construction was done previously. You will also notice that a small portion of the NW tip of the wetland was filled for the previous construction. This small area of fill was authorized by Salmon HVAC's prior 404 permit from the Corps. If you look at the last two maps in the permit approval attachment, you can see that wetland and the area that was permitted for fill (unhatched area). Salmon actually filled less of that NW tip than was allowed by their 404 permit. Let me know if you have any questions.

Todd

Todd Sherman
Wetland Resources
182 East 300 North
Logan, Utah 84321
(435) 753-4517



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO CA 95814-2922

REPLY TO
ATTENTION OF

July 13, 2011

Regulatory Division (SPK-2011-00453-UO)

Troy Salmon
Salmon HVAC
605 North 1250 West, Suite 13
Centerville, Utah 84014

Dear Mr. Salmon:

We are responding to your request for a Department of the Army permit for the Salmon HVAC Centerville project. This approximately 5.6-acre project site involves activities, including discharges of dredged or fill material, in waters of the United States to construct three commercial buildings. The project is located near 1250 North and 1250 West, in wetlands adjacent to Barnard Creek which flows into the Great Salt Lake, in Section 1, Township 2 North, Range 1 West, Salt Lake Meridian, Latitude 40.9320°, Longitude -111.8953°, Centerville, Davis County, Utah.

Based on the information you provided, the proposed activity, resulting in the permanent loss of approximately 0.47-acre of saline emergent wet meadow, is authorized by Nationwide Permit (NWP) 39. Your work must comply with the general terms and conditions listed on the enclosed NWP information sheets and the following Special Conditions:

1. To mitigate for the loss of 0.47-acre of waters of the United States and indirect impacts to 0.81-acre of waters of the United States, you shall purchase 0.47-acre of credits of emergent wet meadow habitat at a Corps-approved mitigation bank. The selected mitigation bank shall include the area of the permitted project within its service area. Evidence of this purchase shall be provided to this office prior to initiation of construction activities within waters of the United States.
2. You shall notify this office of the start and completion dates for each phase of the authorized work within 30 calendar days prior to initiation of construction activities within waters of the U.S. and 30 calendar days following completion of construction activities.
3. Within 30 days prior to initiation of construction activities within waters of the U.S., you shall submit pre-construction photographs of the project site, which have been taken no more than 60 days prior to initiation of construction activities. Within 30 days following construction activities, you shall submit post-construction site and aerial photographs of the project site, showing the work conducted, to this office. The camera positions and view angles of post-construction photographs shall be

identified on a map, aerial photo, or project drawing. Construction locations shall include all major project features and waters of the U.S., including mitigation areas.

4. Prior to initiation any construction activities within waters of the U.S., you shall employ construction best management practices (BMPs) onsite to prevent degradation to on-site and off-site waters of the U.S. Methods shall include the use of appropriate measures to intercept and capture sediment prior to entering waters of the U.S., as well as erosion control measures along the perimeter of all work areas to prevent the displacement of fill material. All BMPs shall be in place prior to initiation of any construction activities and shall remain until construction activities are completed. Erosion control methods shall remain in place until all on-site soils are stabilized. You shall submit a description of and photo-documentation of your BMPs to our office within 30 days of commencement of construction.
5. To ensure avoidance of impacts beyond the permit limits, the project permit limits shall be clearly identified in the field with highly visible markers such as construction fencing or silt barriers prior to initiation of any construction activities within waters of the U.S. Such identification shall be properly maintained until construction is completed and the soils have been stabilized. Equipment, materials, or any other substances or activities that impact waters of the U.S. outside the permit limits (as shown on Sheets C2.0 and C3.0) are prohibited.
6. The permittee is responsible for all work authorized herein and ensuring that all contractors and workers are made aware and adhere to the terms and conditions of this permit authorization. You shall ensure that a copy of the permit authorization and associated drawings are available for quick reference at the project site until all construction activities are completed.
7. You shall use only clean and nontoxic fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.
8. You and your authorized contractor shall allow representatives from this office to inspect the authorized activity and all mitigation, or preservation, and avoidance areas at any time deemed necessary to ensure that work is being or has been accomplished in accordance with the terms and conditions of this verification.
9. Within 60 days following completion of the authorized work or at the expiration of the construction window of this permit, whichever occurs first, you shall submit as-built drawings and a description of the work conducted on the project site, or preservation, and avoidance areas to this office for review. The drawings shall be include the following:
 - a. The Department of the Army Permit number.

- b. A plan view drawing of the location of the authorized work footprint (as shown on the permit drawings) with an overlay of the work as constructed in the same scale as the attached permit drawings. The drawing should show all "earth disturbance," wetland impacts, structures, and the boundaries of any on-site and/or off-site mitigation or avoidance areas.
 - c. Ground photographs of the completed work. The cameral positions and view-angles of the ground photographs shall be identified on a map, aerial photograph, or project drawing.
 - d. A description and list of all deviations between the work as authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings the location of any deviations that have been listed.
10. The following State of Utah water quality certification conditions must also be satisfied:
- a) Whenever a permittee causes the water turbidity in an adjacent surface water to increase 10 NTUs or any visible increase in turbidity as a result of the project, the permittee shall notify the Utah Division of Water Quality.
 - b) The permittee shall not use any fill material which may leach organic chemicals (e.g., discarded asphalt) or nutrients (e.g., phosphate rock) into the receiving water.
 - c) Permittees shall protect any potentially affected fish spawning areas.
 - d) Utah Code Annotated 19-5-114 requires that any spill or discharge of oil or other substance which may cause pollution to waters of the State must be immediately reported to the Utah Division of Water Quality.
 - e) In an effort to abate pollution as a result of NWP activities, the permittee shall remediate riparian areas along stream banks to minimize water quality impacts, if vegetation is disturbed as a result of the project.

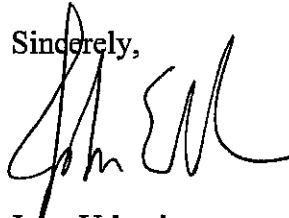
You must sign the enclosed Compliance Certification and return it to this office within 30 days after completion of the authorized work.

This verification is valid until March 18, 2012, when the existing Nationwide Permits are scheduled to be modified, reissued, or revoked. It is incumbent upon you to remain informed of changes to the NWPs. We will issue a public notice when the NWPs are reissued. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this nationwide permit. Failure to comply with the General Conditions of this Nationwide Permit, or the project-specific Special Conditions of this authorization, may result in the suspension or revocation of your authorization.

We appreciate your feedback. At your earliest convenience, please tell us how we are doing by clicking on the green button and completing the customer service survey on our website www.spk.usace.army.mil/regulatory.html. Please select the Sacramento District and the Bountiful Utah field office location in the lower portion of the survey.

Please refer to identification number SPK-2011-00453-UO in any correspondence concerning this project. If you have any questions, please contact Tim Witman by telephone at 801-295-8380 ext. 17, by email at Timothy.R.Witman@usace.army.mil or by mail at the Utah Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Urbanic', written over the word 'Sincerely,'.

John Urbanic
Senior Regulatory Project Manager

Enclosures

COMPLIANCE CERTIFICATION

Permit File Number: SPK-2011-00453-UO

Nationwide Permit Number: 39

Permittee: Troy Salmon
Salmon HVAC
605 North 1250 West, Suite 13
Centerville, Utah 84014

County: Davis

Date of Verification: July 13, 2011

Within 30 days after completion of the activity authorized by this permit, sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Utah Regulatory Office
533 West 2600 South, Suite 150
Bountiful, Utah 84010

DLLS-CESPK-RD-Compliance@usace.army.mil

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with the terms and conditions of the permit your authorization may be suspended, modified, or revoked. If you have any questions about this certification, please contact the Corps of Engineers at 801-295-8380.

I hereby certify that the work authorized by the above-referenced permit, including all the required mitigation, was completed in accordance with the terms and conditions of the permit verification.



Signature of Permittee

7-15-11

Date

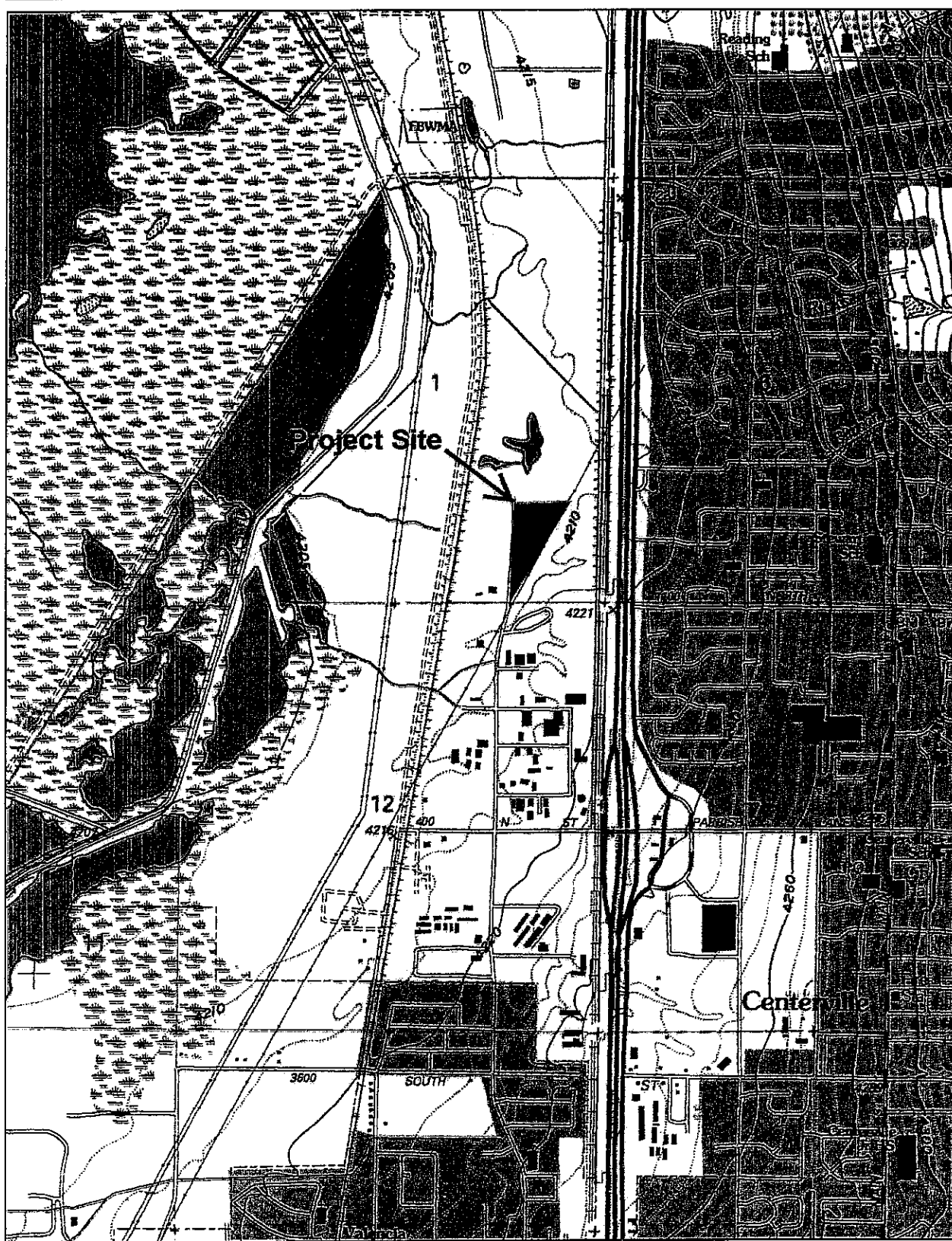


Figure 1. USGS map showing the Project Site.

RECEIVED
JUN 29 2011

BY: _____

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	NEW IRRIGATION LINE
---	NEW LAND DRAIN
---	NEW STORM DRAIN
---	NEW SANITARY SEWER
---	NEW SECONDARY WATERLINE
---	NEW CULINARY WATERLINE
---	EX. IRRIGATION LINE
---	EX. LAND DRAIN
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. SECONDARY WATERLINE
---	EX. TELEPHONE LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
---	SECTION CORNER
---	MONUMENT
---	CONTROL POINT
---	EX. SPOT ELEVATION
---	BS CONTOUR LINE
---	FG CONTOUR LINE

EXISTING ASPHALT
NEW ASPHALT

WETLANDS TABULATION		
WETMEADOW W1		
EXISTING W1	30,119 SQ.FT.	0.90 ACRES
PROTECTED W1	20,730	0.48 ACRES
FILLED W1	38,389	0.42 ACRES
WETMEADOW W2		
EXISTING W2	1,015	0.02 ACRES
PROTECTED W2	0	0.00 ACRES
FILLED W2	1,015	0.02 ACRES
WETMEADOW W3		
EXISTING W3	3,081	0.07 ACRES
PROTECTED W3	1,998	0.05 ACRES
FILLED W3	1,083	0.02 ACRES
MARSH W4		
EXISTING W4	5,298	0.12 ACRES
PROTECTED W4	5,298	0.12 ACRES
FILLED W4	0	0.00 ACRES
BARBARD CREEK		
EXISTING CREEK	2,036	0.05 ACRES
PROTECTED CREEK	2,036	0.05 ACRES
FILLED CREEK	0	0.00 ACRES
WETMEADOW W5		
EXISTING W5	5,975	0.12 ACRES
PROTECTED W5	5,975	0.12 ACRES
FILLED W5	0	0.00 ACRES
TOTALS		
EXISTING WETLANDS	55,894	1.28 ACRES
PROTECTED WETLANDS	35,457	0.81 ACRES
FILLED WETLANDS	20,487	0.47 ACRES

SITE AREA TABULATION		
HARDSCAPE	90,248 SQ.FT.	42.56%
LANDSCAPE	71,207 SQ.FT.	33.58%
BUILDING	50,600 SQ.FT.	23.86%
TOTAL SITE	212,055 SQ.FT.	100.00%
PARKING STALLS	81 STALLS	
FLOOD PLAIN ELEVATION:	4211.00	

CALL BLUESTAKES
2-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

DATE: _____ PROJECT: _____ DRAWN BY: C.D. CHECKED BY: _____

177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK

SALMON CENTERVILLE PROJECT
APPROX. 1275 NORTH 1250 WEST
CENTERVILLE, UTAH

SHEET NUMBER:
C2.0

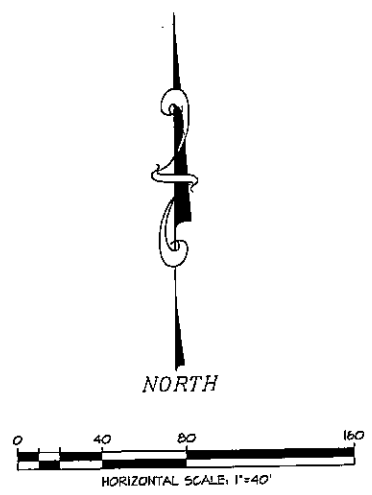
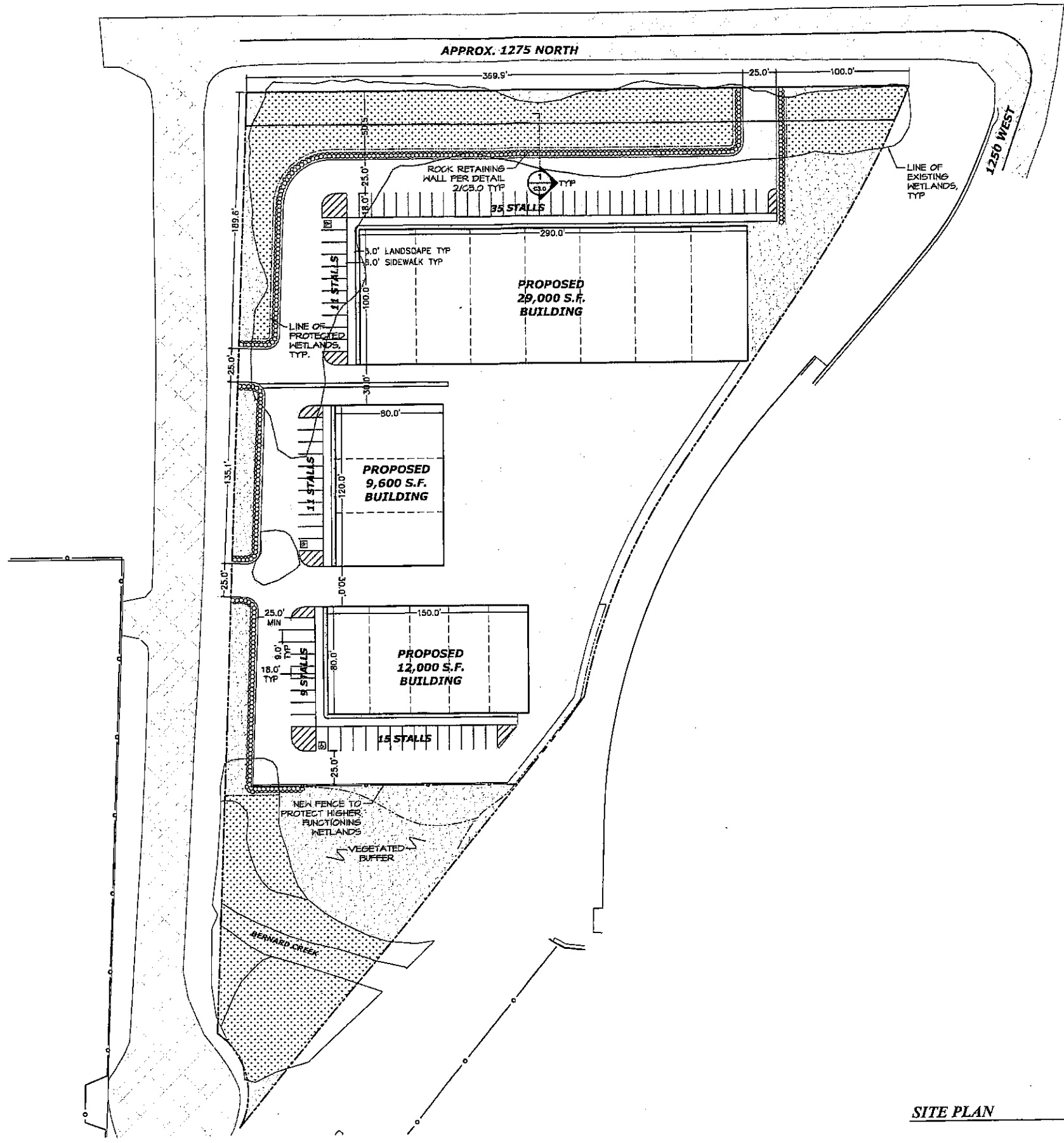
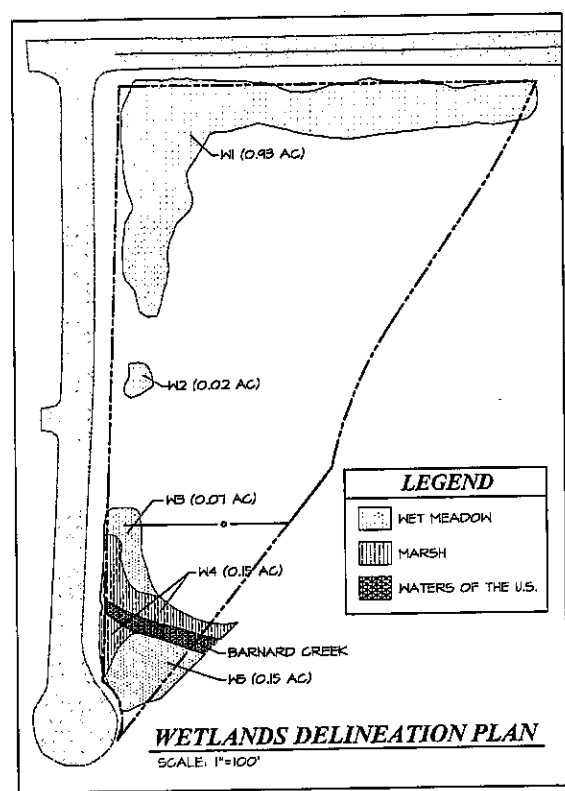
DATE: _____ PROJECT: _____ DRAWN BY: C.D. CHECKED BY: _____

177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK

SALMON CENTERVILLE PROJECT
APPROX. 1275 NORTH 1250 WEST
CENTERVILLE, UTAH

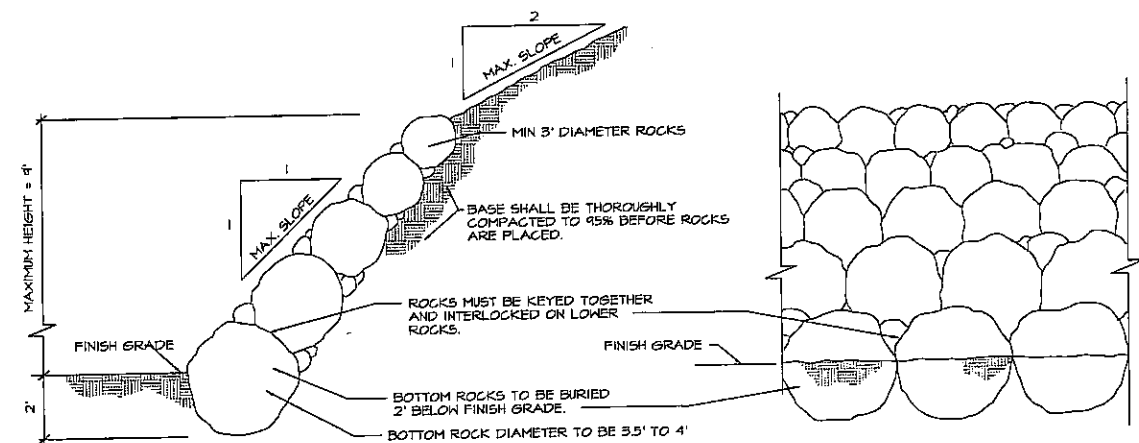
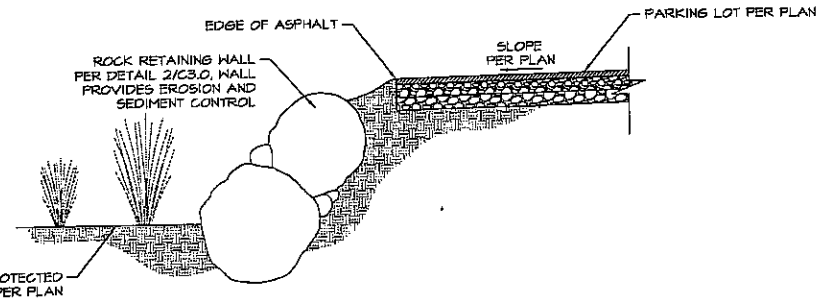
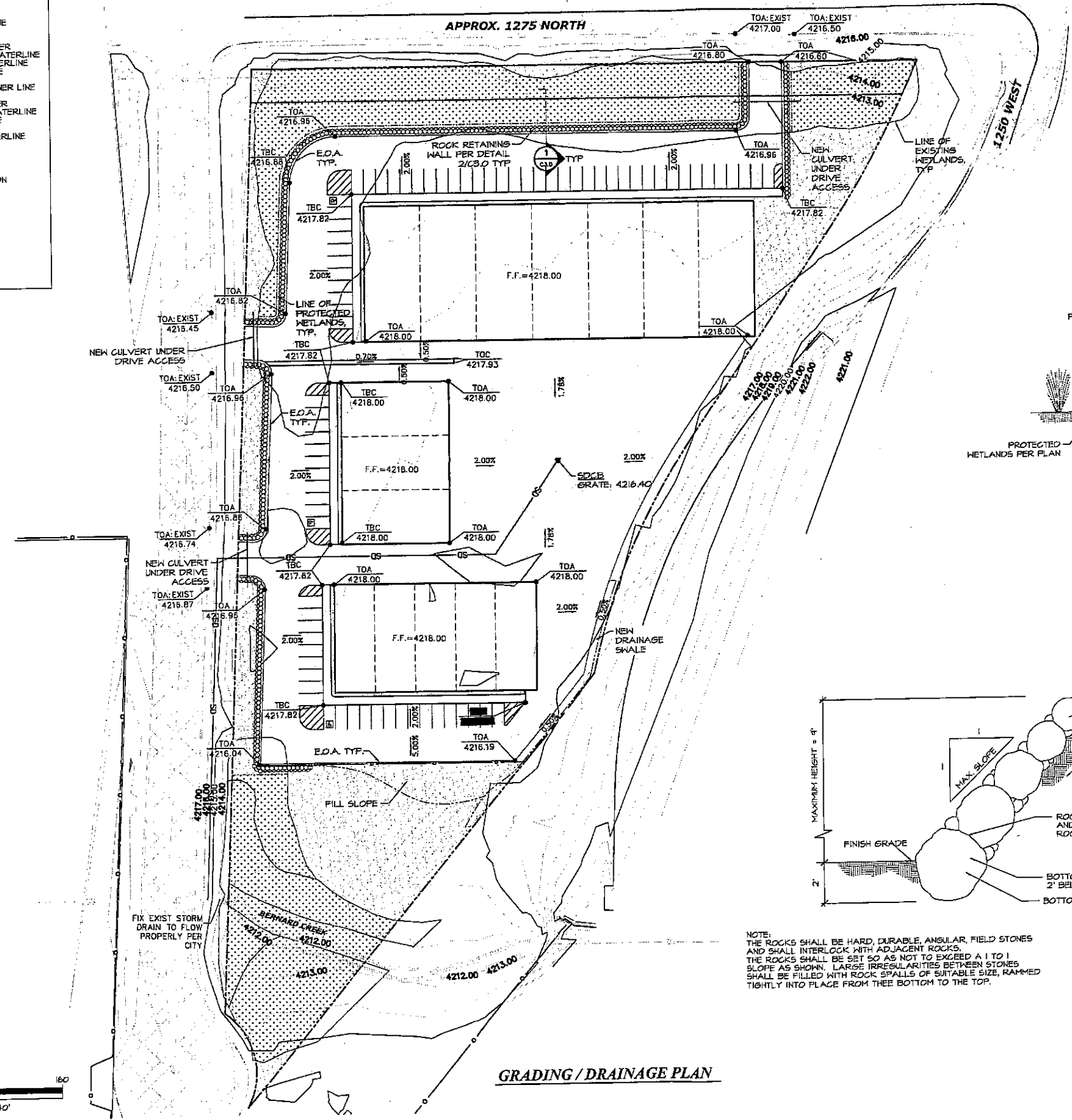
SHEET NUMBER:
C2.0



SITE PLAN

RECEIVED
JUN 29 2011
BY:

- LEGEND**
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - NEW IRRIGATION LINE
 - NEW LAND DRAIN
 - NEW STORM DRAIN
 - NEW SANITARY SEWER
 - NEW SECONDARY WATERLINE
 - NEW CULINARY WATERLINE
 - EX. IRRIGATION LINE
 - EX. LAND DRAIN
 - EX. OVERHEAD POWER LINE
 - EX. STORM DRAIN
 - EX. SANITARY SEWER
 - EX. SECONDARY WATERLINE
 - EX. TELEPHONE LINE
 - EX. GAS LINE
 - EX. CULINARY WATERLINE
 - SECTION CORNER MONUMENT
 - CONTROL POINT
 - EX. SPOT ELEVATION
 - EG CONTOUR LINE
 - FG CONTOUR LINE
 - EXISTING ASPHALT
 - NEW ASPHALT



