



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 JUNE 23, 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 - Small Subdivision
Small Subdivision Waiver/Lot Split application review for property located at 470 East 400 South, previously reviewed in March 2020.
2. Legislative Decision - Public Hearing - JFCapital - 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.
3. Accessory Dwelling Units - Draft Ordinance Provision Discussion
Senate Bill 82 of the 2021 Legislative Session requires cities to implement the allowance of "*interior accessory dwelling units*" as permitted uses within a municipality. However, there are some conditions or terms that cities are allowed to regulate.

Staff has prepared an initial draft ordinance (*see attachments for this Agenda Item*), which is being presented to Commission as a preliminary draft document. It is expected that the Commission will review this draft, ask any pertinent questions, and make any suggested edits. Afterwards, the staff will then schedule and notice for the required public hearing, which will initiate a Zone Text Amendment.

4. Land Use Training - Municipal Land Use, Development, and Management Act - Part 5 - Land Use Regulations

Land use training and discussion regarding Part 5 (Land Use Regulations) of the Municipal Land Use, Development, and Management Act (pages 5-13)

5. Community Development Director's Report

Next Planning Commission Meeting - July 14, 2021:

- Canyon Point - R-M Zone, proposed 11 dwellings (4 Duplexes/ 1 SF Home)
- Proposed Zone Text Amendment - Internal ADUs - State Requirement

City Council Report:

- *Planning Commission Bylaws **APPROVED** in Resolution 2021-26*
- *Joint Work Session Suggested for **July 6, 2021 at 5:30pm***

E. MINUTES REVIEW AND ACCEPTANCE

June 9, 2021

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report 6/23/2021

Item No. 1.

Short Title: Administrative Decision - Public Hearing - Small Subdivision

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.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 06-23-21 PC Staff Report Trump Small Subdivision 470 E 400 S
- ▣ The Shop Subdivision Proposed Plat
- ▣ 03-11-20 PC Staff Report

**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

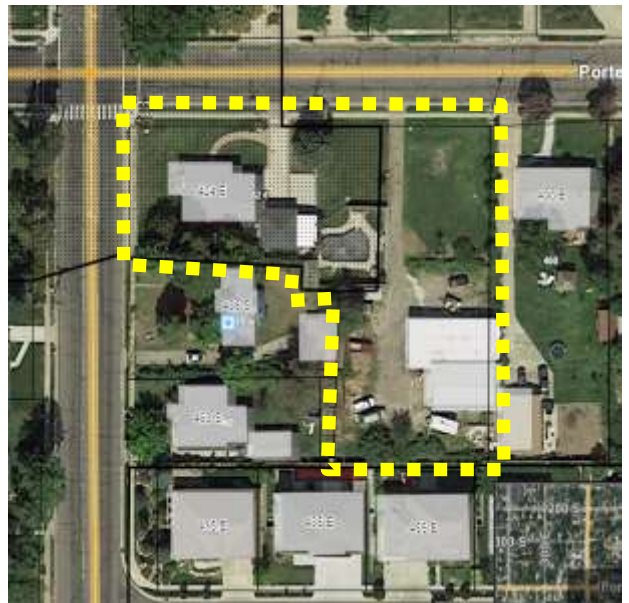
BACKGROUND

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



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/23/2021**

Item No. 2.

Short Title: Legislative Decision - Public Hearing - JFCapital - PDO/Conceptual Site Plan Zone Map Amendment for Lots 2 and 3

Initiated By: Mitch Vance, Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT

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.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 06-23-2021 PC Staff Report - Amendment to PDO for JF Capital
- ▣ Legacy Land Civil Plans
- ▣ Legacy Land Landscape Plan
- ▣ Legacy Land Architectural Plans
- ▣ Legacy Land Development Narrative
- ▣ Legacy Land Parking Analysis
- ▣ Legacy Land Parking Study
- ▣ Legacy Lands 5th Amendment for PDO

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: LANDING POINT APARTMENTS, LLC
C/O DAVIS PHILLIPS
(dlphlls@gamil.com)

AGENT: MITCH VANCE
1148 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014
(mitchv@jfisherco.com)

PROPERTY: LEGACY CROSSING @PARRISH LANE – PLANNED
DEVELOPMENT

ZONING: COMMERCIAL VERY-HIGH/PLANNED
DEVELOPMENT (C-VH/PD)

APPLICATION: AMENDMENT TO THE PDO ZONE APPROVAL FOR
THE LEGACY CROSSING @ PARRISH LANE – LOTS
2 & 3 FOR THE FOLLOWING:

- ALLOW ADDITIONAL USES FOR THESE LOTS
- ALTER STORM WATER SYSTEM TO ALLOW
PROPOSED DEVELOPMENT LAYOUT
- MODIFY REQUIRED PARKING AND ALLOW FOR
THESE LOTS TO BE REINTEGRATED INTO THE
ORIGINAL A SHARED PARKING APPROVAL

RECOMMENDATION: PLANNING COMMISSION TO CONSIDER A POSTIVE
RECOMMENDATION TO THE CITY COUNCIL

BACKGROUND

As the Commission is aware, the owners have approached City Officials a few times to explore the idea of allowing the possibility of Lots 2 & 3 to be developed with additional uses. The proposal for this round is to amend/clarify the original PDO approval and Development with regards to allowing additional uses for these lots. Additionally, the applicant desires to eliminate the platted detention area and relocate the system to an underground containment basin in order to accommodate the proposed building and parking

layout. Lastly, the applicant desires to allow for a shared parking arrangement to re-integrate this project back into the master development design of the original PDO. Lastly, unlike the previous versions, the Office Use and its proposed architectural design are **NO LONGER** part of the applicant's request.

PDO AMENDMENT PROCEDURE 12.41.080(g)

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary approval. Thus, the process to amend the Legacy Crossing @ Parrish Lane Development Agreement and associated exhibits requires amending the original PDO approval. Such amendments will include the following:

- a) ***Changes to PDO Approval and Development Agreement***; Language change of Section 5(b) to allow for the proposed “*additional uses*.”
- b) ***Changes to Exhibit “C” Master Site Plan***; Changes the site layout to reflect the proposed building parking layout - along with the proposed new underground storm water detention.
- c) ***Create a New Exhibit for Parking Modification along with Reciprocal Parking & Cross Access Easements***; Changes the site layout to reflect the proposed parking and cross access for Lots 2 & 3 and modify the parking count to allow for a shared parking counting. This parking modification allows for 67 EXTRA stalls to be use off-site amongst and for the other lots. Basically, it returns Lots 2 and 3 to the original PDO approval allowing for shared parking and access for the entire project.

APPLICABLE EXISTING AND PROPOSED PDO & DEVELOPMENT AGREEMENT COMPARAISON

The existing PDO Approval and proposed PDO Amendments are summarized, as follows:

USES ALLOWED:

- **Existing PDO - Uses Allowed** – General Retail, General Office, and General Restaurant.
[Prohibited Uses include - automobile related sales, services, or repair and non-destination type uses or drive-thru facilities]
- **PDO Amendment - Proposed Additional Uses are:**
 - ***Recreational Vehicle Sales & Repair***
 - ***Other “non-recreational” Vehicle Sales & Repair***
 - ***Outdoor Display of non-recreational not to exceed 10 vehicles.***
 - ***Allowance of One (1) Drive-through facility***

STAFF COMMENT: The original PDO restricted the allowable uses primarily due to the proposed planned uses of the original developer. However, the City seemed to be also concerned about the Miller Family's involvement in the theater. With the mixture of uses being proposed, the City desired to ensure the proposed uses actually developed rather than default to a potential auto-mall area. Additionally, the City did not want the area to develop into fast-food hub, as it has on the east side of the freeway.

Generally, the since the proposed allowed for these additional uses was generally accepted previously, staff has drafted such allowance in the “Recommendation Section” and then the City Attorney could help with final drafting the Development Agreement Language.

***Note:** *Vehicle Sales and uses that have drive-throughs are allowable in the C-VH Zone, as conditional or permitted uses. They would not be uses that would be added from a differing higher intensity zone.*

STORMWATER MANAGEMENT SYSTEM

- **Existing Stormwater Management System** – The PDO Approval and Subdivision Plat includes an above ground detention basin on Lot 3, within the triangular area on the west side. This detention basin was to be installed when Lots 2 and 3 Develop and was to be maintained by the Legacy Crossing Owner’s Association.
- **PDO Amendment – Proposed System** – The Conceptual Plan Amended now depicts an underground system with two (2) locations within the parking lot layout in the northern and central parking areas. In addition to the PDO amendment, the existing subdivision plat will need to be amended to remove the existing detention easement and provide easements at the new locations. Furthermore, this change may likely also require amendments to the Owners’ Association CC&R’s regarding the maintenance responsibility and associated liability.

STAFF COMMENT: Staff believes that this proposed change could be feasible. However, the City Engineer needs additional data to determine if this alternative system would be functional. The applicant is in contact with the City Engineer. Additionally, the applicable subdivision plat would need to be amended to remove and relocate the needed stormwater utility easements, which a City Council process and decisions. Therefore, if the Commission is amenable, staff is recommending conditions to address these items, as part of the City Council’s review and final decision - see Staff Recommendation later in this report.

BUILDING ARCHITECTURAL REQUIREMENTS

- **Existing Building Architectural Design** – The PDO Approval requires that the building theme use rock, wood, cement fiberboard, and accent stucco as main building materials. The design may also use the materials of the Shorelands Park, which consist of decorative concrete block and tile or other similar materials. In the Shorelands Park, metal and glass may be used as accent materials. Building design accents are to consist of cornices, columns, window treatments, lintels, and decorative roof vents.

STAFF COMMENT: During a previous Planning Commission review of this similar site layout, the proposed retail building design appeared to satisfy the existing design expectations. This assumption remains the same from a staff perspective.

PARKING AND CROSS ACCESS REQUIREMENTS

These two (2) lots were originally part of a recorded cross-access and parking agreement, which remains in effect for the other lots in the proposed Legacy Crossing Development. However, Amendment 4, dated February 13, 2018, removed Lot 2 and 3 from the approved parking counts of the other lots. Consequently, **Lots 2 and 3 must provide independent parking for all proposed uses in accordance with the “parking tabulation” of the Zoning Ordinance, as part of any site plan approval.**

However, the Applicant is proposing to be re-included into shared parking and access agreement. **The Applicant has provided a corrected updated “Parking Study” for the entire Legacy Crossing Development.** This **corrected updated study** concludes that given the shared uses of Office, Theater, and Retail, along with the additional parking depicted on the Conceptual Plan for Lots 2 and 3, **there is more than sufficient capacity for parking for the off-hour and peak hour needs for the entire development (see *Parking Study Conclusion* in attachments for this report).**

STAFF COMMENT: After staff’s review of the study data provided, it appears that developing Lot 2 and 3 will provide a minimum required amount of 235 Parking Stalls and allow 67 additional stalls for use by the entire PDO master planned area.

PLANNING STAFF RECOMMENDATION

“I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** for Lots 2 and 3 of the Legacy Crossing @Parrish Lane Development, subject to the following conditions:

1. The PDO Approval and Conceptual Site Plan shall consist of amending the following elements:
 - a) ***Changes to PDO Approval and Development Agreement;*** Language change of Section 5(b) to allow for the proposed “additional uses.” Such uses are limited to the following:
 - i. *General Office, General Retail, General Restaurant*
 - ii. *Vehicle Sales, Recreational* - with accessory use service and repair. All uses shall be conducted within a completely enclosed building.
 - iii. *Vehicle Sales, Limited* – with accessory use service and repair. Such use shall be limited to no more than 10 vehicles primarily consisting of indoor vehicle display. All uses shall be conducted within a completely enclosed building. Except, outdoor vehicle display may be allowed in a limited manner, as an additional accessory use, upon issuance of a Conditional Use Permit as part of a final site plan approval.
 - iv. *One (1) Drive-through facility*, which must be attached to a main building and shall meet all other applicable zoning and city ordinances.
 - b) ***Changes to Exhibit “C” Master Site Plan;*** Changes the site layout to reflect the proposed building parking layout, as submitted to the City, along with the

proposed new underground storm water detention. This alternative detention system shall be subject to the following:

- i. *New system shall be reviewed and deemed acceptable to the City Engineer.*
- ii. *The subdivision plat shall be amended to remove/replace easements, as deemed necessary by the City.*
- iii. *The Applicant shall obtain approval from the Owner's Association to ensure maintenance becomes the responsibility of the property owner.*

c) **Create a New Exhibit for Parking Modification along with Reciprocal Parking & Cross Access Easements;** *Changes the site layout to reflect the proposed parking and cross access for Lots 2 & 3, which is to also re-establish a shared Parking and Access Agreement for the entire Legacy Crossing PDO Development.*

2. The Applicant shall prepare and submit all applicable language and exhibits deemed necessary by the City Attorney. Additionally, a revised Development Agreement shall be prepared and submitted to the City Council, in accordance with their approval.
3. All other applicable PDO and Development Agreement Approval provisions shall remain in effect for Lots 2 and 3 that have not been amended with any City Council Approval.

REASONS FOR ACTION:

- a. *The Planning Commission finds that amendments to a PDO approval are subject to the original procedure used for obtaining an Approval.*
- b. *The Planning Commission finds that Lots 2 and 2 have not been developed in a timely manner to date and additional amendments may facilitate actual development to complete the planned development area.*
- c. *The Planning Commission finds that the proposed additional uses, with the conditions imposed, are limited in scope are not uses that would be added from a differing higher intensity zone.*
- d. *The Planning Commission finds that an alternative storm water system, if deemed acceptable by the City Engineer, would not cause material injury to other properties within the immediate area.*
- e. *The Planning Commission finds that parking study indicates that there will be an additional 67 parking stalls can be absorbed back into the shared parking for the overall entire development and reincorporating Lot 2 and 3 into the master parking plan is desirable, as originally planned and approved.*
- f. *Therefore, the Planning Commission finds that the proposed amendments are consistent with the intent of the PDO, which is to allow "residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations."*

811

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION

Know what's below.
Call before you dig.

