



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 JULY 14, 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. ADMINISTRATIVE DECISION - Public Hearing - Conceptual Site & Conceptual Subdivision Plans- Canyon Point
A proposed multi-family development located at approximately 347 North 400 East consisting of five (5) duplexes and one (1) single-family dwelling. Zoning District is Residential Medium (R-M).
2. ADMINISTRATIVE DECISIONS - Public Hearings - Conceptual Site Plan & Conceptual Subdivision- The Lane
A proposed single-family development located at approximately 644 West 400 South consisting of twelve single-family dwellings. Zoning District is Residential Medium (R-M).
3. Administrative Decision - Small Subdivision - Bradley Trump
Small Subdivision Waiver/Lot Split application review for property located at 470 East 400 South, previously reviewed in March 2020. Previously tabled on June 23, 2021.
4. Community Development Director's Report

Next Planning Commission Meeting - **July 28, 2021**:

- Proposed Zone Text Amendment - Internal ADUs - State Requirement
- Proposed Fencing Amendments - City Council Request

City Council Report:

- *06/15/2021 - City Council Initiated Zone Text Amendment for Fencing*

E. MINUTES REVIEW AND ACCEPTANCE

June 23, 2021

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report

7/14/2021

Item No. 1.

Short Title: ADMINISTRATIVE DECISION - Public Hearing - Conceptual Site & Conceptual Subdivision Plans- Canyon Point

Initiated By: Chad Morris, Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT

A proposed multi-family development located at approximately 347 North 400 East consisting of five (5) duplexes and one (1) single-family dwelling. Zoning District is Residential Medium (R-M).

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 07-14-2021 PC Staff Report - Canyon Point Conceptual Plans
- ▣ Canyon Point Conceptual Site & Subdivision Submittal
- ▣ Canyon Point Architectural Concept Plan
- ▣ City Engineer Review of Canyon Point Concept Plans

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

**PLANNING STAFF REPORT
AGENDA ITEM: 1**

PROJECT: CANYON POINT IN CENTERVILLE DEVELOPMENT

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

PROPERTY: APPROXIMATELY 347 NORTH 400 EAST

ACREAGE: 1.88 GROSS ACRES
1.62 NET ACRES

ZONING: RESIDENTIAL MEDIUM (R-M)

APPLICATIONS: CONCEPTUAL SITE PLAN REVIEW WITH
CONCEPTUAL SUBDIVISION ACCEPTANCE

PROPOSED USE: MULTI-FAMILY (11 UNITS/ 5 DUPLEXES & 1 SF HOME)

RECOMMENDATION: CONSIDER APPROVAL OF BOTH APPLICATIONS

BACKGROUND

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

Chad Morris is seeking acceptance of their Conceptual Site and Conceptual Subdivision Plans. The current project depicts five (5) duplex style buildings and one existing house. Each duplex will be provided a double car garage. The duplex buildings will be one-story in height. All units will share private



An approximate visualization of the proposed development boundary

street access, visitor parking, and a central common open space feature. It is also proposed that the development will be platted as a “*planned unit development*” or PUD subdivision to allow options for selling each dwelling unit.

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

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

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

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

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

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

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

Table of Uses Allowed - CZC 12.36

According to the Zoning Ordinance, in the “Table of Uses” within the Residential-Medium Zone (R-M) Zone, the proposed multi-family uses are permitted up to six (6) units per gross acre (see CZC 12.32.1 – *Table of Development Standards*). Canyon Pointe’s gross development acreage is 1.88 acres, which would allow up to 11 dwelling units ($1.88 \text{ ac.} \times 6 \text{ units} = 11.28$).

Staff Comments The conceptual site plan depicts five (5) duplexes and one (1) single-family – an existing home for a total 11-unit count.

Development Standards

R-M Development Standards CZC Table 12.32.300			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	27 Feet	Yes
Distance Between Buildings	6 Feet	10 Feet	Yes
Lot and Parcel Standards			
Minimum Area	10,000 sq. ft.	69,696+	Yes
Setbacks			
Front	25 Feet	25' - 400 East 25' - 400 North	Yes
Rear	20	23.2' - 400 East Not Labeled – 400 North	Likely*
Side	8/ 10	15' - West Side 10' – South Side 36' - North Side	Yes
Hard Surfacing, Max	60%	59%	Yes

* *Note: CZC 12.55.130(1) allows for setback flexibility based on building orientation. This flexibility may lead to an improved layout to facilitate internal development spacing.*

RESIDENTIAL-MEDIUM DEVELOPMENT STANDARDSOff-Street Parking - Chapter 12-52

Table 12-52-1 Off-Street Parking Requirements			
Use	Standard	Provided	Compliance
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed, plus 0.5 per unit visitors	2 per unit (garage) + 5 on-street for visitors	Needs (1) additional visitor parking stall

Staff Comments - The final site plan layout needs to ensure there is enough room for cars to exit the garages while cars are parked on the street.

Landscaping – CZC 12.51.070(g)

Site Standards			
Landscaping, Non-single-Family Projects	40% of Site	41%	Yes
Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit	17 Trees/ 17 shrubs	Partially

The landscaping requirement for multi-family housing is at least 40% of the property as pervious. Currently, the pervious area for the site is at 41%, meeting the requirement. The conceptual site plan also shows approximately ten trees on the rear end of the lot for screening purposes, but a complete landscaping plan, designed by a Landscape Architect, will need to be included in the Final Site Plan. The requirements according to 12.51.060 are one tree and two shrubs per dwelling unit and that landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.

Staff Comments – The missing shrub counts need to be provided.

Screening – CZC 12.51.110(a)

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

Staff Comments - The plans do not show any detail concerning the trash enclosures or other means of service.

Signage – CZC 12.54.100

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

Staff Comments - Subdivision style entry signs have not been depicted.

Utility Plans and Easements – CZC 12.21.110(d) (2)

The submitted conceptual plan depicts the following public service utilities:

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

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

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

The Civil Plans (site engineering) have been reviewed by the City Engineer and the following are items that need to be changed and/or addressed:

- Entrance Radii need to be minimum of 25' with subdivision style entrance (not a single-family drive approach entrance). The new entrances will need to be similar to The Hive Subdivision, Sheffield Subdivision, and other recently approved Subdivisions.*
- An inlet box needs to be added at 400 East such that drainage from 400 East does not enter the new private road.*
- A report showing the soil infiltration rates and retention volume calculations will need to be submitted.*
- The retention basin must outflow / bubble up on the City street, not back of sidewalk.*
- Show new pressurized irrigation system main line through private street with service to each lot.*
- Show nearest fire hydrant on 400 East Street.*

Staff Comments – The final location of utility easements will also need to be determined and then depicted on the Preliminary and Final Subdivision Plans and Plats. Additionally, the architectural concept plan depicts the use of basements. The applicant will need a soils study to ensure there is adequate space between the water table and the lowest floor space.

Fences And Walls – CZC 12.55.110

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

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

Additional Development Standards for R-M Zones – CZC 12.32.55

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

Staff Comments – Nonetheless, since the Deuel Creek District design incentives (*see General Plan, Section 12-480-2*) are voluntary, the applicant is being encouraged by staff to review the incentives to see if such design elements could be incorporated into the final design of the proposed structures.

CONCEPTUAL SUBDIVISION PLAN REVIEW - CMC 15, SUBDIVISIONS

Design Standards – CMC 15-06-010(a)

The design of the preliminary and final plats of the project in relation to streets, blocks, lots, common open spaces, and other design factors shall be in “...*harmony with the intent of the General Plan and design standards recommended by the Planning Commission and approved by the City Council...*”

Staff Comments – Since the development seems to predominantly comply with the expected R-M Zone Development Standards, staff deems that this policy standard has been satisfied to the extent feasible.

Provisions for Common Open Space – CMC 15.06.010(b)

“...A project must meet the requirements of the Zoning Code, must assure proper use, construction, and maintenance of open space facilities, and must result in a development superior to conventional development in terms of its benefits to future residents of the project, surrounding residents, and the general public...”

Staff Comments – The development seems to predominantly comply with the expected R-M Zone Development Standards. However, due to the narrowness of the property, the open space plan “*in terms of its benefits*” is quite limited in scope and design. Thus, the debate for the Commission to consider is whether the provided open space is “*designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.*”

Guarantee, Continuation, & Maintenance of Common Open Space – CMC 15.06.010(c, d, & e)

These three (3) requirements address the bonding, installation, and perpetual continuation of the required and provided open space of the development.

Staff Comments – As part of the final subdivision process, the applicant will be required to prepare the dedication, development, and continued maintenance with the creation of an Owner’s Association.

STAFF’S RECOMMENDATION FOR CONCEPTUAL SITE & SUBDIVISION PLANS

CONCEPTUAL SITE PLAN ACCEPTANCE

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

1. *A final site plan shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.*
2. *The site layout shall be corrected to meet the setback requirements, or the applicant may use CZC 12.55.130(1), to enhance the internal development layout spacing.*
3. *The site plan layout shall be corrected to provide the required six (6) visitor parking stalls and correct fence heights within any front yard area.*
4. *The Final Site Plan shall provide a complete landscaping plan, designed by a Landscape Architect. According to 12.51.060 one tree and two shrubs shall be provided per dwelling unit and that the landscaping shall be designed to address the enhancement of crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.*
5. *The Final Site Plan submittal shall address the trash enclosures or other means of refuse service.*
6. *If the applicant desires to have signage for the project, this shall be indicated on the final site plan and meet the requirements found in Chapter 12.54 of the Zoning Ordinance*
7. *As part of the Final Site Plan Submittal, the applicant shall obtain and submit all missing and applicable utility provider comment sheets.*
8. *The Final Site Plan and/or Preliminary Subdivision submittal shall address the City Engineer's comments regarding the development's civil engineering. Additionally, a soils study shall be prepared to determine the depth of the water table.*
9. *Architectural building design ought to consider the Deuel Creek Historic District architectural context and the incentives listed for this historical area.*

[SUGGESTED REASONS FOR THE ACTION]:

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

CONCEPTUAL SUBDIVISION PLAN ACCEPTANCE

[PROPOSED MOTION #2] *"I hereby make a motion for the Planning Commission to accept the Conceptual Subdivision Plan for Canyon Point in Centerville, located at approximately 347 North 400 East, with the following directives:*

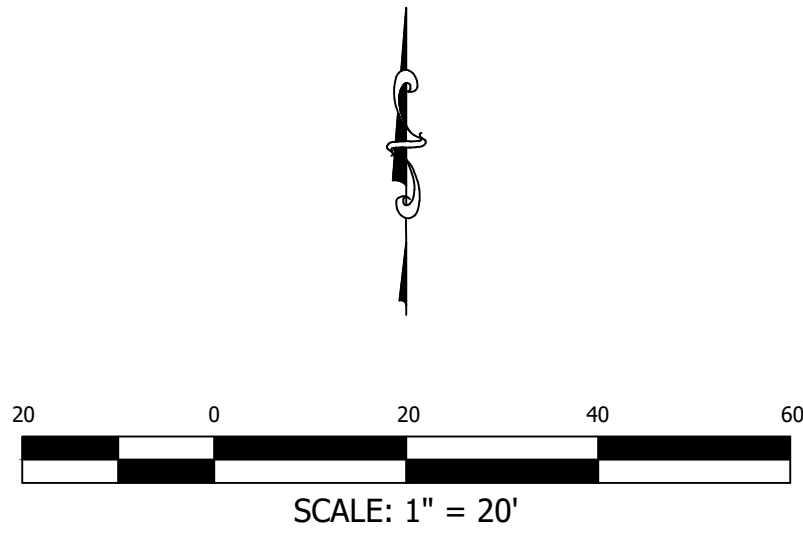
1. *A Preliminary Subdivision Application shall be prepared in accordance with CMC 15.4.102, Preliminary Subdivision*
2. *The applicant shall obtain a Final Site Plan Approval prior to or in conjunction with a Preliminary Subdivision submittal to ensure that the site's development layout is finalized.*

[SUGGESTED REASONS FOR THE ACTION]:

- a) *The conceptual subdivision is in harmony with the Centerville City General Plan, Section 12-480-2(b) (3) & 12-480-2(b) (4).*
- b) *The proposed Conceptual Subdivision submittal, with the directives given, meet the requirements for a conceptual subdivision acceptance listed in CMC 15.02.050 and ensures an adequate review of the requirements for Planned Unit Development listed in CMC 15.06.010.*
- c) *The proposed conceptual subdivision plan, with the directives given, appears to be capable of satisfying the applicable Development Standards for the R-M Zone.”*

CANYON POINT IN CENTERVILLE PLANNED UNIT DEVELOPMENT

PART OF THE NE 1/4 OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SEC. 7 & THE SW 1/4 OF SEC. 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
PRELIMINARY PLAT, MARCH 2021



DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 400 EAST STREET, SAID POINT BEING SOUTH 00°19'54" WEST 112.00 FEET FROM THE NORTHEAST CORNER OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY, SAID POINT ALSO BEING NORTH 89°26'50" EAST 133.87 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF 400 EAST STREET AND SOUTH 00°19'54" WEST 202.57 FEET ALONG SAID CENTER LINE TO THE MONUMENT AT THE INTERSECTION OF PARRISH LANE AND 400 EAST STREET AND SOUTH 00°19'54" WEST 142.00 FEET ALONG SAID CENTER LINE AND NORTH 89°51'34" WEST 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°51'34" WEST 200.00 FEET; THENCE NORTH 00°19'54" EAST 112.00 FEET TO THE SOUTH LINE OF PARRISH LANE AT A POINT BEING DESCRIBED AS BEING 200.00 FEET WEST OF THE NORTHEAST CORNER OF LOT 8, BLOCK D, BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY; THENCE NORTH 89°51'34" WEST 280.00 FEET ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF THE GRANITE SQUARE TOWNHOMES SUBDIVISION; THENCE SOUTH 00°08'26" WEST 131.19 FEET (132.00 FEET, BY RECORD) ALONG THE EAST LINE OF SAID SUBDIVISION TO A WIRE FENCE LINE; THENCE SOUTH 89°51'34" EAST 99.86 FEET (100.00 FEET, BY RECORD) ALONG SAID FENCE LINE TO A CHAIN LINK FENCE LINE; THENCE SOUTH 00°19'54" WEST 78.62 FEET (80.00 FEET, BY RECORD) ALONG SAID FENCE LINE TO THE NORTH LINE OF THE FLORENCE SUBDIVISION; THENCE SOUTH 89°40'06" EAST 379.71 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF 400 EAST STREET; THENCE NORTH 00°19'54" EAST 99.07 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. WHOLE PARCEL CONTAINS 1.622 ACRES.