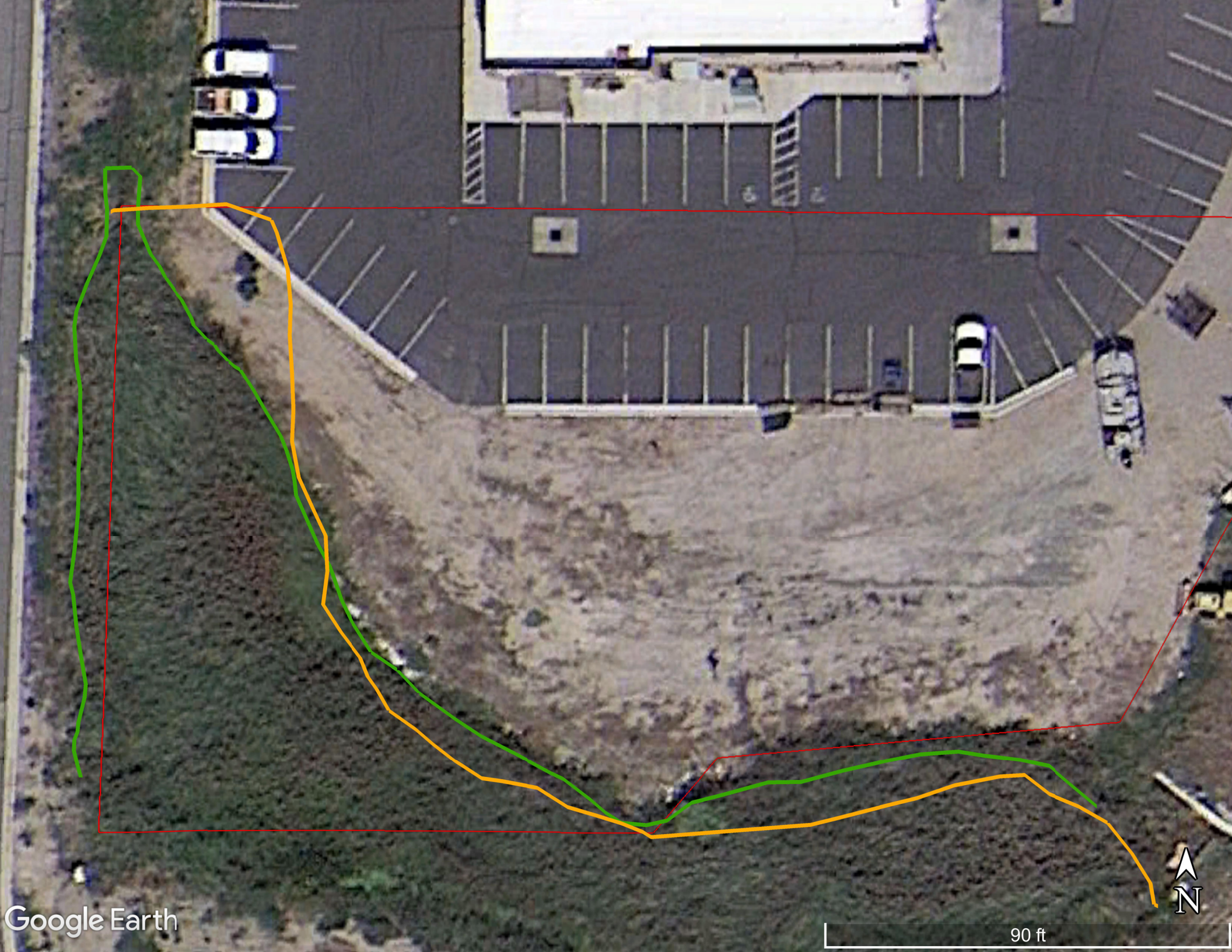
NOTE:
THE ROCKS SHALL BE HARD, DURABLE, ANGULAR, FIELD STONES AND SHALL INTERLOCK WITH ADJACENT ROCKS. THE ROCKS SHALL BE SET SO AS NOT TO EXCEED A 1 TO 1 SLOPE AS SHOWN. LARGE IRREGULARITIES BETWEEN STONES SHALL BE FILLED WITH ROCK SPALLS OF SUITABLE SIZE, RAMMED TIGHTLY INTO PLACE FROM THE BOTTOM TO THE TOP.

CALL BLUESTAKES
© 1-800-562-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SILVERPEAK
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SALMON CENTERVILLE PROJECT
APPROX: 1275 NORTH 1250 WEST
CENTERVILLE, UTAH

C3.0



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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: SALMON HVAC

APPLICANT: SALMON HVAC
c/o CRAIG & TROY SALMON
1230 N 1300 W SUITE 6
CENTERVILLE, UT 84014
(csalmon at salmonhvac dot com)

PROPERTY LOCATION: 1230 N 1300 W

PARCEL SIZE: 5.05 ACRES

ZONING DISTRICT: SHORELANDS COMMERCE PARK

APPLICATION: FINAL SITE PLAN

BACKGROUND

The applicants have submitted plans to build out the third phase of development. They received Planning Commission on April 28, 2021 (see attachment on Novus Agenda) with the following directives:

1. Provide Army Corps of Engineers letter for mitigation of wetlands on parcel 06-003-0055.
2. Provide a lighting plan addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and addressing the expected illumination levels within, at, and beyond the property lines.
3. Submit an irrigation plan depicting how the different types of plantings will be irrigated and maintained.
4. Provide landscaping materials and design consistent with landscape approval and design book submittal of April 25, 2012.

5. All building colors and materials used within the Pasture's project shall comply with CZC
6. 12.68.300, Shorelands Color Palette.

Staff Response: The applicant has resent the Army Corps of Engineers letter that is dated July 13, 2011 and not a verification of whether the wetland will be impacted by the purchase of parcel 06-003-0055. The applicants have provided a lighting plan addressing illumination levels. Irrigation plans have not been provided, the applicant has indicated there will be no irrigation. However, temporary plans need to be in place to ensure the success of the required plantings. The applicant has indicated the buildings will follow the accepted 2012 Shorelands Commerce Park approvals.

CODE REQUIREMENTS

Conformance to Conceptual Site Plan

The provided submittal conforms to the accepted Conceptual Site Plan of April 28, 2021.

Lighting

A photometric site lighting plan has been provided (see page E1.0B), indicating that the light will not affect areas beyond the site in the Shorelands Commerce Park.

Parking

In the Conceptual Application, the applicant and Staff reviewed parking based on Warehouse and Office uses. However, with further investigation, the use list of the site varies from the proposed uses in the application. Staff has reviewed the current uses and their required off-street parking counts and finds that there is a wide discrepancy between approved uses and actual uses, approved parking and required parking (CZC 12.52). Staff reviewed the uses listed on the Centerville Business Licenses of each of the tenants. The following table lists parking counts required per current tenant. Page AS100 of the application details the applicant's parking tabulation which breaks up the tenant spaces into multiple uses. The highest requirement is for Personal Instruction Services, which requires half a stall per person at the maximum allowable occupancy plus one stall per employee.

Building	Ste.	Tenant	Use**	Code	Required
1	1	Trugolf, Inc. *5,051 square feet	Retail, Specialty	1 per 250 gross	20.2
	2	Logo Concepts *6,141	Retail, Specialty	1 per 250 gross	24.6
	3	Apex Screening *4,495	Printing, General	1 per 250 square feet of retail or office + 1 per 500 sqft of additional	2.2+7.9

				building	
	4	Alphagraphics *3,912	Printing, General (cannot verify via license review)	“	7.8
	5	Kona Karate (Max Occ: 106) *3,895	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	53+(11)
	6	Aga Systems *5,159	Manufacturing, Limited	1 per 1,000 or 1 per employee on highest shift, whichever is greater	5.2
	7	Complete Natural Systems *5,104	Retail, Specialty	1 per 250 gross square feet	20.4
2	1	Project Move (Max Occ: 42) *5,422	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	21+(10)
	2	Vacant (Max Occ: 86) *4,042	Personal Instruction	.5 per person at maximum occupancy + 1 per employee on highest shift	43+x
	3	Vacant	Construction Sales and Service	1 per 250 gross square feet	Combined with 4 & 5
	4	Salmon HVAC	Construction Sales and Service	1 per 250 gross square feet	Combined with 3 & 5
	5	Salmon HVAC *14,439	Construction Sales and Service	1 per 250 gross square feet	57.8
				Required Estimate	284.1
				Provided	117

*Square footage per building permits

** Uses per building licenses

Landscaping

As requested by the Planning Commission in April, and as required by CZC 12.21.110(e)(v) a landscaping plan has not been submitted that indicated compliance with Code. The applicant has indicated that it will match the landscaping of the previous two phases, but has not provided drawings to indicate how.

Irrigation

In addition to a landscaping plan, an irrigation plan showing how the required plantings will be irrigated to ensure successful growth is required and has not been provided.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion to TABLE the Final Site Plan for The Pasture Phase 3 at 1230 N 1300 W with the following directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.

1 easement. She repeated the suggestion to include a condition of approval specifying that Lots
2 120-134 were affected by the notice of interest. Ms. Romney requested that the Planning
3 Commission add a condition that the developer shall enter into a long-term storm water facilities
4 maintenance plan with the City if required under City permit.

5
6 Chair Daly **moved** to recommend approval of the Final Subdivision Plat and Plan for the
7 Summerhill Lane Subdivision to the City Council, as submitted by the applicant to the
8 Commission, with the following conditions and reasons for action. Commissioner Wilcox
9 seconded the motion, which passed by majority vote (4-1), with Commissioner Shegrud
10 dissenting, and an abstention from Commissioner Kjar.

11
12 Conditions:

- 13
14 1. Developer shall enter into a long-term storm water facilities maintenance plan with
15 the City if required under City permit.
16 2. Applicant shall add "affecting Lots 120-134" to Plat Note #2 on the Final Plat.
17 3. Developer shall provide notice of claim of interest to potential purchasers of Lots
18 120-134.

19
20 Reasons for Action:

- 21
22 a) The Planning Commission finds that in November of 2020, the City approved a PDO
23 Rezone and Conceptual Plan for the Summerhill Lane Subdivision.
24 b) After review of the Final Subdivision Plan submittal, the Planning Commission finds
25 that the Final Subdivision Plan submittal is substantially consistent with the approved
26 PDO Rezone and Conceptual Plan Approval and associated terms and conditions of
27 that approval, as reviewed by the Commission in both the Preliminary and Final
28 Subdivision Plan submittals and staff reports.
29 c) After review of the Final Subdivision Plan submittal, the Planning Commission finds
30 that the Final Subdivision Plan submittal complies with the Preliminary Subdivision
31 Approval granted by the Planning Commission in April of 2021, as also represented
32 by the analysis of the Final Subdivision Plan in the associated Staff Report.
33 d) Therefore, in accordance with CMC 15.04.050, the Planning Commission finds that if
34 the Planning Commission determines that the final plat is in conformity with all
35 requirements and the ordinances of the City, the Commission shall recommend
36 approval of the final plat to the City Council.

37
38 **FINAL SITE PLAN – THE PASTURES PHASE 3**

39
40 Assistant Planner Mackenzie Wood stated the applicants submitted plans to build out
41 the third phase of The Pastures Business Park. She explained that a landscaping plan, an
42 irrigation plan, and accurate parking stall counts for current uses were not provided. Mr. Snyder
43 commented that the amount of parking needing for flex space varied widely depending on use.
44 In the Conceptual Application, the applicant and staff reviewed parking based on Warehouse
45 and Office uses. However, with further investigation, the use list of the site varies from the
46 proposed uses in the application. Staff reviewed the current uses and their required off-street
47 parking counts and found there was a wide discrepancy between approved uses and actual
48 uses, approved parking and required parking.

49
50 The Planning Commission and staff discussed parking requirements. Commissioner
51 Shegrud said she believed from personal experience that some of the current uses at The
52 Pastures Business Park did not need as much parking as was required.
53

Commissioner Kjar pointed out the applicant resubmitted a letter from the Army Corps of Engineers from 2011, but not a verification as requested. Ms. Wood agreed and suggested the lack of verification was another reason to table the Final Site Plan.

Craig Salmon, applicant, explained that nothing had changed with regard to the wetlands. He presented proposed updated parking stall counts, and said he considered his entire development to be shared parking (117 parking stalls). Mr. Salmon said he calculated required parking to be 110 stalls with current uses. He explained that the dance studio and karate studio operating hours began around 4:00 or 5:00 p.m., after many of the other uses in the complex had completed business for the day. He asked the Planning Commission to accept the shared parking request, and said he would prefer to not be required to commission a parking study. Mr. Salmon suggested that the ability to adjust parking requirements based on logical discussion should be granted to the Community Development Director/Zoning Administrator.

Responding to a question from Commissioner Kjar, Mr. Salmon confirmed he had acquired additional property for the project and changed the configuration since receiving the 2011 Army Corps of Engineers letter. He stated the property acquired from UDOT was not part of the wetland area, and emphasized that nothing had changed in the project that affected the wetlands.

Commissioner Summerhays said he wanted to be as flexible with parking as possible within City Code. Mr. Snyder responded the Planning Commission did have latitude within the Code. Ms. Romney stated the applicant could request a parking modification and make the argument that sufficient parking existed for current uses. Chair Daly summarized that the applicant could apply for a parking modification, or wait until the City had completed an update of parking requirements. Mr. Snyder added that the applicant could address parking needs for all current uses based on City categories in a parking tabulation with the Final Site Plan.

Mr. Snyder explained that staff were assuming the wetlands delineation had expired. Chair Daly **moved** to table the Final Site Plan for The Pasture Phase 3 at 1230 North 1300 West with the following directives. Commissioner Shegrud seconded the motion. Commissioner Kjar said he was deeply concerned that the Planning Commission had spelled out specific requirements that were not met by the applicant apparently because the applicant felt he did not need to. The motion passed by unanimous vote (6-0).

Directives:

1. Provide accurate parking stall counts for current uses in accordance with CZC 12.52.300, and request Parking Modification.
2. Provide a landscape plan in accordance with CZC 12.51.040.
3. Provide a temporary irrigation plan to maintain plantings.
4. Provide a letter from the Army Corps of Engineers clearing the property for wetlands, or a valid delineation of the wetlands.

FINAL SITE PLAN – ACC AUTO (TRUCK WORLD)

Mr. Snyder explained the applicant submitted application for Conditional Use Permit (CUP) and Final Site Plan. The application for CUP did not address everything expected, and the deadline for providing public notice of a hearing for CUP was missed. In order to facilitate the applicant's need to begin construction, Mr. Snyder suggested including CUP approval within 45 days as a condition of Final Site Plan approval. Mr. Snyder answered questions from the Commission regarding CUP conditions. Jim Flint with Hanson and Associates, representing the

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: SALMON HVAC

APPLICANT: SALMON HVAC
c/o CRAIG and TROY SALMON
1230 N 1300 W SUITE 5
CENTERVILLE, UT 84014
(csalmon at salmonhvac dot com)

PROPERTY LOCATION: 1230 N 1300 W

PARCEL SIZE: 5.05 ACRES

ZONING DISTRICT: SHORELANDS COMMERCE PARK

APPLICATION: CONCEPTUAL SITE PLAN

BACKGROUND

Final Site Plan approval was given on April 25, 2012 for a three-phase development known as The Pasture Business Park. The applicants have since purchased an additional piece of property, parcel 06-003-0055 (see 04.28.2021 Zoning Map Amendment application) and subsequently redesigned the third phase of development. These changes instigate the need to go through conceptual and final review by the Planning Commission.

CODE REQUIREMENTS

Table of Uses 12.36

Warehouse, limited and Office, General are both permitted uses in the Shorelands Commerce Park



Zone.

General Plan 12-480-6 West Centerville Neighborhood

Commercial, industrial, and a mix of residential uses are the preferred zones in the West Centerville Neighborhood. There are a mix of environment concerns listed in the General Plan in this area, namely wetlands, FEMA mapped floodplains, and the Davis County Shorelands Master Plan. As this project has already been approved following the majority of the General Plan considerations, staff does not see a problem as far as use or how this update will affect the area. Staff's concern is the wetlands in the area surrounding Bernard Creek (to the south of the project). The applicants received Army Corps of Engineer approval for original construction, but with the addition of land, and an update to the site plan staff believes a new Army Corps of Engineer review is required.

CZC 12.47.100 Design Pattern Book

Previously approved with the 2012 approval. New building architecture and landscaping are required to match the previous approval. Notes provided in documents state that building elevations and landscaping will match. Staff will need verification of the landscaping materials.

CZC 12.47.300 Shorelands Commerce Park Development Standards

	Required	Actual	Compliance
Distance between buildings	6 feet	36 feet +	YES
Maximum height, main building	35 feet	Not Provided	NO
Street Side Yard Setback	20 feet	20 feet +	YES
Hard Surfacing, maximum of lot or parcel	70%	44.56%	YES
Off-street Parking	108 stalls	117 Stalls	YES

Additionally, a lighting plan is required for the additional building and parcel. None have been provided and will be required as a directive for Final Site Plan.

CZC 12.68 Shorelands Commerce Park District Design Standards

Staff is operating under the assumption that the applicants plan to follow building and landscaping materials previously approved and provided in their Design Book. The colors of the main façade (tan and brown) appear to match the previous phases and the color palette provided in CZC 12.68.300. If the applicants choose another concept, a new design book will be required for review at Final Site Plan.

CZC 12.54 Signage

No signage has been proposed with this third building. All signage will go through the building permit process at time of installation, but staff also recommends requiring signage (wall signage or otherwise) to be presented during the final site plan stage of the approval process.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion to APPROVE the Conceptual Site Plan for The Pasture Business Park Phase 3 at approximately 1230 North 1300 West with the following directives:

1. Provide Army Corps of Engineers letter for mitigation of wetlands on parcel 06-003-0055.
2. Provide a lighting plan addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and addressing the expected illumination levels within, at, and beyond the property lines.
3. Submit an irrigation plan depicting how the different types of plantings will be irrigated and maintained.
4. Provide landscaping materials and design consistent with landscape approval and design book submittal of April 25, 2012.
5. All building colors and materials used within the Pasture's project shall comply with CZC 12.68.300, Shorelands Color Palette.

CENTERVILLE

Staff Backup Report

12/8/2021

Item No. 4.

Short Title: ADMINISTRATIVE DECISION - Final Site Plan - Young Powersports

Initiated By: Applicant - Young Automotive Group

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

Proposed Young Power Sports Complex for Recreational Vehicle Sales at 695 West 400 South.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 12-08-2021 PC Staff Report - Final Site Plan, Young Automotive Group
- ▣ Final Site Plan Submittal - Young Power Sports Complex
- ▣ Architectural Design & Elevations
- ▣ Utility Will -Serve Letters

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

**STAFF REPORT
AGENDA: ITEM 4**

AGENT: STEVE PETERSON
2484 WASHINGTON BLVD – STE 510
OGDEN, UTAH 84401
(stevep@clhae.com)

PROPERTY OWNER: YOUNG AUTOMOTIVE GROUP
645 NORTH MAIN STREET
LAYTON, UTAH 84041

PROPERTY LOCATION: 695 WEST 400 SOUTH (*WITH THE PROPERTY BEHIND ALONG FRONTAGE ROAD*)

ACREAGE: 6.35 ACRES (*BOTH PROPERTIES COMBINED*)

ZONING: COMMERCIAL HIGH (*C-H to C-VH, PENDING REZONE PETITION*), AND
COMMERCIAL – VERY HIGH (C-VH)

APPLICATIONS: FINAL SITE PLAN WITH ASSOCIATED CONDITIONAL
USE PERMIT FOR RECREATIONAL VEHICLE SALES

RECOMMENDATION: CONSIDER APPROVING BOTH APPLICATIONS WITH
CONDITIONS

BACKGROUND

The Young Automotive Group has submitted a Final Site Plan application (*2nd step of the 2-step process*) and a Conditional Use Permit for the subject properties located at 695 West 400 South. The subject properties were formerly developed separately with industrial uses and a recreational vehicles sales use, which were owned previously by the same family. Recently, Young Automotive Group acquired the land and desires to combine these properties together and expand/develop a recreational vehicle sales complex.

PREVIOUS REZONE APPROVAL

On 10/05/2021, the City Council voted to APPROVE the Zone Map Amendment for Parcel **03-001-0038**, as presented to the City, from Commercial High (C-H) to Commercial Very High (C-VH), subject to the following:

1. *“Any rezone of the tract of land cannot become effective until the subject property is legally combined and recorded with Davis County, thereby absorbing it into the applicable partially developed lot to the west, also owned by the Young Automotive Group. [this lot combination may still need to be performed]*

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE

On 9/22/2021 the Centerville Planning Commission voted for **ACCEPTANCE** of the Conceptual Site Plan for the Young Automotive Group, subject to the following:

1. *The applicant is to address compliance with the ordinance parking requirements. The following options are suggested:*
 - a) *Correct the site plan layout to provide the required parking.*
 - b) *Re-review that use spaces in the building and account for the retail space, office space, repair space, and storage space and see if the parking counts are better reflective of the various uses of the building.*
 - c) *Seek a “parking modification,” as outlined in CZC 12.52.110.a & e. [Option “C” Compete/Complies]*
2. *If the applicant decides to pursue Options “a” or “b,” the applicant shall also modify the [Final Site] plan submittal to address the ordinance compliance matters raised in the Staff Report to Commission dated 9/22/2021 and bring this matter back to the Commission. [Not Applicable]*
 - d) *If the applicant decides to seek a parking modification, such modification shall be submitted to the City and scheduled for Commission review before [submittal of the Final Site Plan]. Afterwards, the applicant shall also modify the [Final] site plan submittal to address the ordinance compliance matters raised in the Staff Report to Commission dated 9/22/2021 and bring this matter back to the Commission. [Compete/Complies]*
 - e) *Applicant shall obtain approval from FEMA to amend flood plain map to remove property from any flood plain designation or address flood plain designation by other acceptable means such as waiver or increased base floor elevation. [Compete/Complies]*
 - f) *In addressing compliance with parking ordinance requirements, applicant shall submit parking and use calculations, as a separate site plan submittal sheet, to support parking calculations or provide other acceptable means of compliance with ordinances. [Compete/Complies]*

PREVIOUS APPROVAL OF A PARKING WAIVER

On 11/10/2021 the Centerville Planning Commission voted to **GRANT A PARKING MODIFICATION** for Young Power Sports Development, to be located at 695 West Porter Lane, subject to the following conditions:

- 1) *This modification is only for Vehicle Rental or Sale, New, Limited and Vehicle Rental or Sale, Used, Limited and is not transferable to another location within the City. However, this modification may be transferred to another identical use at this location. [Compete/Complies]*

- 2) *The associated Final Site Plan Approval shall depict a minimum parking count of 2.5 stalls per 1,000 gross floor area of the building, subject to all applicable development standards at Final Site Plan Review and Approval. [Compete/Complies]*

PREVIOUS CITY COUNCIL APPROVAL OF A FLOOD DAMAGE PREVENTION VARIANCE

On 11/16/2021, the City granted a variance from the City's Flood Damage Prevention Ordinance to construct commercial redevelopment project located at approximately 695 West 400 South, Centerville, Utah, subject to the following conditions:

- 1) *Applicants shall execute and delivery to the City a written Assumption of Risk and Waiver of Liability Agreement in a form acceptable to the City. The Assumption of Risk and Waiver of Liability Agreement shall be recorded against the Property at the Davis County Recorder's Office.*
- 2) *Applicants shall submit a site plan to be reviewed and approved by the City Engineer regarding mitigating factors to be applied to the redevelopment project on the Property. The site plan shall be submitted to the City and approved by the City Engineer prior to submission of a building permit for construction of any structure on the Property. Applicants shall comply with all other applicable City Ordinances, rules, and regulations, including, but not limited to, the Flood Damage Prevention Ordinance.*
- 3) *Applicants shall immediately submit to the City documentation regarding approval or disapproval of the LOMR application with FEMA.*

Staff Comment: *The City Engineer and Public Works Director are responsible for the processing/monitoring of the variance requirements. This entire process will be ongoing and eventually terminate with an amendment/revision to the FEMA Map.*

FINAL SITE PLAN REVIEW CZC 12.12.110(f)

Final Site Plan Standards for Approval. Many of the applicable development standards were addressed with the Conceptual Site Plan Acceptance. Nonetheless, the following standards remain applicable in order to grant approval of a Final Site Plan.

- 1) A final site plan shall conform to its associated conceptual site plan. [Compete/Complies]
- 2) The entire site shall be developed at one time unless a phased development plan is approved by the approving authority. [Compete/Complies]
- 3) A site plan shall conform to applicable standards set forth in the Zoning Code and other applicable provisions of the Centerville Municipal Code. Conditions may be imposed as necessary to achieve compliance with applicable code requirements. [see Staff Comments below]

STAFF FINAL SITE PLAN REVIEW COMMENTS

Parking CZC 12.52.300

According to the provided Final Plan, the site layout is providing 236 regular vehicle parking stalls. The approved parking waiver would require only 205 parking. There is an excess of 31 parking stalls. However, internal parking lot landscaping calculation still needs to be accounted

for in the layout. It appears to staff that with the excess parking stalls, there should be room in the current layout to accommodate the required internal parking lot landscaping.

Landscaping CZC 12.51

Required Landscaping Summary 12-51			
Guidelines	Required	Actual	Compliance
Total Area Landscaping	15%	15.2%	YES
Total Required Trees	1 Tree per 500 square feet of landscaping	88 Trees Shown (82 required)	YES
Trees for Street Frontage	1 per 25 linear feet	52 trees Shown (48 required)	YES
Building Frontage/Foundation	50%	Greater than 50% Depicted	Appears Compliant
Total Interior Parking Lot Landscaping	7%	Depicted w/out percentage tabulation	Appears Compliant
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree	Not Indicated	TBD
	For every six required stalls: 2 shrubs	Not Indicated	TBD
Public Street/Park Strip Landscaping	15-foot depth	Depicted w/out dimension	Appears Compliant

Screening CZC 12.51.110

The submitted site plan DOES NOT INDICATE the use of any proposed dumpster(s). Staff is assuming that the development will use other means of refuse disposal of their choosing (see CMC 7.08.020).

However, the submitted building elevations depict the use wall or roof-mounted utility equipment. Staff review of the elevations, adequate screening is not clearly called out. Such equipment is required to be screened from public view (i.e. as viewed from a public street).

Secondary Water CMC 9.05.010

Centerville City does NOT provide secondary water. All irrigation system needs must obtain service from, in this case, Deuel Creek Irrigation. The applicant will need seek service from this service company and make the necessary improvements and payment of any related fees.

Existing and Proposed Utilities CZC 12.21.110(d)(2)(xiv)

The Conceptual Site Plan submittal includes the existing and proposed utilities for provide these services to the site and buildings, with the exception of secondary water. The applicant will need to submit applicable construction plans with any Final Site Plan submittal to ensure compliance with City Standards for these improvements.

Outdoor Lighting – According to ordinance regulations, parking lot lighting is “ONLY” required for parking areas specifically being used at night [see CZC 12.52.100(i)]. Staff believes that it is likely that the parking areas will need some lighting to meet the minimum illumination requirements. Consequently, any the granting of this final site plan and its associated CUP for vehicle sales should verify that the building and pole lighting fixtures meet the applicable illumination and screening regulations.