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.

ELEVATION = 4209.28

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
March 29, 2021

INDEX OF DRAWINGS

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- C-100 SITE PLAN
- C-200 OVERALL GRADING PLAN
- C-201 GRADING PLAN
- C-202 GRADING PLAN
- C-203 DRAINAGE PLAN
- C-300 UTILITY PLAN
- C-400 EROSION CONTROL PLAN
- C-500 DETAILS
- C-501 DETAILS
- C-502 DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

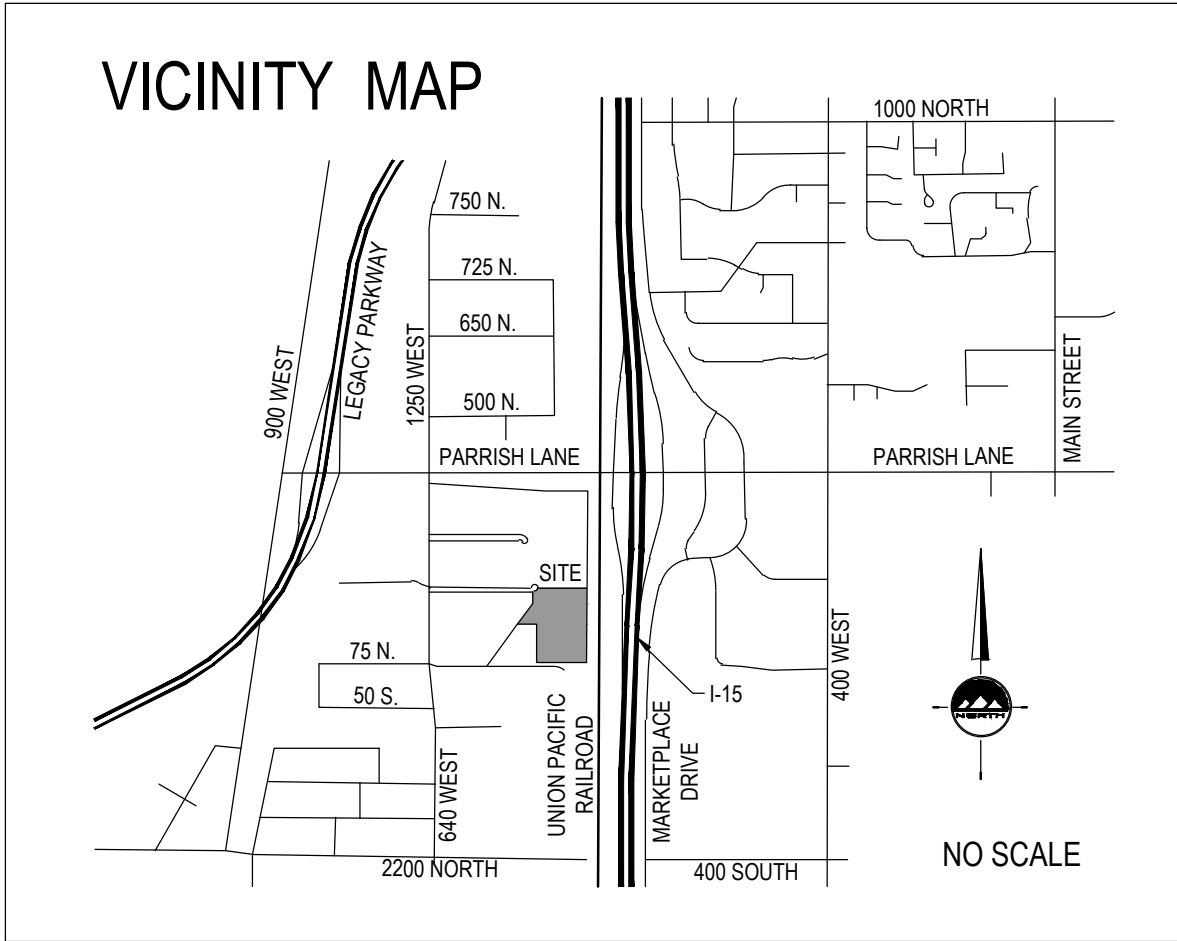
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO CENTERVILLE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD., STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER
9039
DRAWN BY
M. ELMER
PROJECT MANAGER
C. PRESTON
PRINT DATE
3/29/2021
CHECKED BY
C. PRESTON

LEGACY CROSSING RETAIL AND OFFICE

AMENDING LOT 2 AND LOT 3, LEGACY CROSSING AT PARRISH LANE

LOCATED IN THE SOUTHEAST QUARTER

OF SECTION 12

TOWNSHIP 2 NORTH RANGE 1 WEST

SALT LAKE BASE & MERIDIAN

CENTERVILLE CITY, DAVIS COUNTY, UTAH

CENTER
SECTION 12
T2N, R1W
SLB&M
(FOUND)

N 89°54'27" W 2643.55' RECORD

EAST QUARTER CORNER
SECTION 12
T2N, R1W
SLB&M
(NOT FOUND)

200 NORTH STREET
(PUBLIC STREET)

PARRISH LAND
HOLDINGS LLC
06-008-0111

A-1 CENTERVILLE
STORAGE
06-008-0121

MC GREEN AND
SONS INC.
06-008-0088

LOT 3A
115,256 sq.ft.
2.646 acres
1055 WEST

NOTE: THE BASIS OF BEARING IS THE WITNESS CORNER
WEST OF THE SOUTHEAST CORNER TO THE
CENTER OF SECTION 12, TOWNSHIP 2 NORTH,
RANGE 1 WEST SALT LAKE BASE AND MERIDIAN
N 43°41'54" W 3671.49' RECORD 3671.76' MEASURED

CITY ATTORNEY'S APPROVAL

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

CENTERVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, CENTERVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CENTERVILLE CITY ENGINEER

CENTERVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER: 9686

MANAGER: M.HERBST

DRAWN BY: ASHELBY

CHECKED BY: M.HERBST

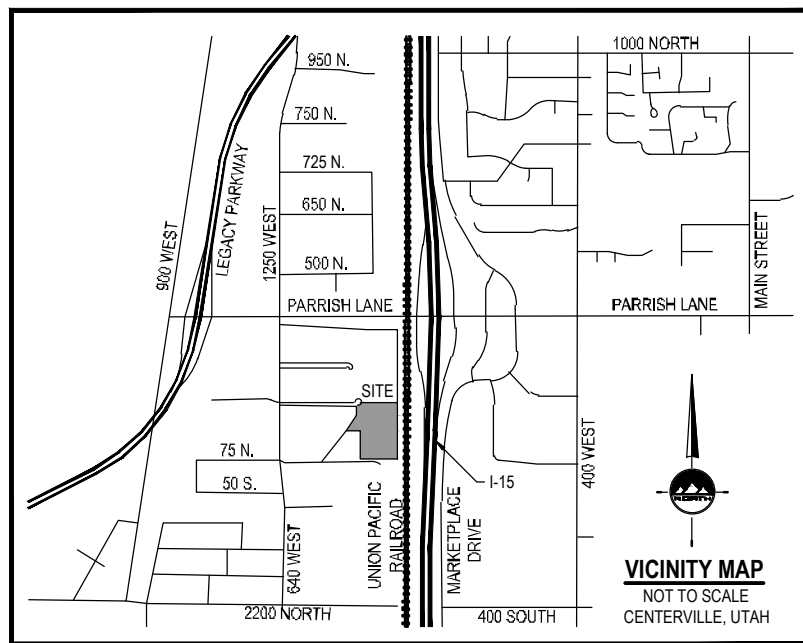
DATE: 3/24/21

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER



LEGEND



SECTION CORNER

EXISTING STREET MONUMENT

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR
NAIL STAMPED "ENSIGN ENG. & LAND SURV."

PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT

EASEMENTS

GENERAL NOTES:

- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' UNLESS OTHERWISE NOTED HEREON.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- THE OWNERS AND DEVELOPERS OF LOT 1 LEGACY CROSSING AT PARRISH LANE, INSTALLED ONSITE, AND OFFSITE IMPROVEMENTS INCLUDING UTILITIES, STREET IMPROVEMENTS, SIDEWALKS, ROUNDABOUTS, PAVING ALONG 1255 WEST AND 200 NORTH LOOPING OF WATER LINES AND OTHER INFRASTRUCTURE. THESE ARE LISTED IN DETAIL IN A DEVELOPMENT AGREEMENT WHICH IS RECORDED AGAINST THE PROPERTY AT THE COUNTY. OTHER IMPROVEMENTS, SOME OF WHICH MAY BE OFFSITE AS LISTED IN SAID DEVELOPMENT AGREEMENT, MAY BE THE RESPONSIBILITY OF THE OWNERS AND DEVELOPERS OF LOTS 2A, AND 3A AND WILL NEED TO BE INSTALLED BEFORE LOTS 2A AND 3A ARE APPROVED FOR DEVELOPMENT EITHER INDIVIDUALLY OR COLLECTIVELY, IN ACCORDANCE WITH APPLICABLE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT AND CENTERVILLE CITY ORDINANCES.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- APPROVAL OF THIS PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER. THE DEVELOPER IS TO FOLLOW THE RECOMMENDATIONS OF THEIR SOILS ENGINEER AND THE CITY ENGINEER. NO SUB-GRADE EASEMENTS/HABITABLE SPACE SHALL BE ALLOWED TO BE BUILT IN THIS DEVELOPMENT.
- THE PROPERTY OWNERS AND DEVELOPERS SHALL BE RESPONSIBLE TO MAINTAIN, IRRIGATE, PROVIDE IRRIGATION WATER AND MOW THE DETENTION BASIN AREAS AND DRAINAGE WAYS. THE CITY WILL PROVIDE SILT REMOVAL AND CLEANING OF THE DETENTION BASINS AND WATER WAYS AFTER MAJOR STORM EVENTS THAT EQUAL OR EXCEED A 100 YEAR STORM. ON SITE STORM DRAINS SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS.
- SUBJECT TO THOSE SPECIFIC WATERLINE AND STORM DRAIN EASEMENTS IN FAVOR OF CENTERVILLE CITY AS RECORDED WITH THE COUNTY.
- ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY.
- ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN RECIPROCAL PARKING AND CROSS-ACCESS EASEMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY.
- ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THE CERTAIN COVENANTS AND RESTRICTIONS AS RECORDED AGAINST THE PROPERTY.

SURVEY RECORDING DATA

DATE:

DRAWING NO.

DEVELOPER
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
801-814-1914
BROCK LOOMIS

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 5046930, as prescribed under 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 this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as LEGACY CROSSING RETAIL AND OFFICE, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the west line of a Union Pacific Railroad Right-of-Way, said point being North 0°05'33" West 956.36 feet along the section line and West 112.25 feet from the Southeast Corner Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and running:

thence West 399.55 feet;
thence North 00°03'50" East 309.55 feet;
thence West 153.69 feet;
thence North 30°27'30" East 200.82 feet;
thence North 0°03'50" East 52.64 feet to the Southeast Corner of a parcel in the ownership of the Utah Department of Transportation, (UDOT) 200 North Street;
thence northeasterly 75.84 feet along the arc of a 50.00 foot radius curve to the left, (center bears North 0°03'50" East and long chord bears North 46°36'29" East 88.78 feet, with a central angle of 86°54'43 to the Southwest corner of Lot 1, Legacy Crossing at Parrish Lane;
thence South 89°50'12" East 385.65 feet along the south line and to the Southeast corner of said Lot 1, Legacy Crossing at Parrish Lane, said point also being on the west line of a Union Pacific Railroad Right-of-Way;
thence South 00°12'50" West 570.54 feet along the west line of said Union Pacific Railroad Right-of-Way to the point of beginning.

Contains: 245,296 square feet, 5,631 acres, 2 lots.

DATE:

MICHAEL B. HERBST

Licence no. 5046930

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

LEGACY CROSSING RETAIL AND OFFICE

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis
On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____, RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis
On the _____ day of _____, A.D., 20____,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____, RESIDING IN _____ COUNTY.

NOTARY PUBLIC

LEGACY CROSSING RETAIL AND OFFICE

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 12
TOWNSHIP 2 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

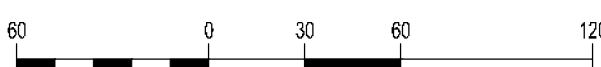


LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.943.3590
CEDAR CITY
Phone: 435.365.1463
RICHLAND
Phone: 435.956.2983

HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 60 ft.