NOTES

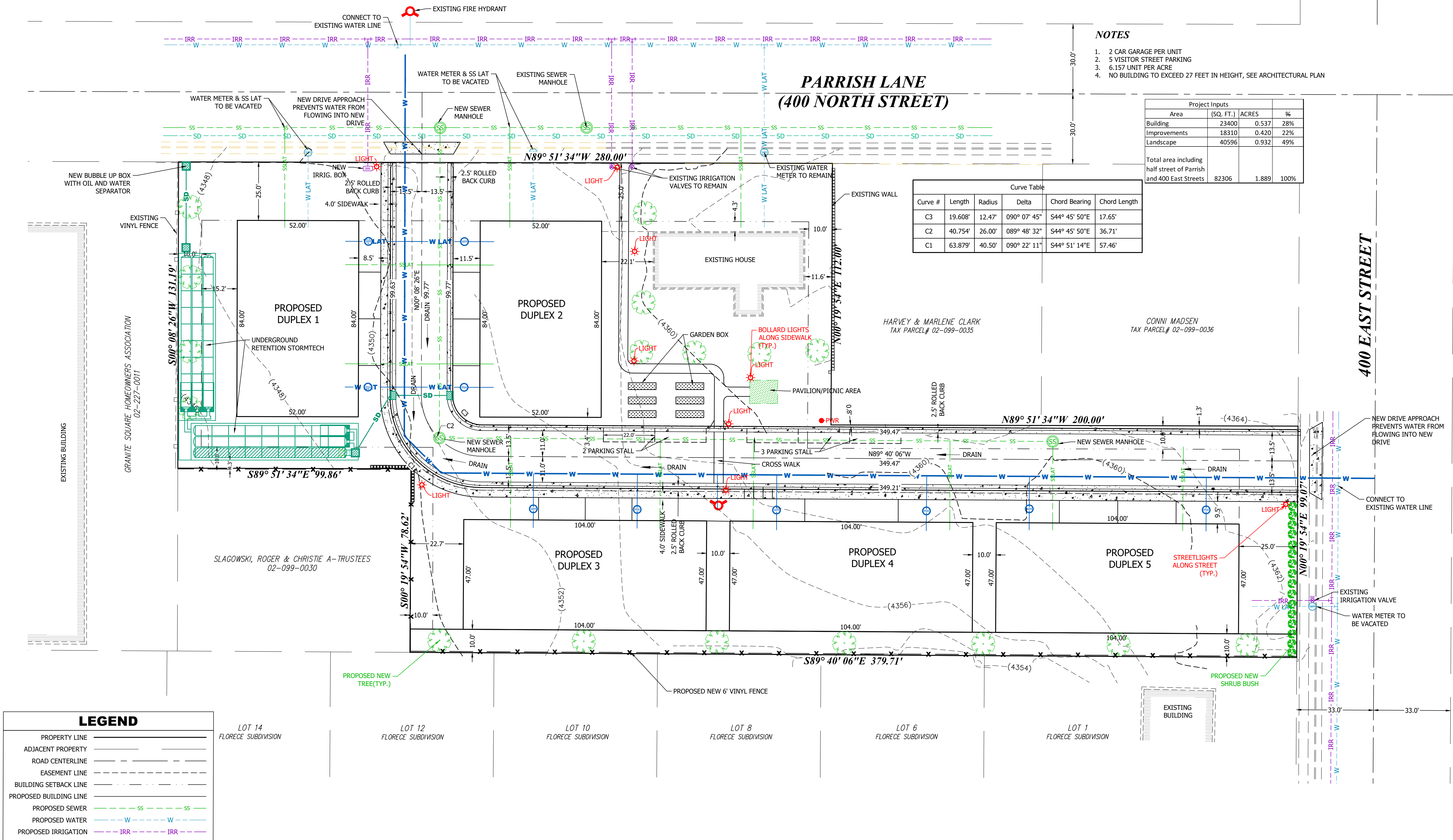
- 2 CAR GARAGE PER UNIT
- 5 VISITOR STREET PARKING
- 6.157 UNIT PER ACRE
- NO BUILDING TO EXCEED 27 FEET IN HEIGHT, SEE ARCHITECTURAL PLAN

Project Inputs			
Area	(SQ. FT.)	ACRES	%
Building	23400	0.537	28%
Improvements	18310	0.420	22%
Landscape	40596	0.932	49%
Total area including half street of Parrish and 400 East Streets			
	82306	1.889	100%

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C3	19.608'	12.47'	090° 07' 45"	S44° 45' 50"E
C2	40.754'	26.00'	089° 48' 32"	S44° 45' 50"E
C1	63.879'	40.50'	090° 22' 11"	S44° 51' 14"E

PARRISH LANE
(400 NORTH STREET)

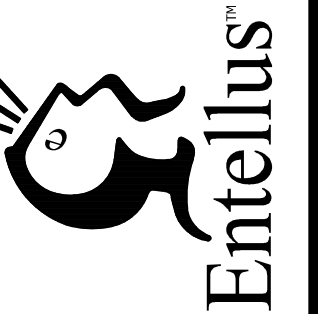
400 EAST STREET



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
ROAD CENTERLINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
PROPOSED BUILDING LINE	---
PROPOSED SEWER	SS
PROPOSED WATER	W
PROPOSED IRRIGATION	IRR

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



PRELIMINARY
NOT FOR
CONSTRUCTION

CHAD MORRIS

347 NORTH 400 EAST
TAX PARCELS #02-099-0059 & #02-099-0058 & #02-099-0057 & #02-099-0029
PART OF THE NE 1/4 OF LOT 8, BLOCK "D", NORTH MILL CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SECTION 7 AND THE SW 1/4 OF SECTION 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: JH 05/27/21
APPROVED: STA 05/27/21
PROJECT #: 1208002
CONCEPT 2020_1208002.dwg

V210
CONCEPT DRAWING



1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

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PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:

LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2007

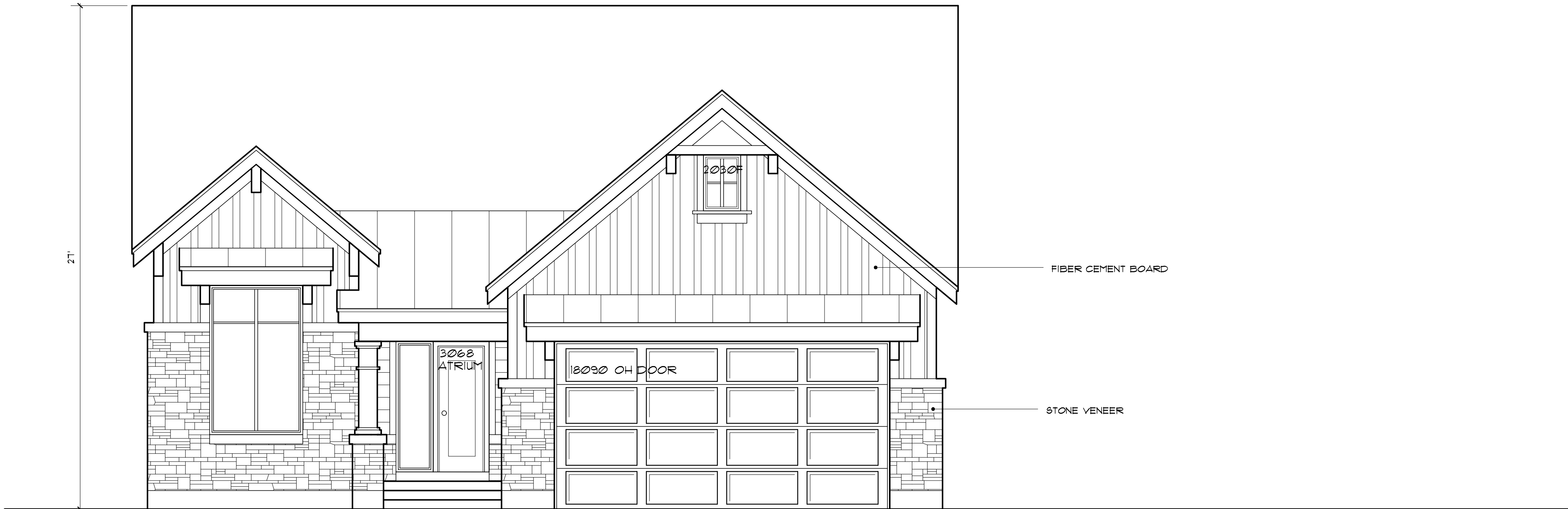
REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MORRIS-T-XXX-3-21-B

FRONT
REAR
ELEVATIONS

A2 | 1

PAGE 4 OF 23



A RAMBLER DUPLEX
SCALE: 1/4" = 1'-0"

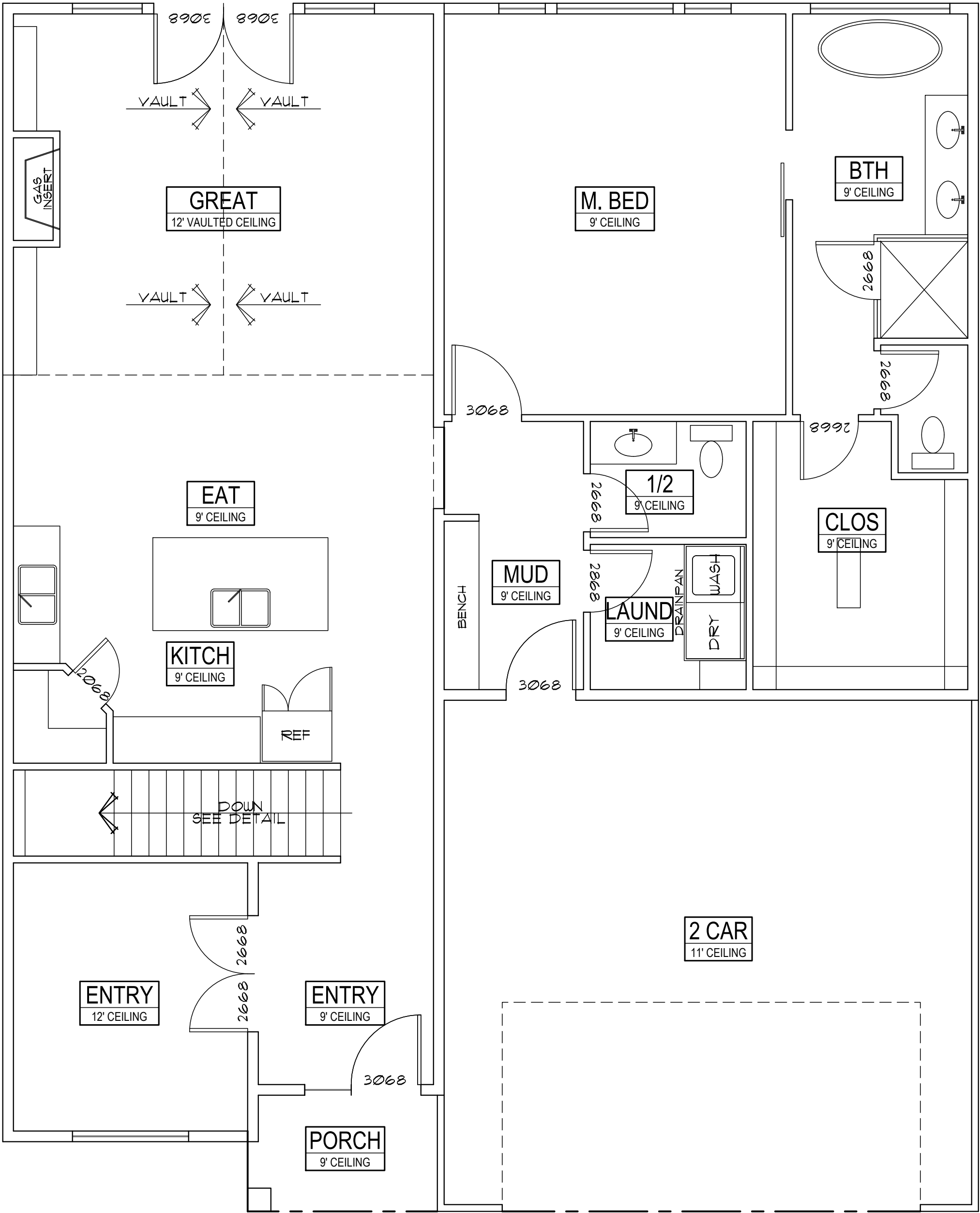
A FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1605 SQ. FT. ON 5/28/21

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

A



VERTICAL REFERENCE NOTE

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

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

AFF. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.

ELECTRICAL SCHEDULE

	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
	INCANDESCENT PULL CORD LIGHT
	SMALL APERATURE RECESSED LIGHT
	LARGE APERATURE RECESSED LIGHT
	EXTERIOR RATED FLOOD LIGHT
	SCONCE AS PER OWNER
	FLOURESCENT LIGHT
	FLOOR HALL OR STAIR LIGHT
	TRACK LIGHTS
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
	SMOKE DETECTOR W/BATT BACKUP
	CARBON MONOXIDE DETECTOR
	110 VOLT DUPLEX OUTLET
	220 VOLT OUTLET
	110 VOLT GROUND FAULT INTERRUPTER
	110 VOLT WATERPROOF GFI OUTLET
	PHONE JACK
	TELEVISION CABLE JACK
	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
	NORMAL SWITCH

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED

KEY TO TYPE
SH - SINGLE HUNG S - SLIDER
C - CASSEMENT F - FIXED
AW - AWNING

SHEETROCK NOTE

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



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CLEARFIELD, UTAH 84015
801. 217. 3727

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PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:

LOT #
101
SUBDIVISION
SUBNAME
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STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

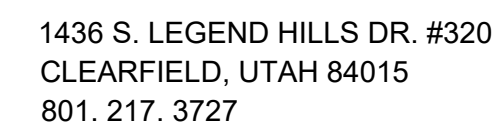
REVISION DATES

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MORRIS-T-XXX-3-21-A

MAIN
FLOOR
PLAN

A3 | 3



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

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

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LOCATION INFO:

LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

XX/XX/XXXX
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MOORE[A], M, XXX, 3, 2], 4

A3 4

PAGE 11 OF 23

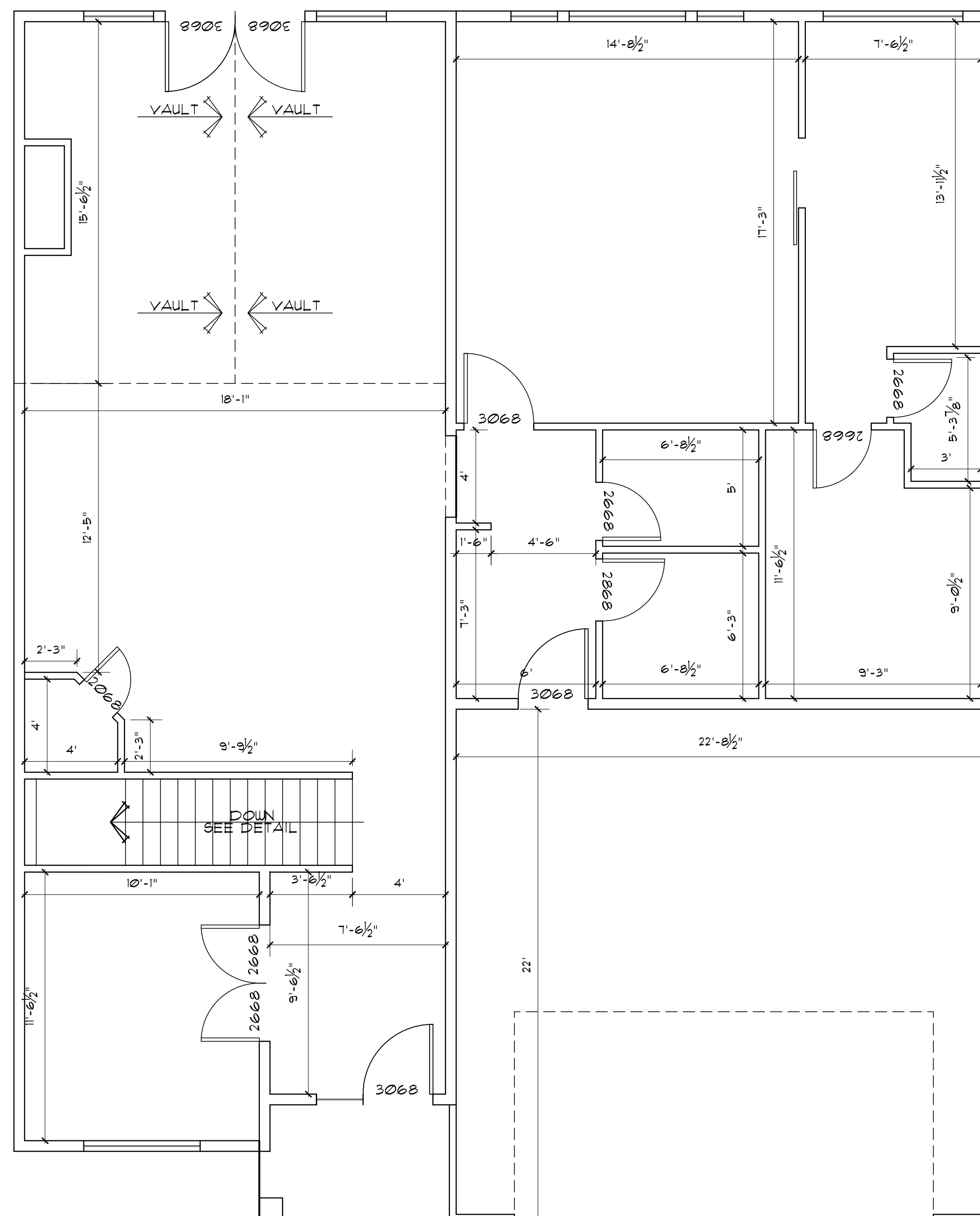
IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL GILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE GILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

AFF. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.