CONDITIONAL USE PERMIT AMENDMENT REVIEW

According to CZC 12.21.100(f), the procedures for obtaining a CUP approval are outlined. There are several factors that are reviewed and determine of measures are appropriately mitigated and would therefore meet the approval criteria. The Applicant’s CUP Application provides the responses to the listed CUP Approval provisions:

1 - Please describe how the conditional use permit request meets the approval standards of subsection 12.21.100(e).

Applicant’s Response - The use of the property meets the intent of the Commercial-VH use for sales and service proposed for the site. The adjacent properties provide a good transition between the C-VH to the residential zone. The proposed facility is in line with the current and proposed uses. -The economic impact of the facility will have a positive impact on the city and immediate area of the facility providing an attractive building and clean up existing site in a highly visible area visible from I-15. The aesthetic will be greatly improved from existing conditions -all necessary and required upgrades to public utilities in the area concerned will be upgraded as required by the city -the design has gone to great lengths to improve the existing conditions to prevent noxious or offensive omissions from the proposed facility. Use of the property to address persons on the property is of primary concern. We feel the overall impact of the new facility will benefit the health, safety and welfare of the city, area, and adjacent properties.

2 - What safeguards are being provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation?

Applicant’s Response - In coordination with the city, certain utility upgrades will be installed, drainage from adjacent properties are being corrected, a parking study has been performed, site lighting for the site has been design by a licensed professional, the facility will be fully sprinklered, and new sidewalks addressing pedestrian traffic will be installed and road access has been reviewed with city officials to reduce and improve vehicle access.

3 - What safeguards are provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use?

Applicant’s Response - Existing gravel and dirt areas are either now paved or landscaped, removing much of the potential dust and pollutants from the site.

4 - What safeguards are provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area?

Applicant's Response - The new facility will be an attractive and exciting experience, a giant improvement from the existing previous use.

PLANNING STAFF'S CUP FACTOR SUMMARY REVIEW

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

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

The Centerville City General Plan indicates this area is within Neighborhood 2, Southwest Centerville of the South Frontage Road Commercial Area [see 12-480-3(c)]. The General Plan gives several goals, which have the following points:

- *Future commercial development in this area shall be limited to retail commercial type uses that will present a more attractive gateway image of the City.*
- *Future retail must be appropriately buffered from residential areas.*
- *Development should only be allowed in such a manner that will minimize impacts upon the Frontage Road, primarily by keeping the number of curb cuts as few as possible.*
- *Future development in this area should be carefully considered for its appearance from I-15, as this is an important entrance into the City.*

The proposed buildings are being remodeled or constructed for single user space, which will accommodate several recreational manufactures and a proposed truck center. The local area is comprised of similar commercial uses along with long past industrial and warehousing type uses. Generally, staff believes the development is suitable for the proposed recreational power sports sales and service.

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

Historically, the property was used for industrial/steel manufacturing, which have been closed for some time. At the north end, the Tri-city power sports has recently closed and was a similar recreational vehicle sales and repair use. The redevelopment of the property by expanding the recreational vehicle sale use to encompass the expired industrial use, actually improves the deteriorating conditions of the area. Furthermore, the redevelopment of the deteriorating area will facilitate the development of the missing infrastructure of the area (e.g. street improvements, water lines, and storm drainage).

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

In conjunction with the approval of the CUP, the Final Site Plan will predominately facilitate compliance with these related factors.

Other Possible Related Specific Matters (H, I and J)

Business Hours – Noise Impacts. – Business hours are used primarily to mitigate impacts from uses that are particularly located near or adjacent to residential areas. Mainly, this area consists of commercial uses next to Interstate 15, along a narrow commercial corridor of the Frontage Road. Nevertheless, there are some small multi-family residential and single-family areas located

northeast of the site. In past and recent approvals for vehicle sales in this same commercial corridor area, the Commission has approved restrictions of business hours of operation. Recently, ACC Truck World was approved with limiting the business hours of operation from 8:00am to 9:00pm to mitigate concerns with late night noise for these same residential areas. Therefore, staff believes that a condition regarding this would then further satisfy the applicable review factors.

Use of Outdoor Lighting - Glare – Earlier in this report, Staff raised the issue regarding compliance with the require shielding of lighting fixtures. All lighting must be fully shielded, cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture. Since, there is a residential zones located nearby to the east and northeast, Staff believes that the use of outdoor lighting needs to comply in order to mitigate any potential light glare over into these residential areas Therefore, staff believes that a condition regarding this would then further satisfy the applicable review factors.

Deliveries and Loading – Adverse Effects – According to the Final Site Plan layout, deliveries and other similar uses of the site will take place on the east side of the building. It appears that the existing Porter Lane access is located partially or entirely on adjacent property. It appears the access could be entirely established on the property, as part of the redesign. However, it appears to likely use this existing access, which has been depicted as an access easement. Staff suggests that the Commission seek clarification that there is a joint-access agreement with the adjacent property. If this is NOT the case, then the main access from the Frontage road to the north side of the south building may make truck deliveries a bit more difficult.

PLANNING STAFF RECOMMENDATION

Staff is suggesting that the Planning Commission consider approving the Final Site Plan and its associated Conditional Use Permit, subject to the following two (2) recommended approval motions:

[Suggested Motion #1] PROPOSED ACTION FOR FINAL SITE PLAN APPROVAL: “I hereby make a motion for the Planning Commission to **APPROVE** the Final Site Plan for the redevelopment of property, located at 695 West 400 South, subject to the following conditions:

1. The Final Site Plan approval is limited to the proposed expansion/redevelopment and site improvements, as depicted in the Final Site Plan submittal to the Commission on December 08, 2021, or as amended by the City.
2. The development shall comply with the related rezone approval by combining all of the separate parcels into a single development parcel.
3. The proposed recreational vehicle sales use and service related to this Final Site Plan Approval shall obtain a Conditional Use Approval from the City.
4. The Final Site Plan shall be adjusted to meet the “internal parking lot landscaping” requirement of 7%, which may also reduce the depicted parking stall count, so long as the stall count meets the approved parking modification requirements.
5. All roof or ground mounted utility equipment shall be screened from public view (i.e. as viewed from a public street).

6. All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.
7. The applicant shall obtain secondary water service from the applicable third-party company and construct all necessary improvements and payment of any related fees.
8. All Final Site Plan needed alteration/modified approval conditions shall be reviewed deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.
9. Any dispute that arises regarding compliance with the Final Site Plan approval by the Zoning Administrator shall be re-submitted to the Planning Commission for further review and decision.

SUGGESTED REASONS FOR THE ACTION:

- a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the Conceptual Site Plan Acceptance and its related directives.
- b. The Planning Commission finds that the Final Site Plan submittal complies with the parking modification that was previously granted.
- c. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
- d. The Planning Commission finds that, subject also to the conditions of approval, the proposal complies with the requirements found in the Zoning Ordinance with regards to development standards in the CV-H Zone and Final Site Plan Approval Standards.”

[Suggested Motion #2] PROPOSED ACTION FOR CUP APPROVAL: “I hereby make a motion for the Planning Commission to **APPROVE** a CUP for the Young Power Sports Complex, located at 695 West 400 South, subject to the following conditions:

1. The Approved Land Use for the site is for Vehicle Rental or Sale, New Limited and/or Used Limited, and any typical accessory uses associated with the operation of a recreational vehicle sales dealership, as allowed by the regulations of the Zoning Ordinance.
2. The use of the site is also subject to the associated Final Site Plan approval, as approved by the City.
3. The Business Hours of Operation for vehicle sales and the associated accessory use of repairs shall be limited 8:00 a.m. to 9:00 p.m.
4. All outdoor lighting shall be fully shielded using cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the light fixture.
5. The Applicant shall submit sufficient evidence establishing a legal access easement from Porter Lane, to be deemed acceptable to the City Attorney.
6. Any future amendments to the CUP and/or Final Site Plan shall be subject to the applicable amendment procedures defined by the Zoning Ordinance.

SUGGESTED REASONS FOR THE ACTION:

- a. The Planning Commission finds that both Vehicle Sales, New or Used are a conditional uses in the C-VH Zone, as listed in Table of Uses, 12-36-Commercial Uses.

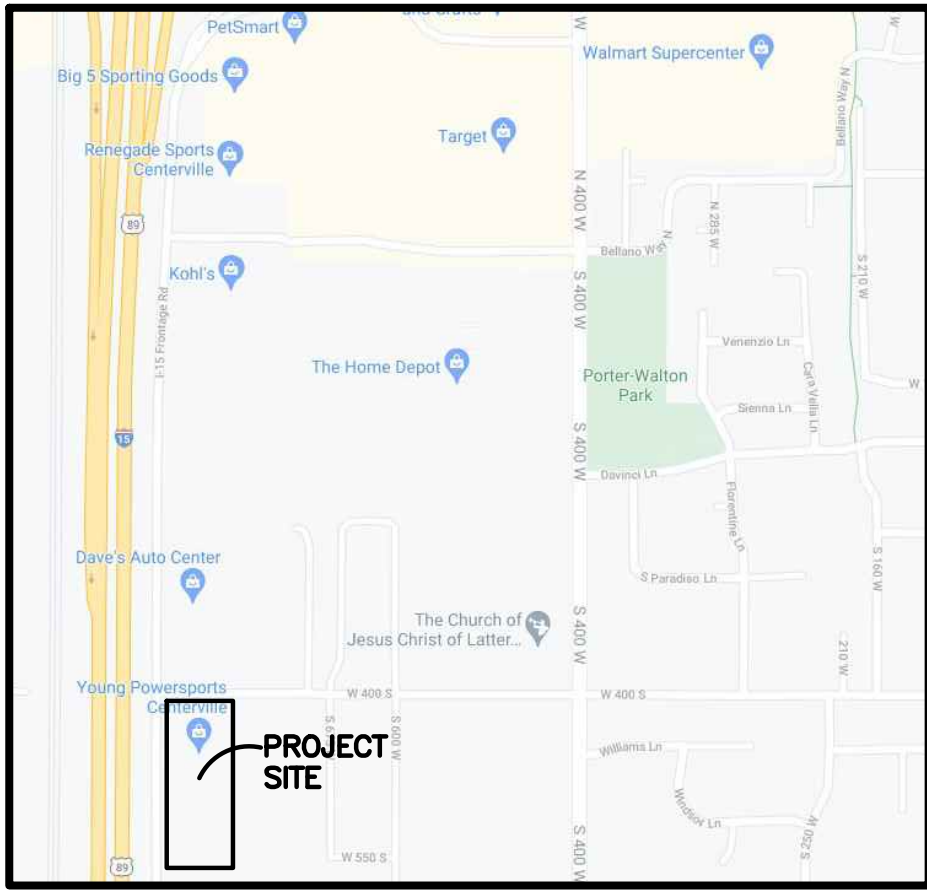
- b. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (A-C, F), there is evidence to support the conditional use suitability and harmony with the proposed site and adjacent property.*
- c. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (D-E, G, I-K), there is evidence to support a minimized impact on the community and the conditions imposed provide any needed safeguards.*
- d. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (H) that the associated Final Site Plan approval provides adequate access, parking, lighting, fire protection and vehicular circulation.*
- e. The Planning Commission finds that in reviewing factors of CZC 12.21.100(e)(5) (H, I and J) regarding the other possible related specific matters reviewed in the staff report, the conditions imposed minimize the impact of the development on the surrounding area.*
- f. Therefore, the Planning Commission finds that with the conditions imposed and the findings made, the requirements of CZC 12.21.100(e) have been met and the request for a CUP shall then be approved.”*

Project Narrative/Notes/Revisions

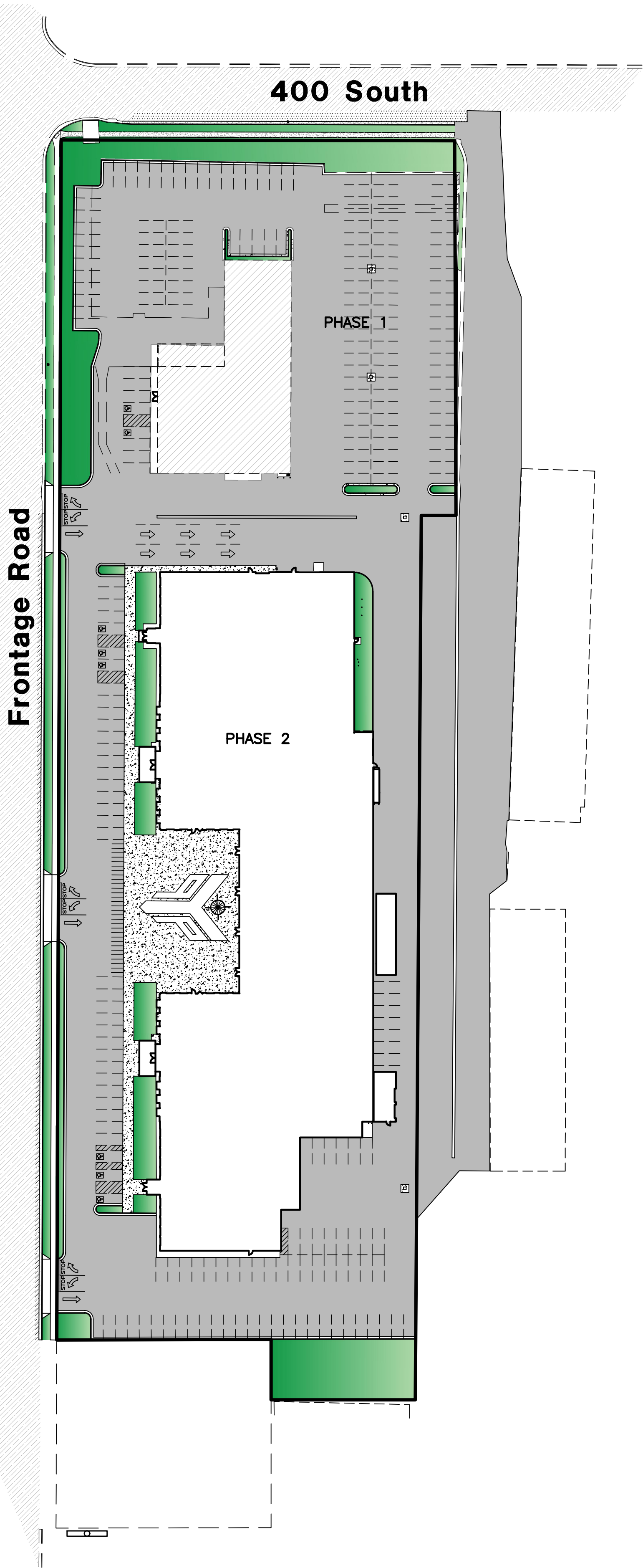
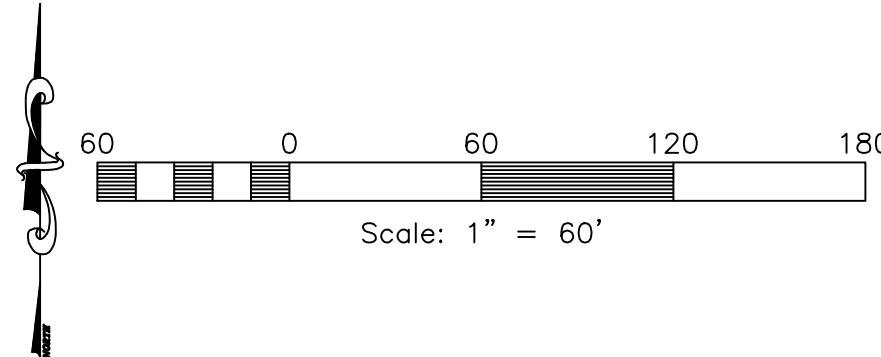
1. 11/12/21 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Young Powersports
461 S Frontage Rd
Improvement Plans

CENTERVILLE, DAVIS COUNTY, UTAH
NOV 2021



Vicinity Map
NOT TO SCALE



C10 Index

- C101 - Cover/Index C10
- C102 - Notes/Legend
- C103 - Existing and Demolition Plan
- C104 - Proposed Site Plan
- C105 - Proposed Grading and Utility Plan
- C106 - Civil Details
- C107 - Storm Water Pollution Prevention Plan Exhibit
- C108 - Storm Water Pollution Prevention Plan Details
- L101 - Landscape Plan
- L102 - Irrigation Plan
- L103 - Irrigation Details

PROPOSED SITE DATA

PARKING:	236 STALLS PROVIDED (8 A.D.A. REQ) 33 MOTORCYCLE STALLS
	2.5 STALLS/1,000 S.F.=205 REQUIRED STALLS
PARCEL AREA:	276,935 S.F. (6.35 ACRES)
BUILDING AREA:	82,000 S.F.
HARDSCAPE AREA:	168,827 S.F. (3.87 ACRES)
LANDSCAPING AREAS:	42,104 S.F. 15.2%
PATIO AREA:	10,418 S.F.
ROW AREA:	6,060 S.F.
OTHER AREA:	25,626 S.F.
TOTAL AREA:	42,104 S.F. (0.97 ACRES)
LS RATIO:	15.2%

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor:

Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Landscape Architect:

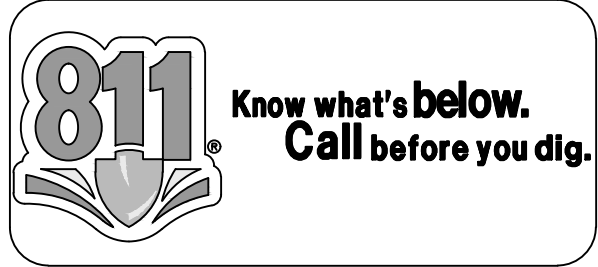
Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

Young Powersports
461 S. Frontage Road
Centerville City, Utah, 84014
PH: (801) 298-8081

Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100



289 E 400 N, Morgan, Utah

AND



Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah 84401-2346
801-399-5621 • www.clhae.com

CONSULTANTS

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CENTERVILLE
TRUCK & TRAILER CENTER
685 W 400 S, Centerville, Utah

YOUNG
POWERSPORTS

MARK DATE DESCRIPTION

ISSUE:	6/04/2021
PROJECT NO:	21020
CAD DWG FILE:	6528-54
DRAWN BY:	CDK
CHK'D BY:	JAD

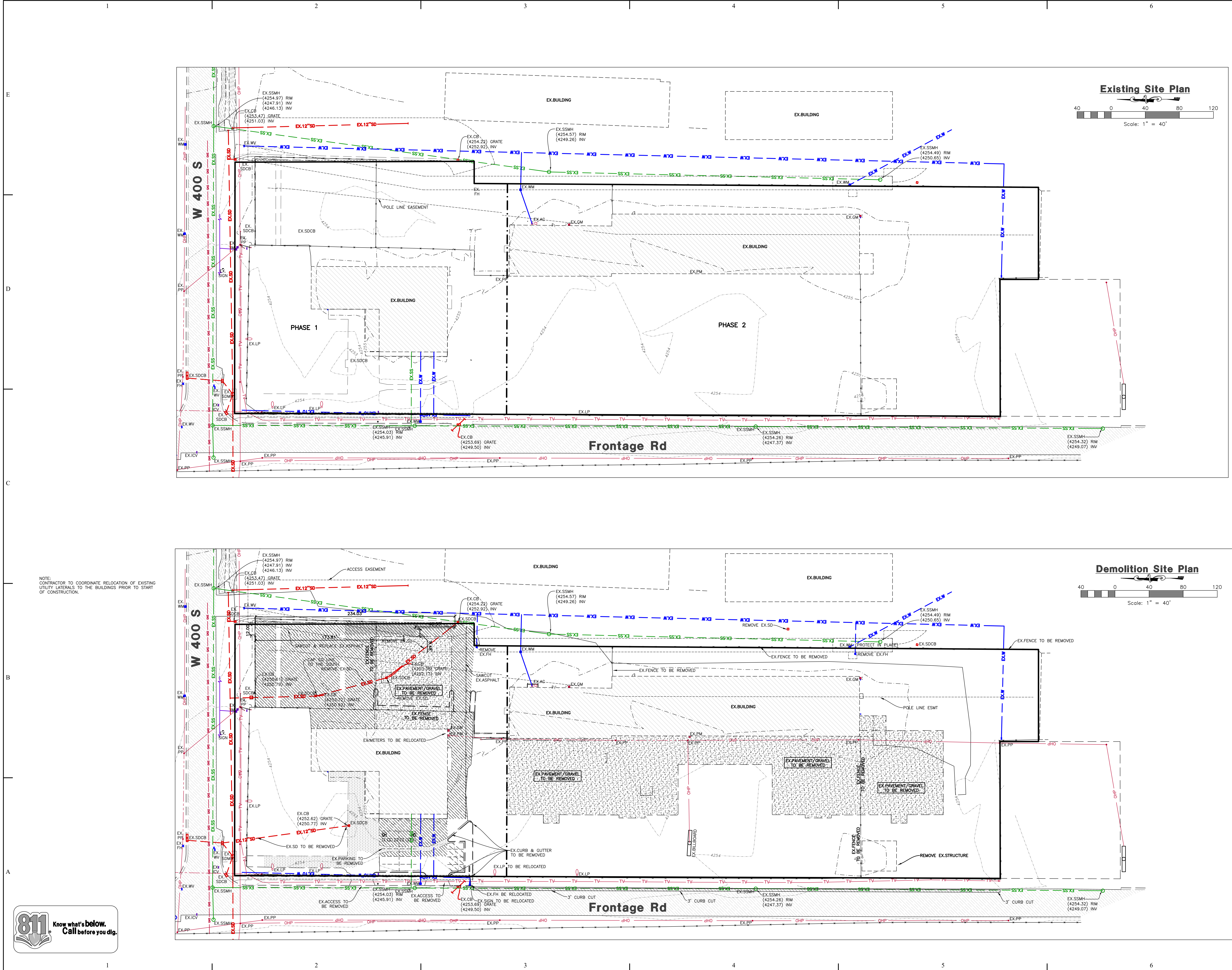
BID & PERMIT SET

12 Nov 2021

SHEET TITLE

COVER & INDEX SHEET

C-101



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CENTERVILLE
TRUCK & TRAILER CENTER
685 W 400 S, Centerville, Utah



MARK	DATE	DESCRIPTION

ISSUE:	6/04/2021
PROJECT NO:	21020
CAD DWG FILE:	6526-54
DRAWN BY:	CDK
CHK'D BY:	JAD

BID & PERMIT SET
12 Nov 2021

SHEET TITLE

EXISTING SITE & DEMOLITION PLAN

C-103





MARK	DATE	DESCRIPTION
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PROJECT NO:	21020	
CAD DWG FILE:	6528-54	
DRAWN BY:	CDK	
CHK'D BY:	JAD	

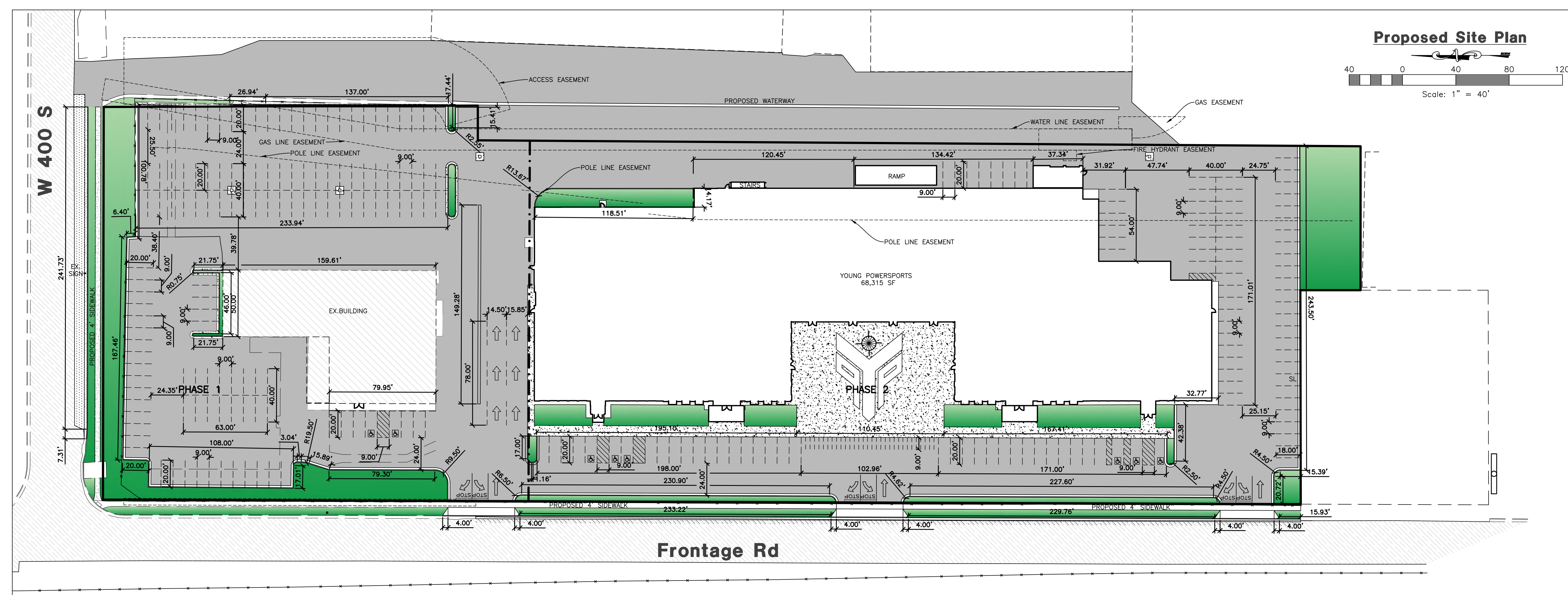
BID & PERMIT SET

12 Nov 2021

A	SHEET TITLE
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PROPOSED SITE PLAN