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2012 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION, BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
10. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
12. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
13. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
15. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
17. CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
18. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
19. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
20. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
21. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
22. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
23. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
25. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
26. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
27. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAVEMENT APPROVAL AND/OR FINAL ACCEPTANCE.
28. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
29. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
30. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
31. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
32. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
33. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL, OR STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4114 148 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2012 EDITION), SECTION 0230 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2012 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MATCHED WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FI	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
L	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCBW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
WL	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



LAYTON
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SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOIMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER: 9696
PRINT DATE: 3/29/2021
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

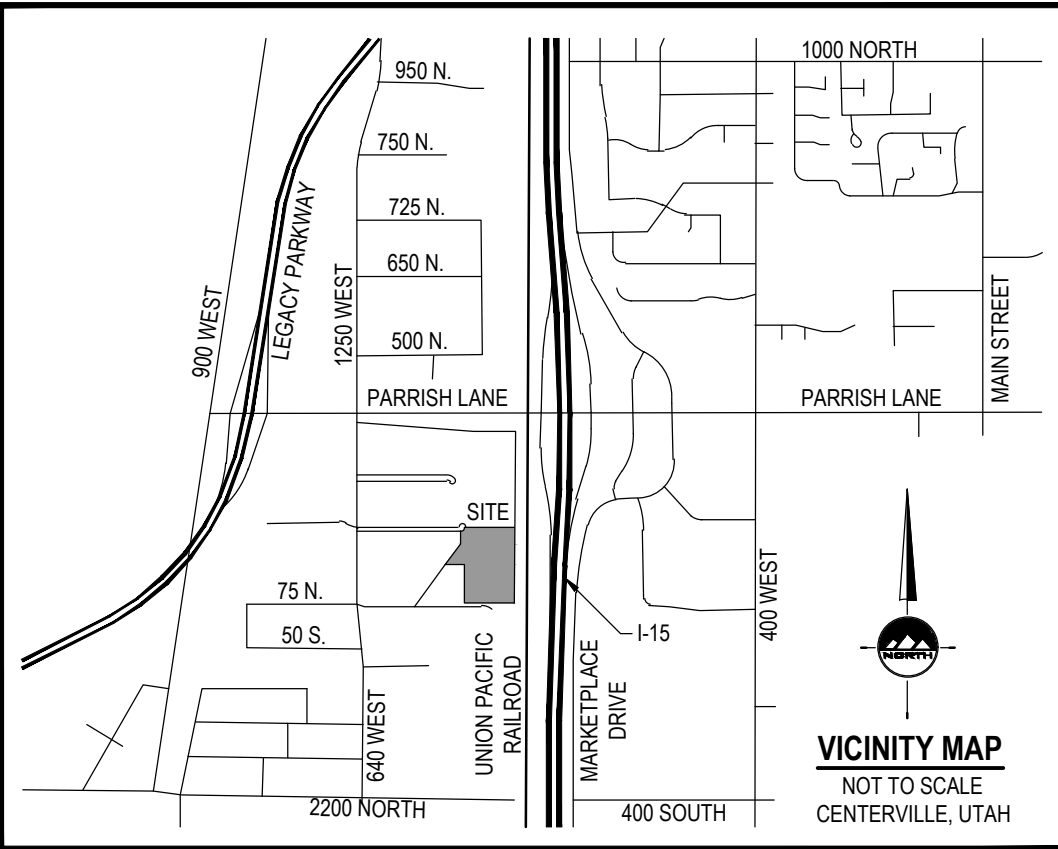
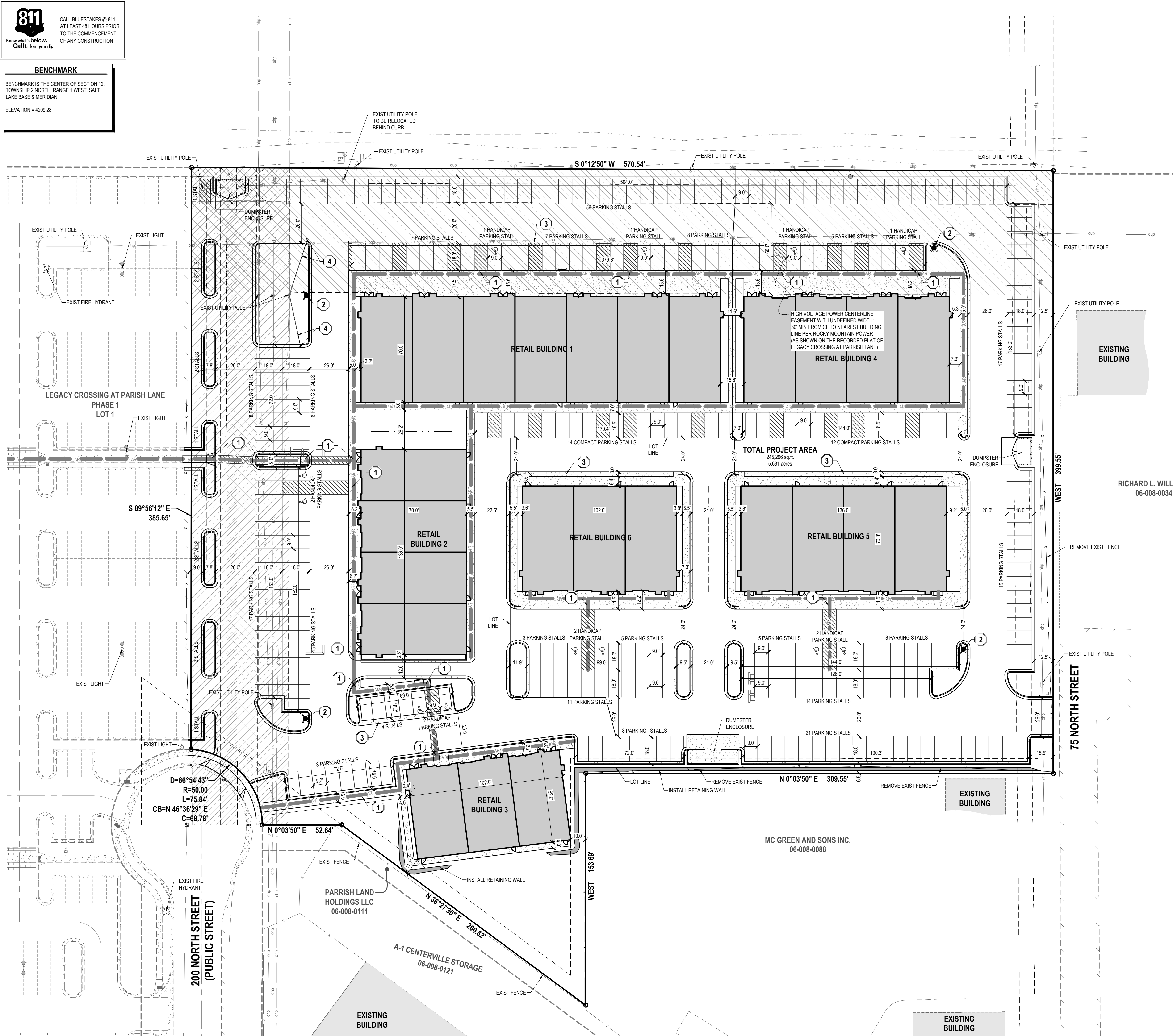
C-001

811

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
ELEVATION = 4209.28

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28

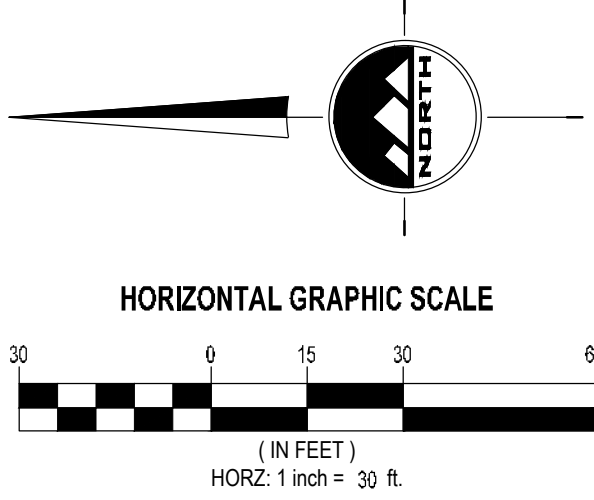


- NOTES**
1. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH CENTERVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
 3. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
 4. REFER TO ARCHITECTURAL PLANS FOR LIGHTING PLAN.
 5. ALL SITE CURB & GUTTER SHALL BE 24" CURB & GUTTER.
 6. SITE PAVEMENT: 3" ASPHALTIC CONCRETE OVER 8" BASE COURSE PER SOILS REPORT.
 7. ALL SITE SIDEWALKS ARE THE "ACCESSIBLE" ROUTE TO AND FROM BUILDINGS, STREETS AND COMMON AREAS UNLESS OTHERWISE NOTED. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET ACCESSIBILITY CRITERIA INCLUDING THE FOLLOWING:
 - LANDINGS AT ALL EXIT DOORS - 1:48 SLOPE MAX
 - LANDINGS AT TOP AND BOTTOM OF EACH RAMP - 1:48 SLOPE MAX
 - 1:12 MAX SLOPE FOR RAMPS
 - 1:20 MAX SLOPE FOR WALKWAYS
 - 1:48 MAX CROSS SLOPE FOR ALL RAMPS, LANDINGS & WALKWAYSSEE GRADING & DRAINAGE PLAN FOR SPOT ELEVATIONS AND DESIGN SLOPES.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL HANDICAP ACCESSIBLE RAMP WITH TRUNCATED DOME MARKINGS, PER ADA REQUIREMENTS
 2. INSTALL FIRE HYDRANT PER CENTERVILLE CITY STANDARDS
 3. INSTALL 3" WATERWAY
 4. RELOCATE UTILITY POLE GUY WIRE

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	155,308 sq. ft.	63.3%
ROOF	58,756 sq. ft.	24.0%
LANDSCAPING	31,232 sq. ft.	12.7%
TOTAL SITE	245,296 sq. ft.	100%

PARKING DATA TABLE	
STANDARD STALLS	262
HANDICAP-ACCESSIBLE STALLS	12
COMPACT STALLS	26
TOTAL STALLS	302



EN SIGN

THE STANDARD IN ENGINEERING

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LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



SITE PLAN

PROJECT NUMBER
9696

PRINT DATE
3/29/2021

DRAWN BY
M. ELMER

CHECKED BY
C. PRESTON

PROJECT MANAGER
C. PRESTON

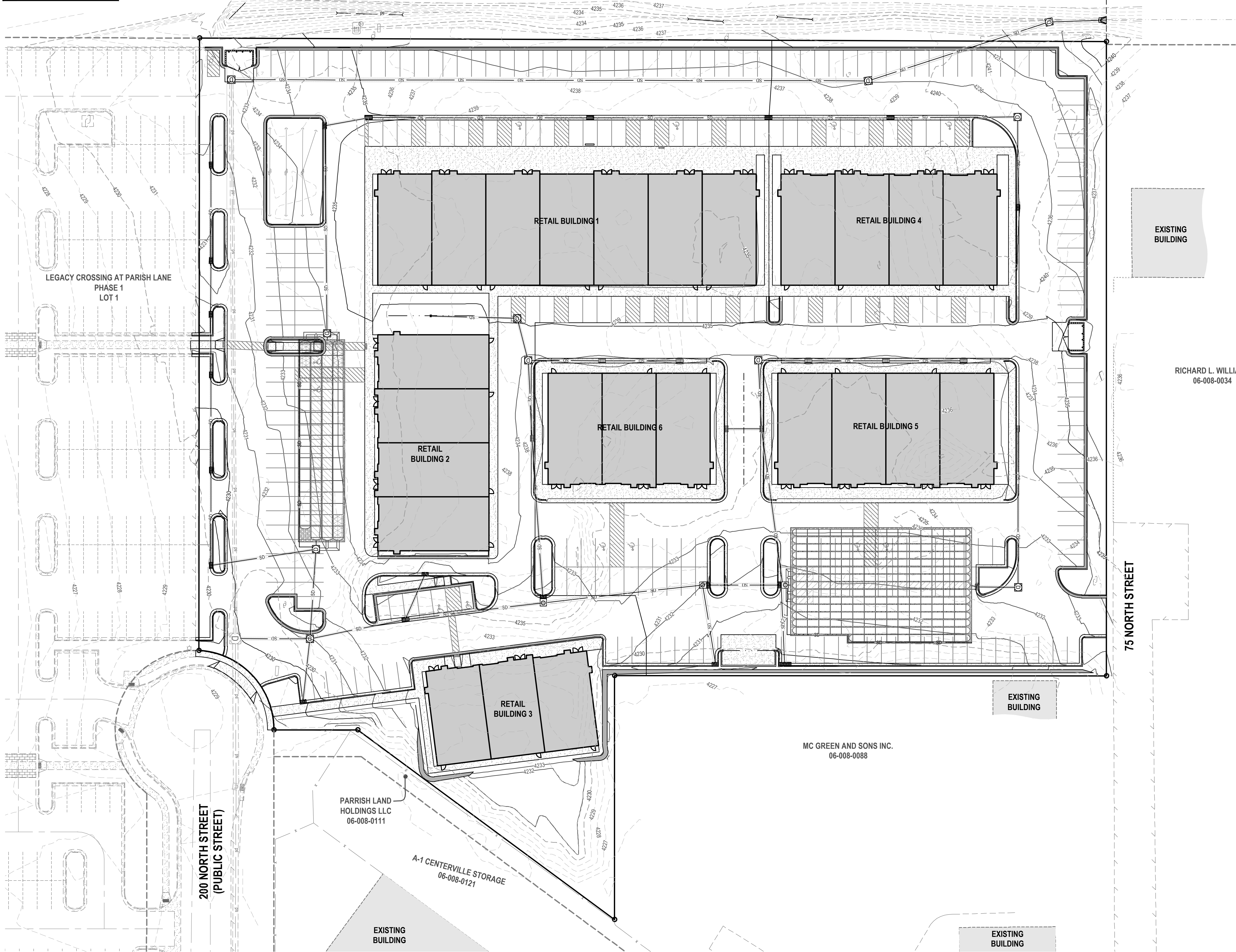
C-100

811

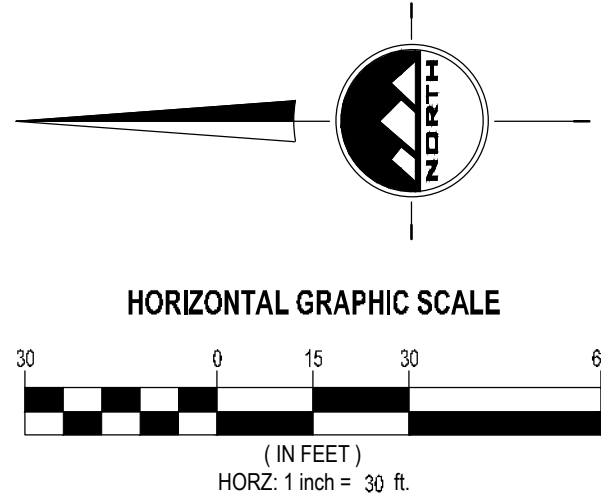
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OF ANY CONSTRUCTION
Know what's below.
Call before you dig.

BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE CENTERVILLE CITY STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER CENTERVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

PROFESSIONAL ENGINEER

AARON HESS PRESTON

OVERALL GRADING
PLAN

PROJECT NUMBER
9696

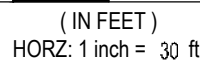
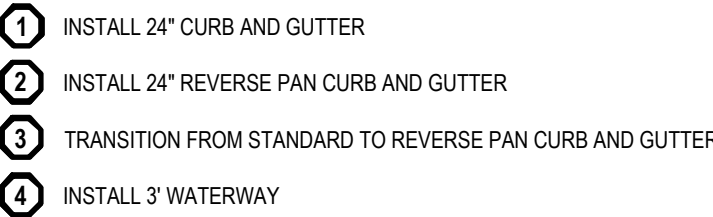
PRINT DATE
3/29/2021

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-200



FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014

CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

C-201

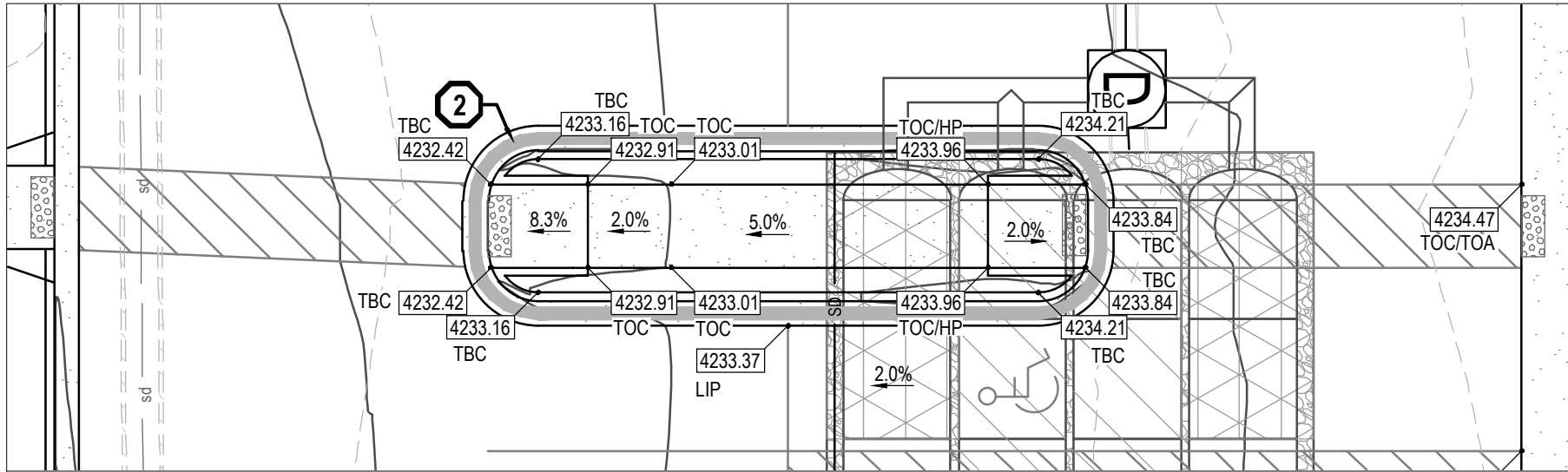
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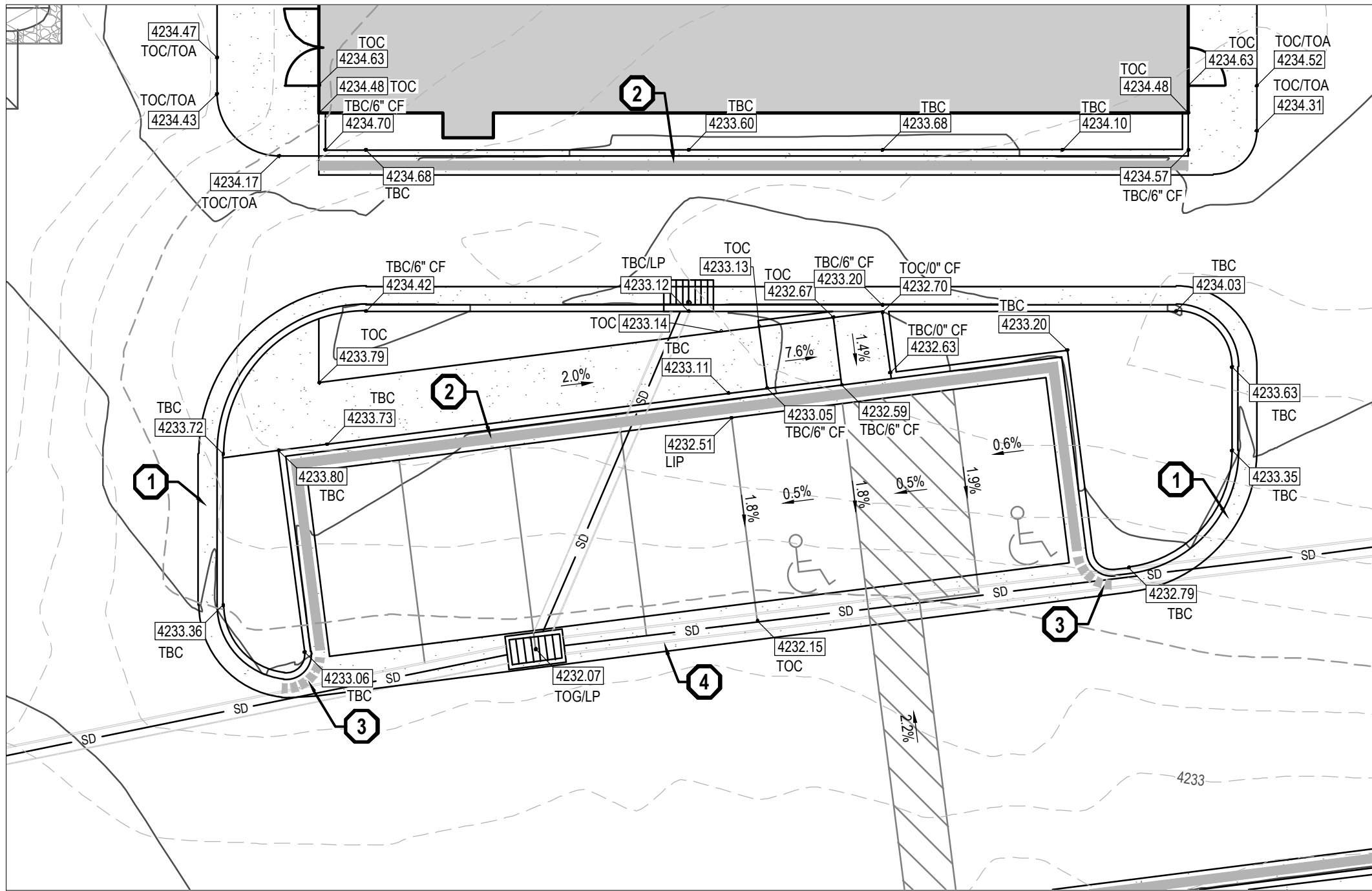
BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28

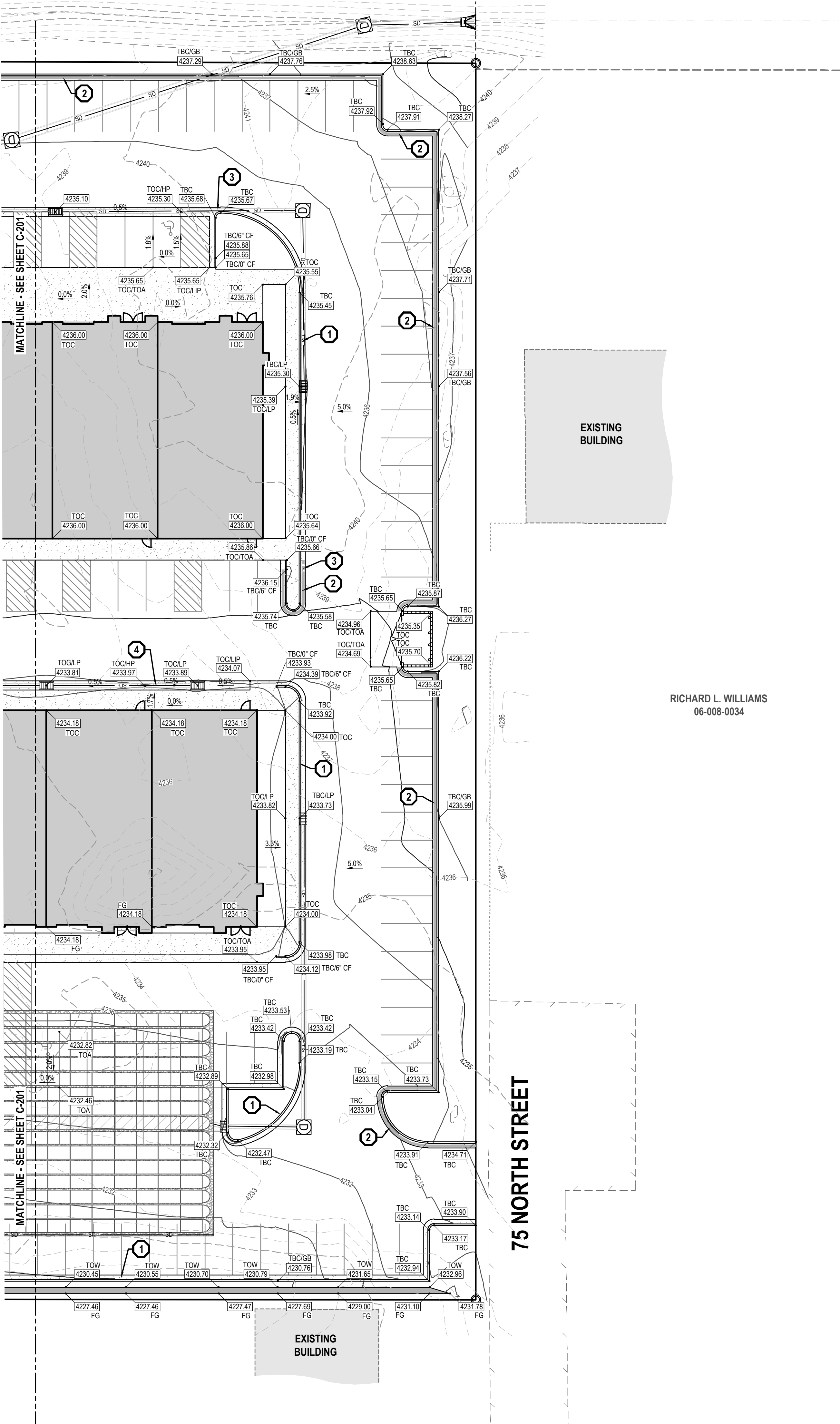
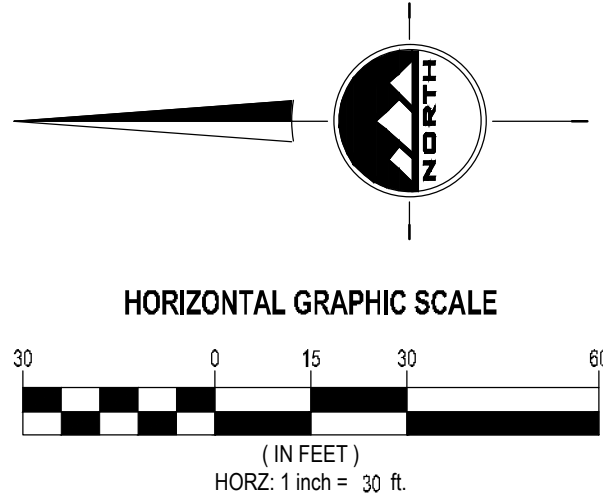
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 INSTALL 24" CURB AND GUTTER
 - 2 INSTALL 24" REVERSE PAN CURB AND GUTTER
 - 3 TRANSITION FROM STANDARD TO REVERSE PAN CURB AND GUTTER
 - 4 INSTALL 3" WATERWAY



DETAIL 'A'
SEE SHEET C-201
SCALE: 1"=10"



DETAIL 'B'
SEE SHEET C-202
SCALE: 1"=10"



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FOR:

JF CAPITAL
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CENTERVILLE, UTAH 84014

CONTACT:

ROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



GRADING PLAN

PROJECT NUMBER
9696
DRAWN BY
M.ELMER
PROJECT MANAGER
C.PRESTON
PRINT DATE
3/29/2021
CHECKED BY
C.PRESTON

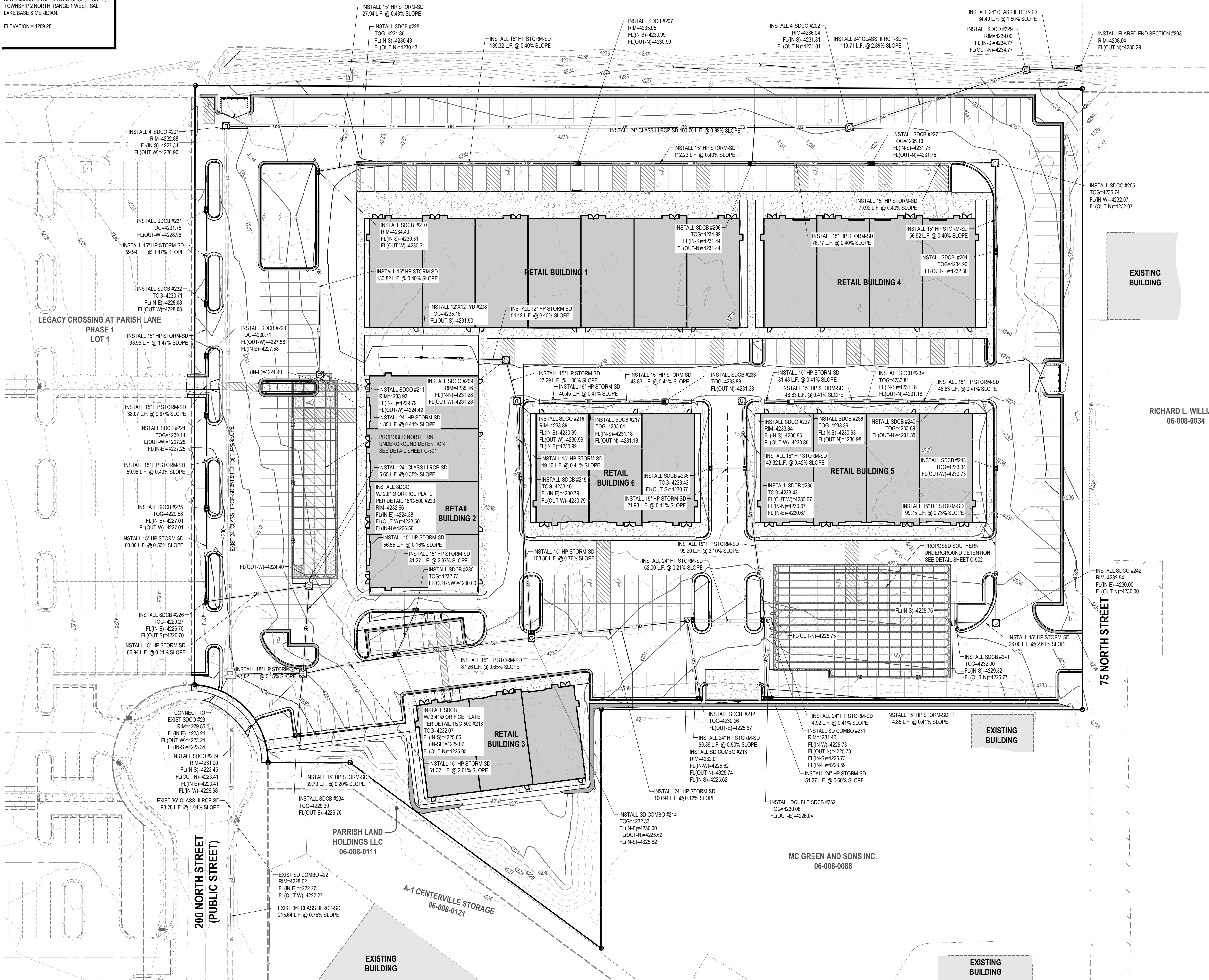
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LAKE BASE & MERIDIAN.
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- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE CENTERVILLE CITY STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
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 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN

THE STANDARD IN ENGINEERING

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1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

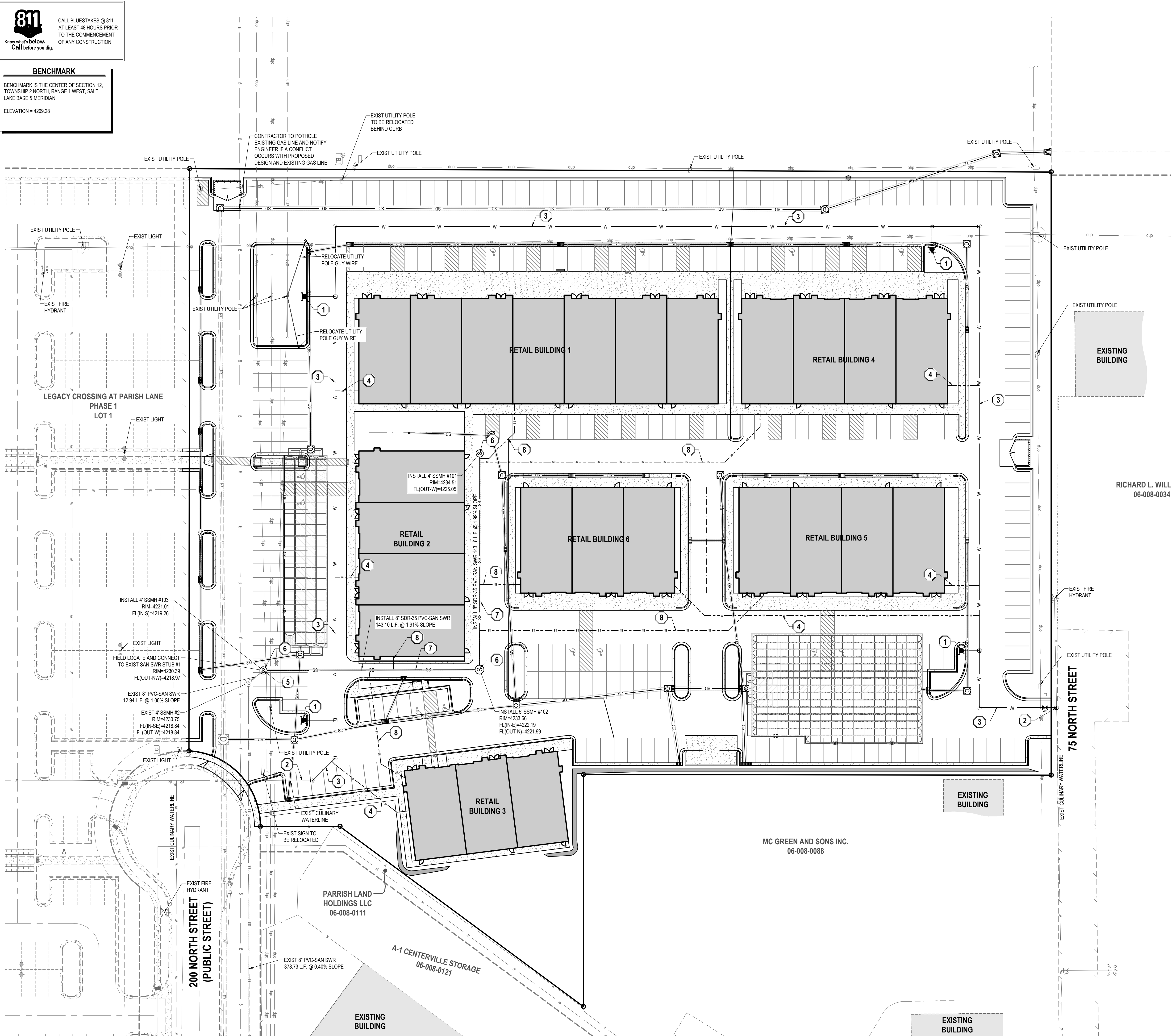
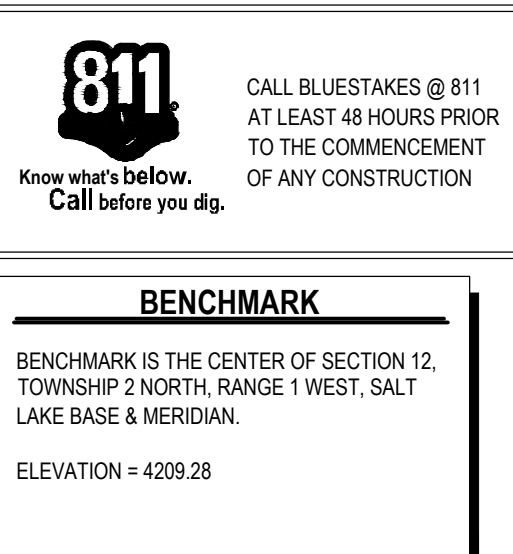
200 SOUTH 1000 WEST
CENTERVILLE, UTAH

PROFESSIONAL ENGINEER
No. 2049039
3-21-21
STATE OF UTAH
CARLOS JESS PRESTON

DRAINAGE PLAN

PROJECT NUMBER
9696
PRINT DATE
3/29/2021
DRAWN BY
M.ELMER
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON

C-203



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATION SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONFLICTS WITH EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER CENTERVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER CENTERVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PREVENTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL FIRE HYDRANT PER CENTERVILLE CITY STANDARDS
2. CONNECT TO EXISTING CULINARY WATERLINE
3. INSTALL 8" C900 PVC CULINARY WATERLINE
4. INSTALL 2" PVC CULINARY WATER SERVICE LINE
5. CONNECT TO EXISTING SANITARY SEWER LINE
6. INSTALL SSMH
7. INSTALL 8" SDR-35 PVC SANITARY SEWER LINE
8. INSTALL 8" SDR-35 PVC SANITARY SEWER SERVICE @ 2.00% MINIMUM SLOPE



ENSIGN
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LAYTON

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TOOELE

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CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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FOR:
JF CAPITAL
1148 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

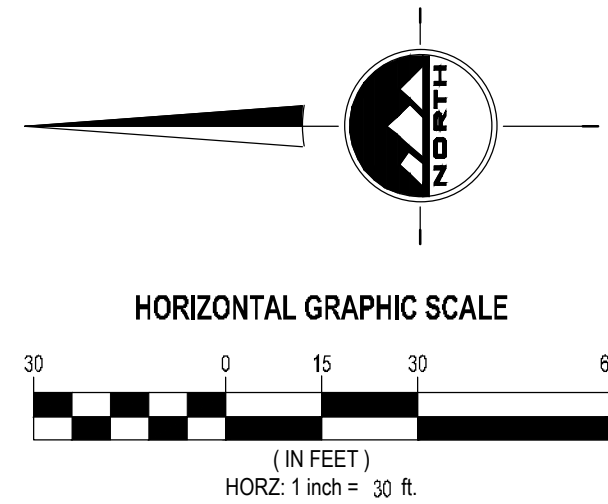
**200 SOUTH 1000 WEST
CENTERVILLE, UTAH**



UTILITY PLAN

PROJECT NUMBER 9686	PRINT DATE 3/29/202
DRAWN BY M.ELMER	CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON	

C-300



811

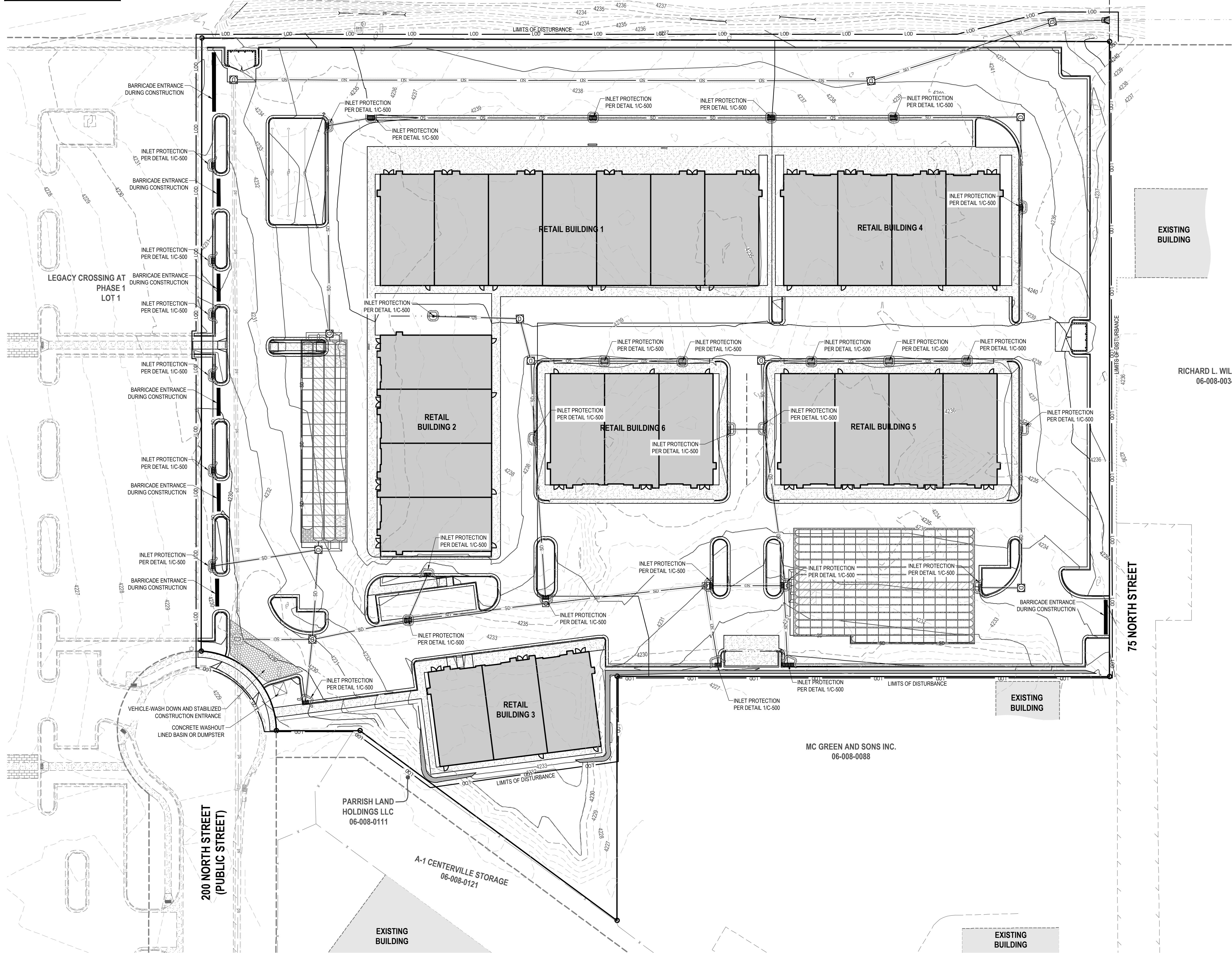
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BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.

ELEVATION = 4209.28



REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

- GENERAL NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
 - COORDINATE THE SWPPP WITH WEST HAVEN CITY AND THE WEST HAVEN CITY STORM WATER MANAGER.