SCALE: 1/4" = 1'-0"

From: [Kevin Campbell](#)
To: [Mackenzie Wood](#)
Cc: [Cameron Woodbury](#); [Dave Walker](#); [Marc Marchant](#); [Mike Carlson](#); [Cory Snyder](#); [Lisa Romney](#)
Subject: Concept Civil Plan Review_06-28-2021 - Canyon Point in Centerville
Date: Monday, June 28, 2021 5:18:23 PM
Attachments: [CONCEPT 2020_1208002-V210 \(3\).pdf](#)

Mackenzie,

My conceptual Civil review comments are as follows:

1. Entrance Radii need to be minimum of 25' with subdivision style entrance (not a single family drive approach entrance). The new entrances will need to be similar to The Hive Subd, Sheffield Subd and other recently approved Subdivisions.
2. An inlet box needs to be added at 400 East such that drainage from 400 East does not enter the new private road.
3. A report showing the soil infiltration rates and retention volume calculations will need to be submitted.
4. The retention basin must outflow / bubble up on the City street, not back of sidewalk.
5. Show new pressurized irrigation system main line through private street with service to each lot.
6. Show nearest fire hydrant on 400 East street.

Let me know of any questions regarding these comments.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

On Mon, Jun 14, 2021 at 5:05 PM Mackenzie Wood <mackenzie.wood@centervilleutah.gov> wrote:

| Chad,

Here is a summary of what was discussed this morning in DRC.

- Height of fences is required
- How tall is the existing home? Will all duplexes be 27' provided?
- Provide gross square footage of proposed building areas
- Where will the retention basin overflow to?
 - Need to address what will happen in a high rain event
 - This could include a bubble up box and an oil/water separator
- Kevin Campbell stated the private drive entrances need to be built like subdivision entrances to keep City water off the private street (includes inlets above each drive entrance to 400E/400N)
- Refuse Management: Staff and Applicant to discuss public/private collection
- Sidewalks: CZC 12.32.055(d)(5) both sides of any private drive shall have a sidewalk. '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.'
- If the visitor parking is removed: how will the on-street parking be kept to one side of the street, not interfere with driveway exits, etc.
- What open-space amenities will be provided?
- Lighting: need at the entrances to 400 N and 400 E and at least one interior light (one every 500').

Mackenzie Wood

Assistant City Planner

801-677-6097

Mackenzie.wood@centervilleutah.gov

--

Chad Morris

cell #801-856-4969

chadmorris33@gmail.com

CENTERVILLE

Staff Backup Report

7/14/2021

Item No. 2.

Short Title: ADMINISTRATIVE DECISIONS - Public Hearings - Conceptual Site Plan & Conceptual Subdivision-
The Lane

Initiated By: Zach Swensen, CW Land, Applicant

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

A proposed single-family development located at approximately 644 West 400 South consisting of twelve single-family dwellings. Zoning District is Residential Medium (R-M).

RECOMMENDATION

Review and accept Conceptual Site Plan with Directives, as well as Conceptual Subdivision with Directives.

BACKGROUND

ATTACHMENTS:

Description

- ▣ 07-14-2021 PC Staff Report The Lane Conceptual Site Plan Conceptual Subdivision
- ▣ The Lane Civil Drawings
- ▣ The Lane Building Elevations
- ▣ Ord. 2018-11 Zone Map Amendment
- ▣ 04-25-2018 PC Zone Map Amendment Report

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

**STAFF REPORT
AGENDA: ITEM 2**

PROJECT: THE LANE

PROPERTY OWNER: MARLEY BELL LC, & ALLISON BELL

APPLICANT: CW URBAN
c/o ZACH SWENSON
1222 LEGACY CROSSING BLVD
CENTERVILLE, UT 84014
(zach at builtbycw dot com)

PROPERTY LOCATION: 644 WEST 400 SOUTH

PARCEL SIZE: 2.04 ACRES

ZONING DISTRICT: RESIDENTIAL-MEDIUM (R-M)

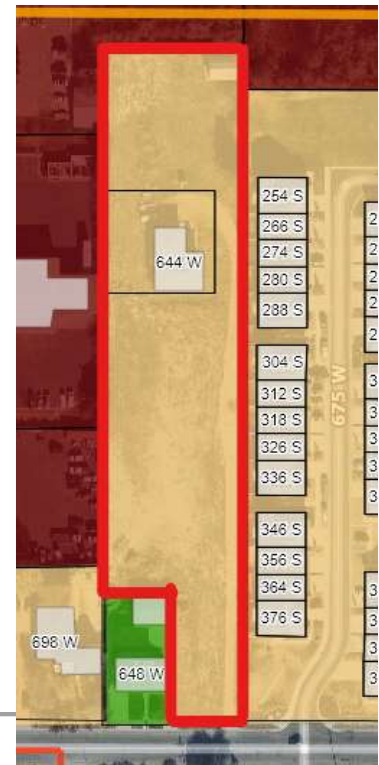
APPLICATION: CONCEPTUAL SITE PLAN & CONCEPTUAL
SUBDIVISION

BACKGROUND

The applicant's company is under contract to purchase the properties at 644 West 400 South, parcels 03-001-0178 and 03-001-0179. The parcels are situated between Porter Walton Townhomes and the Commercial-Very High Zone on South Frontage Road. The applicant is proposing twelve, single-family lots on the 2.04 acres, with a private lane to access the lots.

CONCEPTUAL SITE PLAN REVIEW

Centerville Zoning Code (CZC) 12.21.110 sets forth procedures for approving a site plan application. "Such procedures are intended to



provide for orderly, harmonious, safe and functionally efficient development consistent with the priorities, values, and guidelines found in various elements of the General Plan and this Title.” CZC 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.”

General Plan Review

The property is located in the Southwest Neighborhood (2). “The area from approximately 500 West to the commercial area on the Frontage Road between Porter Lane and the southern City boundary line may be appropriately developed in low or medium density residential.”

“If developed as medium density residential, the use of Planned Unit developments is desirable and preferred to adequately buffer such developments from both commercial and single-family developments in the area...Care must be taken to buffer homes in this area from other uses that may locate in the area.” 12-480-3

Staff Response: This project meets the preferred residential type. Recent updates to CZC 12.51 Landscaping and Screening no longer requires buffering between medium intensity residential zones and low intensity residential zones (such as the Agricultural-Low property to the southwest). The burden of buffering the commercial zone is placed on the commercial properties.

CZC 12.30.020(b) states “the purpose of the R-M Zone is to permit well-designed townhomes, two-family dwellings, and condominiums at densities of four to six units per acre that are appropriately buffered from and compatible with surrounding land uses. Single-family dwellings are also permitted in the R-M Zone.”

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

- (a) Architectural Design Standards. All primary buildings within the R-M and R-H Zones 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: As yet, stamped architectural drawings have not been submitted. Staff finds this can be provided at the Final Site Plan stage.

- (b) Exterior Design Standards. All sides of primary buildings within the R-M and R-H Zones shall receive design consideration with particular attention given to areas exposed to public view.

Staff Response: Utah Code 10-9a-534, effective May 28, 2021, now prohibits municipalities from regulating design elements for single-family dwellings. Since this project consists of single-family dwellings these regulations of Centerville Ordinance will not be reviewed or required as part of the approval process. However, municipalities may regulate the massing of buildings. This project meets CZC12.32.055 (b) by only providing single-family dwellings.

- (c) Landscaping and Open Space. All residential developments within the R-M and R-H Zones, except for single-family developments, shall comply with the landscaping regulations of CZC 12.51 (Landscaping and Screening).

Staff Response: As the project consists of single-family dwellings, the landscaping regulations of CZC 12.51 do not apply. Each dwelling is provided with private landscaping space. The common landscaping space is at the entryway which is proposed to have eight trees.

- (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 or condominium (See, CZC 12.55.150). Approved access from a private right-of-way shall meet the following standards:
- (1) Access to and from a public street may be in the form of private right-of-way or a driveway, as defined or required by this Title.
 - (2) Two points of ingress/egress from a public right-of-way shall be established for any development greater than 20 dwellings, irrespective of the allowed gross density.
 - (3) 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.
 - (4) Access using a private right-of-way shall be constructed with a sufficient width to provide on-street parking for visitors at a ratio of at least 0.5 stalls per dwelling.
 - (5) A sidewalk system shall be provided on both sides of any private right-of-way.
 - (6) A private right-of-way shall be perpetually maintained by the developer or an owner's association. Such perpetual care and maintenance obligations shall be addressed with covenant, conditions, and restrictions, for the development approved by the City and recorded against the property.
 - (7) A private right-of-way design shall also comply with all applicable Fire Code regulations.

Staff Response: The subdivision will be accessed by a 27-foot wide private lane. There is only one point of ingress and egress, with a hammerhead turn around to comply with Fire Code regulations. There are five-foot wide sidewalks on both sides of the street, and the eastern curb will be a no parking zone. Fifteen on-street parking spaces will be available on the western side of the private lane, meeting

the requirement of 0.5 visitor stalls per dwelling (only 6 stalls required). The street, curb, and gutters will need to be to City Specifications.

- (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)).

Staff Response: The proposed site plan and subdivision meet the development style limitation above.

CZC 12.32.300 Development Standards in Residential Zones

Standard	Requirement/Limit	Proposal	Compliance
Distance between buildings	6 feet	18'/24'	YES
Maximum height, main building	35 feet	29'	YES
Minimum Parcel Area	10,000 square feet	2.04 acres	YES
Minimum Frontage	60 feet	70.35'	YES
Minimum width	60 feet	70.35' + 70'	YES
Front Yard Setback	25 feet	133'	YES
Rear Yard Setback	20 feet	20'	YES
Interior Side Yard Setback	8 feet, Minimum total width of both: 18 feet	10' West 10' East	YES
Gross density, maximum, permitted	6 units per acre	5.88 units per acre	YES
Hard surfacing, maximum total of lot or parcel	60%	57%	YES

CZC 12.52 Off-Street Parking and Loading

Two parking spaces are required per dwelling. The applicant has indicated there are two spaces in each garage, with an additional two spaces per dwelling in each driveway. Forty-eight off-street spaces are provided, with only 24 spaces required.

CZC 12.54.100 Signage

All signage requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site plan needs to indicate the location of any wall or monument signage, which must meet the requirements found in Section 12.54 of the Zoning Ordinance.

Staff Response: Subdivision style entry signs have not been depicted.

Planning Staff Recommendations – Conceptual Site Plan - Administrative Decision

I hereby make a motion for the Centerville Planning Commission to ACCEPT the Conceptual Site Plan for The Lane, located at approximately 644 West 400 South, with the following directives:

1. A Final Site Plan shall be submitted as outlined in CZC 12.21.110(e).
2. Provide stamped architectural plans at Final Site Plan application.
3. If the applicant desires to have signage for the project, this shall be indicated on the Final Site Plan and meet the requirements found CZC 12.54.

Suggested Reasons for Action (findings):

- a. The Conceptual Site Plan submittal has adequately shown how the property may be developed [CZC 12.21.110(d) (2)].
- b. The development appears to satisfy the goals and objectives found within the Centerville City General Plan [12-480-3].

CONCEPTUAL SUBDIVISION REVIEW

Section 15.02 of the Centerville Municipal Code (CMC) outlines the Subdivision process and the review and acceptance of Conceptual Subdivision Submittals (Concept Plans). The Planning Commission is the authority to review and approve or deny the Concept Plan, but may refer the Concept Plan to the City Council for its review and approval or rejection.

CMC 15.05 General Requirements for All Subdivisions

CMC 15.05.060 lists the Utilities that are required for each subdivision. The applicant has provided ‘utility provider sheets’ for each of the required utility services. Each utility provider has affirmed that they can service the proposed subdivision. During a Staff meeting, the Drainage and Water Supervisors reviewed the proposed drainage system on site and requested additional information on the location of drainage overflow, and if the applicant has acquired the 15-foot drainage easement to the Northwest of the property.

In addition, City-approved streetlights ‘shall be provided at all street intersections’ and every 500 feet. The submittal does not show streetlights.

Ten-foot Utility Easements have been provided on each boundary line, fulfilling the requirements for Public Utility Easements.

Staff Response: Street lighting and further drainage information is necessary to prove compliance with applicable City Ordinance.

CMC 15.06.010 Planned Unit Development

The design of the preliminary and final plats of the project in relation to streets, blocks, lots, common open spaces, and other design factors shall be in "...harmony with the intent of the General Plan and design standards recommended by the Planning Commission and approved by the City Council..."

Staff Response: The development seems to predominantly comply with the R-M Zone Development Standards; staff deems that this policy standard has been satisfied.

CMC 15.06.010(b) Provisions for Common Open Space

"...A project must meet the requirements of the Zoning Code, must assure proper use, construction, and maintenance of open space facilities, and must result in a development superior to conventional development in terms of its benefits to future residents of the project, surrounding residents, and the general public..."

Staff Response: The development appears to comply with the expected R-M Zone Development Standards.

CMC 15.06.010(c, d, & e) Guarantee, Continuation, & Maintenance of Common Open Space

These three requirements address the bonding, installation, and perpetual continuation of the required and provided open space of the development.

Staff Response: As part of the final subdivision process, the applicant will be required to prepare the dedication, development, and continued maintenance of the property with the creation of an Owner's Association.

Planning Staff Recommendation – Conceptual Subdivision – Administrative Decision

I hereby make a motion for the Planning Commission to accept the Conceptual Subdivision Plan for The Lane, located at 644 West 400 South, with the following directives:

1. A Preliminary Subdivision Application shall be prepared in accordance with CMC 15.03.030.
2. The applicant shall obtain Final Site Plan Approval prior to or in conjunction with a Preliminary Subdivision submittal to ensure that the Site's development layout is finalized.
3. The applicant shall provide street light information at Preliminary Submittal.
4. The applicant shall provide proof of drainage compliant with applicable City Ordinance.

Suggested Reasons for Action (Findings):

- a. The conceptual subdivision is in harmony with the Centerville City General Plan, Section 12-480-3.
- b. The proposed Conceptual Subdivision submittal, with the directives given, meets the requirements for a conceptual subdivision acceptance listed in CMC 15.02.050 and ensures an adequate review of the requirements for Planned Unit Development listed in CMC 15.06.010.
- c. The proposed conceptual subdivision plan, with the directives given, appears to be capable of satisfying the applicable Development Standards for the R-M Zone.