C-104

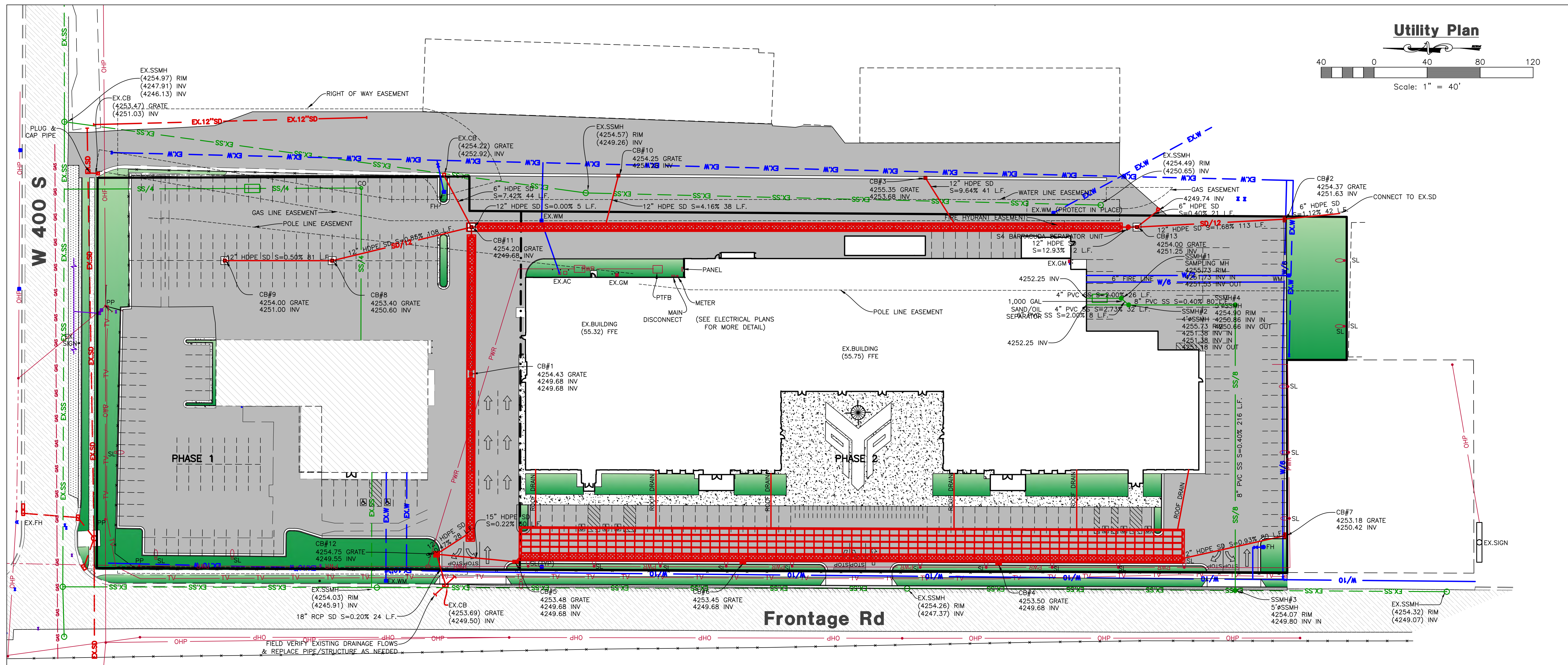


Proposed Site Plan

Scale: 1" = 40'

 = OUTFLOW CURB





Storm Runoff Calculations
Young Power Sports, Centerville
6526-54 11/10/2021

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Centerville, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

Proposed Conditions
The calculations are as follows:

Drainage Area:	Total Area = 5.84 acre or 254,293 sq ft	
Runoff Coefficients:	32% Roof 81,137 sq ft C = 0.9	
	57% Paved 143,850 sq ft C = 0.90	
	12% Landscaped Area 29,306 sq ft C = 0.2	
Weighted Runoff Coefficient		

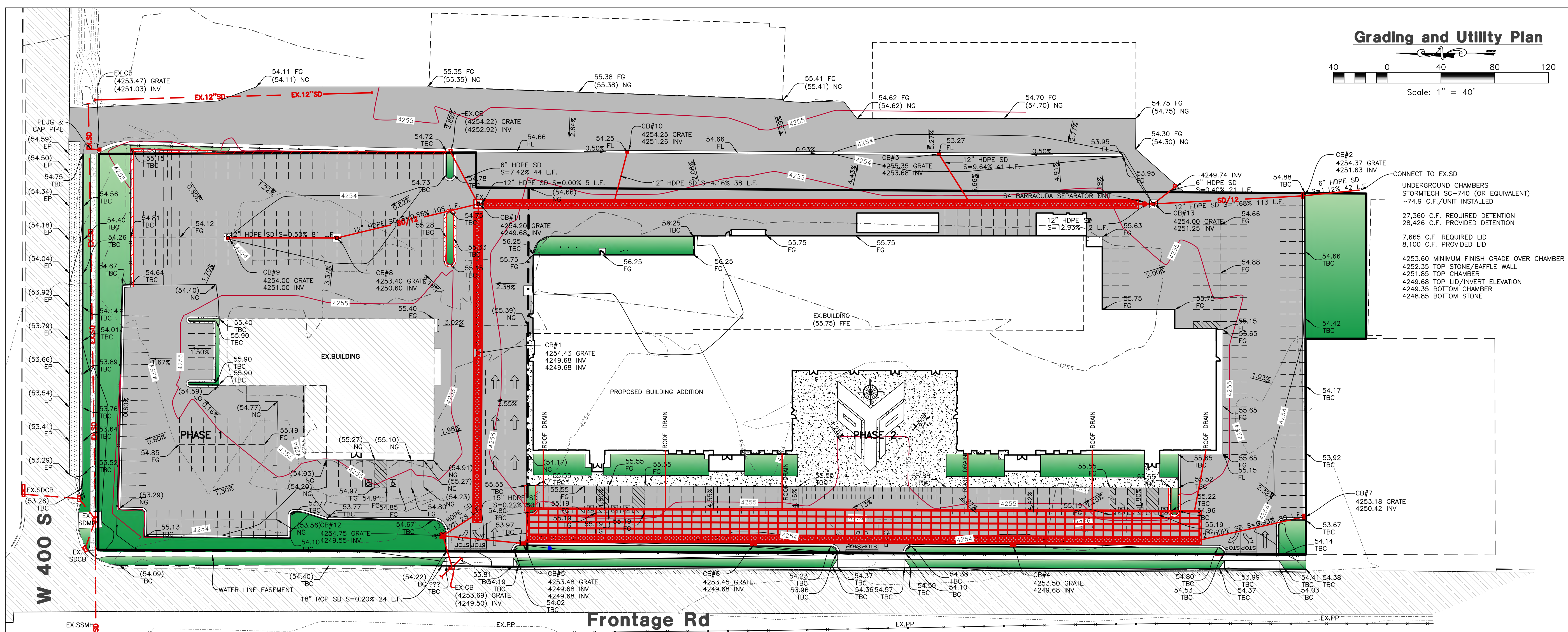
LID Retention:
80% Percentile Rainfall Event
Is the site feasible for LID? Yes
Site Imperviousness 0.88
NRCS Soil Group C/D
Rv Equation 0.83x+1.122
Rv 0.72
V_{ret} 7665 c.f.

Volume of Run-off for 100-year Storm Event:
C = 0.82
I = See Below in/hr
A = 254,293.00 sq ft
Q(out) = 1.17 cfs (0.2 cfs per acre)

Time (min)	Time (sec)	I (in/hr.)	Q (cfs)	Vol. in (cu ft)	Vol. out (cu ft)	Difference (cu ft)
0	0	0.00	0.00	0	0	0
5	300	0.05	33.04	99	350	251
10	600	0.21	25.13	15076	701	14375
15	900	0.31	20.79	18708	1051	17657
30	1800	2.90	13.88	25176	2102	23074
60	3600	1.79	8.63	31079	4203	26876
120	7200	1.63	4.97	35787	8406	27381
180	10800	1.71	3.42	36982	12609	24373
360	21600	0.38	1.85	39999	25219	14780
720	43200	0.23	1.10	47172	50438	-3266
1440	86400	0.13	0.83	54171	100877	-46706

Orifice Sizing:
Given: Q = 1.17 cfs
2g = 64.4 ft/s²
H = 2.80 ft
Cd = 0.62
R = SORT(Q/pd)(0.7(64.4H)^(0.5))
R = 2.54 inches
D = 5.07 inches
A = 20.20 inches²
0.1403 ft²

SUMMARY:
The required 100-yr storage volume is 27,360 cubic feet
The required LID Retention volume is 7,665 cubic feet
The total proposed storage volume is 35,026 cubic feet
The orifice diameter size is 5.1 inches



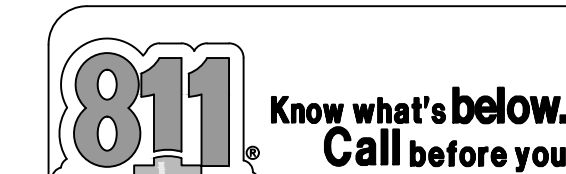
Project: Young Power Sports Centerville

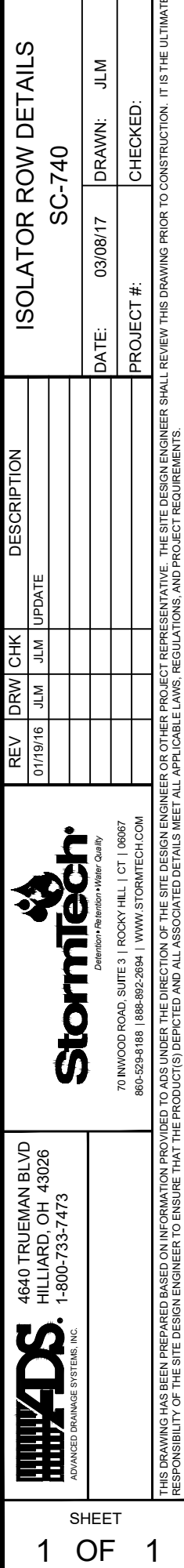
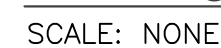
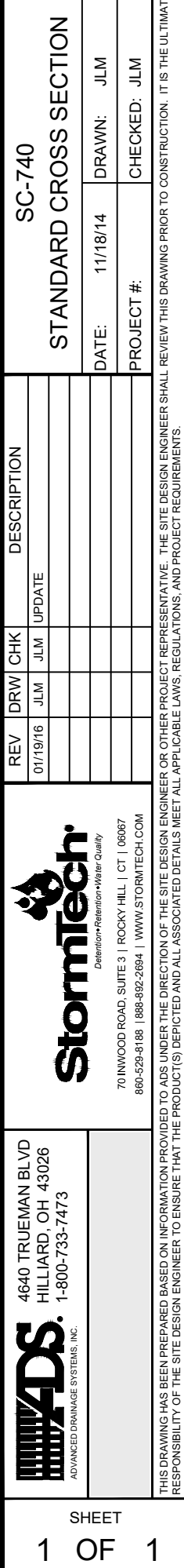
Chamber Model: SC-740
Units: Imperial

Number of chambers: 451
Voices in the stone (porosity): 40%
Base of Stone Elevation: 4249.50
Amount of Stone Above Chambers: 6 in
Amount of Stone Below Chambers: 6 in

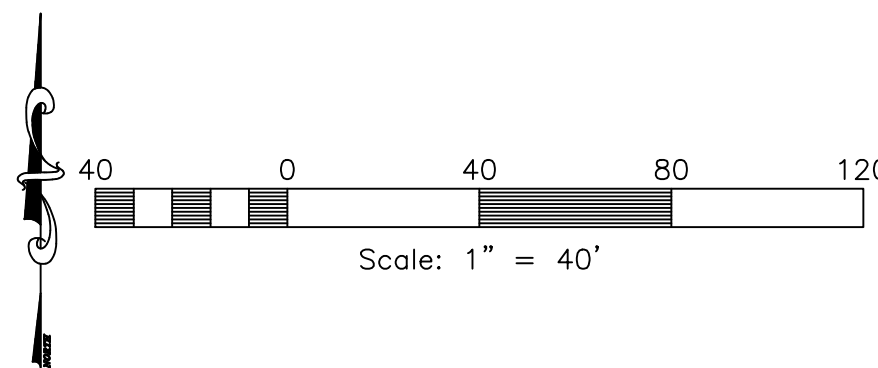
Area of system: 17208 sq ft Min. Area - 15246 sq ft min. area

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Chamber (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
42	0.00	0.00	573.60	573.60	36525.50	4253.00
41	0.00	0.00	573.60	573.60	36999.10	4252.92
40	0.00	0.00	573.60	573.60	37572.70	4252.83
39	0.00	0.00	573.60	573.60	38146.30	4252.75
38	0.00	0.00	573.60	573.60	38719.90	4252.67
37	0.00	0.00	573.60	573.60	39293.50	4252.58
36	0.05	24.80	563.68	568.48	39867.00	4252.50
35	0.16	73.48	544.21	617.89	40440.80	4252.42
34	0.28	127.16	522.74	649.89	41014.60	4252.33
33	0.80	272.38	464.54	737.03	41588.60	4252.25
32	0.80	361.57	428.97	790.54	42162.10	4252.17
31	0.95	428.75	402.10	830.85	42735.90	4252.08
30	1.07	484.61	378.78	869.36	43309.20	4252.00
29	1.18	532.40	360.64	893.04	43882.20	4251.92
28	1.27	570.81	345.27	917.09	44455.30	4251.83
27	1.36	608.78	329.16	941.64	45028.90	4251.75
26	1.45	646.80	311.28	967.08	45602.00	4251.67
25	1.52	684.55	296.54	988.19	46175.20	4251.58
24	1.58	721.78	283.15	1007.78	46748.00	4251.50
23	1.64	758.47	277.33	1018.00	47320.00	4251.42
22	1.70	794.48	267.01	1033.49	47892.50	4251.33
21	1.75	829.57	257.94	1044.94	48464.40	4251.25
20	1.80	863.07	248.37	1061.44	49035.80	4251.17
19	1.85	895.78	239.06	1075.56	49606.30	4251.08
18	1.89	927.81	232.08	1087.67	50176.90	4251.00
17	1.93	959.24	224.71	1096.94	50747.80	4250.92
16	1.97	990.72	217.31	1108.03	51318.80	4250.83
15	2.00	1021.47	211.01	1117.48	51889.30	4250.75
14	2.04	1051.49	204.68	1126.97	52459.30	4250.67
13	2.07	1080.72	198.28	1135.08	53029.30	4250.58
12	2.10	1109.24	192.87	1142.78	53599.00	4250.50
11	2.13	1137.44	187.44	1150.46	54168.50	4250.42
10	2.15	1165.24	182.00	1158.13	54737.60	4250.33
9	2.18	1192.78	176.54	1165.78	55306.40	4250.25
8	2.20	1219.99	171.07	1173.41	55875.00	4250.17
7	2.21	1246.81	165.59	1180.99	56443.00	4250.08
6	0.00	0.00	573.60	573.60	56443.00	4250.00
5	0.00	0.00	573.60	573.60	56443.00	4249.92
4	0.00	0.00	573.60	573.60	56443.00	4249.83
3	0.00	0.00	573.60	573.60	56443.00	4249.75
2	0.00	0.00	573.60	573.60	56443.00	4249.67
1	0.00	0.00	573.60	573.60	56443.00	4249.58





Young Powersports
461 S Frontage Rd
Storm Water Pollution Prevention Plan Exhibit
CENTERVILLE, DAVIS COUNTY, UTAH
NOV 2021



CENTER POINT CONSTRUCTION
289 E 400 N, Morgan, Utah

AND

CLH ARCHITECTS ENGINEERS
Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah 84401-2346
801-399-5821 • www.clhae.com

CONSULTANTS

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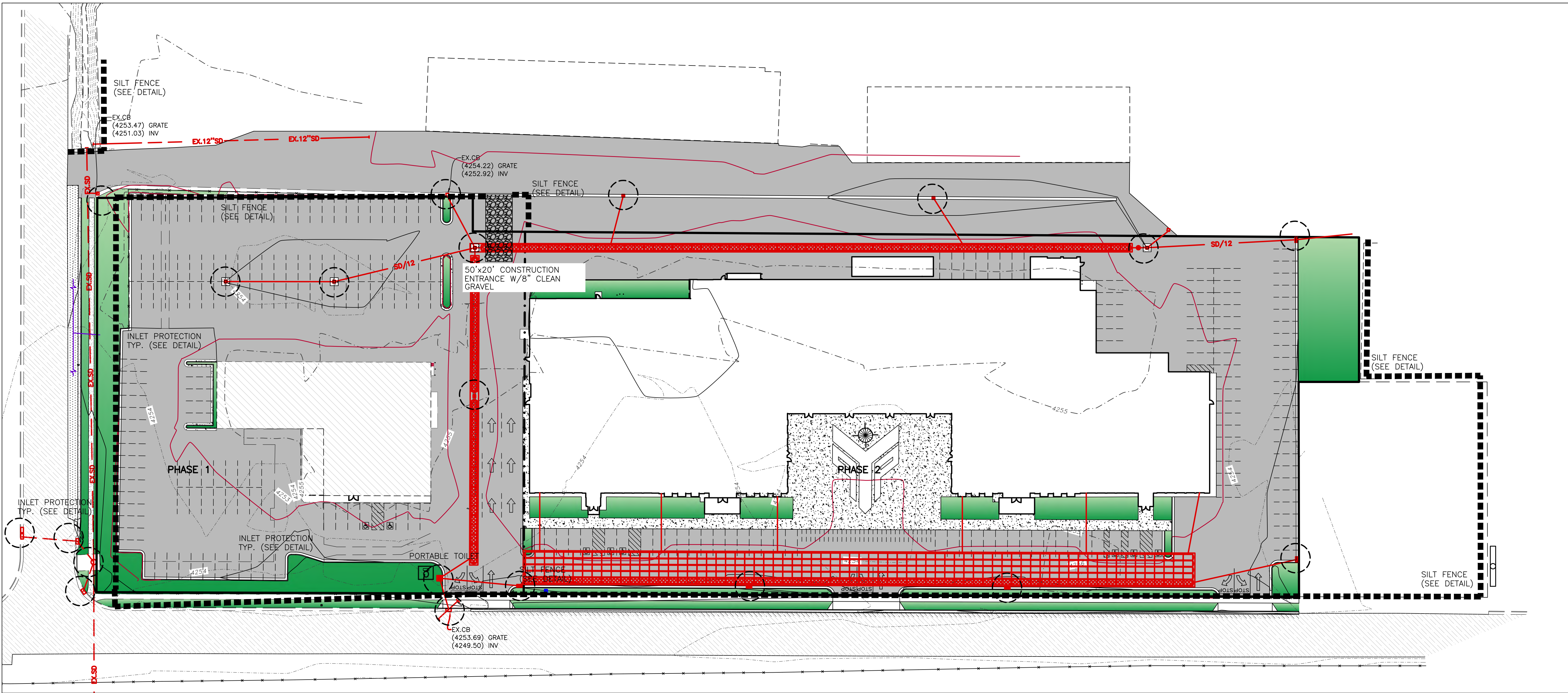
CENTERVILLE
TRUCK & TRAILER CENTER
685 W 400 S, Centerville, Utah

YOUNG POWERSPORTS

MARK	DATE	DESCRIPTION

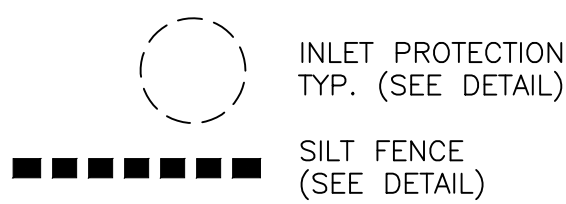
ISSUE:	6/04/2021
PROJECT NO:	21020
CAD DWG FILE:	6528-54
DRAWN BY:	CDK
CHK'D BY:	JAD

BID & PERMIT SET 12 Nov 2021
SHEET TITLE
SWPPP EXHIBIT
C-107



STREETS TO BE SWEEPED WITHIN
1000 FEET OF CONSTRUCTION
ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE
TO PROCEED THROUGH
CONSTRUCTION ENTRANCE
TO REDUCE AMOUNTS OF
SEDIMENT TRACKED ONTO
ROADWAYS.



Construction Activity Schedule	
- PROJECT LOCATION.....	CENTERVILLE CITY, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....	JUNE 2021
- BMP'S DEPLOYMENT DATE.....	JUNE 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	(801) 298-8081
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

12/5/2008 2:16:58 PM

A

B

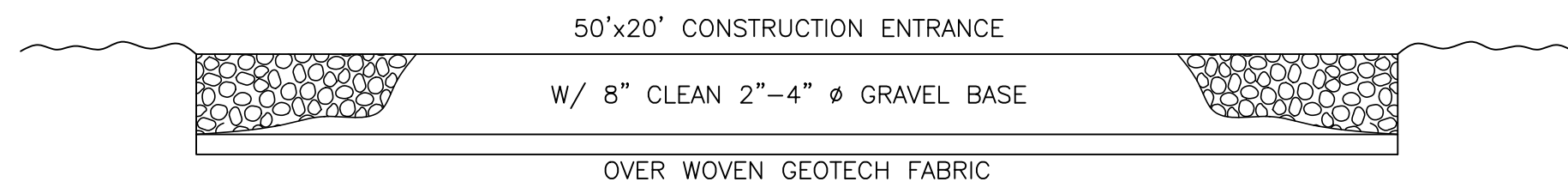
C

D

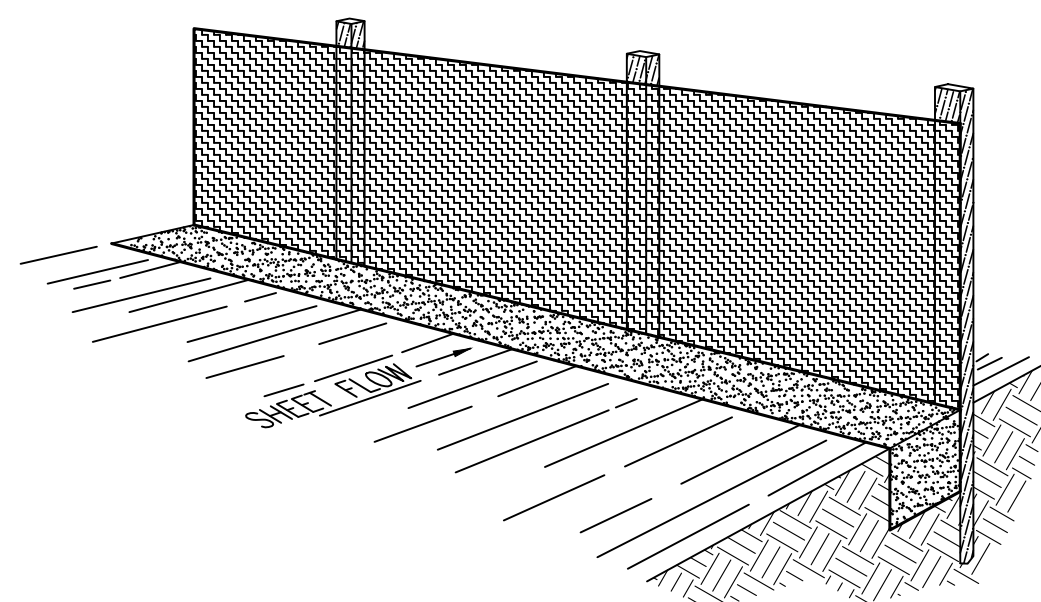
E

Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR00000 identifies the minimum inspection requirements.
 - Part III.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

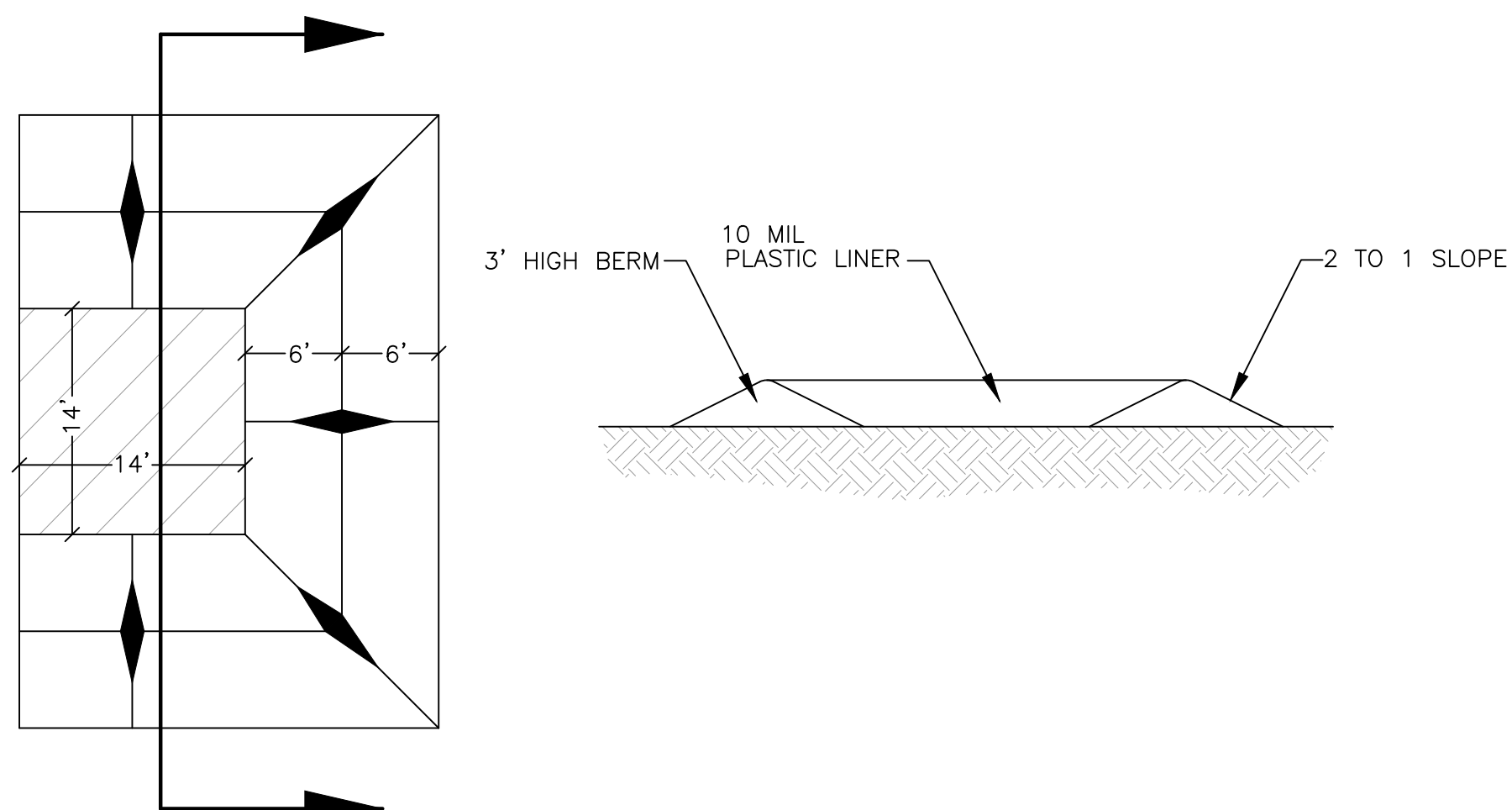
- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Unroll the silt fence, positioning the post against the downstream wall of the trench.
- Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

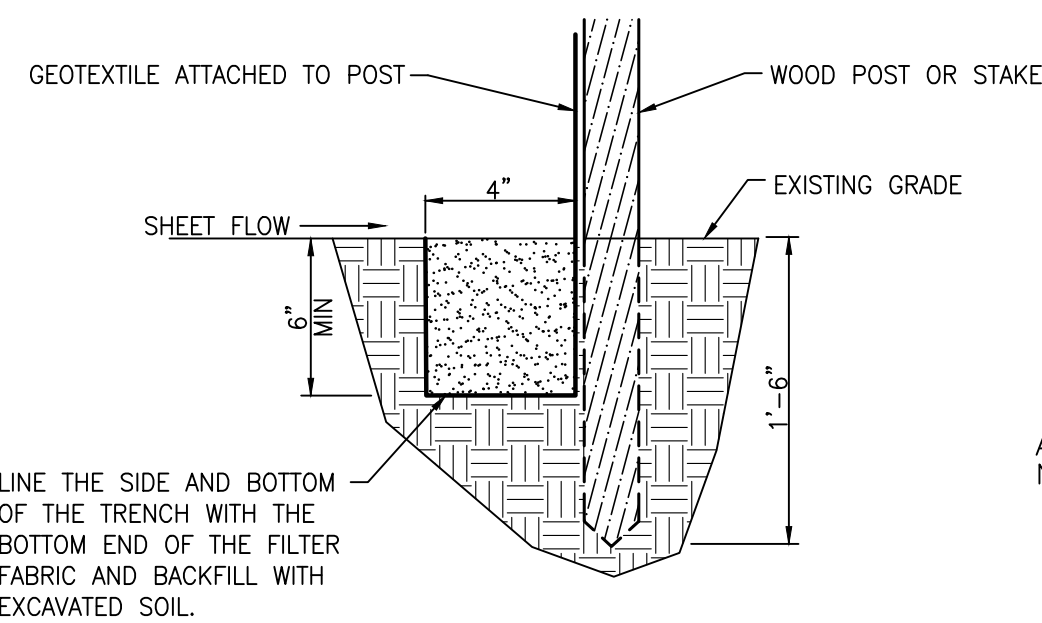
Silt Fence Detail

SCALE: NONE



Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Section

should generally be less than three (3) times the height of the fence.