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THE STANDARD IN ENGINEERING

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CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

PROFESSIONAL ENGINEER

C-400

NO. 5749039

3-21-21

CARRON HESS PRESTON

EROSION CONTROL
PLAN

PROJECT NUMBER
9896

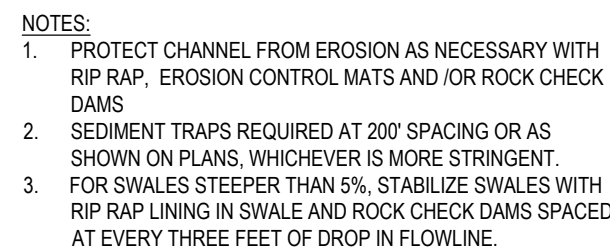
PRINT DATE
3/29/2021

DRAWN BY
M. ELMER

CHECKED BY
C. PRESTON

PROJECT MANAGER
C. PRESTON

C-400



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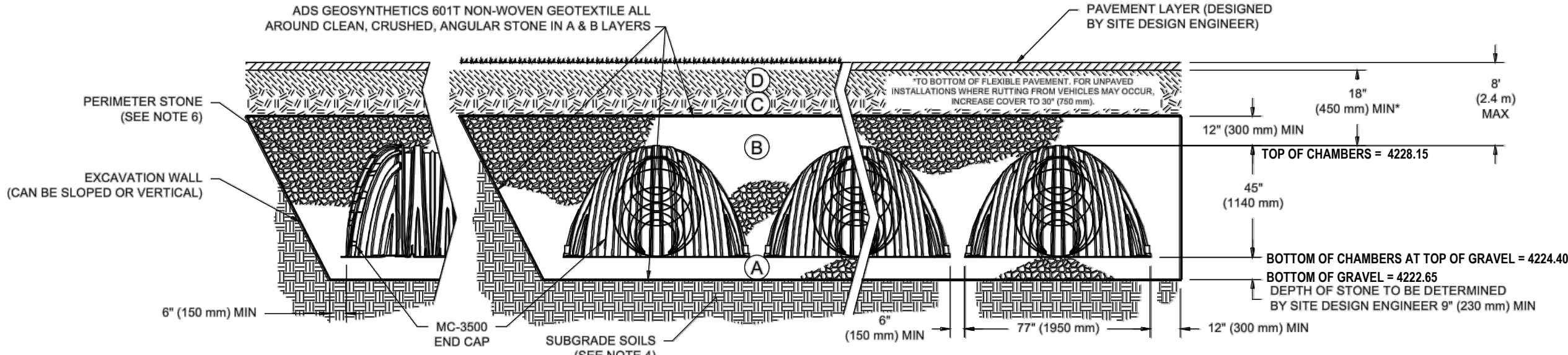
BENCHMARK

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LAKE BASE & MERIDIAN.
ELEVATION = 4209.28

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

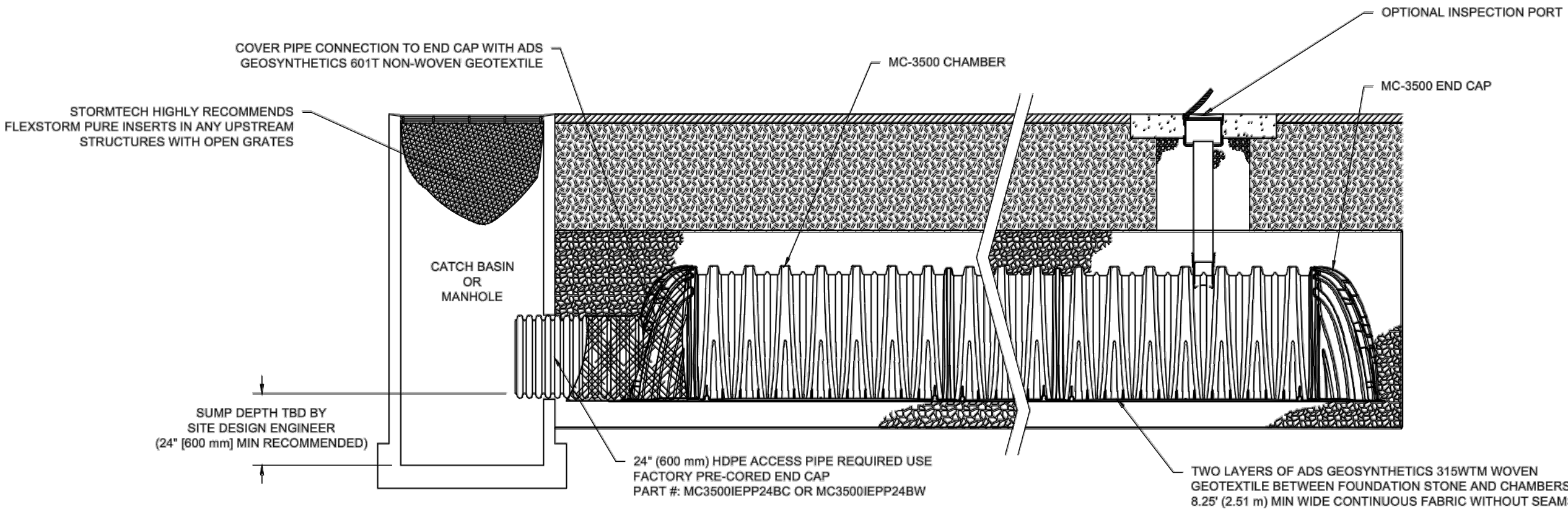
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (8" LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145' A-1, A-2.4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-18a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



MC-3500 ISOLATOR ROW DETAIL

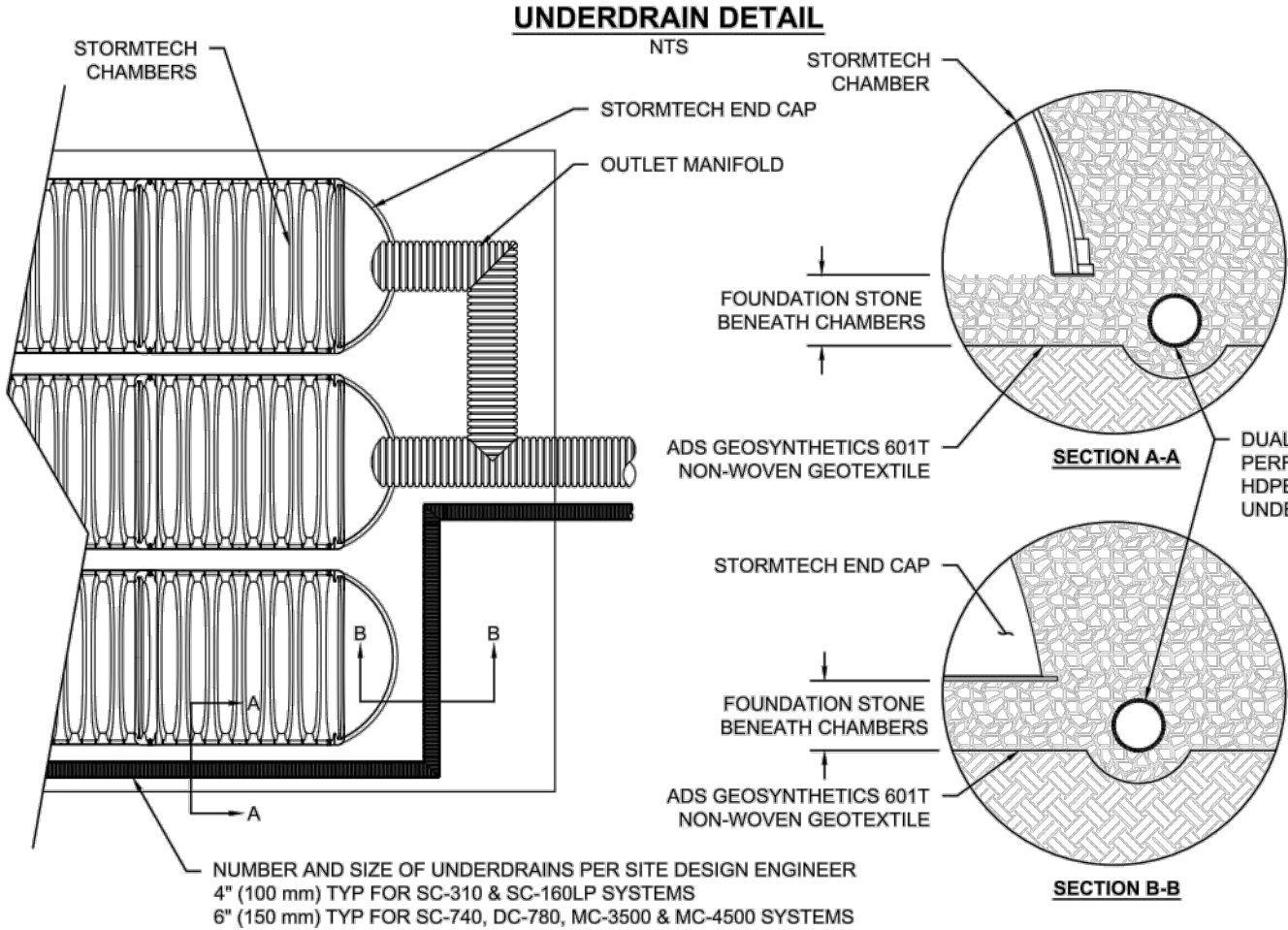
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (60 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (60 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

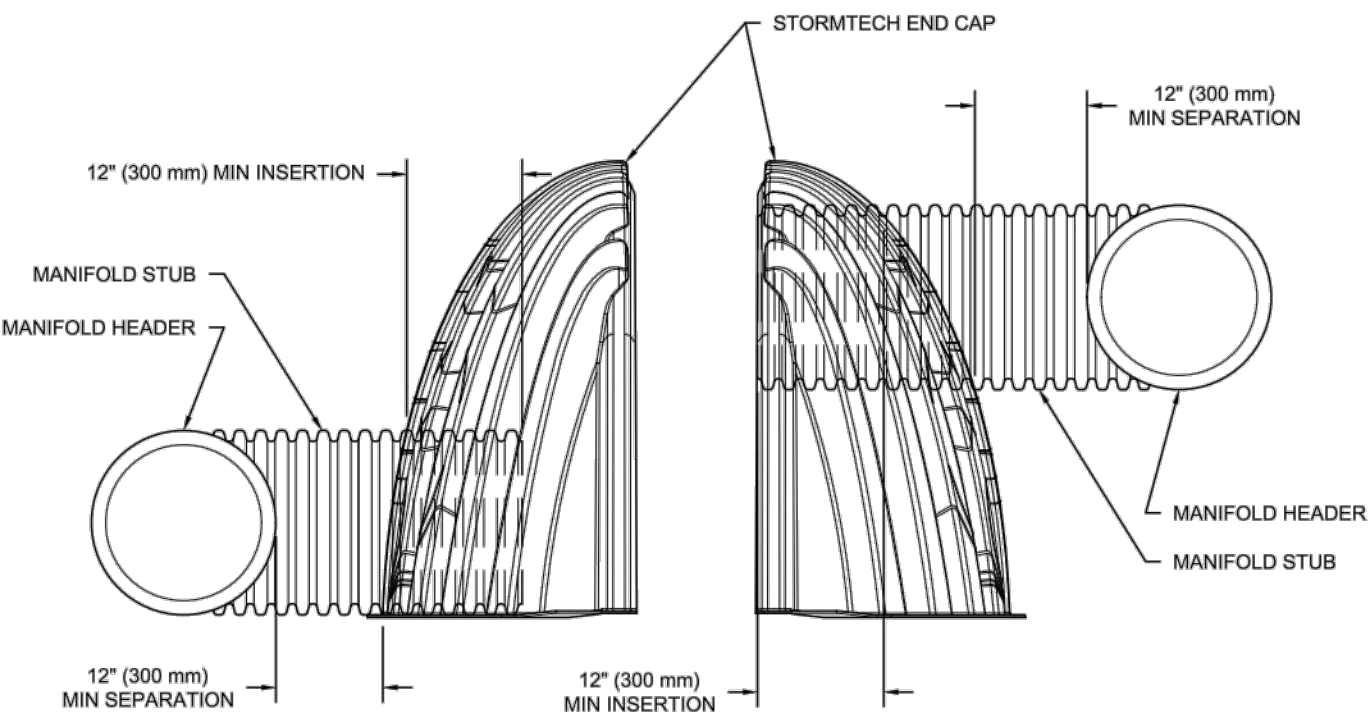
NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



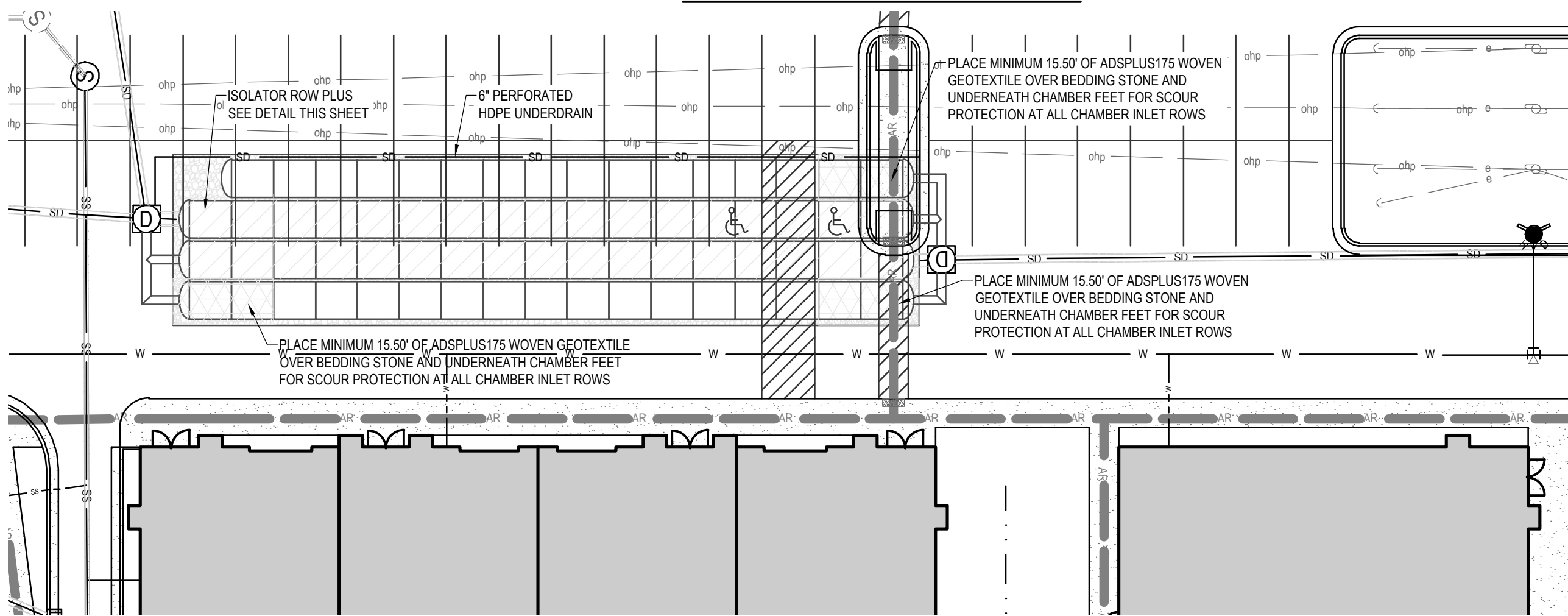
MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

NORTHERN UNDERGROUND CHAMBER LAYOUT



MC-3500 TECHNICAL SPECIFICATION

NTS

Diagram illustrating the cross-section of the MC-3500 chamber. Labels include: VALLEY STIFFENING RIB, CREST STIFFENING RIB, CREST, WEB, LOWER JOINT CORRUGATION, FOOT, and UPPER JOINT CORRUGATION. An arrow indicates the BUILD ROW IN THIS DIRECTION.