The Lane

Preliminary Submittal Set

LOCATED IN THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH
JUNE, 2021

AGENCY CONTACTS:

PLANNING:
Centerville City Planning Department
250 North Main Street
Centerville, UT 84014
Contact: Cory Snyder
Phone: (801) 295-3477

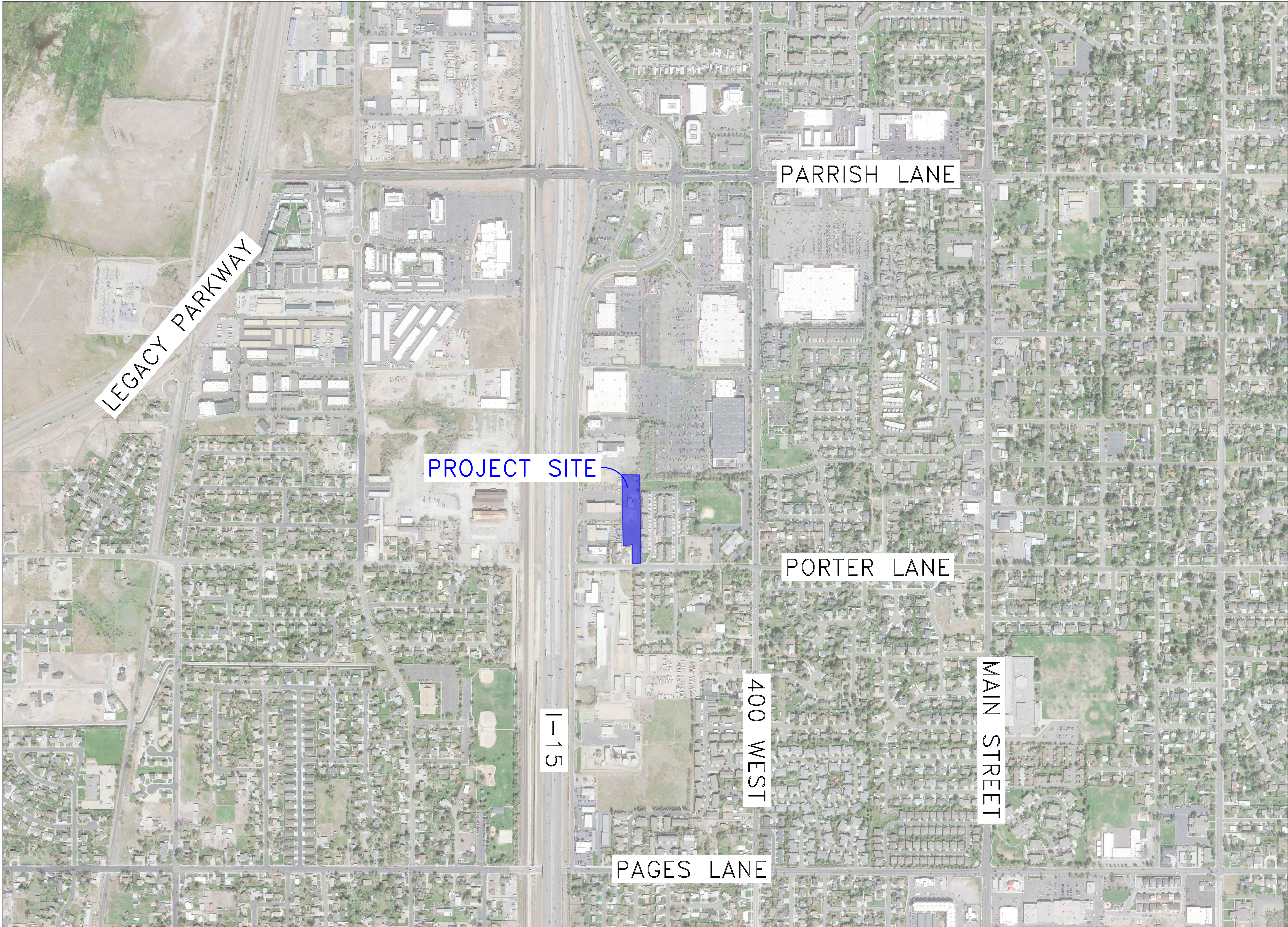
SEWER DISTRICT:
South Davis Sewer District
1800 West 1200 North
West Bountiful, UT 84087
Phone: (801) 295-3469

POWER COMPANY:
Rocky Mountain Power
Customer Service Line
Phone: (801) 546-1235

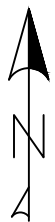
TELEPHONE COMPANY:
Century Link
Customer Service Line
Phone: (801) 603-6000

FIRE DEPARTMENT:
South Davis Metro Fire Department
343 South Main Street
Centerville, UT 84014
Phone: (801) 677-2400

GAS SERVICE:
Dominion Energy
1140 West 200 South
Salt Lake City, UT 84104
Contact: Don Newman
Phone: (801) 323-5517



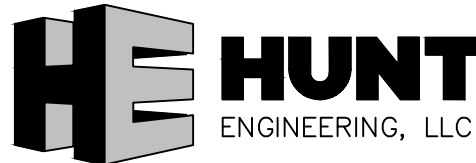
Vicinity Map
SCALE: 1" = 500'



DEVELOPER:
C.W.
URBAN

Zach Swenson
1222 Legacy Crossing Blvd #6
Centerville Utah 84014
PH: (801) 744-2489

ENGINEERING:



Hunt Engineering
Thomas Hunt, PE
579 W. Applewood Drive
Centerville Utah 84014
PH: (801) 664-4724

SURVEYOR:

Utah Land Surveying
Mike Wangemann, PLS
1470 South 600 West
Woods Cross, UT 84010
PH: (801) 298-2236

Sheet Index

Sheet 1 - Preliminary Cover Sheet
Sheet 2 - Site Plan
Sheet 3 - Preliminary Grading/Utility Plan
Sheet 4 - Preliminary Landscape Plan
Sheet 5 - SWPPP
Sheet 6 - Preliminary Plat

Notice To Contractors:

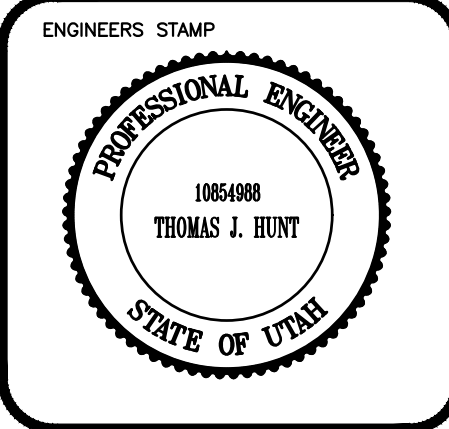
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR. SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE, IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

HUNT
ENGINEERING, LLC
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

Preliminary
Cover Sheet

Revisions	Date



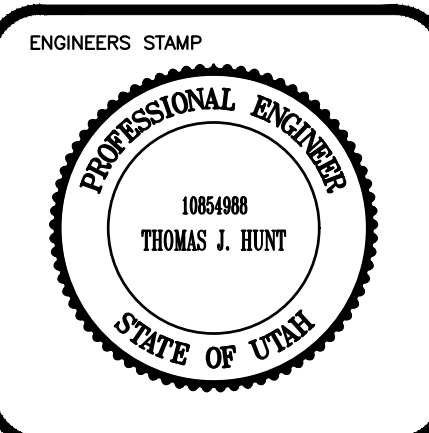
PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

SHEET	6
1	SHEETS

The Lane
700 West Porter Lane
Centerville, UT

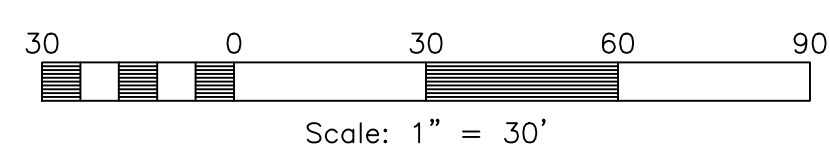
Site Plan

Revisions	Date



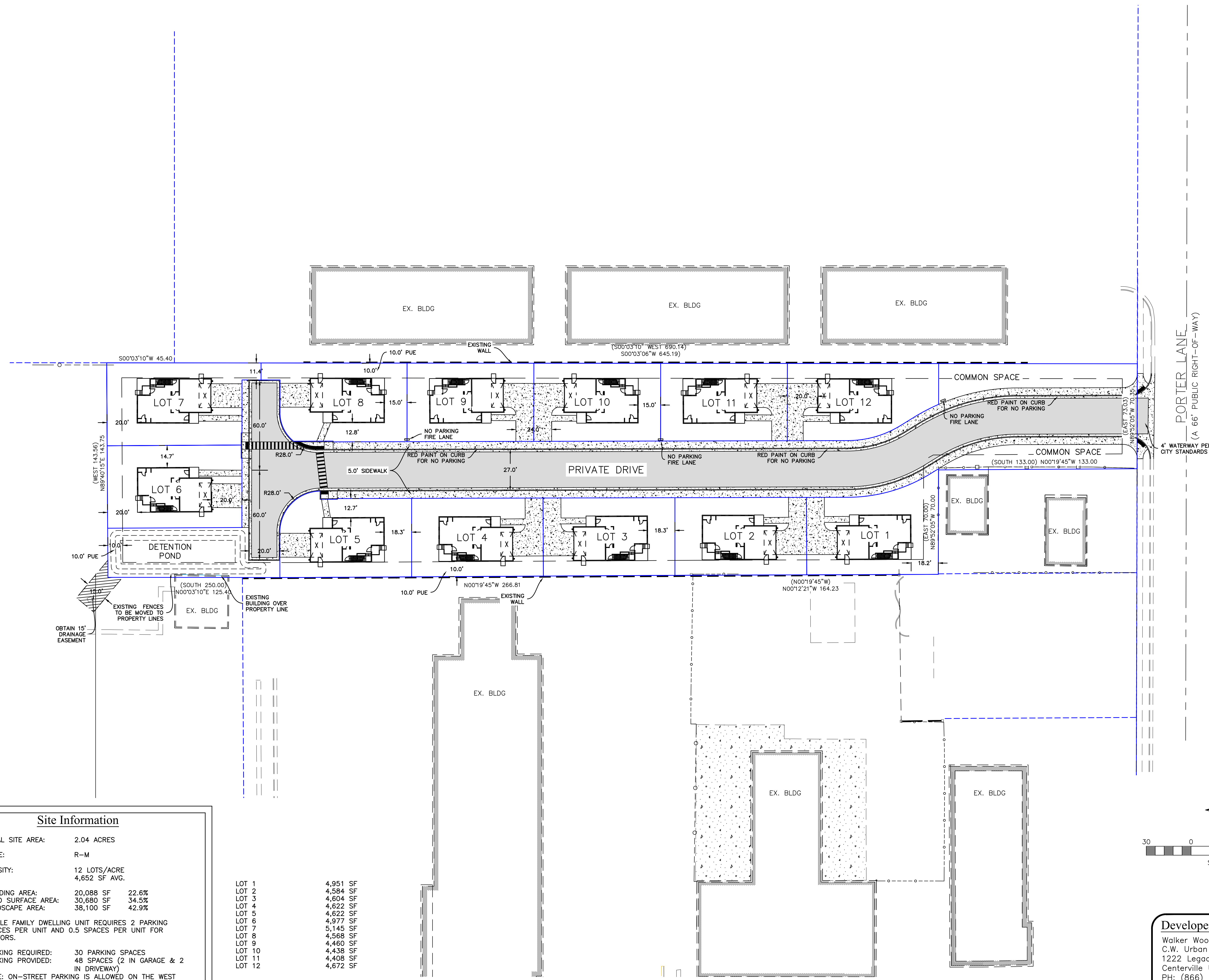
PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

SHEET	6
3	SHEETS



Developer Contact:

Walker Wood
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489



Site Information

TOTAL SITE AREA: 2.04 ACRES
ZONE: R-M
DENSITY: 12 LOTS/ACRE
4,652 SF AVG.

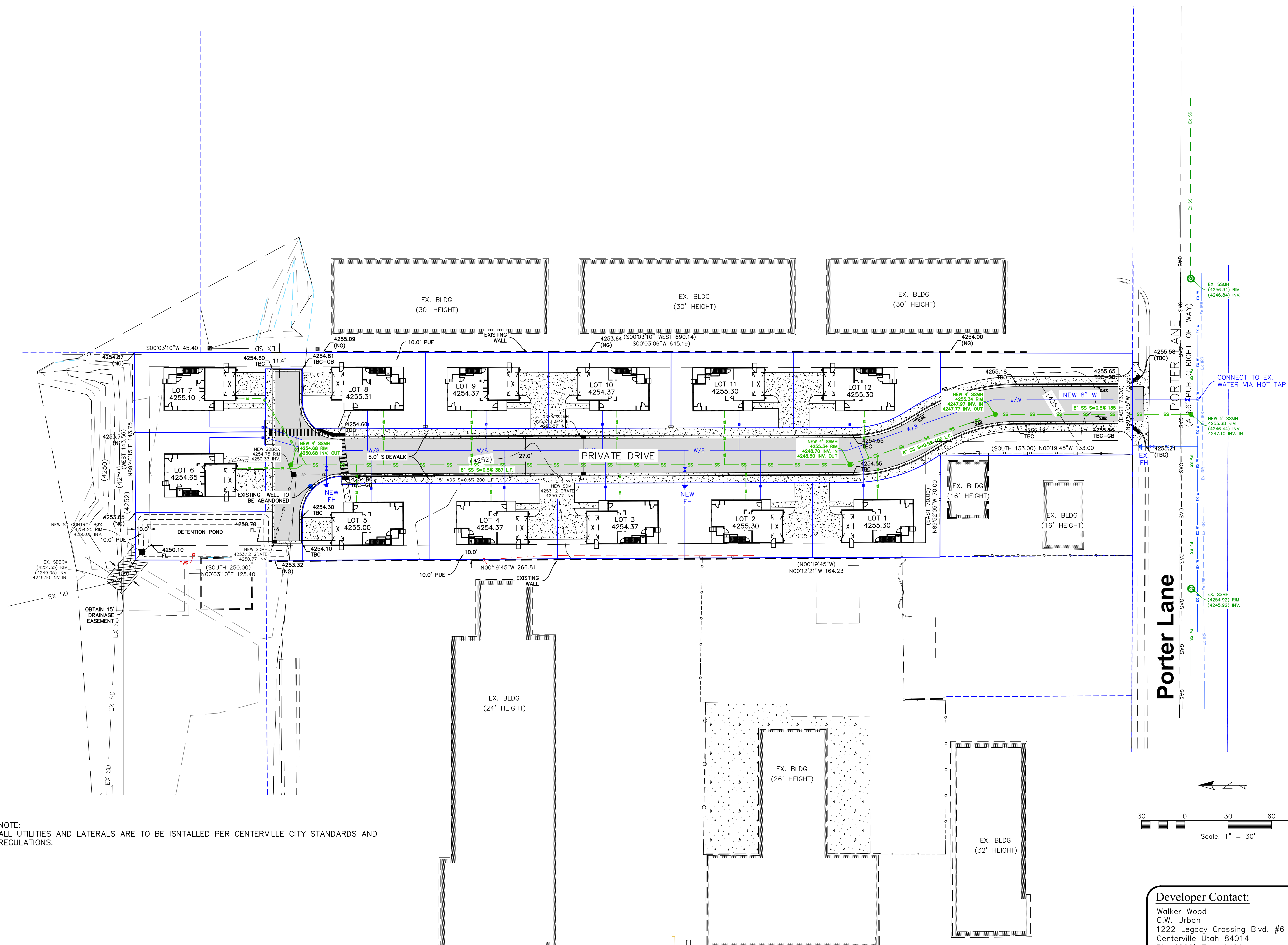
BUILDING AREA: 20,088 SF 22.6%
HARD SURFACE AREA: 30,680 SF 34.5%
LANDSCAPE AREA: 38,100 SF 42.9%

SINGLE FAMILY DWELLING UNIT REQUIRES 2 PARKING SPACES PER UNIT AND 0.5 SPACES PER UNIT FOR VISITORS.

PARKING REQUIRED: 30 PARKING SPACES
PARKING PROVIDED: 48 SPACES (2 IN GARAGE & 2 IN DRIVEWAY)

NOTE: ON-STREET PARKING IS ALLOWED ON THE WEST SIDE OF THE PRIVATE ROADWAY = 15 ADDITIONAL STALLS.