- If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").

- Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
- The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION

- Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
- When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL

- Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

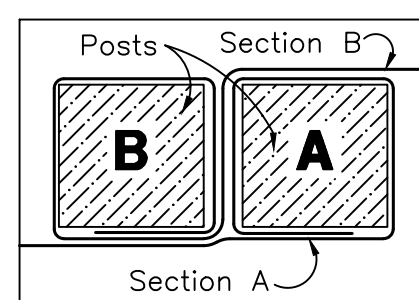
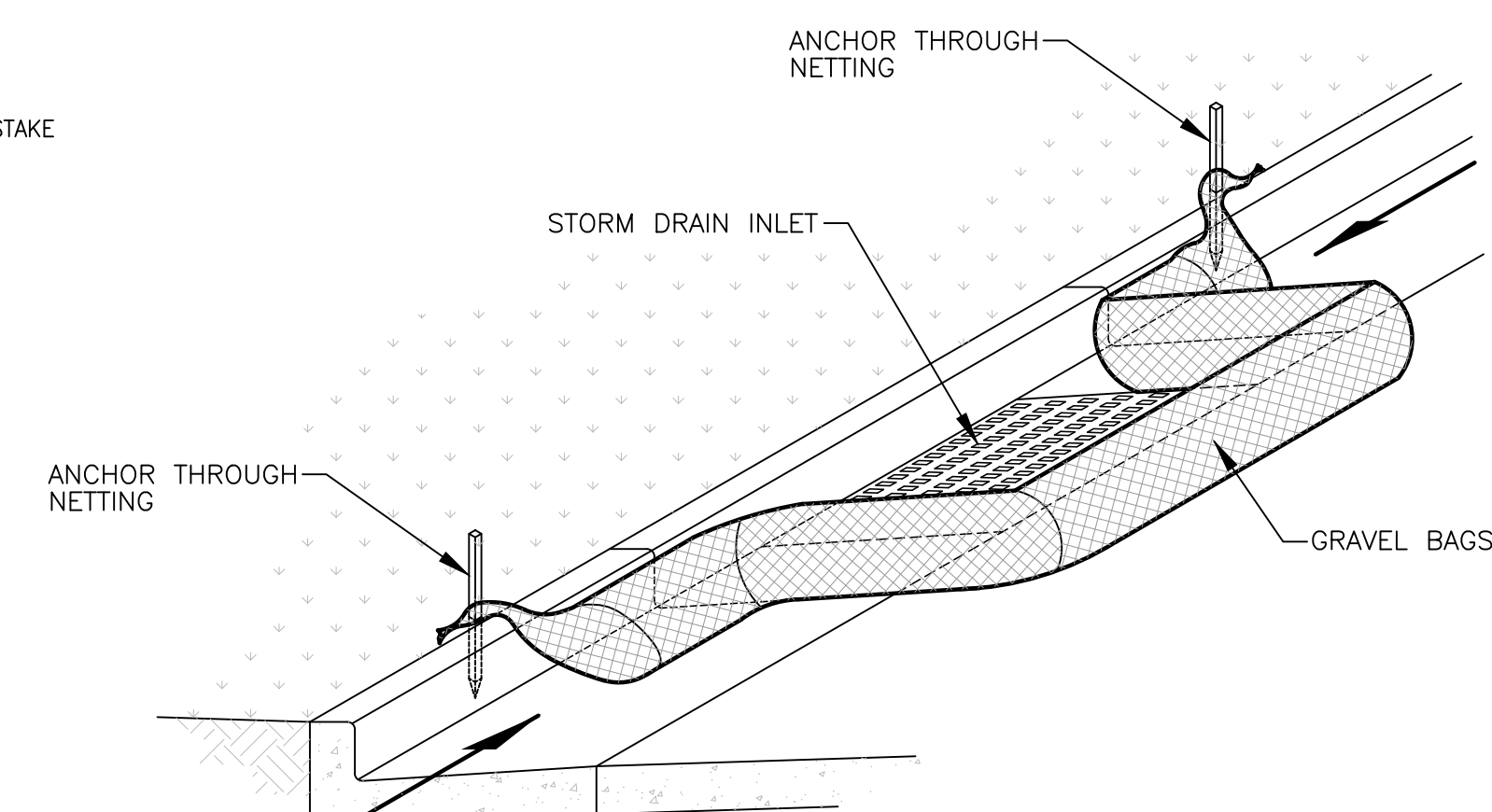
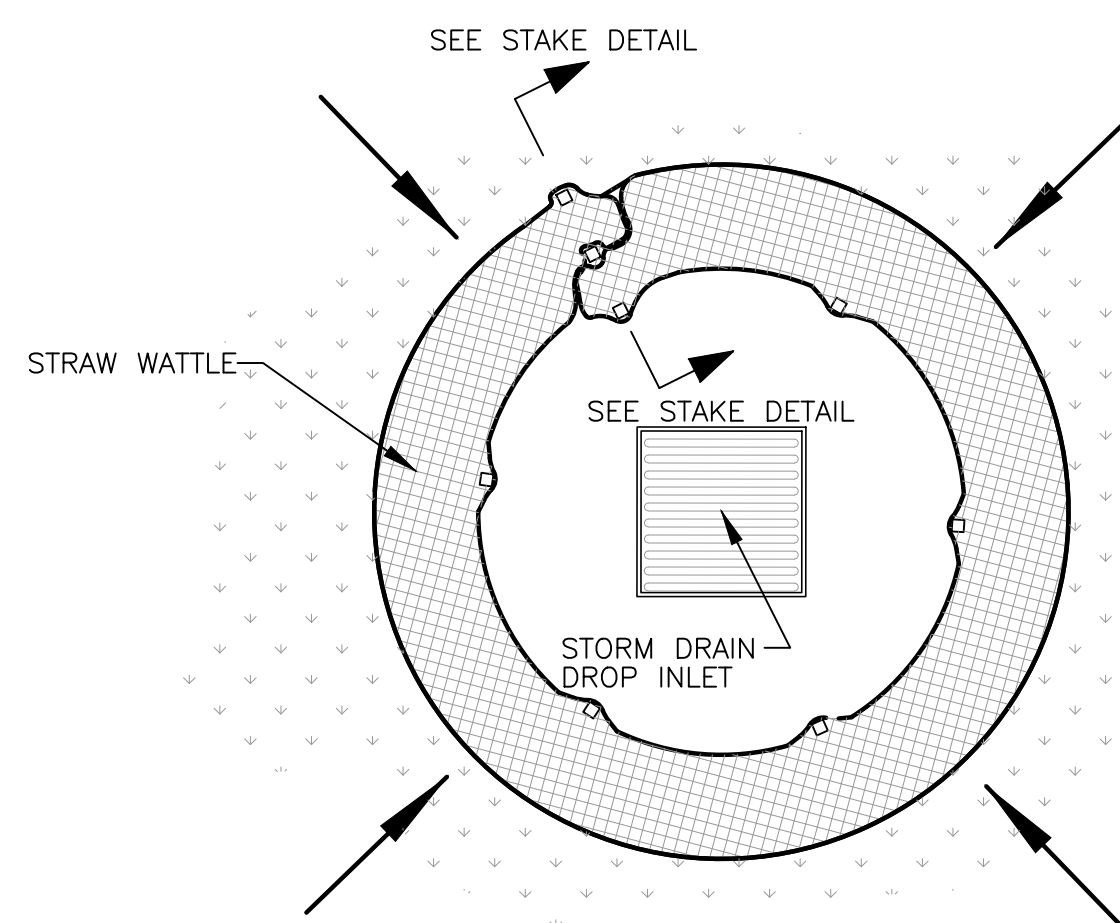


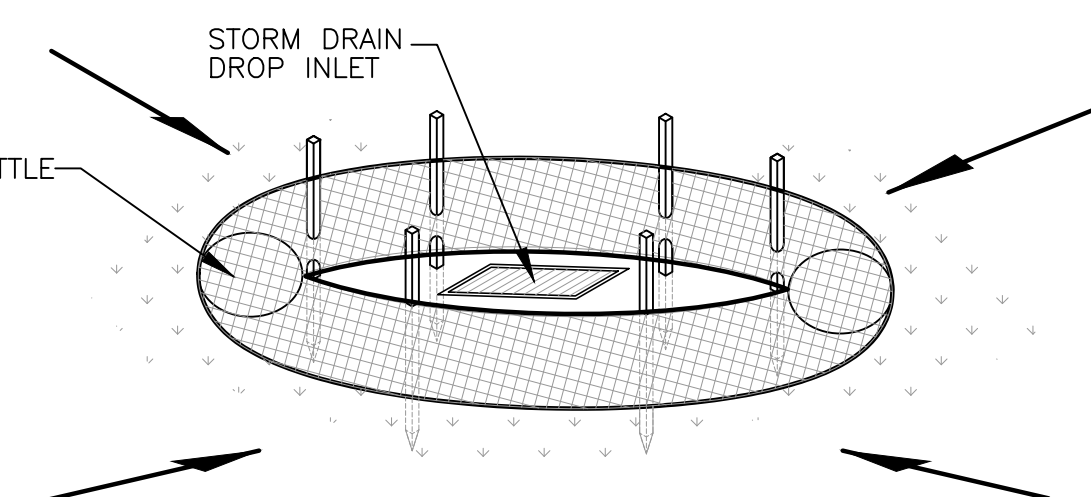
Figure 1:
Top View of
Roll-to-Roll Connection



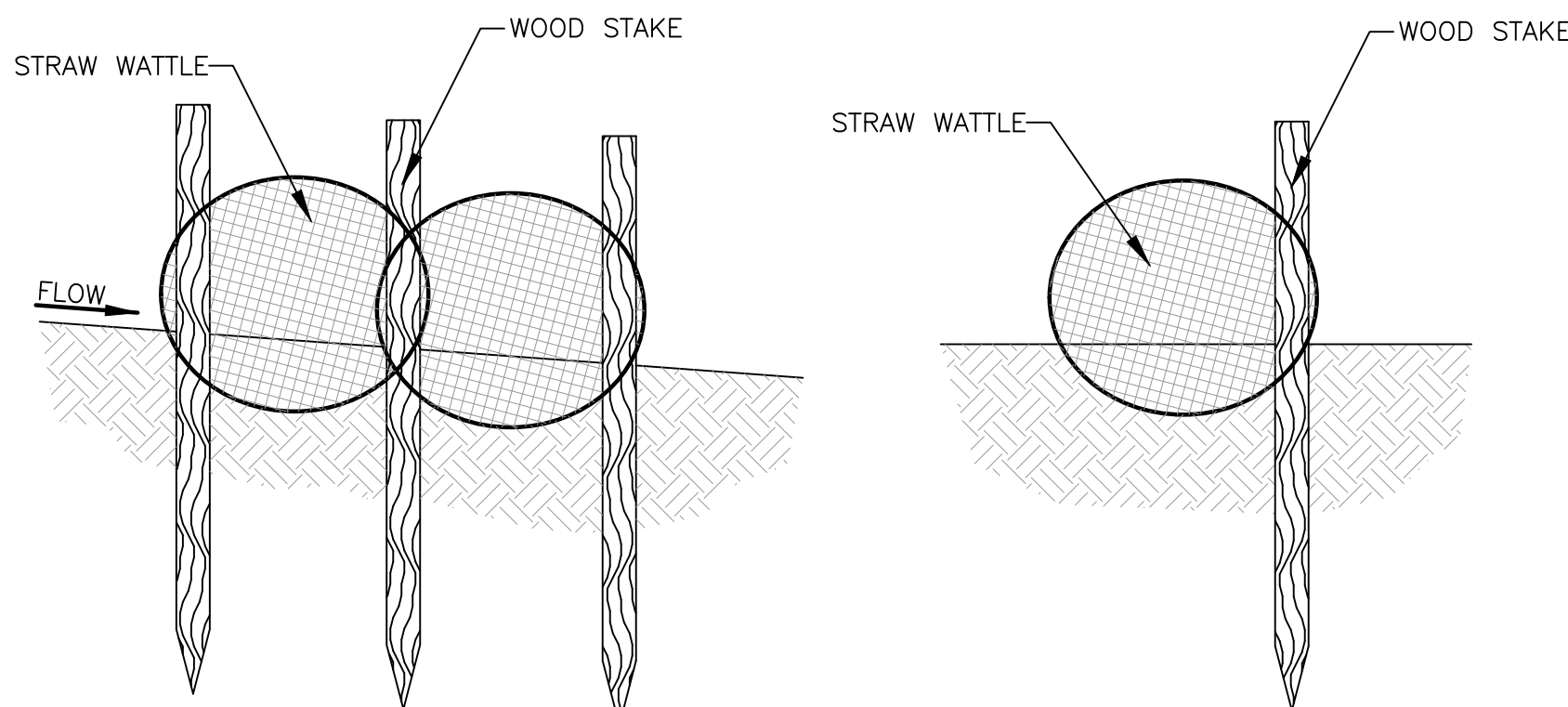
Inlet Box Protection



Plan View

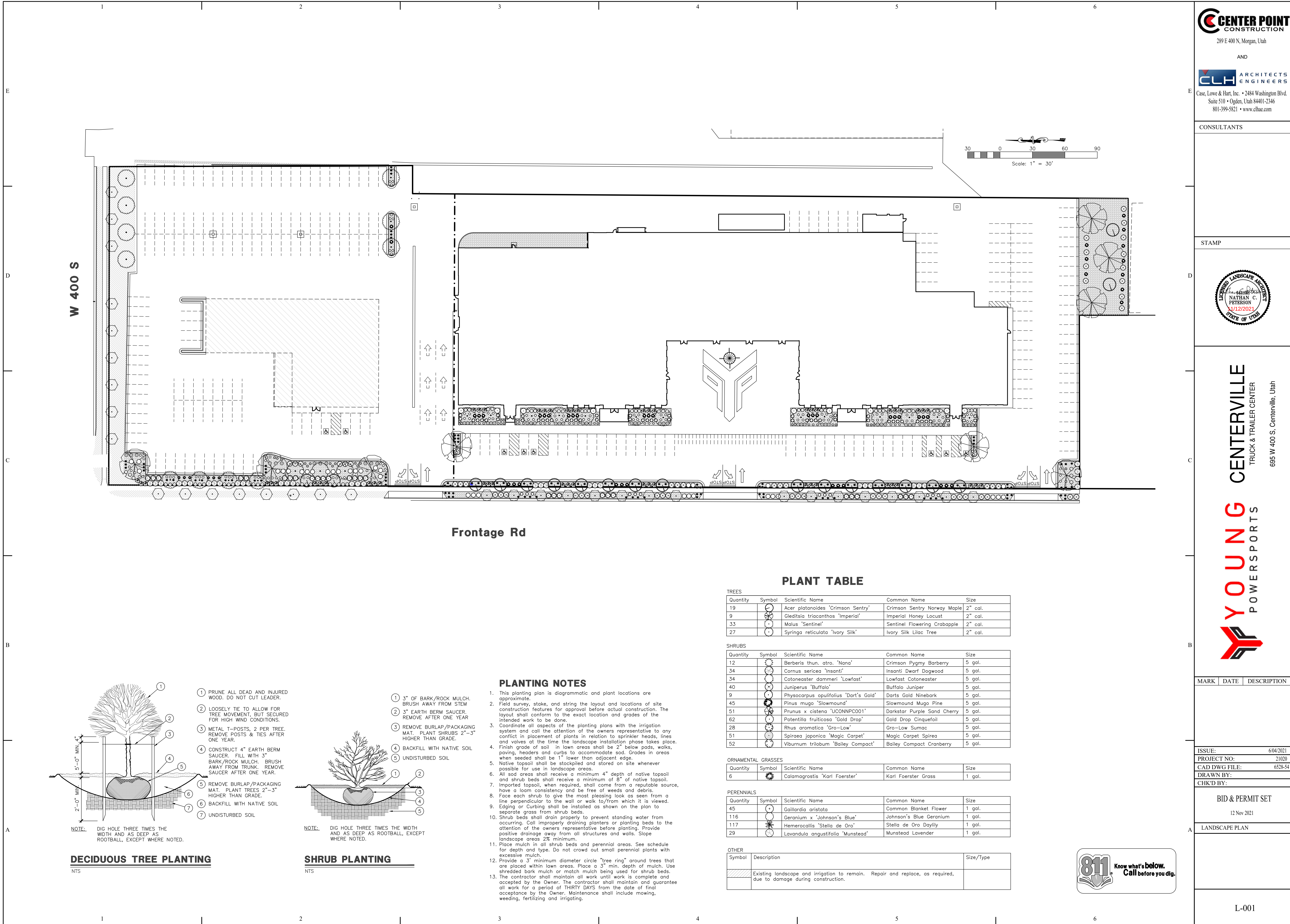


Drop Inlet Protection



Stake Detail





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DECIDUOUS TREE PLANTING
NTS

- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING
NTS

- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

Frontage Rd

PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
19		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" cal.
9		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
33		Malus 'Sentinel'	Sentinel Flowering Crabapple	2" cal.
27		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
12		Berberis thun. atro. 'Nana'	Crimson Pygmy Barberry	5 gal.
34		Cornus sericea 'insanti'	insanti Dwarf Dogwood	5 gal.
34		Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	5 gal.
40		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
9		Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark	5 gal.
45		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
51		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
62		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
28		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
51		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.
52		Viburnum trilobum 'Bailey Compact'	Bailey Compact Cranberry	5 gal.

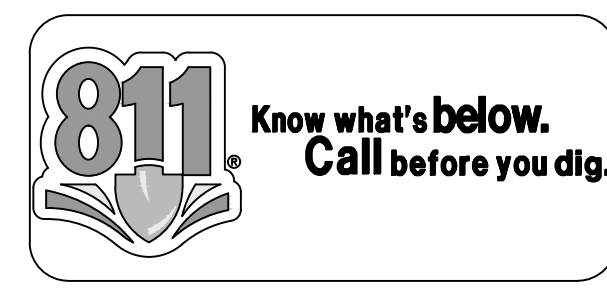
ORNAMENTAL GRASSES				
Quantity	Symbol	Scientific Name	Common Name	Size
6		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
45		Gaillardia aristata	Common Blanket Flower	1 gal.
116		Geranium x 'Johnson's Blue'	Johnson's Blue Geranium	1 gal.
117		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
29		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.

OTHER			Size/Type
Symbol	Description		
	Existing landscape and irrigation to remain. Repair and replace, as required, due to damage during construction.		

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.





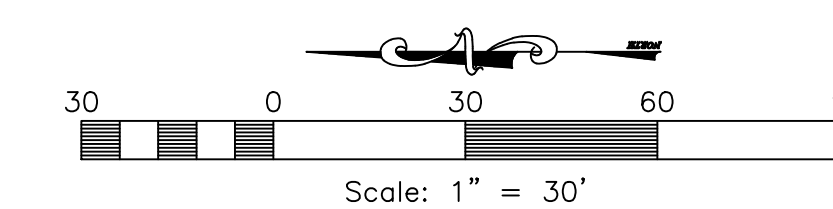
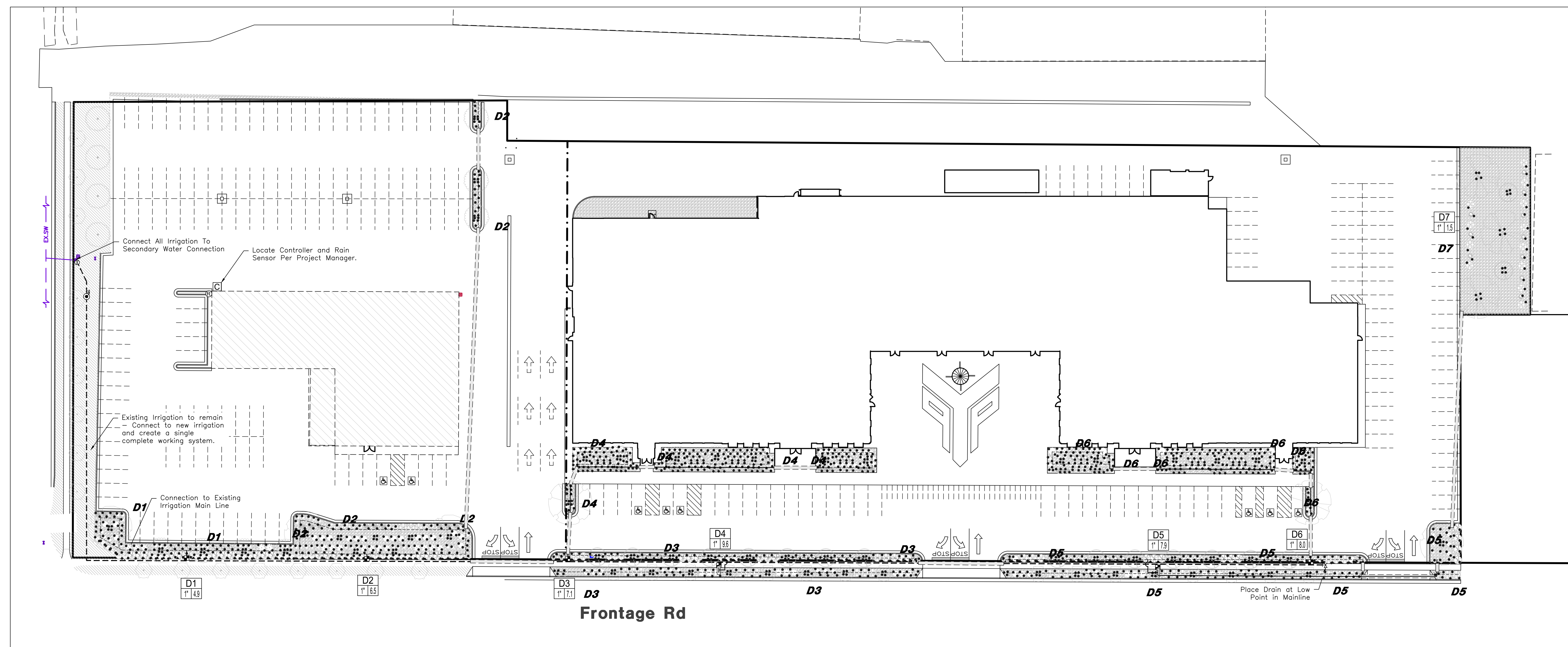
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ISSUE:	6/04/2021
PROJECT NO:	21020
CAD DWG FILE:	6528-54
DRAWN BY:	
CHK'D BY:	

BID & PERMIT SET
12 Nov 2021

A	IRRIGATION PLAN
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L-002



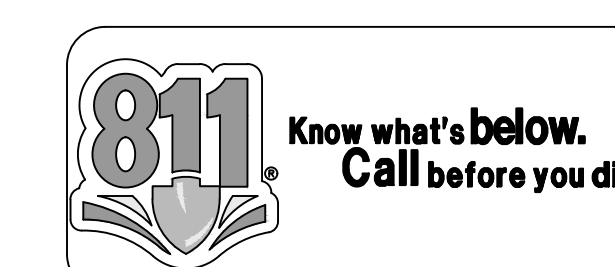
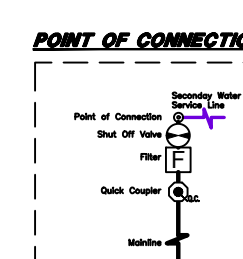
IRRIGATION SCHEDULE

DRAWING SYMBOL		MANUFACT.	CATALOG #	DESCRIPTION
	MITCO	OV-000		SHUT OFF VALVE - SIZE PER PIPE
	AMAD	1-1501-1151-1030		1" QUICK SPIN FILTER 300 MICRON
	RANRBD	MODEL 444RC		1" JOCK COUPLING VALVE
	DRP	111-4333-NL 5/4"		1" VALVE WITH LEAK RESISTOR
	RANRBD	SPZ LINE		120 VAC INDOOR/OUTDOOR CONTROLLED
	RANRBD	WR2 LINE		WIRELESS RAN VALVE
	RANRBD	PCX2-100-PRB-COM		DRP REMOTE CONTROL VALVE
	RANRBD	PCX2-100-PRB-COM		REMOTE CONTROL VALVE
	PPK	PPR500		PRESSURE RESISTANT
	SCH. 40		PVC MAIN LINE	PRESSURIZED RIGID MAIN LINE
	SCH. 40		PVC LATERAL LINE	IRRIGATION BRIGRATION SIZE AS FOLLOWS: 1/2" (3/4" max) 1" (1 1/2" max) 1 1/2" (2" max) 2" (2-3/4" max) 2 1/2" (3"-3/4" max) 3" (4" max)
	SCH. 40		PVC SLEEVE	2" DIA. A-LP. PIPING UNDER 1/2"
	DRP	MANUFACT.	CATALOG #	DESCRIPTION
	RANRBD		10-20-20-FC	1. 2" DRP DRAIN ENTITERS, 2 GAL/HOUR 1. ENTITERS PER 1 GALLON PAINT 2. ENTITERS PER 1 GALLON PAINT 4. ENTITERS PER 1 TON (OUTSIDE FILL RES)
----- PVC/POLY DRP LATERAL LINE				

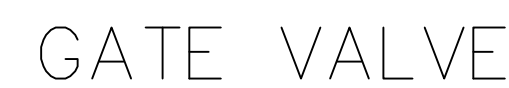
TABLE 5

T1	TURF VALVE NUMBER	D1	DRIP VALVE NUMBER
1.5" 21	GALLONS PER MINUTE	1" 5	GALLONS PER MINUTE
	VALVE SIZE		VALVE SIZE

D1/T1 DRIP/TURF IRRIGATION ZONE NUMBER



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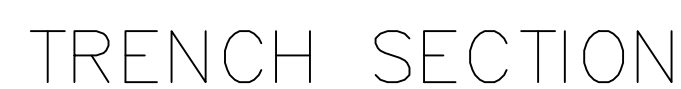
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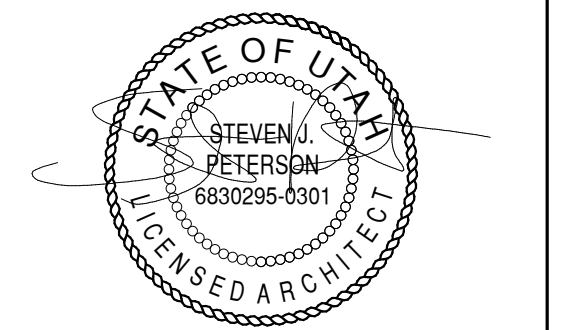
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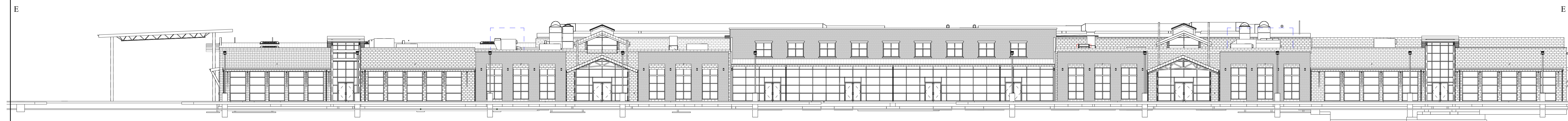