Diagram illustrating the cross-section of the MC-3500 chamber with dimensions. The installed width is 86.0" (2184 mm). The actual length is 90.0" (2286 mm).

Diagram illustrating the cross-section of the MC-3500 chamber with dimensions. The height is 45.0" (1143 mm). The width is 77.0" (1956 mm).

Diagram illustrating the cross-section of the MC-3500 chamber with dimensions. The height is 45.0" (1143 mm). The width is 75.0" (1905 mm).

Diagram illustrating the cross-section of the MC-3500 chamber with dimensions. The height is 22.2" (564 mm). The width is 25.7" (653 mm).

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)

CHAMBER STORAGE

MINIMUM INSTALLED STORAGE*

WEIGHT

77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
109.9 CUBIC FEET	(3.11 m ³)
175.0 CUBIC FEET	(4.96 m ³)
134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)

END CAP STORAGE

MINIMUM INSTALLED STORAGE*

WEIGHT

75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
14.9 CUBIC FEET	(0.42 m ³)
45.1 CUBIC FEET	(1.28 m ³)
49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 6" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

Diagram illustrating the cross-section of the MC-3500 chamber with dimensions. The height is 25.7" (653 mm).

811

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Know what's below.
Call before you dig.

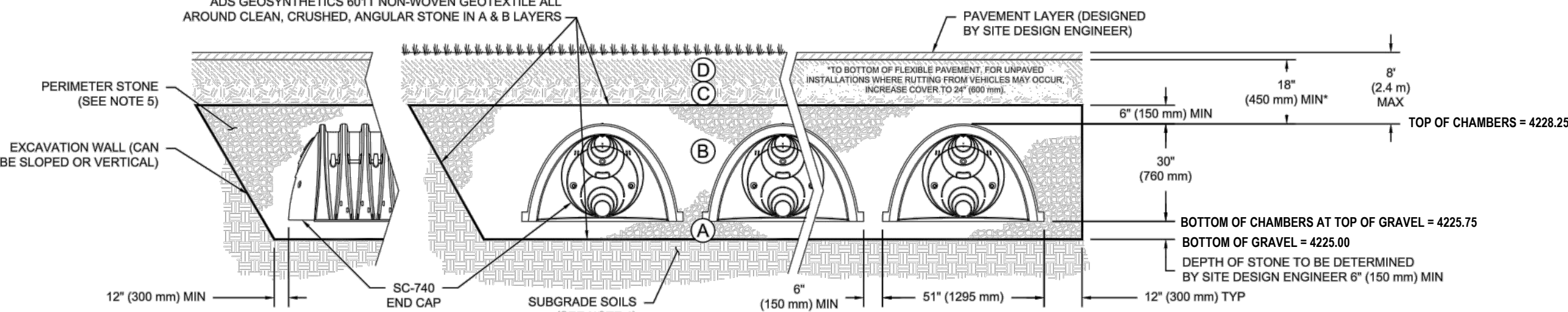
BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN.
ELEVATION = 4209.28

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

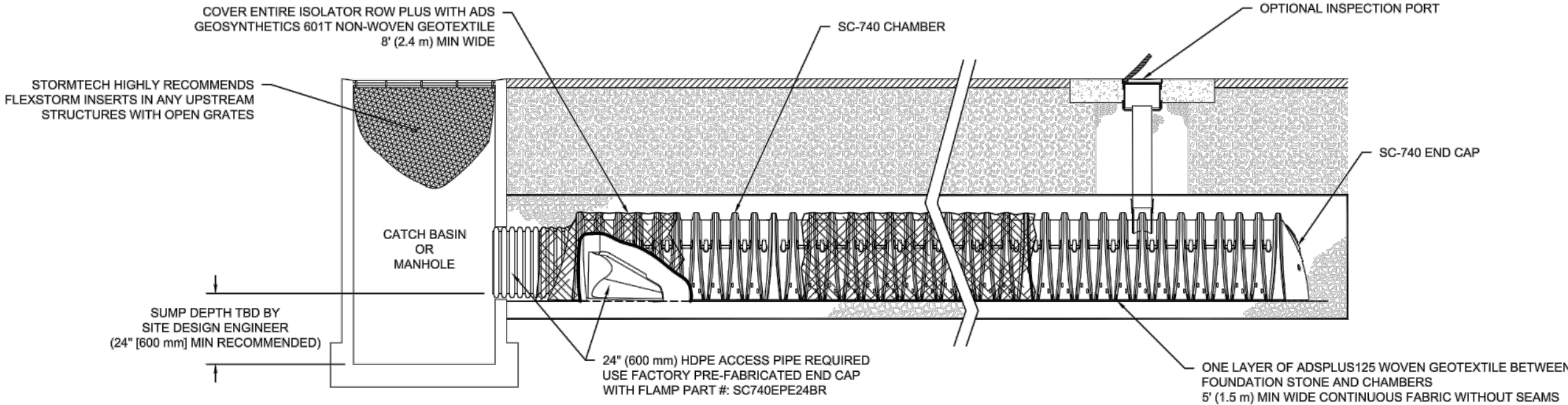
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 57, 66, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



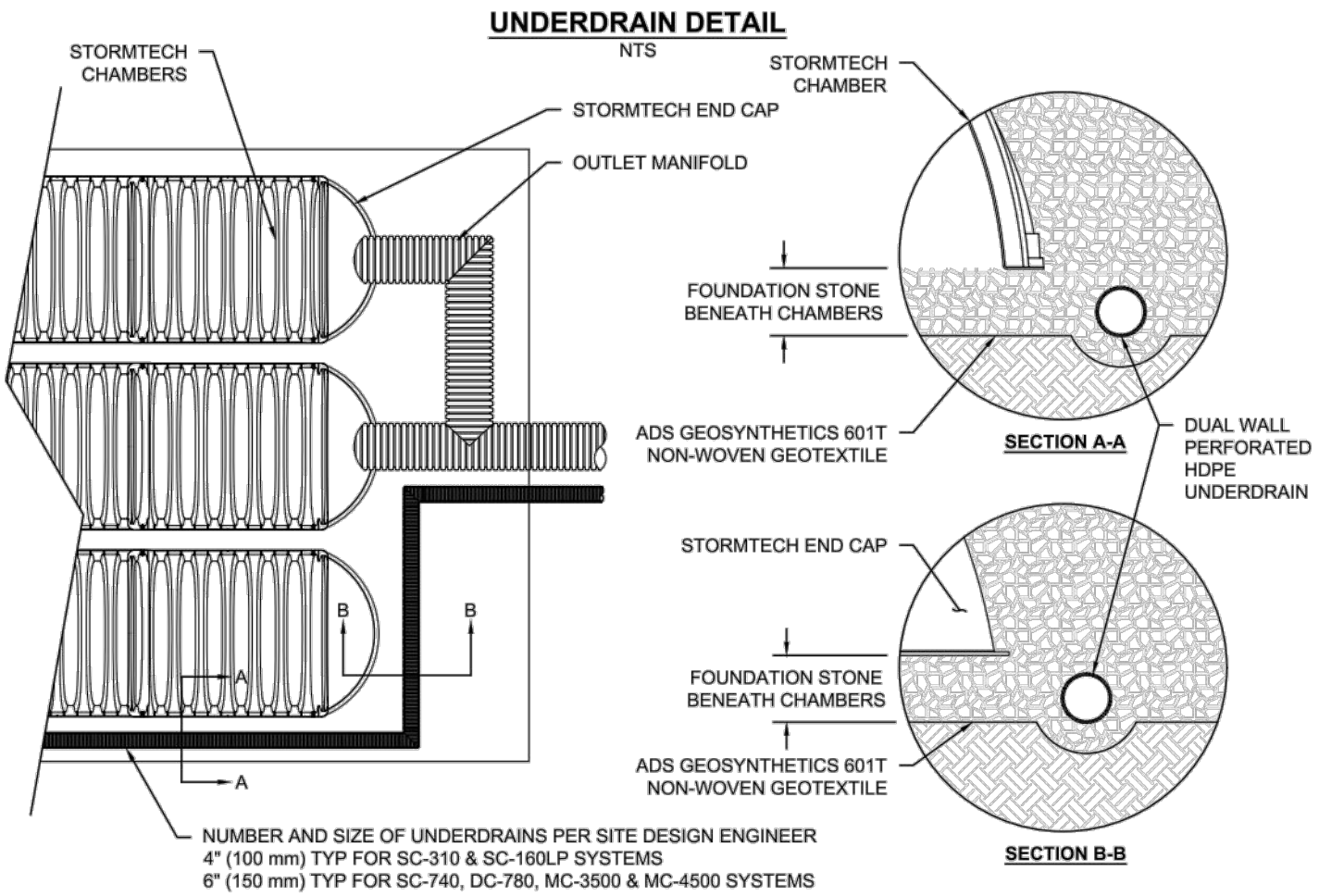
SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

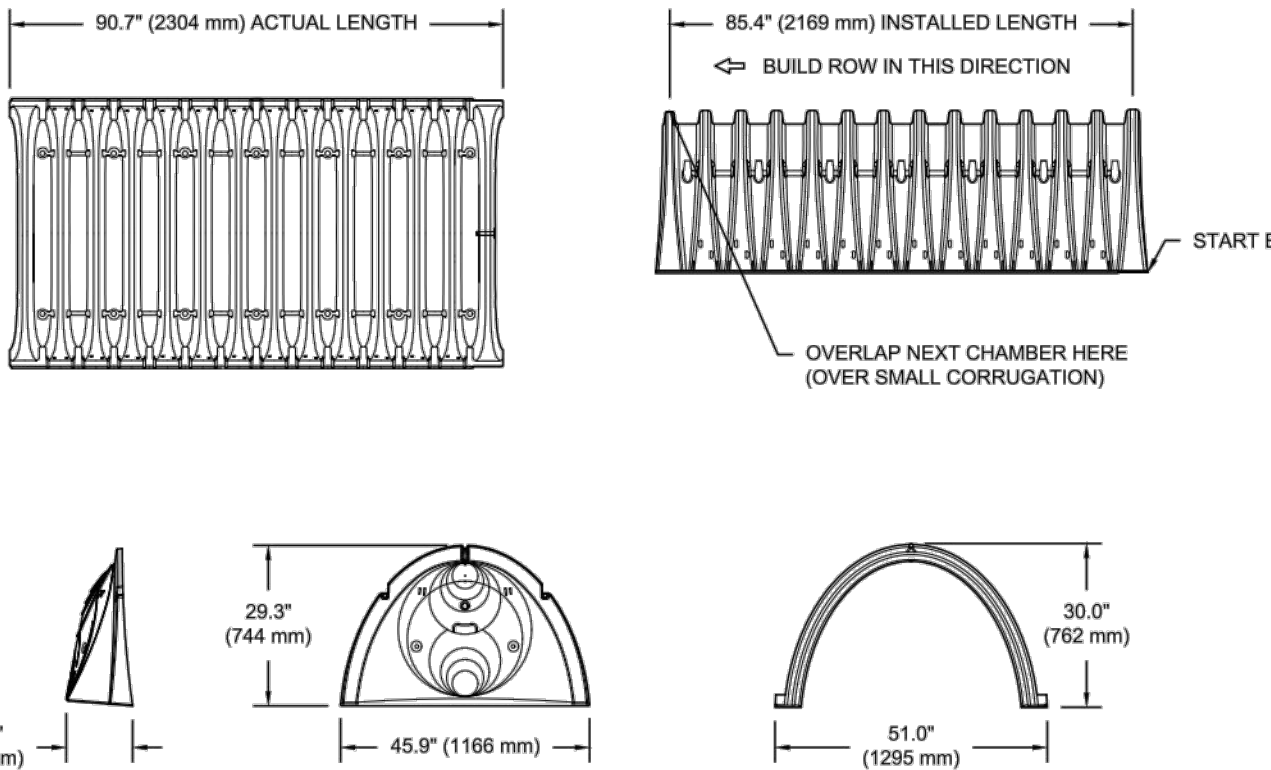
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS SIZE (W X H X INSTALLED LENGTH) CHAMBER STORAGE MINIMUM INSTALLED STORAGE* WEIGHT	51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm) 45.9 CUBIC FEET (1.30 m³) 74.8 CUBIC FEET (2.12 m³) 75.0 lbs (33.6 kg)
---	--