LOT 1	4,951 SF
LOT 2	4,584 SF
LOT 3	4,604 SF
LOT 4	4,622 SF
LOT 5	4,622 SF
LOT 6	4,977 SF
LOT 7	5,145 SF
LOT 8	4,568 SF
LOT 9	4,460 SF
LOT 10	4,438 SF
LOT 11	4,408 SF
LOT 12	4,672 SF



Developer Contact:
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C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

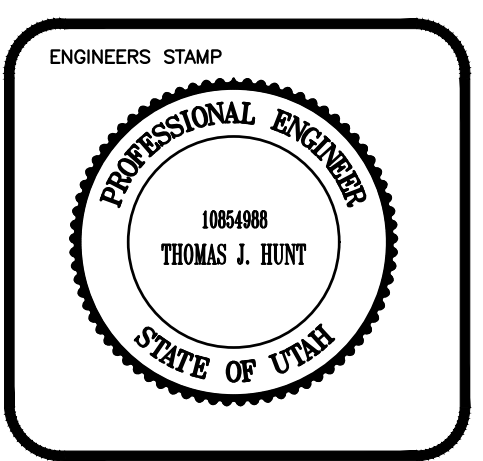
HE HUNT
ENGINEERING, LLC

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

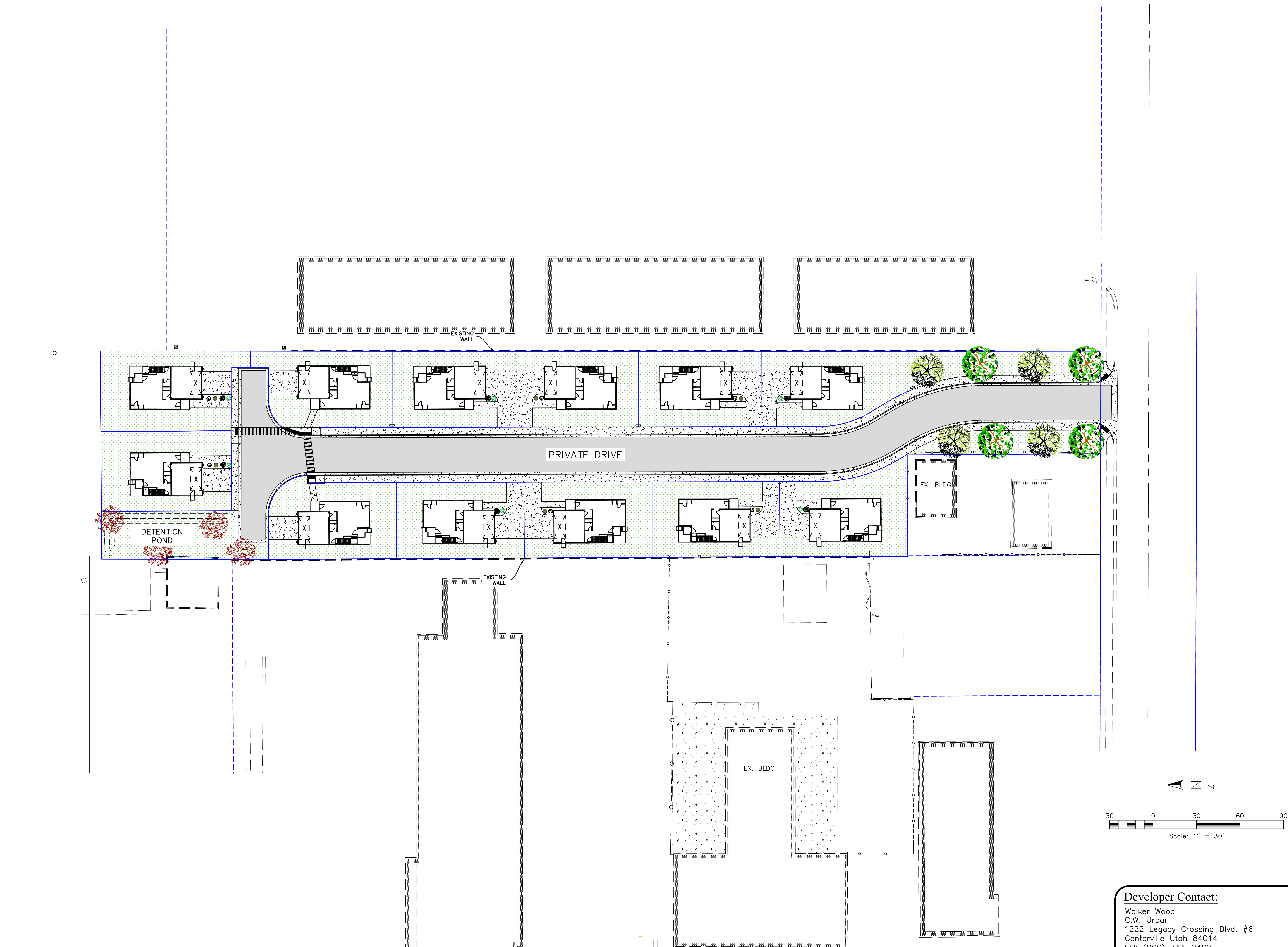
Grading & Utility Plan

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

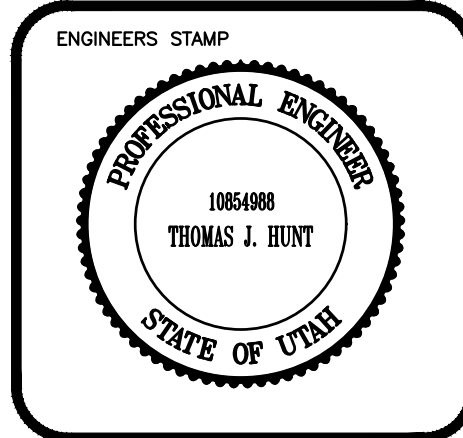
SHEET	6
4	
	SHEETS



The Lane
700 West Porter Lane
Centerville, UT

**Preliminary
Landscape
Plan**

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	6/10/2021
Name:	The Lane

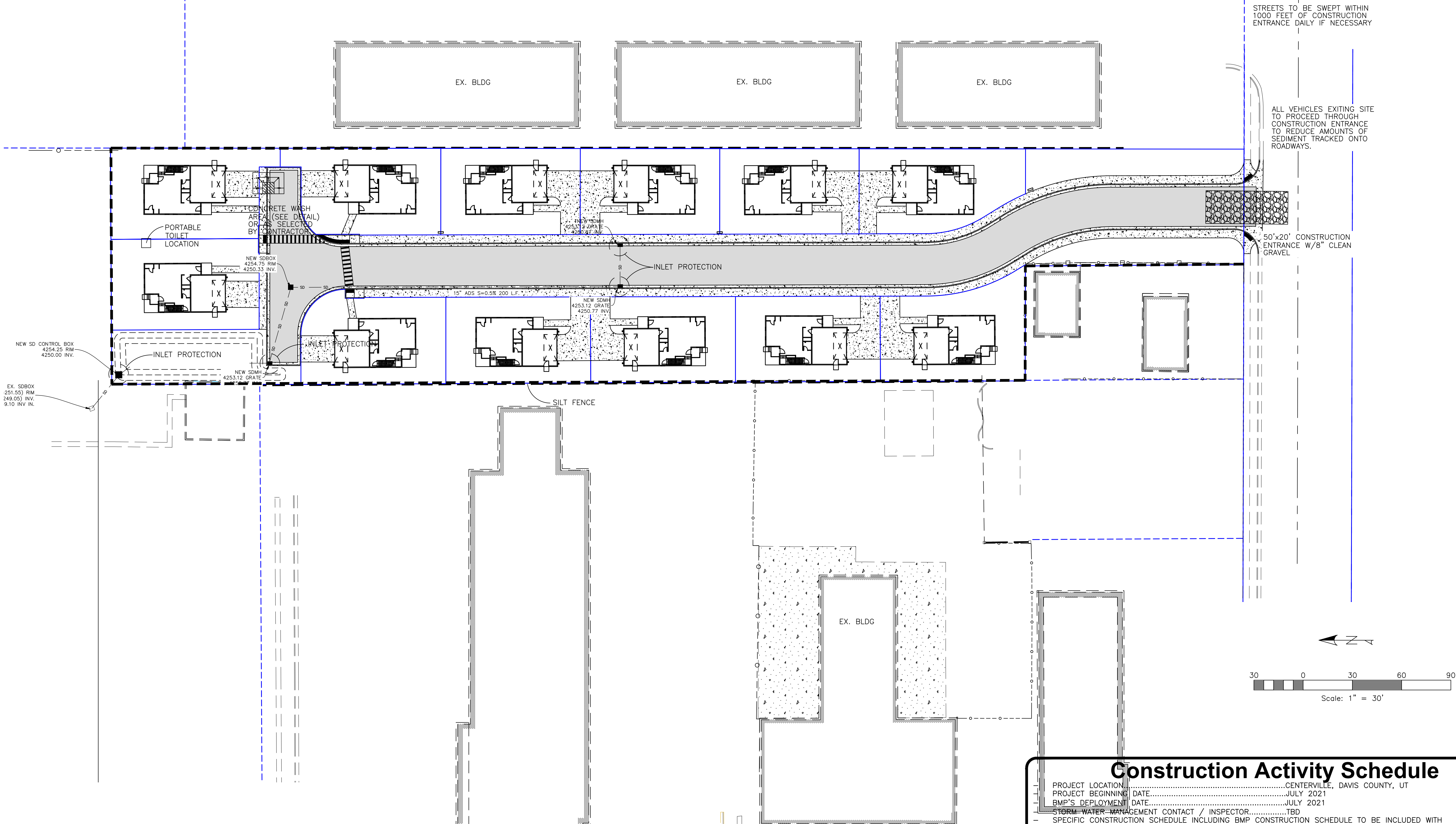
Developer Contact:
Walker Wood
C.W. Urban
1222 Legacy Crossing Blvd. #6
Centerville Utah 84014
PH: (866) 744-2489

SHEET	6
4	SHEETS

ANTELOPES EDGE

STORM WATER POLLUTION PREVENTION PLAN

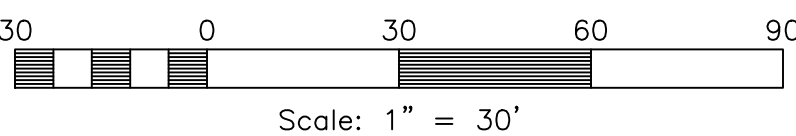
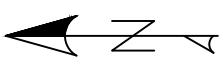
LOCATED IN THE NORTH QUARTER OF SECTION 15, TOWNSHIP 4 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
MARCH, 2021



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

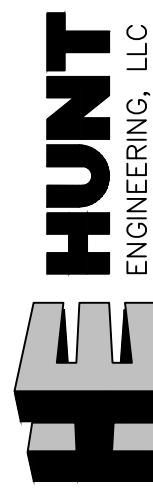
ALL VEHICLES EXITING SITE
TO PROCEED THROUGH
CONSTRUCTION ENTRANCE
TO REDUCE AMOUNTS OF
SEDIMENT TRACKED ONTO
ROADWAYS.

50'x20' CONSTRUCTION
ENTRANCE W/8\"/>



Construction Activity Schedule

PROJECT LOCATION.....CENTERVILLE, DAVIS COUNTY, UT
PROJECT BEGINNING DATE.....JULY 2021
BMP'S DEPLOYMENT DATE.....JULY 2021
STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD
SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH
SWPPP BY OWNER/DEVELOPER

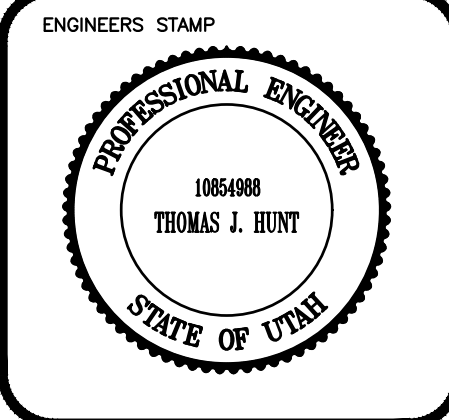


HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

The Lane
700 West Porter Lane
Centerville, UT

SWPPP Exhibit

Revisions	Date



PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 6/10/2021
Name: The Lane

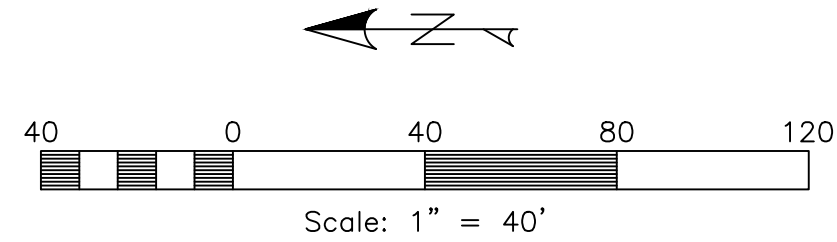
SHEET
5
6
SHEETS

LOCATED IN THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH
JUNE, 2021

FOUND DAVIS COUNTY SURVEYOR
BRASS CAP MONUMENT NORTH
QUARTER CORNER, SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

PROPERTY LINE	
ROAD CENTERLINE	
TIE TO MONUMENT	
EASEMENT LINE	
SECTION CORNERS	
RECORD CALLS	
COMMON AREA	

LOT 1:
LOT 2:
LOT 3:
LOT 4:
LOT 5:
LOT 6:
LOT 7:
LOT 8:
LOT 9:
LOT 10:
LOT 11:
LOT 12:



THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE WITNESS CORNER TO THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER TO SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SUBDIVISION PLAT.

APPROVED THIS _____ DAY OF _____ A.D., 20 _____
BY DOMINION ENERGY.

CHAIRMAN

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____ A.D., 20 _____
BY CENTERVILLE CITY ENGINEER.

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY CENTERVILLE CITY ATTORNEY.

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY THE CENTERVILLE CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN

APPROVED THIS _____ DAY OF _____ A.D., 20 ____
BY THE CENTERVILLE CITY COUNCIL.

CITY RECORDER

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THE PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED AND SPLIT OF LAND INTO LOTS AND STREET TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: THE LANE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____

MICHAEL L. WANGEMANN
LICENSE NO. 6431156

A TRACT OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 18, SAID POINT BEING NORTH 89°40'15" EAST ALONG SAID SECTION LINE 687.29 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°03'10" EAST 125.40 FEET; THENCE NORTH 89°40'15" EAST 143.75 FEET TO THE WEST LINE OF CENTERVILLE MARKETPLACE SUBDIVISION PHASE 2 AS RECORDED WITH ENTRY NO. 1378702 IN BOOK 2235 AT PAGE 350 DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°03'10" WEST ALONG THE WEST LINE 45.40 FEET TO THE NORTHWEST CORNER OF PORTER WALTON TOWNHOMES P.U.D. AS RECORDED WITH ENTRY NO. 2916378 IN BOOK 6434 AT PAGE 783 DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°03'05" WEST ALONG THE WEST LINE OF SAID PORTER WALTON TOWNHOMES P.U.D. 645.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PORTER LANE; THENCE NORTH 89°52'05" WEST 70.00 FEET; THENCE NORTH 00°12'21" WEST 164.23 FEET; THENCE NORTH 00°19'45" WEST 266.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 188,895.79 SQ/FT OR 2.04 ACRES

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND COMMON SPACE AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

THIS SHALL WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF STREETS.

THE LANE HOME OWNERS ASSOCIATION WILL MAINTAIN OWNERSHIP OF ALL OPEN SPACES, INCLUDING THE DETENTION BASIN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS
DAY OF _____ A.D. 20____.

NAME HERE _____

STATE OF UTAH)
COUNTY OF DAVIS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY
APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY
KNOWN TO ME (OR PROVEN ON THE BASES OF SATISFACTORY EVIDENCE)
AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE
_____ OF _____ AND THAT SAID
DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____ CORPORATION BY
AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS),
AND SAID _____ ACKNOWLEDGED TO ME THAT SAID
_____ CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

NOTES:

- 1) COMMON SPACE AREA IS OWNED AND MAINTAINED BY THE LANE'S HOME OWNERS ASSOCIATION (HOA). THE HOA CANNOT MODIFY THE DETENTION BASIN WITHOUT WRITTEN PERMISSION FROM CANTERVILLE CITY, UT.
- 2) THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING WITHIN THE COMMON SPACE AREA.
- 3) THE COMMON SPACE AREA IS PERPETUALLY COMMON AND THERE SHALL BE NO FUTURE DEVELOPMENTS IN THIS AREA.
- 4) SNOW REMOVAL ON PARCEL A WILL BE THE RESPONSIBILITY OF THE HOA.
- 5) THE COMMON SPACE AREA IS PERMANENTLY RESTRICTED FROM FUTURE DEVELOPMENT AND SHOWN ON THE SUBDIVISION PLAT AS PERPETUALLY COMMON.