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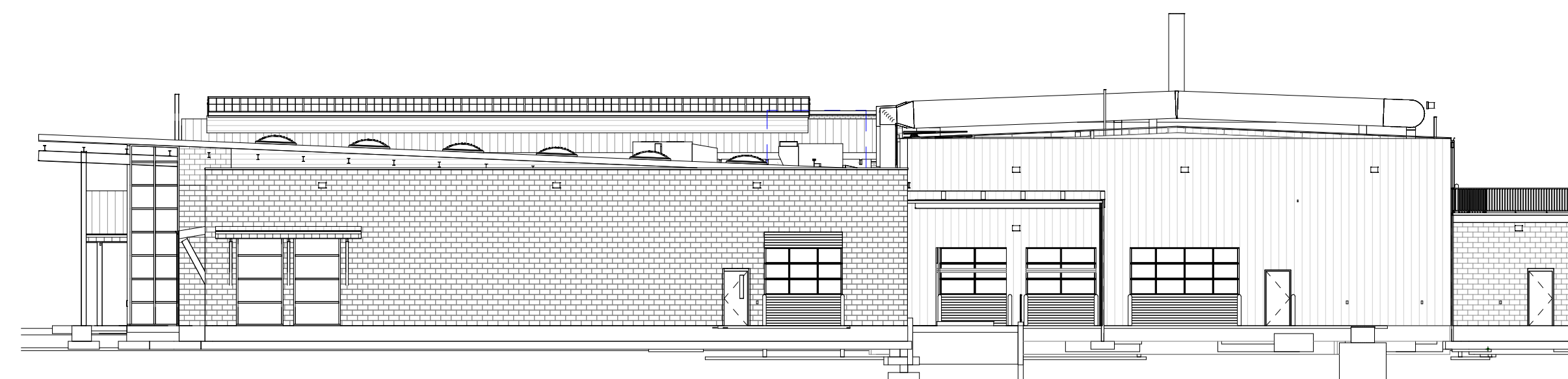
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PROJECT NO:	21020
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DRAWN BY:	KDL
CHK'D BY:	SJP

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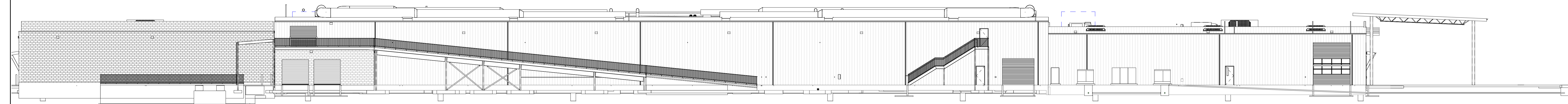
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OVERALL EXTERIOR
ELEVATIONSA-200

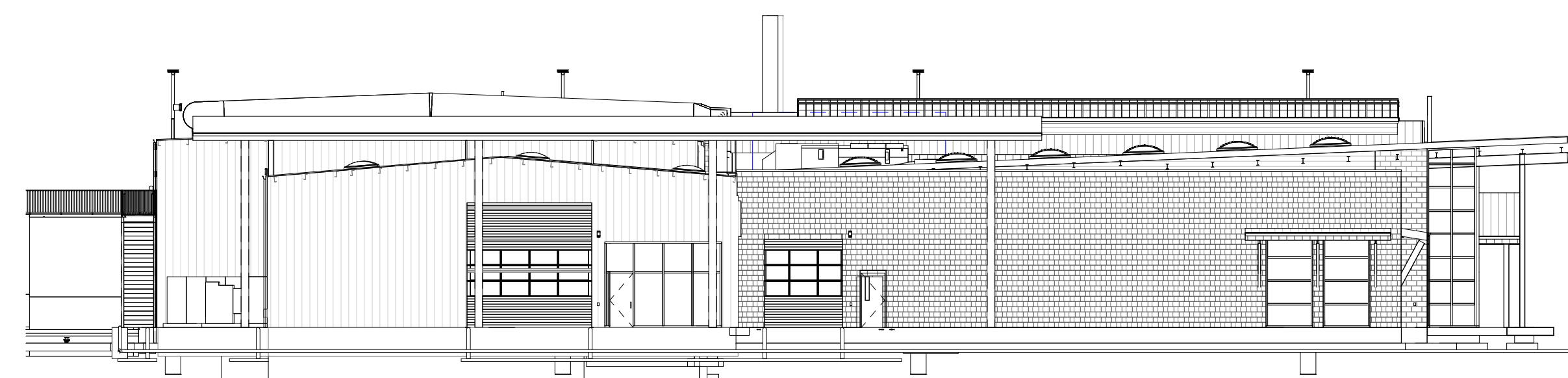
D1 OVERALL WEST EXTERIOR ELEVATION
1/16" = 1'-0"



C3 OVERALL SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



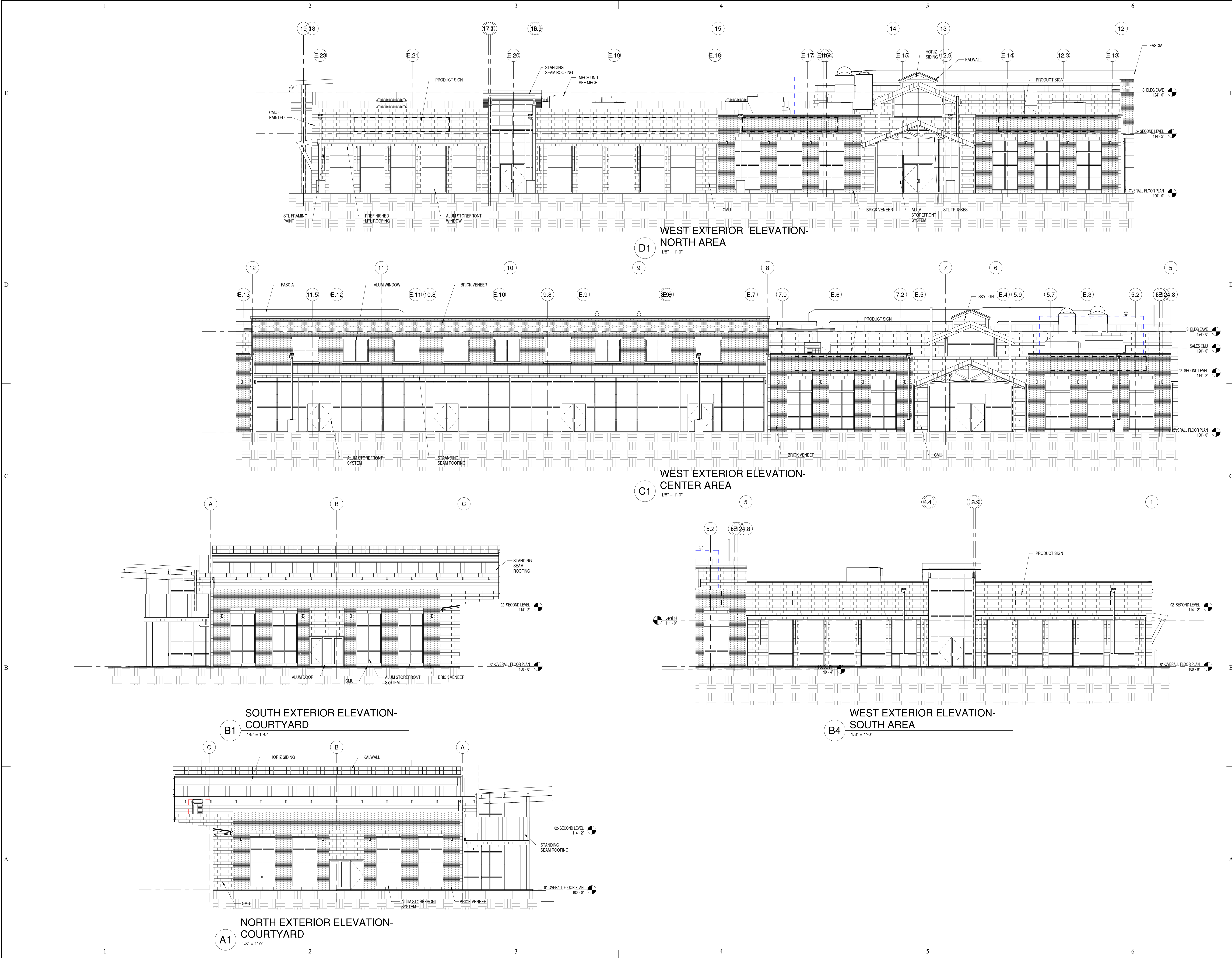
B1 OVERALL EAST EXTERIOR ELEVATION
1/16" = 1'-0"



A2 OVERALL NORTH EXTERIOR
ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIALS		
MATERIAL	FINISHES	COLOR
CMU	SPLIT FACE	
VERTICAL METAL SIDING	PREFINISHED	
HORIZONTAL METAL SIDING	PREFINISHED	
PARAPET CAP	PREFINISHED	
BRICK VENEER	PREFINISHED	
ALUMINUM WINDOW FRAME	PREFINISHED	
GLAZING	TINTED	
EXPOSED STEEL	PAINT	
PIPE BOLLARD	PAINT	

11/15/2021 11:16:30 AM



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CONSTRUCTION

289 E 400 N, Morgan, Utah

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CLH ARCHITECTS
ENGINEERS

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Suite 510 • Ogden, Utah • 84401
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CONSULTANTS

STAMP

STEVEN J. PETERSEN
6830295-0301
LICENSED ARCHITECT

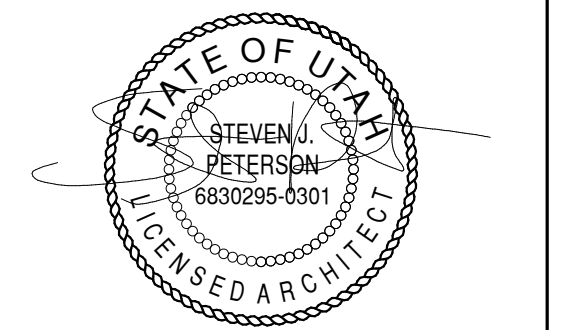
CENTERVILLE

695 W 400 S, Centerville, Utah

YOUNG

POWERSPORTS

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ISSUE: 11/11/2021		
PROJECT NO: 21020		
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11 NOV 2021		
SHEET TITLE		
EXTERIOR ELEVATIONS		
A-201		

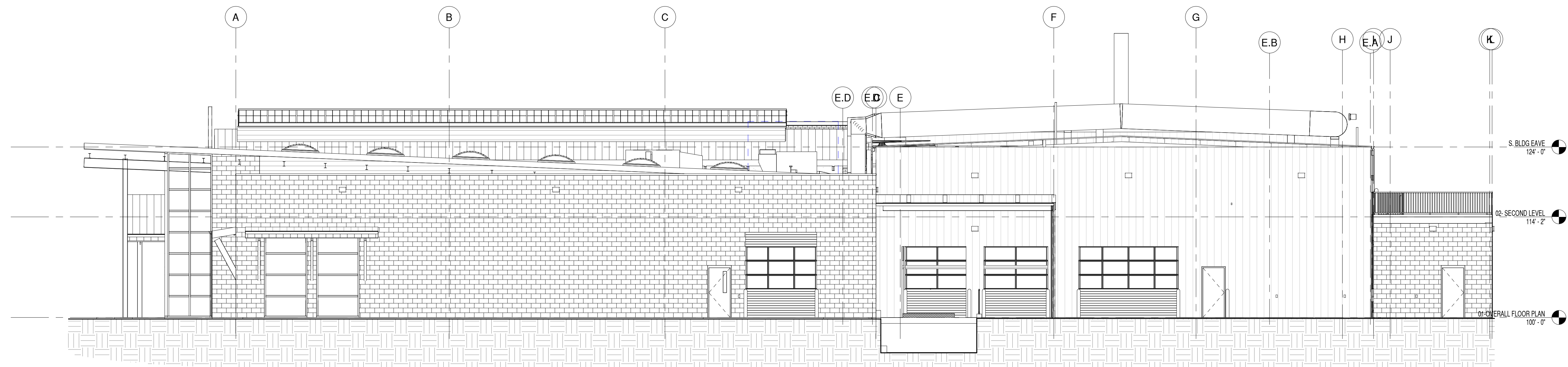


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PROJECT NO:	21020
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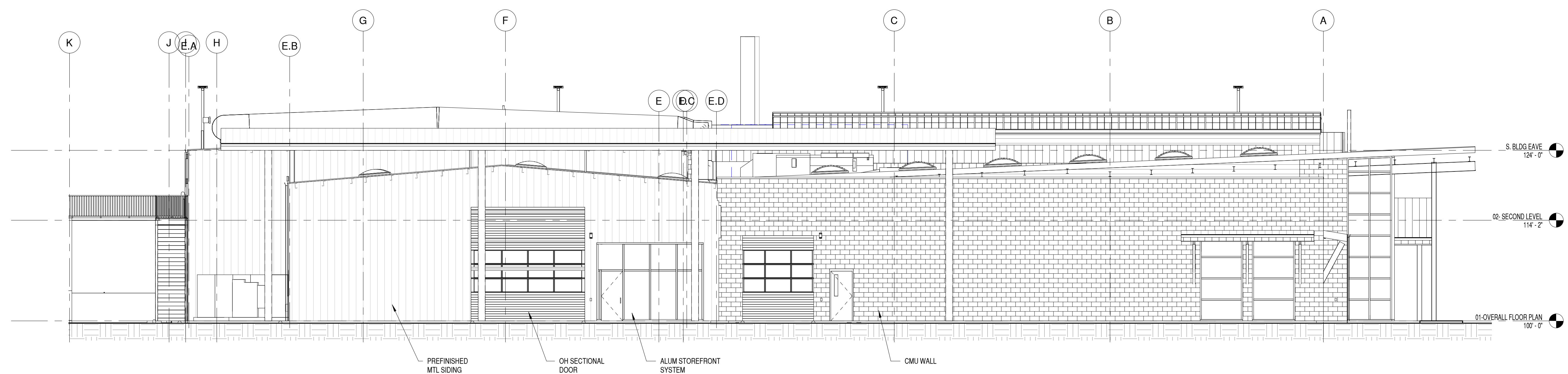
NOV 2021

EXTERIOR ELEVATIONS

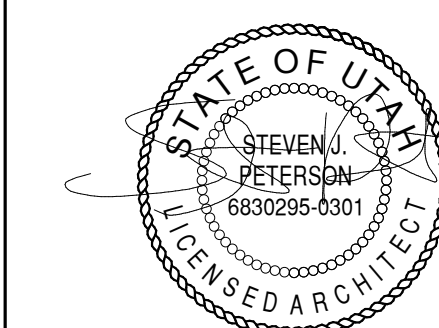
A-202



C1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



B1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



CENTERVILLE
695 W 400 S, Centerville, Utah



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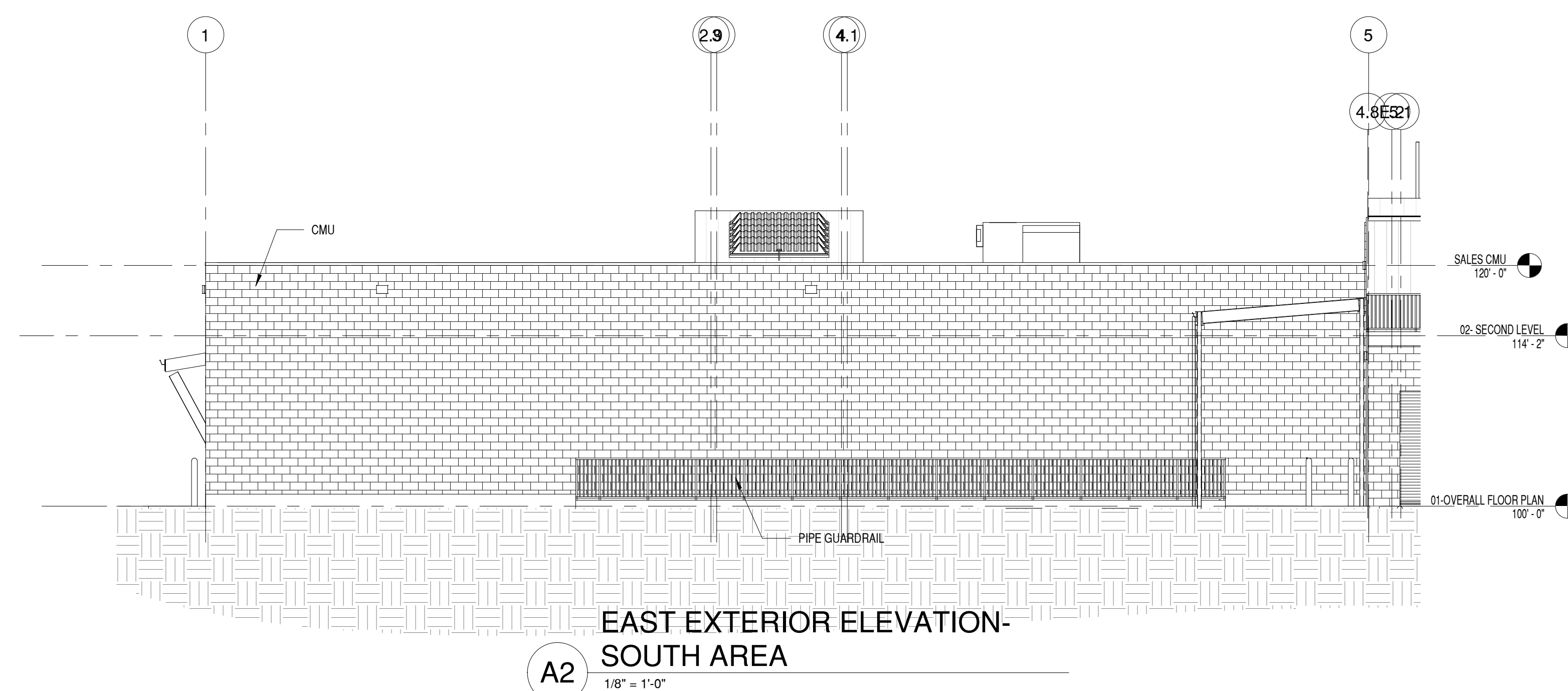
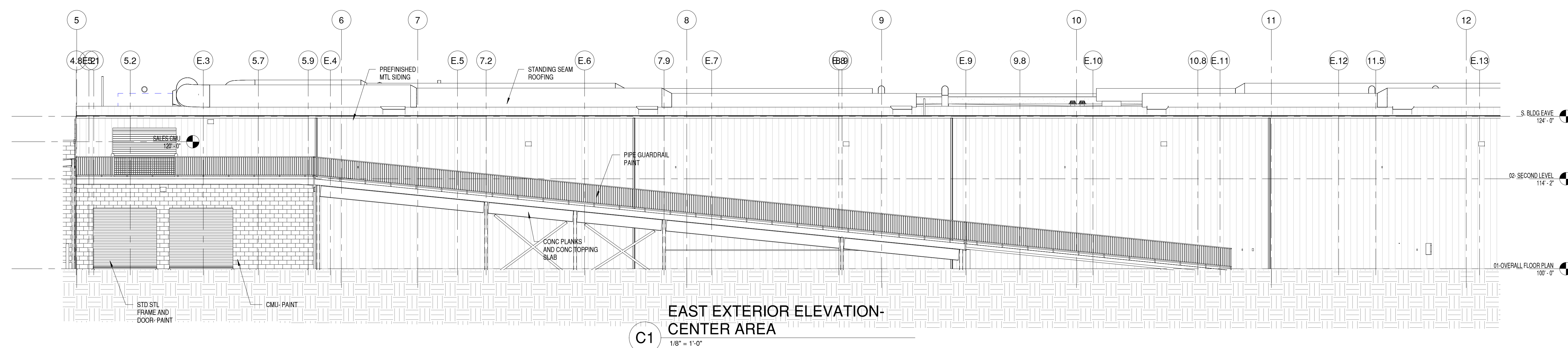
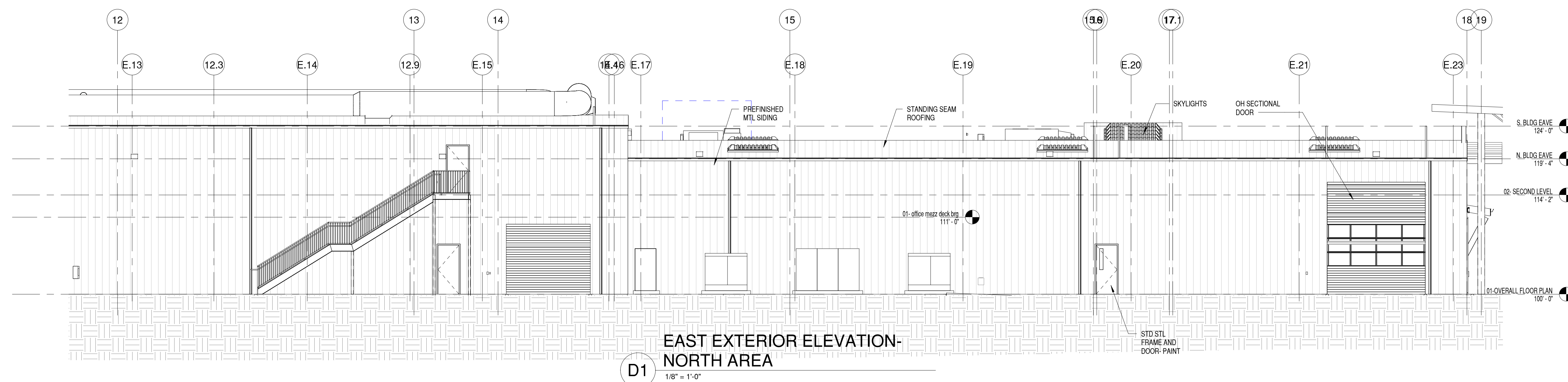
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11 NOV 2021

A	SHEET TITLE
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EXTERIOR
ELEVATIONS

A-203





9/3/2021

LETTER OF AVAILABILITY

To Whom It May Concern;

Rocky Mountain Power will serve the property/development located at or about 461 S 800 W, Centerville, Davis County, Utah. in accordance with the Electrical Service Requirements and the current Rocky Mountain Power Tariff and Electric Service Regulation #12 on file with the Public Service Commission of the State of Utah.

A handwritten signature in black ink, appearing to read "Ian Barker".

Ian Barker
Estimator

Ian Barker Journeyman Estimator 801-220-7297

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



08/16/21

To Whom It May Concern:

Re: Natural Gas Service Availability

Project: 461 S Frontage Centerville, UT. 840

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.

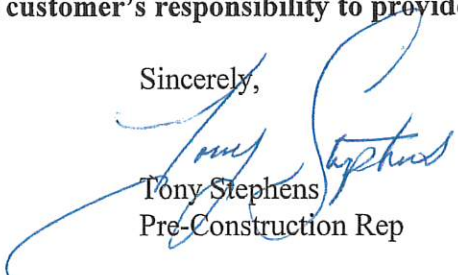
2. Review and analysis by Dominion Energy Engineering and/or Preconstruction Department to determine load requirements, system reinforcement requirements and estimated costs to bring natural gas to the development.

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	Young's Truck and Trailer Center / Power Sports-		
Project Address	461 S. Frontage Rd. Centerville, UT 84014		
Applicant	Centerpoint Construction		
Applicant Email	joel.s@centerpointut.com		
Applicant Phone	801-540-5412		
Reviewed By	Dal D Wayment	Title	General Manager
Email	dwayment@sdsd.us	Phone	801.295.3469
Agency/Utility Co.	South Davis Sewer District	Date	8/12/21

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:

Mechanic shop will require grease interceptor. Contact SDSD for specifications.

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 City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
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Applicant	Centerpoint Construction		
Applicant Email	joel.S@centerpointut.com		
Applicant Phone	801-540-5412		
Reviewed By	Casey T. Vorwaller <i>Casey T. Vorwaller</i>	Title	Fire Marshal
Email	cvorwaller@sdmetrofire.org	Phone	801-677-2407
Agency/Utility Co.	South Davis Metro Fire	Date	8/11/2021

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!



Date: 8/10/2021

RE: Will Serve Notice

To Whom It May Concern:

Utopia Fiber hereby identifying does have facilities in the city of Centerville that can be extended to service the property located at 461 S Frontage Rd., Centerville, Utah 84014.

Respectfully,

Keith Perkins

Construction Manager

Office 801.613.3863

kperkins@utopianet.org



431 26th Street
Ogden, UT 84401

October 21, 2021

To: Joel Stephens

RE: Availability of Lumen facilities.

This letter concerns the provision of telephone facilities for

Development: Young Power Sports

Location: 461 S. Frontage Road, Centerville

Represented by: Joel Stephens

Site plans for the above development have been presented to Lumen for review. Lumen Corporation is a regulated public utility. If the developer elects to establish Lumen facilities within said development then service will be provided to the proposed development in accordance with the applicable tariffs on file with the Utah Public Service Commission.

Should any relocation of Communication facilities become necessary due to the development of said property, the cost of all said relocations will be the sole responsibility of the developer(s).

If you have any questions regarding this matter, please contact me at (801) 626-5401.

Sincerely,

Matt Ivester
Matt.ivester@lumen.com
SR Network Implementation Engineer
Lumen

CENTERVILLE

Staff Backup Report

12/8/2021

Item No. 5.

Short Title: ADMINISTRATIVE DECISION - Public Hearing - Conditional Use Permit - Young Powersports

Initiated By: Applicant - Young Automotive Group

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

Request for a Conditional Use Permit to allow Vehicle Rental or Sales, New/Used Limited.

RECOMMENDATION

BACKGROUND

See Young Automotive Final Site Plan for Staff Report and Attachments for Backup Materials

CENTERVILLE

Staff Backup Report 12/8/2021

Item No. 6.

Short Title: Parking Study Discussion

Initiated By: Planning Commission

Staff Representative: ESI Engineering - Cody Pedersen, PE, PTOE

SUBJECT

Commission Discussion of Parking Study Findings

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ Centerville Parking Study by ESI Engineering
- ▣ Previous Staff Memo - Parking Review by Commission



Parking Study

To:	Cory M. Snyder, AICP	Title:	Community Development Director
From:	Cody Pedersen, PE, PTOE	Pages:	14
Company:	ESI Engineering, Inc.	Date	November 29, 2021
Re:	Off-Street Parking Study	c c:	Kevin Campbell, PE

Cory,

ESI Engineering, Inc. has completed an off-street Parking Study for Centerville City. The study specifically focused on land uses of concern presented in a Planning Staff memorandum dated May 12, 2021, in the categories of: Public / Civic Uses, Commercial Uses, and Industrial Uses. Specific land uses (listed in Table 3, *Centerville Land Use & Descriptions*) were analyzed and compared to the national code, local government codes, and existing local comparable land uses. A summary of data is presented in Table 1, *Off-Street Parking Comparison Summary*.