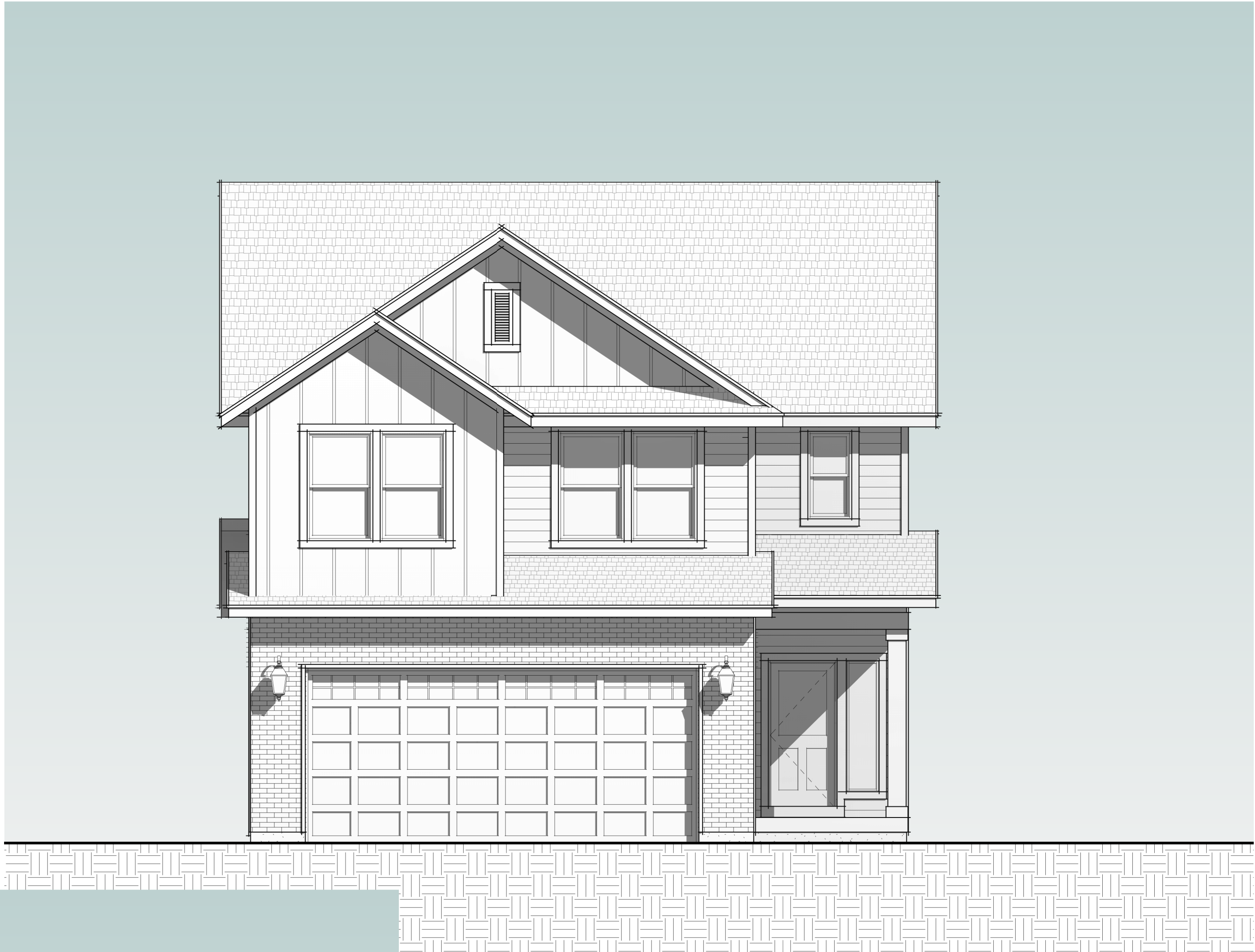
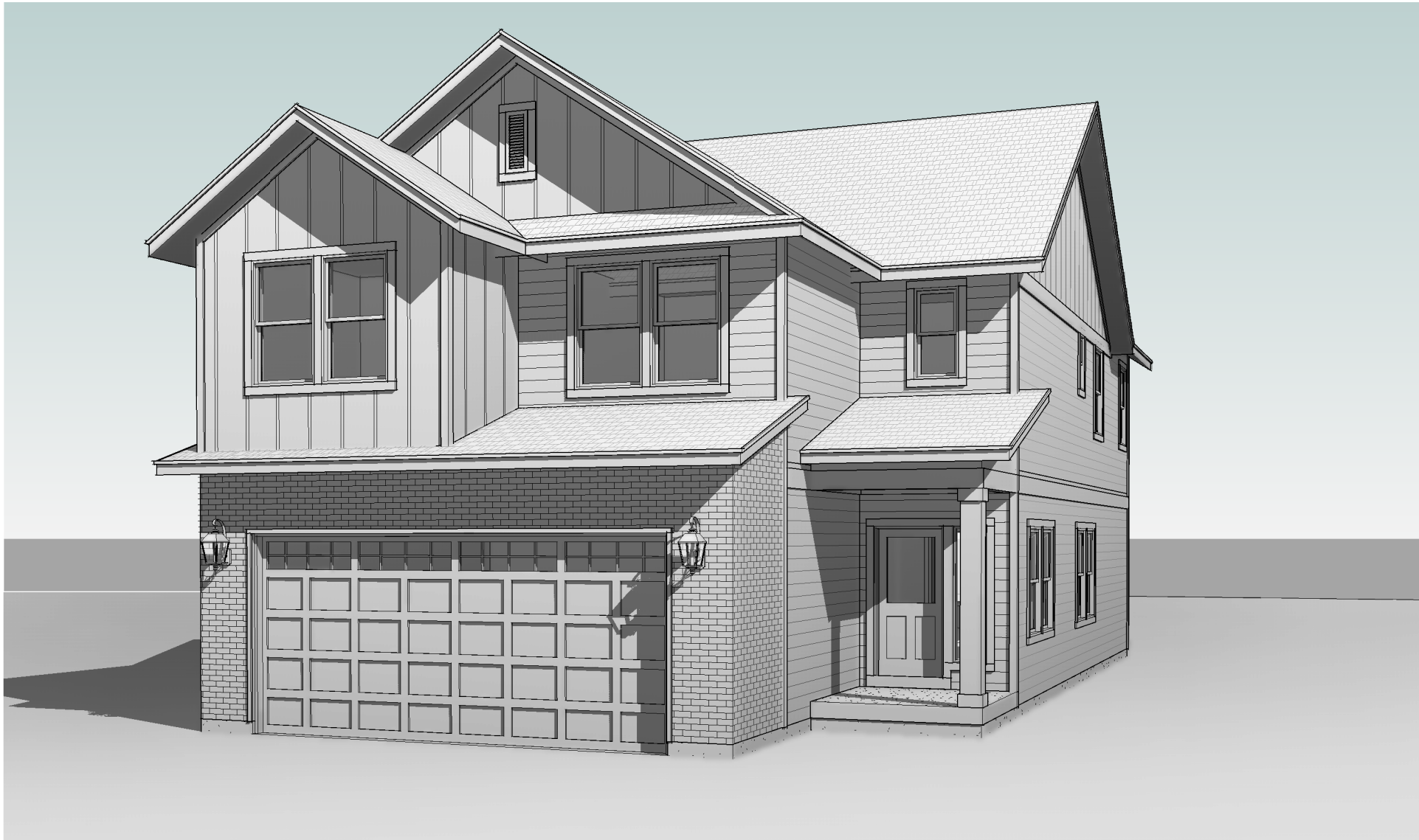
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORDER AND RECORDED THIS _____ DAY OF _____,
20____. AT _____ IN BOOK _____ PAGE _____

DAVIS COUNTY RECORDER

BY:

DEPUTY RECORDER

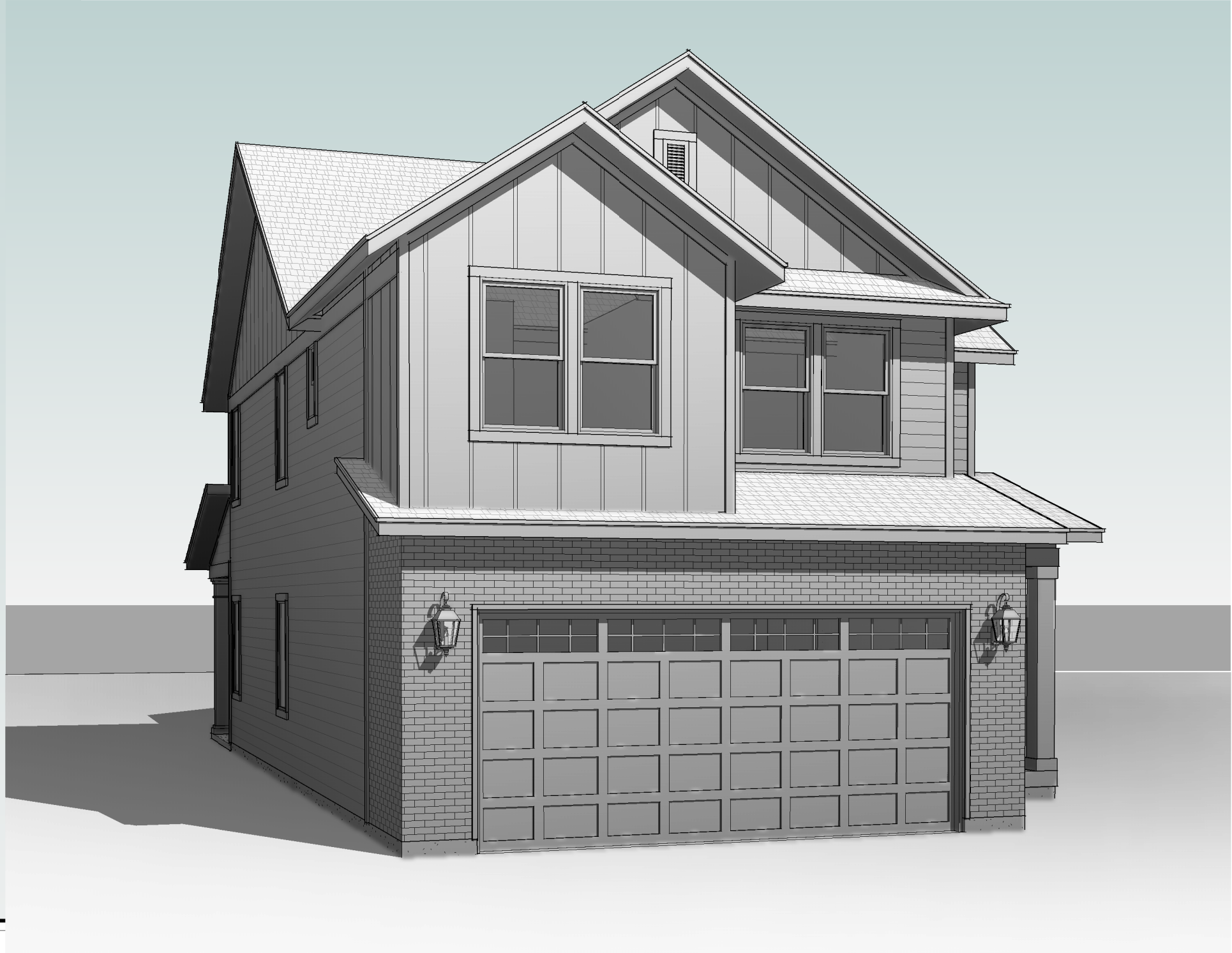
Craftsman



① Front
1/4" = 1'-0"



④ Right
1/4" = 1'-0"



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

C.W.
URBAN

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM CW URBAN

PROJECT
The lane 30' PLAN 3

REVISIONS:

TITLE:
**ELEVATIONS -
CRAFTSMAN**

SHEET:

A101

ISSUE DATE : Issue Date

Project Status

ORDINANCE NO. 2018-11

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 2.055 ACRES OF CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 640 WEST PORTER LANE FROM AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-MEDIUM (R-M)

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in *Utah Code Ann.* §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in *Utah Code Ann.* § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property as set forth in Section 12-480-1, Southwest Neighborhood, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Agricultural-Low (A-L) to Residential-Medium (R-M) as more particularly provided herein; and

WHEREAS, the proposed amendments to the Centerville City Zoning Map as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the City Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Zone Map Amendment. The real property located at approximately 640 West Porter Lane in Centerville City consisting of approximately 2.055 acres, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Agricultural-Low (A-L) to Residential-Medium (R-M) and the Centerville City Zoning Map is correspondingly amended as described herein; **provided, the unapproved division of the parcels shall be combined into a singular parcel with the Davis County Recorder's Office prior to approval of any future development plan.**

Section 2. Findings. The rezone of the subject property to Residential-Medium (R-M) and corresponding amendment to the Centerville City Zoning Map is based on the following findings:

1. The Planning Commission and City Council have sufficiently reviewed and considered the criteria found in CZC 12.21.080(e) for Zoning Map Amendments.
2. The City Council finds that the rezone is consistent with the goals of the General Plan, as described in Section 12-480-1(a).
3. The City Council finds that the rezone does not create any additional constraints or adverse effects concerning surrounding properties and development in the immediate vicinity.

4. The City Council finds that the R-M Zone request functions as an acceptable medium density residential buffer to commercial that is compatible with the characteristic multi-zone land use pattern for the immediate area.
5. The Planning Commission has reviewed and recommends approval of the R-M Zone designation.

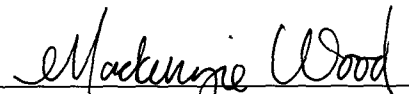
Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

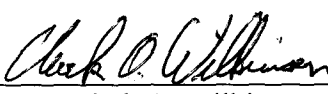
Section 4. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 15th DAY OF MAY, 2018.

ATTEST:

CENTERVILLE CITY


Mackenzie Wood, City Recorder

By: 
Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Fillmore	<u>X</u>	_____
Councilmember Ince	<u>X</u>	_____
Councilmember Ivie	<u>X</u>	_____
Councilmember McEwan	<u>X</u>	_____
Councilmember Mecham	<u>X</u>	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

MACKENZIE WOOD, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2018.

PUBLISHED OR POSTED this ____ of _____, 2018.

EXHIBIT A

Property Description

Parcel No. 03-001-0178
640 West Porter Lane, Centerville, Utah

BEG ON N LINE OF A STR 564.68 FT, M/L, S & 757.285 FT E FR THE NW COR OF SEC 18-T2N-R1E, SLM; TH E ALG N LINE STR 58 FT, M/L, TO E LINE OF PPTY CONV IN 746-632; TH N 441.98 FT, TH W 128 FT; TH S 308.68 FT, TH E 70 FT, TH S 133 FT TO THE POB. CONT. 1.085 ACRES ALSO: BEG ON THE N LINE OF PORTERS LANE AT A PT N 89°40' E ALG THE SEC LINE 831.05 FT & S 0°03'10" W 564.74 FT FR THE NW COR OF SEC 18-T2N-R1E, SLM; & RUN TH ALG BNDRY LINE AGMT 1833-298 N 0°03'10" E 690.14 FT TO THE N LINE OF GRANTORS LAND; TH W 143.56 FT, TH S 148.00 FT; TH E 114.49 FT; TH S 543.98 FT TO THE N LINE OF PORTERS LANE; TH E 15.03 FT TO THE POB. CONT 0.70 ACRES TOTAL ACREAGE 1.785 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

And

Parcel No. 03-001-0179
640 West Porter Lane, Centerville, Utah

BEG AT A PT WH IS N 89°40'15" E 831.05 FT ALG THE SEC LINE & S 0°03'10" W 38.36 FT ALG A BNDRY LINE AGMT LINE & S 89°40'15" W 29.02 FT FR THE NW COR OF SEC 18-T2N-R1W (S/B E), SLM; & RUN TH S 0°03'10" W 102.00 FT; TH S 89°40'15" W 113.81 FT TO THE GRANTOR'S W PPTY LINE; TH N 0°19'45" W 102.00 FT ALG SD LINE; TH N 89°40'15" E 114.49 FT TO THE POB. TOGETHER WITH A DESC ACCESS EASEMENT. CONT 0.27 ACRES

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: **DAVID BELL**
 335 SOUTH FRONTAGE ROAD
 CENTERVILLE, UT 84014
 (davescompleteauto@gmail.com)

PROPERTY LOCATION: 640 WEST PORTER LANE

PARCEL SIZES: **2.055 ACRES - COMBINED**

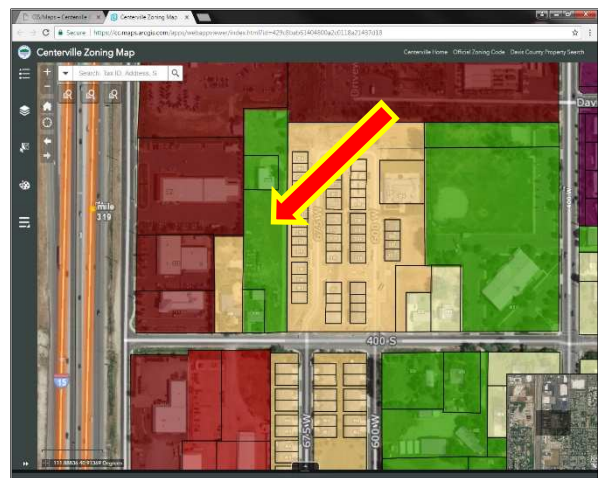
PARCEL NUMBERS: **03-001-0178 & 03-001-0179**

APPLICATION: **ZONING MAP AMENDMENT – REQUEST TO REZONE A
TRACT OF LAND FROM A-L TO R-M**

STAFF RECOMMENDATION: **RECOMMEND APPROVAL OF THE REZONE TO
THE CITY COUNCIL**

BACKGROUND

The petitioner desires to acquire these two (2) properties (vacant lot and a lot with home) located at 640 West Porter Lane. It appears that some years ago, the land was divided from the home (or vice a versa) without any record of approval from the City (records not available). The current zoning map depicts that these two (2) tracts of land are Zoned Agricultural-Low (A-L). It's the intent of the buyer to further develop the land into townhomes, which could be an allowed project provided it meets the development allowances of the R-M Zone.



The properties will have to be recombined with City approval.

The property owner, along with a petitioner, came to the City Council to rezone this property in June of 2017 and was denied. Since the first petition of this property, the City Council has since

changed the maximum density allowed in Residential Medium zones with a permitted density of six units per acre, without the option for additional units through a Conditional Use Permit. This would mean that if the proposed zone map amendment is approved, the property could potentially have as many as 12 units on the site.

REVIEW AND ANALYSIS OF THE REQUEST

Zone Map Amendment - Factors to be considered, CZC 12-21-080(e)

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

The properties are located in the Southwest Neighborhood Plan Area. The neighborhood plan indicates that the area from 500 West to the commercial area on the Frontage Road may be appropriately developed with low to medium density residential. In addition, the plan encourages the use of "planned development" type use to act as a buffer between the commercial uses to the west and the single-family use areas in the neighborhood (*see Section 12-480-1.a*).

Staff Response: Since the neighborhood plan anticipates low to medium residential uses for this area, the petition for rezone to R-M can be deemed consistent with the City's General Plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

Staff Response: Located just across the street to the south, there is a Residential-Medium Zone (*i.e. Shaela Park*) within the identified geographical policy area. The Shaela Park PUD, an R-M Planned Development project, was approved by the City in 1998. Furthermore, the Porter-Walton Townhomes, also an R-M development located directly to the east was approved by the City in January 2016. Therefore, the request is consistent with surrounding development in the vicinity.

3. What is the extent to which the proposed amendment may adversely affect adjacent property?

Staff's Response: Currently, the land is largely a narrow open field with an isolated single-family home in the north area. The surrounding area to the southeast consists of a few older homes fronting Porter Lane; again to the east, is the Porter-Walton Townhomes; directly south, the Shaela Park Subdivision; to the west, there are several the commercial uses along the Frontage Road; lastly, the area to the north is the intensive Commercial-Very High (Home Depot & Kohls) separated by a regional detention basin. From staff's review, the R-M request functions as a buffer use area that is compatible with the characteristic multi-zone land use pattern for the immediate area.

4. What is the adequacy of facilities and services intended to serve the subject property?

Staff Response: Utilities are located on the surrounding properties, and all have facilities and services that are already available to the area. However, staff is aware that site drainage generally flows to the north and unless the properties are raised with additional fill or an alternative outlet is provided by securing necessary permissions and easements, storm drainage will be a considerable design element for any residential development of the site. The property owner may have to receive private easements from surrounding property owners in order to economically connect to these services if the property owner does not want to provide a significant amount of fill on-site.

PLANNING STAFF RECOMMENDATION

(Suggested Motion) “I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the Zone Map Amendment for land parcels **03-001-0178 & 03-001-0179** from Agricultural-Low to Residential-Medium, provided however, the unapproved division of the parcels shall be combined into a singular parcel, on the County’s records, prior to any approval of any future development plan.”

Suggested Reasons for the Action (Findings):

1. The Planning Commission has sufficiently reviewed and considered the criteria found in Section CZC 12.21.080.e of the Zoning Ordinance.
2. The Planning Commission finds that the rezone is consistent with the goals of the General Plan, as described in Section 12-480-1.a.
3. The Planning Commission finds that the rezone does not create any additional constraints or adverse effects concerning surrounding properties and development in the immediate vicinity.
4. The Planning Commission finds that the R-M request functions as an acceptable medium density residential buffer to commercial that is compatible with the characteristic multi-zone land use pattern for the immediate area.
5. Therefore, the Planning Commission finds that the R-M Zoning designation ought to be approved.

CENTERVILLE

Staff Backup Report

7/14/2021

Item No. 3.

Short Title: Administrative Decision - Small Subdivision - Bradley Trump

Initiated By: Bradley Trump, Applicant

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

Small Subdivision Waiver/Lot Split application review for property located at 470 East 400 South, previously reviewed in March 2020. Previously tabled on June 23, 2021.

RECOMMENDATION

Review Staff proposed Condition 6 to limit the creation of an illegal accessory use on Lot 2.

BACKGROUND

ATTACHMENTS:

Description

- ▣ 07-14-2021 PC Memo Proposed Condition Six
- ▣ 06-23-21 PC Staff Report Trump Small Subdivision 470 E 400 S
- ▣ 03-11-20 PC Staff Report
- ▣ The Shop Subdivision Proposed Plat 2021-07-13

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT/OWNER: **BRADLEY TRUMP**
577 EAST 850 SOUTH
CENTERVILLE, UTAH 84014
(bradley.trump at gmail dot com)

PROPERTY: **470 EAST 400 SOUTH**
PARCELS: 02-068-0141 & 02-068-0081

ACREAGE: **0.90 ACRES** (*NET Property Area*)

ZONING: **RESIDENTIAL LOW (R-L)**
HISTORIC DISTRICT - DEUEL CREEK
OVERLAY
(*EXISTING HOME SITE IS IN DISTRICT*)

APPLICATION: **CONCEPTUAL SUBDIVISION WITH SMALL**
SUBDIVISION WAIVER REQUEST

BACKGROUND

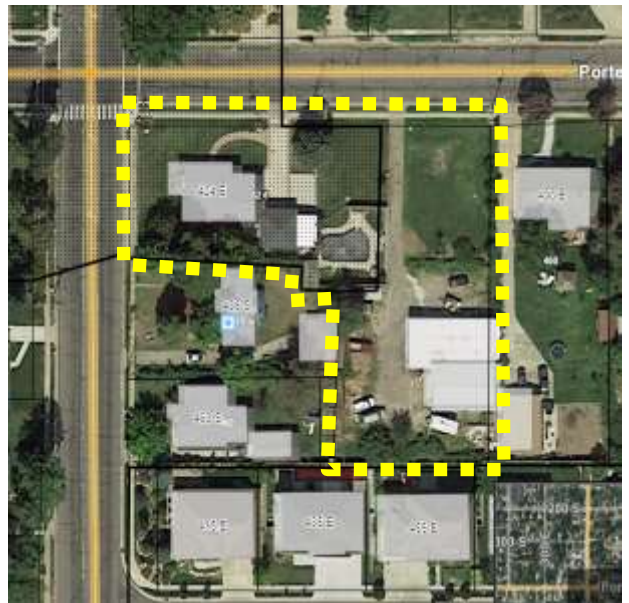
On March 11, 2020, the Planning Commission approved a small subdivision waiver for this property. Due to the Covid-19 Pandemic and supply chain shortages, the applicant was unable to make progress on the project. The 2020 approval expired March 11, 2021. This application is substantially similar as the 2020 application.

SMALL SUBDIVISION PROCESS

Small Subdivision Waiver Section CMC 15.02.070

A small subdivision is a subdivision of not more than two (2) lots [CMC 15.01.040(at)]. Such a waiver may eliminate the preliminary and final subdivision steps of the Subdivision Ordinance, if approved by the Planning Commission.

Additionally, the Planning Commission is assigned as the final land use authority for approving any qualifying small subdivisions. The property qualifies for the small subdivision



waiver, as long as it meets the criteria below found in Section 15.02.070 of the Subdivision Ordinance.

1. The small subdivision does not require dedication of land for a street or other public purpose.

Staff Response: According to the Transportation Element of the City's General Plan, the subdivision does not require the additional dedication of land for a proposed street or other public purpose.

2. The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan.

Staff Response: According to the Transportation Element, 400 South (aka Porter Lane) is a major collector street. According to the Public Works Director, there are NO plans to widen the street at this location.

3. The lots are not part of a small subdivision approved less than three years earlier.

Staff Response: While this property received subdivision approval less than three years ago, CMC 15.02.060 details the expiration of conceptual site plans. "Concept plan approval shall expire and have no further force or effect if a complete application for preliminary plat approval is not submitted within 12 months from the date of approval of the concept plan."

GENERAL SUBDIVISION REGULATIONS

Zoning Ordinance Requirements CMC 15.02.050(a)

Each lot must meet the requirements for the Residential-Low Zone

Applicable Development Standards, Residential-Low Zone, CZC 12.32.300			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Frontage (at street)	40 Feet	Lot 1 (ex. home) = 182 & 85 Feet Lot 2 = 81 Feet	Yes
Minimum Width (setbacks)	60 Feet	Lot 1 = 80/184 Feet Lot 2 = 80 Feet	
Site Standards			
Buildable Area	2,000 Square Feet	Undefined	Likely
Gross Density	4 Units Per Gross Acre	Lot 1: 0.395 acres Lot 2: 0.503 acres	Yes
Street Public Utility Easements	10 feet along each street	Lot 1: 10' 400 E & 400 S Lot 2: 10' 400 S	Yes
Interior Public Utility Easements	7 feet along two interior lot lines	Lot 1: not provided Lot 2: not provided	No

Improvements and Utility Easements Section CMC 15.02.060(h)

“Utility easements shall be provided within the subdivision as required for public utility purposes. All lots shall have at least a 10' wide front yard public utility easements, and at least two other 7' wide side or rear yard public utility easements. Additional easements, or increased width of easements, may be required as necessary to provide for adequate utility service and/or drainage within the subdivision and adjoining parcels. The City may also require separate waterline, storm drain or other utility easements for City owned facilities.”

Staff Response: Each lot requires the 7' interior public utility easements. In addition, secondary water for irrigation shall be made available to each lot.

Drainage – The property appears to be relatively flat. However, the subdivision construction plans need to address any applicable drainage matters, acceptable by the City Engineer.

Lot Side Lines/Right Angles (CMC 15.05.020d) – The subdivision plan depicts two (2) lots. The side lot lines towards the rear yards areas jog and are not at right angles, as preferred by the ordinance.

Staff Response: Due to the historical built layout of the site, the general configuration of the subdivision is fixed at this point. The offset property lines were created to accommodate the way the parcel was developed (e.g. home, pool, and garage).

To accommodate these types of situations, the subdivision ordinance does allow some lot line variations, upon receiving a recommendation from the Planning Commission (see CMC 15.05.020, [Lots](#)).

Other Development Matters - Preliminary and final plat approval are not required for small subdivisions. The applicant is required to prepare and submit a final linen plat for recordation at Davis County Recorder's Office in accordance with the requirements of CMC [15.04.030](#) and comply with all public improvement, bonding, recording, and other applicable requirements for final plats as set forth in the subdivision ordinance.

Staff Response: The applicant has hired a surveyor to prepare a final plat that includes both the new lot and the original lot for the existing home and pool. The prepared plat will need to meet the conditions stated above. Additionally, the applicant will need to hire a civil engineer to prepare the needed construction plans for all related public improvements and have the City Engineer approve the construction plans and subdivision plat.

Additionally, the City Subdivision Ordinance requires connection to a secondary water source. The property is likely located in the Deuel Creek Service District. The applicant will be required to obtain or receive approval for secondary water service to the new lot.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the small subdivision waiver/lot split; “I hereby make a motion for the Planning Commission to approve the small subdivision waiver, subject to the following:

1. The small subdivision waiver shall be for Parcels 02-068-0141 and 02-068-0081, located at approximately 424 East and 470 East 400 South Street.
2. The following items shall be effective or addressed as part of this small subdivision waiver approval:
 - a. The applicant shall prepare a final paper plat for the properties, as per the City subdivision standards, to the Centerville City Recorder. After the paper plat is deemed acceptable by the City, a Final Linen Plat, for County recording, shall be prepared, signed, and submitted to the City Recorder.
 - b. The applicant shall prepare required subdivision construction drawings for the minimum needed improvements (e.g. sewer, drainage, and public improvements, etc.) to be installed for the subdivision and shall be deemed acceptable by the City Engineer.
 - c. The Final Linen Plat shall show and provide all required seven-foot interior lot line public utility easements, which shall be deemed acceptable by the City Engineer and Public Works Director.
 - d. The subdivision construction drawings and Final Linen Plat shall show and comply with the required 2,000 square foot buildable area for the new lot.
 - e. Prior to recording the small subdivision waiver plat, applicant shall submit an updated title report for the entire property area for review and approval of encumbrances and ownership by the City Attorney and City Engineer.
 - f. At minimum, the following plat notes shall be set forth on the final plat, or as deemed acceptable to the City Attorney, for the small subdivision waiver:
 - Approval of the small subdivision waiver plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of ground water tables.
3. The applicant shall provide the required Utility Provider sheets to the City.
4. The applicant shall provide verification that the applicable secondary water service is available for the proposed new lot and shall install all necessary improvements.
5. The applicant shall pay all applicable impact fees and post the related bonds for public improvements prior to recordation of the Final Linen Subdivision Plat.

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in CMC 15.02.070 of the Subdivision Ordinance.
- b. The Planning Commission finds that two lots are consistent with the applicable Zoning Standards for the Residential Low Zone.
- c. The Planning Commission finds that with the conditions imposed, the general requirements for all subdivisions have been addressed and/or fulfilled.

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT/OWNER: **BRADLEY TRUMP**
577 EAST 850 SOUTH
CENTERVILLE, UTAH 84014
(bradley.trump@gmail.com)

PROPERTY: **490 EAST 400 SOUTH**
PARCEL: 02-068-0141

ACREAGE: **0.50 ACRES** (*NET Property Area*)

ZONING: **RESIDENTIAL LOW (R-L)**
HISTORIC DISTRICT - DEUEL CREEK OVERLAY
(*EXISTING HOME SITE IS IN DISTRICT*)

APPLICATION: **CONCEPTUAL SUBDIVISION WITH SMALL**
SUBDIVISION WAIVER REQUEST

STAFF RECOMMENDATION: **CONSIDER APPROVING THE SMALL**
SUBDIVISION WAIVER WITH CONDITIONS

BACKGROUND

The applicant desires to subdivide the property into two (2) single-family lots. The property is currently developed with a family home, pool, and accessory building. The applicant desires to construct a new single-family home in the area of the accessory building and has submitted for a building permit. As staff processed the request for a building permit, they discovered that in 1979 the area of the accessory building was divided by ownership from the established home site. This division was performed after the adoption of a City subdivision ordinance and without historically obtaining a City approval. Both properties have remained in family ownership through the years. Nonetheless, a development right for a second home site needs to be secured from the City to allow for the desired home, which requires installation of needed utilities and payment of all related fees.