Proposed off-street parking demand for corresponding land uses can be found in Table 2, *Proposed Minimum Standards for Off-Street Parking Schedule*. The proposed parking demand corresponds with local observation and best practices. A full account of data obtained for the study has been included as Appendix 1.

Please contact us with any further questions or assistance.

Sincerely,

Cody Pedersen, PE, PTOE
Principal Engineer
ESI Engineering, Inc.



1. Analysis Methodology

The analysis process followed three basic steps:

- A. Review Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, 2019, and note where ITE has corresponding land uses to those proposed by Centerville City.
- B. Where ITE does not have corresponding data, collect data from similar comparable uses.
- C. Use professional judgement and local experience to develop minimum standards for Centerville Off-Street Parking Schedule.

2. ITE Parking Generation Manual

The ITE manual is an educational tool for planners, transportation professionals, and others who are interested in estimating parking demand for corresponding developments. The information is based on parking generation studies submitted voluntarily to ITE by public agencies, developers, consulting firms, student chapters, and other associations. Although the ITE manual is a powerful tool, cognizant professional judgement needs to be applied regarding site and area characteristics such as: availability of transit services, demand management strategies, parking pricing, shared parking, etc. Consider the ITE manual as a beginning point of information. A local site survey in a comparable condition should be considered as one potential means to estimate parking demand.

The ITE manual was reviewed and parking rates for similar land uses were recorded. Where an exact land use did not match Centerville City's Use Type, a similar land use was used (i.e. Centerville's - Operations Center may closely relate to ITE's - Office Park). Where there was no comparable information (i.e. Centerville's - Bed and Breakfast) then local comparable data was gathered in the analysis.

3. Comparable Uses Data

In all cases, local comparable use data was collected to establish existing parking rates at known locations. Criteria for chosen comparable locations were proximity to Centerville City, measurable parking exclusively associated with specific land use, or prior experience with parking of individual land use. With reference to proximity to Centerville City, Off-Street Parking code for Farmington City and Bountiful City, where applicable, were noted. Enough data was collected to make a cognizant professional judgement on proposed parking rate for Centerville City.

4. Conclusion

Table 3, *Proposed Minimum Standards for Off-Street Parking Schedule*, provides the recommended rates determined through the analysis.



Table 1, Off-Street Parking Comparison Summary

#	Use Type	Example Description	Land Use Variable	ITE Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
Residential Uses									
1	Dwelling, Multiple-Family	Legacy Crossing Apartments	Dwelling Unit	1.70	2.00	1.60	2.00	2.00	per Dwelling Unit No Change
Public and Civic Uses									
2	Auditorium or Stadium	Legacy Theater (DC Center)	Seats	0.40	0.25	0.25	0.17	0.25	per Seat
3	Church or Place of Worship	LDS Church - Centerville	Seats GFA	0.22 9.44	0.25		0.17	7.0	per 1000 sqft of GFA
4	Club / Service Organization	VFW - Layton	GFA	2.56				3.6	per 1000 sqft of GFA
5	Cultural Service	Museum (Whitaker) - Centerville	GFA	0.92			3.33	3.33	per 1000 sqft of GFA No Change
6	Operations Center	NSA at Point of the Mountain	Employee	0.68			4 + 1 / empl.	4 + 1 / emp.	No Change
7	Protective Service	Fire Department - Centerville	GFA	3.02			4 + 1 / empl.	2.0	per 1000 sqft of GFA
8	Reception Center	Eldredge Manor - Bountiful	Capacity	0.31			0.17	0.20	per capacity
9	School, Elementary, Middle, High, and Vocational	Stewart Elementary	Students Staff	0.13 0.95	1	2/class	1 / empl. 2 / class	1	per Employee
		Centerville Jr High	Students Staff	0.09 1.4			1 / empl. 2 / class	1 / empl. 2 / class	No Change
		Viewmont High School	Students Class	0.26		7/class	1 / empl. 2 / class 1 / 3 driver	0.33	per Student
Commercial Uses									
10	Bank or Financial Institution	Zions Bank - Centerville	GFA	3.72	5.0		5.0	4.0	per 1000 sqft of GFA
11	Bed and Breakfast, Home	Snowberry Inn - Eden	Room				3 + 1 / room	1.5	per Room
12	Bed and Breakfast, Inn	Compass Rose Lodge	Room				3 + 1 / room	1.5	per Room



Table 1, Off-Street Parking Comparison Summary (continued)

#	Use Type	Example Description	Land Use Variable	ITE Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
13	Hotel	Best Western - Uintah	Room	0.72	1+	1+	1.5	1.15	per Room
14	Office, General	Edward Jones - Centerville	GFA	2.39	4.0	6.0	5.0	3.0	per 1000 sqft of GFA
15	Personal Instruction Service	Utah Karate Institute - Uintah	GFA	2.07		3.0		2.5	per 1000 sqft of GFA
16	Recreation and Entertainment, Indoor	Davis Lanes - Layton	Lane	4.39	4.0		5.0	5.0	per Lane No Change
		Megaplex - Centerville	Seat	0.14			0.25	0.20	per seat
		Athletic Club - South Ogden	Court	4.33			3.0	4.0	per court
			GFA	4.73			3.33	3.33	per 1000 sqft of GFA No Change
17	Research Service	Biomat Plasma - Ogden	Employee	0.73	1.0	2.0+	1.0	2.5	per 1000 sqft of GFA
18	Restaurant, Fast-Food	In-n-Out - Centerville	GFA	8.66	10 0.5/seat	20+	10	10.0	per 1000 sqft of GFA
19	Shopping Center	Target - Centerville	GFA	3.64	5.0	4.0	4.0	3.6	per 1000 sqft of GFA
		Colonial / Ace - Centerville	GFA	3.36			4.0	2.5	per 1000 sqft of GFA
20	Vehicle and Equipment Rental or Sale	Land Rover - Centerville	GFA	2.29			4.0	3.0	per 1000 sqft of GFA
21	Vehicle and Equipment Repair	Les Swab - Centerville	GFA	1.70	2.0 1/bay	3/bay	4.0	2.0	per 1000 sqft of GFA
22	Warehouse, Self Storage Facility	Aspen Self Storage - Centerville	GFA	0.10				0.10	per 1000 sqft of GFA



Table 1, Off-Street Parking Comparison Summary (continued)

#	Use Type	Example Description	Land Use Variable	ITE Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
Industrial Uses									
23	Wholesale and Warehousing	Hogan (Coconut Cove) - Centerville	GFA	0.39	1.0	2.0+	1.0	2.5	per 1000 sqft of GFA
		FedEx - North Salt Lake	GFA	2.41			1.0	2.0	per 1000 sqft of GFA
		Costco - Bountiful	GFA	2.73			1.0	3.6	per 1000 sqft of GFA

Legend:

Blue	ITE Reference Information or Related
Yellow Text	ITE Information with Small Data Set
Orange Text	ITE Information with 1 Data Point
Gray Text	Bountiful Code
Purple Text	Farmington Code
Yellow Highlight	Area Where There is no Official Code to Reference



Table 2, Proposed Minimum Standards for Off-Street Parking Schedule

#	Use Type	Land Use Variable	Proposed Parking Rate	Centerville Schedule Minimum Standard
Residential Uses				
1	Dwelling, Multiple-Family	Dwelling Unit	2.00	2 spaces per dwelling unit: two (2) or more bedroom units
Public and Civic Uses				
2	Auditorium or Stadium	Seats	0.25	1 space per 4 seats of total seating capacity
3	Church or Place of Worship	1000 sqft of GFA	7.0	1 space per 150 square feet of gross floor area
4	Club / Service Organization	1000 sqft of GFA	3.6	1 space per 275 square feet of gross floor area
5	Cultural Service	1000 sqft of GFA	3.33	1 space per 300 square feet of gross floor area
6	Operations Center	Employee	4 + 1 / emp.	4 spaces, plus 1 space per employee on highest employment shift
7	Protective Service	1000 sqft of GFA	2.0	1 space per 500 square feet of gross floor area
8	Reception Center	Capacity	0.20	1 space per 5 attendee capacity
9	School, Elementary, Middle, High, and Vocational	Students	1	1 space per student capacity
		Students	1 / empl. 2 / class	1 space per employee, plus 1 space per classroom
		Students	0.33	1 space per 3 student capacity
Commercial Uses				
10	Bank or Financial Institution	1000 sqft of GFA	4.0	1 space per 250 square feet of gross floor area
11	Bed and Breakfast, Home	Room	1.5	1.5 spaces per bedroom
12	Bed and Breakfast, Inn	Room	1.5	1.5 spaces per bedroom
13	Hotel	Room	1.15	1.15 spaces per room
14	Office, General	1000 sqft of GFA	3.0	1 space per 325 square feet of gross floor area

Table 2, Proposed Minimum Standards for Off-Street Parking Schedule (continued)

#	Use Type	Land Use Variable	Proposed Parking Rate	Centerville Schedule Minimum Standard
15	Personal Instruction Service	1000 sqft of GFA	2.5	1 space per 400 square feet of gross floor area
16	Recreation and Entertainment, Indoor	Lane	5.0	5 space per bowling lane
		Seat	0.20	1 space per 5 seats
		Court	4.0	4 spaces per court
		1000 sqft of GFA	3.33	1 space per 300 square feet of gross floor area
17	Research Service		2.5	1 space per 400 square feet of gross floor area
18	Restaurant, Fast-Food	1000 sqft of GFA	10.0	1 space per 100 square feet of gross floor area
19	Shopping Center	1000 sqft of GFA	3.6	1 space per 275 square feet of gross floor area
		1000 sqft of GFA	2.5	1 space per 400 square feet of gross floor area
20	Vehicle and Equipment Rental or Sale	1000 sqft of GFA	3.0	1 space per 325 square feet of gross floor area
21	Vehicle and Equipment Repair	1000 sqft of GFA	2.0	1 space per 500 square feet of gross floor area
22	Warehouse, Self Storage Facility	1000 sqft of GFA	0.10	1 space per 1,000 square feet of gross floor area
Industrial Uses				
23	Wholesale and Warehousing	1000 sqft of GFA	2.5	1 space per 400 square feet of gross floor area
		1000 sqft of GFA	2.0	1 space per 500 square feet of gross floor area
		1000 sqft of GFA	3.6	1 space per 275 square feet of gross floor area



Table 3, Centerville Land Use & Descriptions

Residential Uses	
Dwelling, Multiple-Family	A dwelling having three or more dwelling units.
Public and Civic Uses	
Auditorium or Stadium	An open, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibition halls, sports arenas and amphitheaters.
Church or Place of Worship	Any structure or site such as a church, synagogue, chapel, sanctuary or cathedral, used primarily for collective or individual involvement with a religious activity, such as rites, rituals, ceremonies, prayers and discussions, and for church-related activities.
Club / Service Organization	An establishment or organization providing meeting, recreational or social facilities for a private or nonprofit association, except a private club as defined herein. Typical uses include lodges, meeting halls, recreation centers, and areas operated by social clubs, fraternal and service organizations.
Cultural Service	A library, museum or similar public or registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
Operations Center	A maintenance, repair, or service facility operated by a local, state, or federal government agency.
Protective Service	A facility for conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.
Reception Center	A facility rented for private social gatherings.
School, Elementary, Middle, High, and Vocational	Any building or group of buildings or premises approved by the State of Utah for public or private elementary or secondary instruction.
Commercial Uses	
Bank or Financial Institution	An organization involved in deposit banking, finance, investment, mortgages, trusts, and the like. Typical uses include commercial banks, credit unions, finance companies, and savings institutions.
Bed and Breakfast, Home	A limited commercial activity where paying guests: Obtain lodging on a day-to-day basis in a room or rooms without cooking facilities, May obtain breakfast or other meals, and May engage in other limited related activities.
Bed and Breakfast, Inn	
Hotel	An establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms.
Office, General	A building, room or department where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering, telephone marketing, paging and beeper services and facsimile transmission services; post offices and express mail offices, excluding major mail processing and distribution; offices for utility bill collection; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, public agencies, trade associations, unions and nonprofit organizations.



Table 3, Centerville Land Use & Descriptions (continued)

Personal Instruction Service	An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.
Recreation and Entertainment, Indoor	An establishment offering recreation, entertainment or games of skill to the general public that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors, video game arcades, racquetball and handball courts, and amusement rides.
Research Service	An establishment engaged in industrial, medical, or scientific inquiries.
Restaurant, Fast-Food	An establishment that sells ready-to-eat food and beverages quickly and which has one or more of the following characteristics: Food and beverage orders are not taken at the customer's table; Food and beverages are generally served in disposable wrapping or containers; or Food and beverages are offered directly to the customer in a motor vehicle from a "drive-up" service window.
Shopping Center	A group of three or more commercial establishments that is planned, developed, and managed as a unit with common areas for off-street parking and landscaping provided on the property.
Vehicle and Equipment Rental or Sale	An establishment engaged in the retail or wholesale sale or rental, from the premises, of equipment or motorized vehicles, except motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used truck sales and rental, boat sales, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental.
Vehicle and Equipment Repair	An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair and paint and body shops.
Warehouse, Self Storage Facility	An enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.
Industrial Uses	
Wholesale and Warehousing	An establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, frozen food lockers, moving and storage firms, and warehousing and storage facilities.



Appendix 1



		Example Facility							ITE Parking Generation							
#	Use Type	Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	Land Use	Average Rate	Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
Residential Uses																
1	Dwelling, Multiple-Family	Legacy Crossing Apartments (2 bedrooms per Dwelling)	Dwelling Unit	158	218	1.38	269	316	221 Multifamily Housing (Mid-Rise)	1.70 per dwelling unit 1.0 per Bedroom	1.70	2.00	1.60	2.00	2.00	per Dwelling Unit No Change
Public and Civic Uses																
2	Auditorium or Stadium	Legacy Theater (DC Center for Performing Arts)	Seats	640	138	0.216	256	107	441 Live Theater	0.40 per Attendee	0.40	0.25	0.25	0.17	0.25	proposed offsite parking public transportation proposed offsite parking public transportation proposed offsite parking public transportation
		USANA Amphitheater	Seats	23,500	6,487	0.276	9,400	3,917			0.40			0.17		
		Hope Box Theater - Kaysville	Seats	131	47	0.359	52	22			0.40			0.17		
		Raiders Stadium - Las Vegas	Seats	65,000	2,400	0.037	16,250	10,833		Study by Kimley-Horn	0.25			0.17		
		Smiths Ballpark - Salt Lake	Seats	14,500	464	0.032	3,625	2,417			0.25			0.17		
		Pioneer Stadium (Rodeo) - Ogden	Seats	12,000	910	0.076	3,000	2,000			0.25			0.17		
		Weber County Ice Sheet (2 Rinks) - Ogden	Seats	2,000	165	0.083	161	333	465 Ice Skating Rink	42.64 - 80.5 per Rink	80.5			0.17		
3	Church or Place of Worship	LDS Church - 950 N Main - Centerville	GFA	28,900	182	6.30	273		560 Church	9.44 / 1000 sqft of GFA 0.48 per Attendee 0.22 per Seats	9.44	0.25/seat		0.17/seat	7.0	per 1000 sqft of GFA
		Bridge Community Church - Centerville	GFA	10,700	35	3.27	101				9.44					
		LDS Church - South Ogden	GFA	28,500	221	7.75	269				9.44					
		United Methodist - Washington Terrace	GFA	21,800	72	3.30	206				9.44					
		LDS Church - Combe Rd - Uintah	GFA	21,900	205	9.36	207				9.44					
		Crossroads Church - Uintah	GFA	12,300	91	7.40	116				9.44					
4	Club / Service Organization	VFW - Layton	GFA	7,900	29	3.67	20		712 Small Office Building	2.56 / 1000 sqft of GFA 1.33 per Employee	2.56				3.6	per 1000 sqft of GFA
		Golden Spike Train Club of Utah - Salt Lake City	GFA	5,080	19	3.74	13				2.56					
		BSA Crossroads of the West Council, South Ogden	GFA	6,570	59	8.98	17				2.56				Regional Council Building	
5	Cultural Service	Museum (Whitaker) - Centerville	GFA	1,500	10	6.67	2	5	580 Museum	0.92 / 1000 sqft per GFA	0.92			3.33	3.33	per 1000 sqft of GFA
		Library (DC Centerville Branch) - Centerville	GFA	10,500	60	5.71	25	35	590 Library	2.35 / 1000 sqft per GFA 2.43 / 1000 sqft per GFA 0.68 per Employee	2.35	3.30		3.33		No Change
6	Operations Center	NSA at Point of the Mountain	Employee	200	213	1.07	136	204	750 Office Park		0.68			4 + 1 / empl.	4 + 1 / emp.	No Change
		Blue Stake of Utah 811 - Draper	GFA	943,100	213	0.23	2,292				2.43			4 + 1 / empl.		
7	Protective Service	Fire Department - Centerville	GFA	13,900	17	1.22	42		735 Judicial Complex	3.02 / 1000 sqft per GFA 0.61 per Employee	3.02			4 + 1 / empl.	2.0	per 1000 sqft of GFA
		Fire Department - Uintah	GFA	5,600	9	1.61	17				3.02					
		Police Department - Centerville	GFA	9,000	24	2.67	27				3.02					
		Judicial Complex - South Ogden	GFA	36,500	84	2.30	110				3.02					
8	Reception Center	Eldredge Manor - Bountiful	Capacity	600	85	0.14	186	100	595 Convention Center	0.31 per Attendee	0.31			0.17	0.20	per capacity
		River Bridge Event Center - Spanish Fork	Capacity	300	82	0.27	93	50		0.31 per Attendee	0.31			0.17		
		La Cappella at Canterbury - Bountiful	Capacity	300	50	0.17	93	50		0.31 per Attendee	0.31			0.17		
		The Foundry - Uintah	Capacity	225	26	0.12	70	38		0.31 per Attendee	0.31			0.17		

#	Use Type	Example Facility							ITE Parking Generation			Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
		Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	Land Use	Average Rate	Rate					
9	School, Elementary, Middle, High, and Vocational	Stewart Elementary (750 students, 70 Staff, 30 classrooms)	Students Staff	750 70	85 85	0.11 1.21	98 67	130 130	520 Elementary School	0.13 per Students 0.95 per employee	0.13 0.95	1	2/class	1 / empl. 2 / class	1	per Employee
		Centerville Jr High (1000 students, 80 staff, 50 classrooms)	Students Staff	1,000 80	173 173	0.17 2.16	90 112	180 180	522 Middle School/Jr High	0.09 per Student 1.4 per Employee	0.09 1.4			1 / empl. 2 / class	1 / empl. 2 / class	No Change
		Viewmont High School (1,900 Students, 115 Staff, 90 classrooms, 1,500 student drivers)	Students Class	1,900 90	661	0.35	494 630	795	530 High School	0.26 per Student	0.26		7/class 7	1 / empl. 2 / class 1 / 3 driver	0.33	per Student
		Bonneville High School (1,400 Students, 85 Staff, 62 classrooms, 1,100 student drivers)	Students Class	1,400 62	549	0.39	364 434	576			0.26		7	1 / empl. 2 / class 1 / 3 driver		
		Farmington High School (2,077 Students, 100 Staff, 80 classrooms, 1,650 student drivers)	Students Class	2,077 80	959	0.46	540 560	810			0.26		7	1 / empl. 2 / class 1 / 3 driver		
Commercial Uses																
10	Bank or Financial Institution	Zions Bank - Centerville	GFA	13,900	74	5.3	52	70	912 Drive-in Bank	3.72 / 1000 sqft per GFA 1.32 per Employee	3.72	5.0		5.0	4.0	per 1000 sqft of GFA
		America First Credit Union - Centerville	GFA	9,300	51	5.5	35	47			3.72			5.0		
11	Bed and Breakfast, Home	Snowberry Inn - Eden	Room GFA	8 4,400	13 13	1.6 2.95		11						3 + 1 / room	1.5	per Room
		DeSoto Tudor on Capitol Hill - Salt Lake	Room GFA	1 1,200	2 2	2.0 1.67		4						3 + 1 / room		
		Ellerbeck B&B - Salt Lake	Room GFA	6 4,000	6 6	1.0 1.50		9						3 + 1 / room		
12	Bed and Breakfast, Inn	Compass Rose Lodge	Room GFA	15 12,000	14 14	0.93 1.17		18						3 + 1 / room	1.5	per Room
		Anniversary Inn South Temple	Room GFA	13 6,000	14 14	1.08 2.33		16						3 + 1 / room		
13	Hotel	Best Western Canyon Pines (52 rooms, 318 sqft meeting space) - Uintah	Room	52	60	1.15	37	80	312 Business Hotel	0.72 per Room	0.72	1+	1+	1.5	1.15	per Room
		Country Inn & Suites by Radisson (86 rooms, 3,552 sqft meeting space)* - Bountiful	Room	86	132	1.53	99	147	310 Hotel	1.15 per Room	1.15			1.5		*Shared parking
		Comfort Inn & Suites (78 rooms, 700 sqft meeting space) - Woods Cross	Room	78	82	1.05	71	121	311 All Suites Hotel	0.91 per Room	0.91			1.5		
14	Office, General	Edward Jones Building - Centerville	GFA	18,200	42	2.31	43	91	710 General Office Building	2.39 / 1000 sqft per GFA 0.84 per Employee	2.39	4.0	6.0	5.0	3.0	per 1000 sqft of GFA
		Small Office - General	GFA	5,000			13	25	712 Small Office Building (< 5,000 GFA)	2.56 / 1000 sqft per GFA 1.33 per Employee	2.56	3.3	3.0	5.0		
		Matts Place - Centerville	GFA	5,900	13	2.20	18	30	715 Single Tenant Office Building	3.10 / 1000 sqft per GFA 0.78 per Employee	3.1			5.0		
		Pitt Family Dental - Centerville	GFA	4,400	30	6.82	14	22	720 Medical-Dental Office Building	3.23 / 1000 sqft per GFA 1.26 per Employee	3.23			5.0		
		City Hall - Centerville	GFA	18,000	48	2.67	54	90	730 Government Office Building	2.99 / 1000 sqft per GFA 0.82 per Employee	2.99			5.0		
		Post Office - Centerville	GFA	12,500	65	5.20	415	63	732 United State Post Office	33.2 / 1000 sqft per GFA 2.01 per Employee	33.2			5.0	5.0	per 1000 sqft of GFA No Change

#	Use Type	Example Facility							ITE Parking Generation			Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
		Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	Land Use	Average Rate	Rate					
15	Personal Instruction Service	Utah Karate Institute - Uintah Revolution Athletics - North Salt Lake	GFA	9,330	12	1.29	19		495 Recreational Community Center	2.07 / 1000 sqft per GFA 2.29 per Member	2.07		3.0		2.5	per 1000 sqft of GFA
			GFA	51,141	71	1.39	106				2.07					
		Rah Energy Gym - Centerville	GFA	10,600	33	3.11	22				2.07					
		Complete Shooter - Uintah Springs Business Park	GFA	30,000	83	2.77	62				2.07					
		Master Evans Martial Arts - Logan	GFA	3,490	15	4.15	7				2.07					
		Bravo Arts Academy - Riverdale	GFA	21,000	24	1.14	43				2.07					
16	Recreation and Entertainment, Indoor	Davis Lanes - Layton	Lane	24	129	5.4	105	120	437 Bowling Alley General Urban/Suburban	4.39 per Lane	4.39	4.0		5.0	5.0	per Lane No Change
		Megaplex at Legacy Crossing - Centerville	Seat	3,400	750	0.22	476	850	444 Movie theater	7.45 / 1000 sqft per GFA 47.32 per Screen 0.14 per Seat	0.14			0.25	0.20	per seat
		Ogden Athletic Club - South Ogden	Court	16	216	13.50	69	48	491 Racquet/Tennis Club	0.98 / 1000 sqft per GFA 4.33 per Court	4.33			3.0	4.0	per court per 1000 sqft of GFA
			GFA	67,800	216	3.19	321	226	492 Health/Fitness Club	4.73 / 1000 sqft per GFA	4.73			3.33	3.33	No Change
			GFA	67,800	216	3.19	140	226	495 Recreational Community Center	2.07 / 1000 sqft per GFA	2.07			3.33		
		Chuck E Cheese - Salt Lake	GFA	20,300	70	3.45		68						3.33		
		Boondocks Fun Center (56,000sqft building) - Kaysville	Acre	10	324	32	160		435 Multipurpose Recreational Facility	16 / Acre	16					
			GFA	56,000	324	5.79		187						3.33		
17	Research Service	Biomat Plasma Center - Ogden	Employee	25	36	1.44	18	25	760 Research and Development Center	2.58 / 1000 sqft per GFA 0.73 per Employee	0.73	1.0	2.0+	1.0	2.5	per 1000 sqft of GFA
			GFA	7,500	36	4.80	19				2.58					
		Hi Valley Chemical - Centerville Biotron Laboratory - Centerville	GFA	11,900	21	1.76	31				2.58					
			GFA	15,500	34	2.19	40				2.58					
18	Restaurant, Fast-Food	In-n-Out - Centerville	GFA	6,670	74	11.09	58	67	934 Fast-Food Restaurant with Drive-Through Window	8.66 / 1000 sqft per GFA 0.34 per Seat	8.66	10 0.5/seat	20+	10	10.0	per 1000 sqft of GFA
		Chick-fil-A - Centerville	GFA	5,100	46	9.02	44	51			8.66			10		
		Rancheritos - Centerville	GFA	2,100	30	14.29	18	21			8.66			10		
19	Shopping Center	Target - Centerville	GFA	167,500	725	4.33	610	670	850 Supermarket	3.64 / 1000 sqft per GFA 3.00 per Employee	3.64	5.0	4.0	4.0	3.6	per 1000 sqft of GFA
		Dicks - Centerville	GFA	90,800	299	3.29	331	363.2			3.64			4.0		
		JoAnns Building Center - Centerville	GFA	60,600	251	4.14	221	242			3.64			4.0		
		Colonial / Ace - Centerville	GFA	43,900	67	1.53	148	176	861 Home Improvement Superstore	3.36 / 1000 sqft per GFA	3.36			4.0	2.5	per 1000 sqft of GFA
		Home Depot - Centerville	GFA	138,000	574	4.16	464	552	862 Home Improvement Superstore	3.36 / 1000 sqft per GFA	3.36	2.0	1.5	4.0		
20	Vehicle and Equipment Rental or Sale	Land Rover - Centerville	GFA	21,100	170	8.06	48	84	840 Automobile Sales (New)	2.29 / 1000 sqft per GFA 0.97 per Employee	2.29			4.0	3.0	per 1000 sqft of GFA
		Renegade Sports - Centerville	GFA	16,350	49	3.00	37	65			2.29			4.0		
		Specialties Automotive Group - Bountiful	GFA	9,500	14	1.47	29	38	842 Automobile Sales (Used)	3.08 / 1000 sqft per GFA 1.42 per Employee	3.08			4.0		
									842 Recreational Vehicle (RV) Sales	0.78 / 1000 sqft per GFA 1.24 per Employee	0.78			4.0		