Since the subdivision will be limited to two (2) lots, the applicant is seeking a “Small Subdivision Waiver,” as outlined in CMC 15.02.070. Such a waiver would eliminate the preliminary and final subdivision processes of the Subdivision Ordinance, if approved by the City. Additionally, the Planning Commission is assigned as the final land use authority for approving any qualifying small subdivision.

SMALL SUBDIVISION PROCESS

Small Subdivision Waiver Section CMC 15.2.106

A small subdivision is defined as a subdivision of not more than two (2) lots [CMC 15.1.104.45]. Since the property is being subdivided into two developable lots, it can qualify for the small subdivision waiver, as long as it meets the criteria found in Section 15-2-107 of the Subdivision Ordinance.

The small subdivision does not require dedication of land for a street or other public purpose:

Staff Response: According to the Transportation Element of the City's General Plan, the subdivision does not require the additional dedication of land for a proposed street or other public purpose.

The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan:

- **Staff Response:** According to the Transportation Element, 400 South (aka: Porter Lane) is labeled a major collector street. According to the Public Works Director, there are NO plans to widen the street at this location.

The lots are not part of a small subdivision approved less than three years earlier:

- **Staff Response:** The subject property has not been involved in any type of previous subdivision approval within the last three (3) years.

GENERAL SUBDIVISION REGULATIONS

Zoning Ordinance Requirements CMC 15.2.107(2)

Each lot must meet the bulk and area requirements for the Residential Low Zone, which are as follows:

Proposed 2 Lots: 400 East 1000 South (Pages Lane) Applicable Development Standards, Residential-Low Zone, CZC 12.32.1			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Frontage (at street)	40 Feet	Interior Lot = 80 Feet Corner Lot (ex. home) = 184 & 80 Feet	Yes
Minimum Width (setbacks)	60 Feet	Interior Lot = 80 Feet Corner Lot = 80/184 Feet	
Site Standards			
Buildable Area	2,000 Square Feet	Undefined	Likely
Gross Density	4 Units Per Gross Acre	<u>2 Proposed Lots:</u> 0.90 acres (net) 1.14 acres (gross)	Likely, but needs survey verification

Improvements and Utility Easements Section CMC 15.2.107(3)

Utilities and services are likely available near or on-site for the new proposed lot. The applicant needs to provide all utility provider sheets verifying there are adequate services is available for the new lot. The required 10-foot public **utility easement for both lots have NOT been shown**. The correct configuration for 10-foot along all street frontages and 7-foot side/rear easements remains incomplete, at the writing of this report. The applicant will still be responsible for paying any related fees and bonds related to any public improvements.

Drainage – The property appears to be relatively flat. However, the subdivision construction plans need to address any applicable drainage matters and to be deemed acceptable by the City Engineer.

Lot Side Lines/Right Angles (CMC 15.05.020) – The subdivision plan depicts two (2) lots. The side lot lines towards the rear yards areas jog and are not at right angles, as preferred by the ordinance. Due to the historical built layout of the site, the general configuration of the subdivision is fixed at this point. The offset property lines were created to accommodate the way the parcel was developed (e.g. home, pool, and garage).

To accommodate these types of situations, the subdivision ordinance does allow some lot line variations, upon receiving a recommendation from the Planning Commission (see CMC 15.05.020, Lots). Due to this being a small subdivision request, the determination and approval is finalized by the Planning Commission (see CMC 15.15.02.070).

Other Related Development Matters - Although preliminary and final plat approval is not required for small subdivisions, the applicant for small subdivision is required to prepare and submit a final plat for recording in accordance with the requirements of Section 15.04.030 and comply with all public improvement, bonding, recording, and other applicable requirements for final plats as set forth in the subdivision ordinance.

Consequently, the applicant will need to hire a surveyor to prepare a final plat that includes both the new lot and the original lot for the existing home and pool. Additionally, the applicant will need to hire a civil engineer to prepare the needed construction plans for all related public improvements and have the City Engineer approve the construction plans and subdivision plat.

Additionally, the City Subdivision Ordinance requires connection to a secondary water source. The property is likely located in the Deuel Creek Service District. The applicant will be required to obtain or receive approval for secondary water service to the new lot.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the small subdivision waiver/lot split for property at 490 East 400 South Street; “I hereby make a motion for the Planning Commission to approve the small subdivision waiver, subject to the following:

1. The small subdivision waiver shall be for Parcel **#02-068-0141 and #02-068-0081**, located at approximately 424 East and 470 East 400 South Street.
2. The following items shall be effective or addressed as part of this small subdivision waiver approval:
 - a. The applicant shall prepare a final paper plat for the properties, as per the City subdivision standards, to the Centerville City Recorder. After the paper plat is deemed acceptable by the City, a Final Linen Plat, for county recording, shall be prepared, signed, and submitted to the City Recorder.
 - b. The prepared professional survey of the paper plat shall verify that the parcel is of sufficient size to meet the density requirements of the Residential Zone, of at least 1/2 gross acres (*net lot area, plus half of all street frontages*) and shall be deemed in compliance by the City Engineer and/or City Zoning Administrator.
 - c. The applicant shall prepare any required subdivision construction drawings for the minimum needed improvements (e.g. sewer, drainage and public improvements, etc.) to be installed for the subdivision and shall be deemed acceptable by the City Engineer.
 - d. The Final Plat shall show and provide all required street frontage and interior lot line public utility easements, which shall also be deemed acceptable by the City Engineer and Public Works Director.
 - e. The subdivision construction drawings and plat shall show and comply with the required 2,000 square foot buildable area for the new lot.
 - f. Prior to recording the small subdivision waiver plat, applicant shall submit an updated title report for the entire property area for review and approval of encumbrances and ownership by the City Attorney and City Engineer.
 - g. At minimum, the following plat notes shall be set forth on the final plat, or as deemed acceptable to the City Attorney, for the small subdivision waiver:
 - Approval of the small subdivision waiver plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of ground water tables.
3. The applicant shall provide, with the paper plat and plans, all the required “utility provider” sheets to the City.
4. The applicant shall provide verification that the applicable secondary water service is available for the proposed new lot and shall install all necessary improvements.
5. The applicant shall pay all applicable impact fees and post the related bonds for public improvements prior to recordation of the Final Linen Subdivision Plat.

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in CMC 15.2.107 of the Subdivision Ordinance.
- b. The Planning Commission finds that two lots are consistent with the applicable Zoning Standards for the Residential Low Zone.

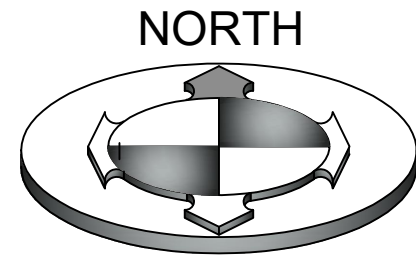
- c. The Planning Commission finds that with the conditions imposed, the general requirements for all subdivisions have been addressed and/or fulfilled [CMC 15.5].

AERIAL PHOTO OF SMALL SUBDIVISION PROPERTIES

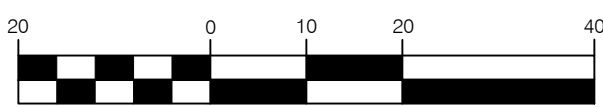


THE SHOP SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
CENTERVILLE, DAVIS COUNTY, UTAH
JULY, 2021

NORTHWEST CORNER SECTION 17,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(NOT FOUND, CALCULATED)



GRAPHIC SCALE

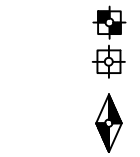


STATE PLANE COORDINATES

#	NORTHING	EASTING
①	3492892.05	1537411.46
②	3492267.82	1537508.38
③	3491911.00	1537504.30
④	3489911.49	1537481.46
⑤	3492237.65	1537541.03
⑥	3492236.24	1537805.19
⑦	3492114.85	1537805.19
⑧	3492014.87	1537803.76
⑨	3492014.93	1537794.20
⑩	3492013.43	1537794.20
⑪	3492013.98	1537690.18
⑫	3492052.41	1537690.40
⑬	3492128.98	1537693.89
⑭	3492128.41	1537662.75
⑮	3492146.28	1537662.37
⑯	3492152.66	1537540.06

STATE PLANE COORDINATES (NAD83 2011) (US SURVEY FEET)
(MULTIPLY GRID DISTANCES BY 1.000255046 TO OBTAIN
GROUND DISTANCES)

LEGEND



CENTERVILLE

Staff Backup Report 7/14/2021

Item No.

Short Title: June 23, 2021

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ June 23, 2021 Planning Commission Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, June 23, 2021

7:00 p.m.

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

MEMBERS PRESENT

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

MEMBERS ABSENT

Heidi Shegrud

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner
Connie Larson, Recording Secretary

VISITORS

Bradley Trump
Mitch Vance

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER

Commissioner Hayman

**ADMINISTRATIVE DECISION – PUBLIC HEARING – SMALL SUBDIVISION
SMALL SUBDIVISION WAIVER/LOT SPLIT APPLICATION REVIEW FOR
PROPERTY LOCATED AT 470 EAST 400 SOUTH, PREVIOUSLY REVIEWED IN
MARCH 2020.**

Mackenzie Wood, Assistant Planner, explained the Planning Commission approved a small subdivision waiver for this property on March 11, 2020. It involves two lots and when a lot is split, it can waive other subdivision requirements. The majority of the requirements have been met, but there are requirements that need to be met before it can be recorded at the County. There are three garages that were previously used for business purposes.

Requirements are:

1. Include 2,000 square foot buildable area on each lot.
2. Include two 7-foot easements on interior property lines.

3. Drainage issues must be addressed
4. Purpose of accessory buildings.

Bradley Trump, applicant, is the owner of Lot 2 and the lot was parceled separately from his grandmother's property in 1979. The accessory building is a three-bay shop, with a large rear shop where heavy construction equipment was stored. The plan is to use the three bays as the garage for the home which will not be attached to the home. The home, as planned, is 36 feet wide by 50 feet deep, and would fit on the grass area. The rear of the home will match the placement of other homes in the area. The home will be 30 feet away from the shop area. Mr. Trump said there will be plenty of room for easements with seven feet on both sides.

At 7:14 p.m., Chair Daly opened the public hearing for comments, and closed the public hearing seeing that no one wished to comment.

Cory Snyder, Community Development Director, explained accessory building setbacks and height and size restrictions to address a question from the Commission. Lisa Romney, City Attorney, said the Ordinance states the Planning Commission cannot create an illegality with the approval of a subdivision, and a residential lot cannot have two accessory garages without a primary residential use. In order to be compliant with City Ordinances, the buildings will have to be torn down before the plat can be recorded, or the property owners can enter into an agreement with the City to tear down the buildings within a reasonable amount of time or post a bond as approved by the City.

After discussion, the Commission agreed to delay approval of the subdivision waiver until more information is available.

Commissioner Hayman **moved** to table the small subdivision waiver/lot split for the property located at 470 East 400 South. Commissioner Kjar seconded the motion, which was passed by unanimous roll-call vote (6-0).

LEGISLATIVE DECISION – PUBLIC HEARING – JF CAPITAL – PDO/CONCEPTUAL SITE PLAN ZONE MAP AMENDMENT FOR LOTS 2 AND 3. THE PROPOSAL IS TO AMEND/CLARIFY THE ORIGINAL LEGACY CROSSING PDO APPROVAL AND DEVELOPMENT (I.E. SOUTH OF THE MEGAPLEX THEATER) WITH REGARDS TO ALLOWING ADDITIONAL USES FOR THESE LOTS, ALONG WITH CHANGES TO THE SITE'S DEVELOPMENT LAYOUT PATTERN.

Cory Snyder, Community Development Director, displayed the landscape plan for Lots 2 and 3 of the Legacy Crossing PDO. The City Council has approved this plan with development agreements that reflect contractual agreements. The applicant now says the office building is not viable for the property, and now wants to remove the office building with no amendments to the materials.

1 The general uses will not change, but they want to add recreational vehicle sales and market
2 some of the space for recreational vehicles in an enclosed building. There will be specialty
3 vehicles displayed that will take ten parking spaces, and they would also like to do a drive thru
4 building with one of the tenant buildings. The original plan would have borrowed excess stalls,
5 but now the applicant will provide extra stalls and cross parking. Staff recommends approval of
6 the amendment.

7
8 Mitch Vance, JF Capital, 1216 Legacy Crossing Boulevard, Suite 16, said there was
9 originally going to be four buildings, but COVID changed their plans, and it is now proposed to
10 have three buildings. This proposal will provide ten parking stalls, and the vehicle sales will be
11 very limited. The drive-thru is between buildings two and three on the northwest side, and is a
12 nonchain restaurant. The Commission discussed stacked parking. Mr. Vance displayed a map
13 showing where the stacking will take place for the proposed restaurant, which is on private
14 property and does not go onto a road. Commissioner Wright asked about the storm drain water
15 system. Mr. Vance said there will be two different underground storm systems.

16
17 At 7:55 p.m., Chair Daly opened the public hearing for comments, and seeing there was
18 no one wishing to comment, the public hearing was closed.

19
20 Lisa Romney, City Attorney, explained the PDO is a legislative zoning decision. This
21 project was approved as a PDO, and if the applicant wants to change the PDO, the City Council,
22 with recommendation from the Planning Commission must give approval. The applicant will
23 also have to submit a final site plan, subdivision plat amendment, and amendments to the
24 Development Agreement.

25
26 Commissioner Hayman moved for the Planning Commission to recommend approval of
27 Lots 2 and 3 at Legacy Crossing in the Parrish Lane Development subject to the findings and
28 conditions listed in the staff report. Commissioner Summerhays seconded the motion, which was
29 passed by a vote of (5-1). Commissioner Kjar was the dissenting vote.

30
31 **ACCESSORY DWELLING UNITS – DRAFT ORDINANCE PROVISION**
32 **DISCUSSION - SENATE BILL 82 OF THE 2021 LEGISLATIVE SESSION REQUIRES**
33 **CITIES TO IMPLEMENT THE ALLOWANCE OF “INTERIOR ACCESSORY**
34 **DWELLING UNITS” AS PERMITTED USES WITHIN A MUNICIPALITY. HOWEVER,**
35 **THERE ARE SOME CONDITIONS OR TERMS THAT CITIES ARE ALLOWED TO**
36 **REGULATE.**

37
38 Cory Snyder, Community Development Director, said the intention of this discussion is
39 to discuss concerns and ideas to include in the Accessory Dwelling Units (ADU) draft, and then
40 make a text amendment for the public hearing. The State Legislature is requiring all
41 municipalities and counties to address Accessory Dwelling Units. This is only internal ADU's
42 inside the main family home, not units separate from the main home.

There are many terms that can be confusing in the Ordinance. Lisa Romney, City Attorney, suggested adding definitions for some of these terms. The State defined the difference between accessory buildings and short-term rentals, and the State has defined this as 30 days. Centerville also needs to change their definition of an ADU.

Chair Daly asked how owner occupancy is defined, as the staff report states an owner is defined as having 50 percent ownership or greater in the property. Mr. Snyder replied he looked at ordinances from other communities to derive this figure. The Commission discussed possible changes or clarifications to the definition of owner occupancy, including language to address ownership by an entity or a trust. The parking does say at least one additional parking space must be provided for the additional ADU. Mr. Snyder explained the tandem parking requirement.

Staff will research owner occupancy qualifications and revisit this Ordinance and notice it for a public hearing, and then present it to the Planning Commission and City Council for approval.
The applicable statute becomes effective October 1, 2021.

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

This is a self-study item. Lisa Romney, City Attorney, prepared information for the Planning Commission to study on their own.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission is scheduled to meet next on July 14, 2021. Mr. Snyder explained upcoming agenda items and scheduled the joint work session with the City Council. The other item is the Lane project, which is behind Dave's Auto, and is owned by Dave Bell. The City Council approved the Bylaws.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the June 9, 2021 meeting were reviewed. Commissioner Wright **moved** to accept the minutes as written. Commissioner Summerhays seconded the motion, which was passed by unanimous vote (6-0).

ADJOURNMENT

At 8:54 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Hayman seconded the motion, which was passed by unanimous vote (6-0).

Jennifer Hansen, City Recorder

Date Approved

- 1 Connie Larson, Recording Secretary

DRAFT