#	Use Type	Example Facility							ITE Parking Generation			Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes			
		Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	Land Use	Average Rate	Rate								
21	Vehicle and Equipment Repair	Les Swab - Centerville	GFA	19,100	61	3.19	32	76	843 Automobile Parts Sales	1.70 / 1000 sqft per GFA 1.11 per Employee	1.70	2.0 1/bay	3/bay	4.0	2.0	per 1000 sqft of GFA			
			GFA	19,100	61	3.19	54	76	848 Tire Store	2.85 / 1000 sqft per GFA 1.66 per Employee	2.85			4.0					
			GFA	19,100	61	3.19	97	76	941 Quick Lubrication Vehicle Shop	5.07 / 1000 sqft per GFA 1.17 per Employee	5.07			4.0					
			GFA	19,100	61	3.19	32	76	943 Automobile Parts and Service Center	1.69 / 1000 sqft per GFA 1.31 per Employee	1.69			4.0					
		Dave's Auto Center - Centerville	GFA	12,200	20	1.64	21	49			1.69			4.0					
		Wilson Automotive - Centerville	GFA	6,700	9	1.34	11	27			1.69			4.0					
		22	Warehouse, Self Storage Facility	Aspen Self Storage - Centerville	GFA	69,180	8	0.12	7		151 Mini-Warehouse	1.36 per Storage Unit 0.10 / 1000 sqft per GFA	0.10				0.10	per 1000 sqft of GFA	
Nichols Self Storage - Bountiful	GFA			16,100	4	0.25	2				0.10								
Industrial Uses																			
23	Wholesale and Warehousing	Hogan (Coconut Cove Building) - Centerville	GFA	35,300	96	2.72	14	35	150 Warehousing	0.39 / 1000 sqft per GFA 0.78 per Employee	0.39	1.0	2.0+	1.0	2.5	per 1000 sqft of GFA			
		Hogan (West Side) - Centerville	GFA	56,600	93	1.64	22	57			0.39			1.0					
		Tech Center (South of Centerville Public Works) - Centerville	GFA	39,700	108	2.72	48	40	130 Industrial Park	1.20 / 1000 sqft per GFA 0.86 per Employee	1.20			1.0					
		South Business Park (Sinc, Baker, Grenix) - Centerville	GFA	29,300	77	2.63	35	29			1.20			1.0					
			GFA	29,300	77	2.63	52	29	180 Specialty Trade Contractor	1.76 / 1000 sqft per GFA 0.71 per Employee	1.76			1.0					
		Uintah Springs Business Park - Uintah	GFA	30,000	83	2.77	62	30	495 Recreational Community Center	2.07 / 1000 sqft per GFA	2.07			1.0					
			GFA	30,400	105	3.45	63	30		2.07			1.0						
			GFA	30,200	121	4.01	63	30		2.07			1.0						
		Revolution Athletics and storage units - North Salt Lake	GFA	51,141	71	1.39	106	51			2.07			1.0					
		Get Air Trampoline Park - Kaysville	GFA	40,300	81	2.01	83	40			2.07			1.0					
		Rah Energy Gym - Centerville	GFA	10,600	33	3.11	22	11			2.07			1.0					
		Basketball Gym - West Haven	GFA	56,300	215	3.82	117	56			2.07			1.0					
		Ultimate Indoor - West Haven	GFA	33,826	71	2.10	70	34			2.07			1.0					
		Ogden Indoor - Ogden	GFA	29,187	66	2.26	60	29			2.07			1.0					
		Mountain Peak Volleyball - Logan	GFA	21,170	84	3.97	44	21			2.07			1.0					
		Master Evans Martial Arts - Logan	GFA	13,960	58	4.15	29	14			2.07			1.0					
		FedEx - North Salt Lake	GFA	306,900	777	2.53	740	307	860 Wholesale Market	2.41 / 1000 sqft per GFA	2.41						1.0	2.0	per 1000 sqft of GFA
		Amazon Distribution Center - West Jordan	GFA	1,076,000	1,133	1.05	2,593	1,076			2.41						1.0		
		Costco - Bountiful	GFA	141,100	604	4.28	385	141	858 Discount Club	2.73 / 1000 sqft per GFA	2.73						1.0	3.6	per 1000 sqft of GFA
		Sams Club - Riverdale	GFA	133,700	625	4.67	365	134			2.73						1.0		

Legend:

Blue	ITE Reference Information or related
Light Blue	Study information
Yellow Text	ITE Information with small data set
Orange Text	ITE Information with 1 data point
Gray Text	Bountiful Code
Purple Text	Farmington Code
Yellow Highlight	Area where there is no official code to reference
Blue Highlight	Existing Land Use Quantity, Parking, and Calculated Rate

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

STAFF MEMORANDUM

DATE: MAY 12, 2021

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: OFF-STREET PARKING COMPLETED DISCUSSION

BACKGROUND

Due to the current on-going COVID-19 pandemic, the Planning Commission recently decided to forego undertaking several 2020/21 “*planning goals*” that involve substantial public participation. Instead, the Commission directed staff to bring forward matters previously raised several times in the past regarding the Off-Street Parking requirements of the Zoning Ordinance.

Additionally, as staff recalls, the Planning Commission also raised concerns about the frequency of receiving petitions to “modify parking” for certain specific uses, such as churches, flex space for industrial, and vehicle repairs facilities.

PARKING DISCUSSION PROGRESS TO DATE

- **Residential Uses** - Reviewed at the 01-13-21, PC Meeting – No Changes Proposed
- **Public/Civic Uses** – Reviewed 01-27-21, PC Meeting – Limited Changes Identified
- **Commercial Uses** – Reviewed 03-10-21 – Limited Changes Identified
- **Industrial Uses** – Reviewed 03-24-2021 – Limited Changes Identified

Residential Uses:

- NONE identified – *However, ADU’s need to be addressed with recently 2021 adopted laws in Utah’s State Statues. (will need to look at Accessory Apartments & Guest Houses in Use List).*

Public/Civic Uses:

- Auditorium/Stadium
- Church/Place of Worship
- Club/Service Organization
- Cultural Service
- Operations Center
- Protective Service
- Reception Center
- Public/Vocational Schools

Commercial Uses:

- *Bank or Financial Institution*
- *Bed & Breakfast, Home*
- *Office, General*
- *Personal Instruction Service*
- *Recreation & Entertainment Indoor*
- *Research Service*
- *Vehicle & Equipment Rental or Sale*
- *Vehicle & Equipment Repair*
- *Self-storage Facility*

Industrial Uses:

- *Wholesale & warehousing (e.g., flex-space development)*

IDEAS TO EXPLORE

- ✓ *Reconsidering the existing Parking Waiver parameters* – balancing building footprint, landscaping, & future change of uses.
- ✓ *Recategorize some the uses listed* – such as various types of recreation, or other similar use like categories.

CENTERVILLE

**Staff Backup Report
12/8/2021**

Item No. 7.

Short Title: 2022 Annual Meeting Schedule

Initiated By: Staff

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

Review and Approve proposed 2022 Planning Commission meeting schedule

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 2022 Planning Commission Schedule



Centerville City Planning Commission 2022 Meeting Schedule

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

The meeting schedule for 2022 shall be as follows:

January 12, 2022	January 26, 2022
February 9, 2022	February 23, 2022
March 9, 2022	March 23, 2022
April 13, 2022	April 27, 2022
May 11, 2022	May 25, 2022
June 8, 2022	June 22, 2022
July 13, 2022	July 27, 2022
August 10, 2022	August 24, 2022
September 14, 2022	September 28, 2022
October 12, 2022	October 26, 2022
November 9, 2022	
December 14, 2022	

CENTERVILLE

Staff Backup Report 12/8/2021

Item No. 8.

Short Title: Community Development Director's Report

Initiated By: Planning Commission

Staff Representative: Community Development Director

SUBJECT

Next Planning Commission Meeting - January 12, 2022:

Tentative Items:

- *Election Chair/Vice-Chair*
- *Rezone from PF-L to R-L - Applicant, Schmucker*
- *Food Truck Ordinance Amendments*
- *Canyon Point - Final Site Plan*

City Council Report:

- *Approved Internal ADU Amendment*
- *Annual Moderate Income Housing Report - see attachment*

Commission Goals Update:

- *Parking Update Study - study results expected to be presented 12/08/2021*
- *Subdivision Ordinance - underway with City Attorney, early 2022*
- *Food Truck Ordinance - in draft form - coming next month*
- *Single-family on un-platted lots - not yet underway*
- *General Plan/Economic Study - to begin in March 2022*

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 2021 MIH Annual Report

2021 ANNUAL MODERATE-INCOME HOUSING REPORTING FORM – Centerville City, Utah

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1st, 2019; the report on progress of said plan is due on December 1st, 2020, and annually after that.
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401 and 17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - o Having an estimated population greater than or equal to 5,000 residents; **AND**
 - o That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - o Having an estimated population greater than or equal to 5,000 residents;
 - o Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: **CENTERVILLE CITY**

Reporting Date: **NOVEMBER 16, 2021**

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Centerville City

250 North Main Street

Centerville, UT 84014

Mayor's First and Last Name: **Clark Wilkinson**

Mayor's Email Address: **clark.wilkinson@centervilleutah.gov**

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: **Corvin M. Snyder**
Preparer's Title: **Community Development Director**
Preparer's Contact Number: **801-292-8232**
Preparer's Email Address: **cory.snyder@centervilleutah.gov**

When did the municipality last adopt moderate-income housing element of their general plan? **November 09,2019**

Link to moderate-income housing element on municipality website: <http://centervilleut.net/file/2020/02/12-490-moderate-income-housing-amd1-adopted-cln.pdf>

[UCA 10-9a-403 \(2\)\(b\)\(iii\) and 17-27a-403 \(2\)\(b\)\(ii\)](#) requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under [10-9a-403 \(2\)\(b\)\(iii\) and 17-27a-403 \(2\)\(b\)\(ii\)](#), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in [10-9a-403 \(2\)\(b\)\(iii\)\(G\) or \(H\) and 17-27a-403 \(2\)\(b\)\(ii\)\(G\) or \(H\)](#). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

[State Statute Strategy Reporting]

Strategy 1

1. State strategy municipality included in the moderate-income housing element of its general plan below.
 - ✓ ***Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.***
2. Please state the municipality's goal(s) associated with the strategy
Consider adopting an owner-occupied accessory dwelling ordinance. Additionally, by adopting an ADU ordinance, it will comply with the required state statutes regarding "internal ADU" requirements for municipalities.
3. What are the specific outcomes that the strategy intends to accomplish?
Due to housing market demand, the approval and construction of multi-family dwelling has not resulted in development of moderate-income housing. Market rents are significantly higher. Thus, it is the desire of the City to allow for the potential development of accessory dwellings that may help create market rents that may more closely match persons and families with incomes at a moderate level.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
On September 07, 2021, Centerville City Adopted Ordinance 2021-18 that enacted CZC 12.60 of the Zoning Ordinance regarding internal accessory dwellings – see the following link:

Strategy 2

1. State strategy municipality included in the moderate-income housing element of its general plan below.
 - ✓ ***Preserve existing moderate-income housing.***
2. Please state the municipality's goal(s) associated with the strategy
When and where possible the City has and will use RDA funds that are specifically set aside for the preservation of housing stock that serves existing moderate-income persons and families.
3. What are the specific outcomes that the strategy intends to accomplish?
Such funds have been and are made available for storm-water management, private roadway re-surfacing, and other utility improvements.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
As funds become available, the City's RDA monitors and distributes funding as the need arises. As of the date of this report, the City has not identified or received a request for funds that would contribute towards accomplishing this specific goal.

Strategy 3

1. State strategy municipality included in the moderate-income housing element of its general plan below.
 - ✓ **Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.**
 2. Please state the municipality's goal(s) associated with the strategy
The 2021-22 budget for Centerville City, the City Council set aside \$80,000 for a General Plan Update. It is also anticipated that the RDA may contribute up to \$20,000 in addition to assist with adding an Economic component for the General Plan update.
 3. What are the specific outcomes that the strategy intends to accomplish?
There are several outcomes such as updating the housing element, which would compare the existing housing market and the housing needs of the future, which would include a MIH component. Additionally, it is expected that the future land use pattern would improve the coordination of such housing needs with the proposed future transportation improvements and economic needs of the City regarding providing city services, encouraging job growth, and accommodating a variety of household incomes to be expected in the future.
 4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
It is anticipated that this General Plan Update/ Economic Study will begin in the first quarter of 2022 and be completed by the end of the year.
-

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Strategy #1 – COMPLETED, AS OF 2021. The City has implemented an internal ADU Ordinance.

Strategy #2 – Annual Tax Increment Assessment, Project Need Identification, and Redevelopment Agency Distribution Approval

Strategy #3 – Annual Planning Goal Assignment, Annual Goal Programing, Planning Commission Recommendations and Ordinance Adoption by City Council

- b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Strategy #1 – COMPLETED, AS OF 2021. The City has implemented an internal ADU Ordinance.

Strategy #2 – County Collection of Increment Tax, Distribution of Collected Tax, RDA Staff and Redevelopment Agency

Strategy #3 – Planning and City Staff, Planning Commission, and City Council

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Strategy #1 – COMPLETED, AS OF 2021. The City has implemented an internal ADU Ordinance.

Strategy #2 – RDA Staff Research and Evaluation of Available Funds and Project Eligibility

Strategy #3 – Budget Allocation, Planning & City Staff Research and Evaluation

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
There are no specific deadlines lines for task completion.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Strategy #1 – COMPLETED, AS OF 2021

Strategy #2 – Ongoing budgeting for tax increment expenditures

Strategy #3 –For 2020, several new Transportation Element Strategies has been identified to use ADU's and Accessory Apartments; Additionally, a Flexible Lot Overlay allowance along specified transportation corridors has been identified.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Generally, market driven pricing in Centerville and surrounding communities frequently keeps rents and housing costs (*both single-family and multi-family housing units*) well above persons and families with moderate incomes. Consequently, such persons and families are spending

above 30% of their income for housing needs, more specifically for those with incomes 50% and 30% of adjusted gross income. Additionally, small communities like Centerville have limited staff and resources to develop and implement a municipal sponsored housing program.

Additionally, the recent surge in the median housing prices has created a significant detrimental impact in the market providing cost effective housing. Our experience is that even in the rental market, zoning centers for housing density have not resulted in rents at the moderate-income housing population level. Municipal zoning is not necessarily creating a hinderance, it appears to be a housing market problem involving land acquisition costs, materials shortages, and lack of overall housing stock supply.

Nonetheless, the City will continue forward with these goals in hopes that the housing market will at some point respond to and construct housing that targets the moderate income needs as wages continue to lag behind current aggressive sales and rental trends.

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community. **It's an identified goal – a need has not been identified and funds have not been allocated at this time.**

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS
PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-103(41)(b):

An updated projection of 5-year affordable housing needs, which includes:

- 2026 Projected Growth of Households (*housing demand*):
6,576 Total Households (2.8 persons) / 944 New Households Projected
 - ✓ 20.02% at 80% MIH = 190 New Households
 - ✓ 32.3% at 50% MIH = 304 New Households
 - ✓ 53.8% at 30% MIH = 505 New Households
- 2026 Projected Housing Stock Need (*housing supply*):
5632 Existing Total Housing Units (2020 Census)/ 1026 Total Future Housing Units Needed
 - ✓ 100% MIH = 27 Needed Housing Units
 - ✓ 80% MIH = 190 Needed Housing Units
 - ✓ 50% MIH = 304 Needed Housing Units
 - ✓ 30% MIH = 505 Needed Housing Units
- 2026 Projected median housing costs:
\$1,120 per Month / \$13,440 Annually (est. 2.8-person household)
 - ✓ Cost Burdened at 80% MIH = 20.2% or Projected 190 Households
 - ✓ Cost Burdened at 50% MIH = 32.3% or Projected 304 Households

✓ *Cost Burdened at 30% MIH = 53.8% or Projected 505 Households*

- 2026 Projected median household income:
\$80,859 for Centerville City / \$122,602 for Davis County
 - ✓ 80% MIH = \$64,687 City / \$98,081 County
 - ✓ 50%MIH = \$40,429 City / \$61,301 County
 - ✓ 30% MIH = \$24,258 City / \$36,780 County

UCA 10-9a-408(2)(c)(i):

A **CURRENT ESTIMATE** of the city's RENTAL housing needs for the following income limits:

- 80% of the County's Adjusted Median Family Income = **330 available units**
- 50% of the County's Adjusted Median Family Income = **131 additional units needed**
- 30% of the County's Adjusted Median Family Income = **240 additional units needed**

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

SUBMISSION GUIDELINES:

Moderate-income housing review reports are due on **December 1, 2019 and annually thereafter.**

1. Emails must include the following items as separate attachments:
 - An updated estimate of the municipality's 5-year moderate-income housing needs
 - A findings report of the annual moderate-income housing element review
 - The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
2. Acceptable electronic document formats include:
 - (a) DOC or PDF
3. Emails **MUST** be addressed to: dfields@utah.gov

CENTERVILLE

Staff Backup Report 12/8/2021

Item No.

Short Title: November 10, 2021

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 11-10-2021 Planning Commission Draft Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, November 10, 2021**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Kevin Daly, Chair

10 Mason Kjar

11 Heidi Shegrud

12 Spencer Summerhays

13 Christina Wilcox

14 Becki Wright

15
16 **MEMBER ABSENT**

17 Matt Larsen

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director

21 Lisa Romney, City Attorney

22 Mackenzie Wood, Assistant Planner

23
24 **VISITORS**

25 _____, Truck World

26 **Jeremy Draper, Young & Associates**

27 Ron Hale, Center Point Construction

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Wright

32
33 **PUBLIC HEARING – CONDITIONAL USE PERMIT – TRUCK WORLD**

34
35 On October 27, 2021, the Planning Commission approved the Final Site Plan for the
36 Final Expansion Phase for ACC Truck World, subject to conditions that included approval of an
37 amended Conditional Use Permit (CUP) within 45 days. The applicant desired to receive a CUP
38 approval to allow them to utilize a parking lot expansion for their dealership located on Frontage
39 Road (former Land Rover Dealership). Community Development Director Cory Snyder reviewed
40 with the Planning Commission the existing CUP for the site, as amended in 2011, and
41 recommended approval of the proposed amended CUP with conditions outlined in the staff
42 report included with the agenda.

43
44 Responding to a question from Chair Daly, Mr. Snyder said he was not able to explain
45 Planning Commission reasoning behind the condition in the original CUP regarding business
46 hours of operation. Based on experience with other CUPs, he said the difference between when
47 employees would arrive to begin repair work and when the office would open to the public, may
48 have prompted the statement regarding business hours of operation.

49
50 Mr. Snyder explained that Commercial High (C-H) and Commercial Very High (C-VH)
51 were very similar, with a difference in the size of building allowed. He said uses allowed in the
52 two zones were similar, with some differences in whether uses were permitted or conditional.
53 He stated there was no standard for hours of operation in either zone. Commissioner
54 Summerhays asked if the noise ordinance addressed the hours of operation issue in some
55 sense. Mr. Snyder responded that the noise ordinance was in force between 10:00 p.m. and

6:00 a.m. He expressed the opinion that restricted hours of operation were outside the scope of a CUP unless the restricted hours helped to mitigate a specific concern. Mr. Snyder said staff carried the business hours of operation over to the proposed amended CUP because the permit had been valid and the hours of operation accepted for a period of time.

with Truck World explained that operations within the building began roughly at 8:00 a.m. He said all operations were within the building, and noise impact would be minimal. Auto sales would conclude at 8:00 p.m. Responding to a question from Commissioner Kjar, the applicant explained potential noises that may occur on the site (e.g., chains, winch, pressure washer). Commissioner Kjar questioned whether an underlying impact different from the character of the underlying zone (C-VH) could be identified, and expressed the opinion the City should not interfere with the hours of operation.

Chair Daly opened a public hearing at 7:25 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Kjar suggested striking the condition regarding tailored hours of operation. Commissioner Wright said she understood the reasoning, but pointed out the site was near residential areas, and the City had not experienced issues with the condition with the previous owner of the site. She suggested the condition should remain in the amended CUP. Responding to a question from Commissioner Wright, Mr. Snyder said a CUP was difficult to rescind unless one of the conditions were violated. Chair Daly pointed out landscape buffering required on the site, and said he did not see a detrimental impact that would require a restriction of hours of operation. The Planning Commission and staff discussed lighting requirements. Commissioner Wright stated the applicant did not seem to have a problem with the proposed condition regarding hours of operation, and said she believed the condition was warranted considering nearby residential. She said she would not want to strike the condition and leave the door open to potential impact.

The Planning Commission discussed the possibility of changing the allowed business hours of operation. Commissioner Kjar commented that residences tended to wind down around 8:00 p.m., and wind up around 8:00 a.m. Commissioner Shegrud pointed out the close proximity of the freeway to the residential in question, and suggested the residents were not going to hear anything above the sound of the freeway.

Commissioner Wright **moved** to approve an amended CUP for the ACC Truck World expansion, located at 155 South Frontage Road, subject to Conditions 1-7 and with Reasons for Action (a)-(f), changing 10:00 a.m. to 8:00 a.m. and removing separate hours for Saturdays on Condition 3. Commissioner Kjar seconded the motion. Chair Daly said he did not see a big enough impact to the residential, and **moved to amend** the motion to strike Condition 3 and Reason for Action (c), and renumber appropriately. Commissioner Shegrud seconded the motion to amend. Commissioner Kjar said he believed there was substantial evidence in the record to tie the 8:00 a.m. to 8:00 p.m. hours of operation to mitigation of the minimal impact to nearby residences. Chair Daly pointed out that the sun did not set until later than 8:00 p.m. in the summer, and Commissioner Shegrud said she often appreciated when businesses were open until 10:00 p.m. Chair Daly and Commissioner Shegrud expressed support for removing Condition 3. Commissioner Summerhays suggested changing the hours in Condition 3 to 8:00 a.m. – 9:00 p.m. The **motion to amend failed** (2-4), with Commissioners Daly and Shegrud in favor and Commissioners Kjar, Summerhays, Wilcox, and Wright dissenting.

Commissioner Summerhays **moved to amend** the motion, changing Condition 3 to 8:00 a.m. to 9:00 p.m. Commissioner Wilcox seconded the motion to amend. Commissioner Summerhays said he suggested 9:00 p.m. for convenience, recognizing that many people worked late and needed to shop late, and the applicant may want to extend hours at some point. Commissioner Kjar responded that Commissioner Summerhays had identified a business aspect of the applicant, not a potential detriment to be mitigated. Commissioner Summerhays

1 said he was trying to find middle ground, and believed the mitigation was in not allowing the
2 business to open earlier or close later. Commissioner Kjar said he would vote in favor because
3 an impact needing mitigation had been identified. The **motion to amend passed** by majority
4 vote (4-2), with Commissioners Daly, Kjar, Summerhays, and Wilcox in favor, and
5 Commissioners Shegrud and Wright dissenting. The **amended motion passed** by unanimous
6 vote (6-0).

7 8 **YOUNG POWERSPORTS – PARKING MODIFICATIONS** 9

10 Mr. Snyder explained the applicant desired a parking modification based on specific
11 needs. The applicant submitted a parking study to the City, with a desire to avoid creating
12 unnecessary parking areas that would be essentially unused. The current site plan showed 245
13 parking stalls, the parking study showed a need for 164 parking stalls, and the in-progress
14 parking recommendation from staff was around 193 parking stalls. A representative of the
15 applicant asked the Planning Commission to consider the maximum number of parking stalls
16 recommended by the parking study. He said he would be fine with the 2.5 stalls per 1,000 gross
17 floor area of the building (approx. 193 stalls) as recommended by staff.

18
19 Ron Hale with Center Point Construction said he believed the building currently on the
20 site would be replaced with a similarly sized building. Building plans were not yet finalized.
21 Commissioner Kjar said he would not want significant changes to make additional review of
22 parking necessary with the application for final site plan approval. Mr. Hale said he did not
23 believe the parking would change. He said he believed the new building would bring a lot of
24 value to the applicant and to Centerville.

25
26 Commissioner Shegrud suggested accepting the number of parking stalls recommended
27 by the professionally prepared parking study. Mr. Snyder commented that 164 parking stalls
28 made him nervous in terms of future use of the building. He said it was important not to under-
29 park the site for future potential use, and suggested staying closer to 190 parking stalls. Mr.
30 Snyder suggested the parking modification could be tabled until final site plan review. City
31 Attorney Lisa Romney suggested the Planning Commission give the applicant an indication of
32 expected parking to assist in engineering the final site plan. Mr. Hale said he thought 190
33 parking stalls would be sufficient.

34
35 Chair Daly **moved** to grant a parking modification for Young Power Sports Development,
36 to be located at 695 West Porter Lane, subject to the following conditions and with the following
37 reasons for action. Commissioner Summerhays seconded the motion, which passed by
38 unanimous vote (6-0).

39 40 **Conditions:** 41

- 42 1. This modification is only for Vehicle Rental or Sale, New, Limited and Vehicle Rental
43 or Sale, Used, Limited and is not transferable to another location within the City.
44 However, this modification may be transferred to another identical use at this
45 location.
- 46 2. The associated Final Site Plan Approval shall depict a minimum parking count of 2.5
47 stalls per 1,000 gross floor area of the building, subject to all applicable development
48 standards at Final Site Plan Review and Approval.

49 50 **Reasons for Action:** 51

- 52 a) The Planning Commission finds that a parking modification is permitted with approval
53 from the Planning Commission based on a parking study [CZC 12.52.110(e)(2)].

- b) The Planning Commission finds that the submitted parking study has been used to calculate parking demand based on the land use recommendations from the ITE [CZC 12.55.110].
- c) The Planning Commission finds that the parking study involved using trip generation and time of day criteria, in which the study concluded that the peak use parking need will be 164 stalls.
- d) The Planning Commission finds that the parking analysis supports the findings 1 through 3 related to approving a parking modification [CZC 12.52.110(c)].

PUBLIC HEARING – ZONE TEXT AMENDMENT – INTERNAL ADU

Community Development Director Cory Snyder stated the City Council directed staff and the Planning Commission to consider altering the ownership residency definition in the Internal ADU Ordinance from 180 days to 183 days. The 183-day timeframe would match the State statute regarding primary residence status for property taxation.

Chair Daly opened a public hearing at 8:25 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Wright **moved** to recommend approval of the proposed Zoning Text Amendment for Internal Accessory Dwelling Units increasing the owner-residence definition to 183 Days, with the following reasons for action. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

Reasons for Action:

- a) The Planning Commission finds that the City Council directed the staff and Commission to review the owner residency definition and consider a modification to 183 days.
- b) The Planning Commission finds that proposed ordinance amendment remains consistent with the City's General Plan.
- c) The Planning Commission finds that proposed ordinance amendment is consistent with State statutes regarding the owner's property rate of taxation for a primary residence.

LAND USE TRAINING – MUNICIPAL LAND USE, DEVELOPMENT, AND MANAGEMENT ACT – PART 9 – VESTED CRITICAL INFRASTRUCTURE

City Attorney Lisa Romney provided training on the Municipal Land Use, Development, and Management Act regarding vested critical infrastructure, and answered questions from the Planning Commission.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on December 8, 2021. Mr. Snyder provided an update regarding recent City Council actions.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the October 27, 2021 meeting were reviewed and amendments requested. Commissioner Summerhays **moved** to approve the minutes as amended. Commission Wilcox seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:39 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Jennifer Hansen, City Recorder

Date Approved

Katie Rust, Recording Secretary