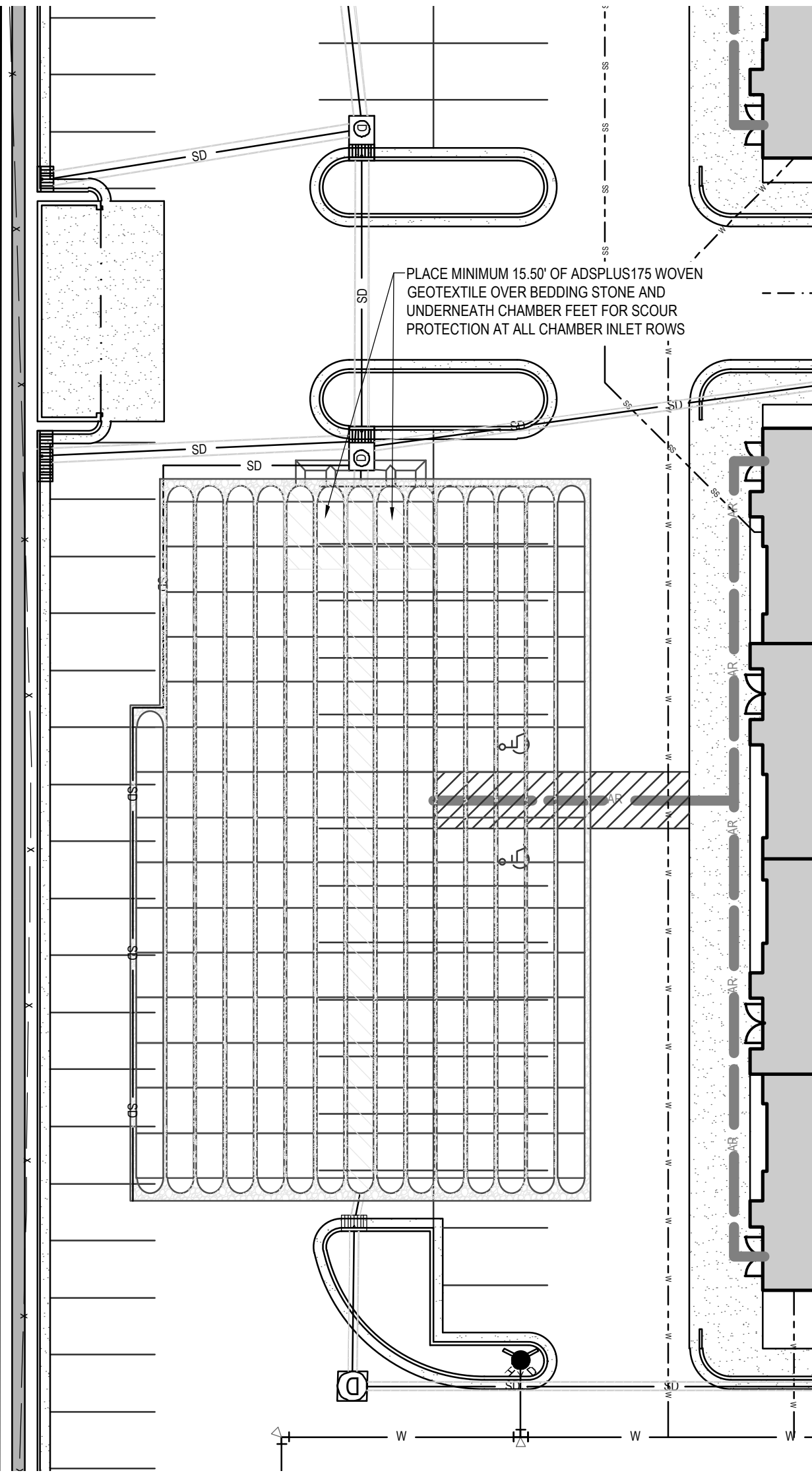
*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE08T / SC740EPE08TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	---	---	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	---	---	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	---	---	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	---	---	---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



SOUTHERN UNDERGROUND CHAMBER LAYOUT

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JF CAPITAL
1145 WEST LEGACY CROSSING BLVD, STE 400
CENTERVILLE, UTAH 84014

CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



DETAILS

PROJECT NUMBER
9696

PRINT DATE
3/29/2021

DRAWN BY
M. ELMER

CHECKED BY
C. PRESTON

PROJECT MANAGER
C. PRESTON



ISSUE DESCRIP.	DATE
	4.30.2021

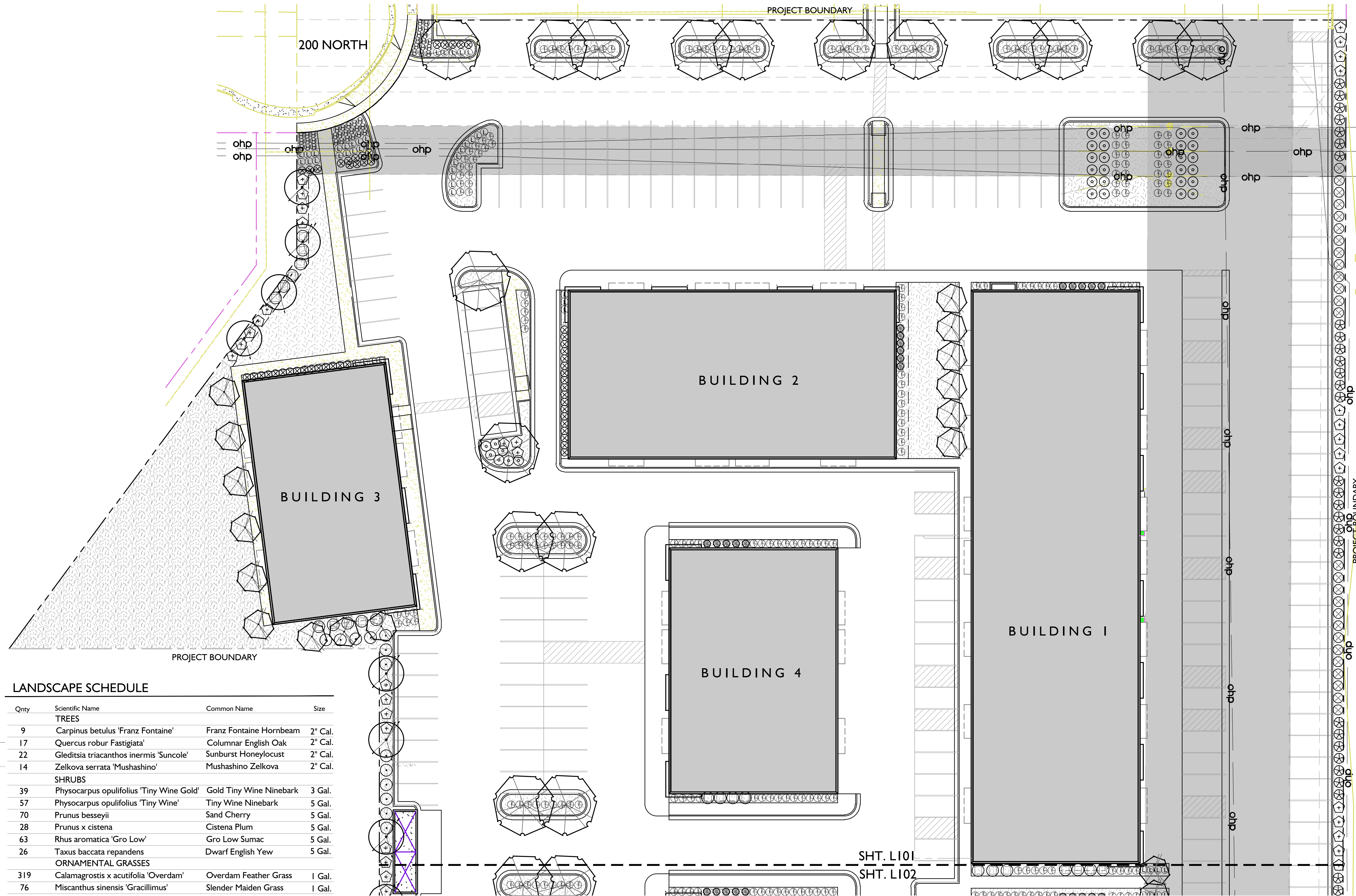
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**Legacy Crossing
Retail and Office Buildings**
200 South 1000 East
Centerville Utah

LANDSCAPE
PLAN

LI01



LANDSCAPE SCHEDULE

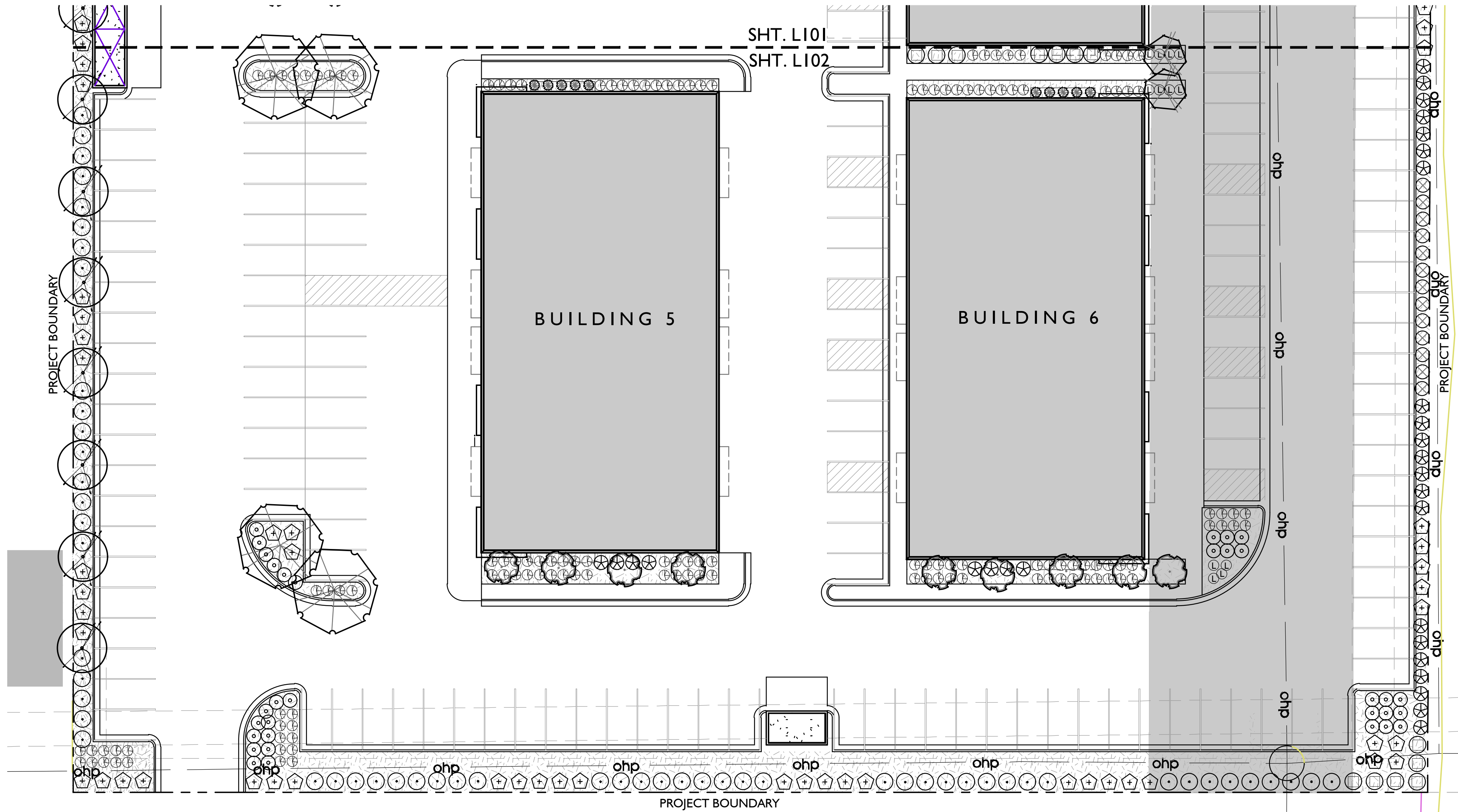
Sym	Qty	Scientific Name	Common Name	Size
TREES				
9	9	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.
17	17	Quercus robur 'Fastigiata'	Columnar English Oak	2" Cal.
22	22	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2" Cal.
14	14	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
SHRUBS				
39	39	Physocarpus opulifolius 'Tiny Wine Gold'	Gold Tiny Wine Ninebark	3 Gal.
57	57	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	5 Gal.
70	70	Prunus besseyii	Sand Cherry	5 Gal.
28	28	Prunus x cistena	Cistena Plum	5 Gal.
63	63	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 Gal.
26	26	Taxus baccata repandens	Dwarf English Yew	5 Gal.
ORNAMENTAL GRASSES				
319	319	Calamagrostis x acutifolia 'Overdam'	Overdam Feather Grass	1 Gal.
76	76	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
50	50	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
PERENNIALS				
41	41	Hemerocallis	Daylily	1 Gal.
51	51	Lavandula angustifolia 'Hidcote Blue'	Lavender	1 Gal.
TURF				
2,950 S.F.	2,950 S.F.	Chanshare Imperial Blue		Sod
MULCH				
27,835 S.F.	27,835 S.F.	Staker Parsons, Apache Gold, 1", Over DeWitt PRO5 Weed Barrier, All Planters		3"
MOWSTRIP				
---	---	Metal - 4" x 3/16"		

LANDSCAPE TABULATIONS

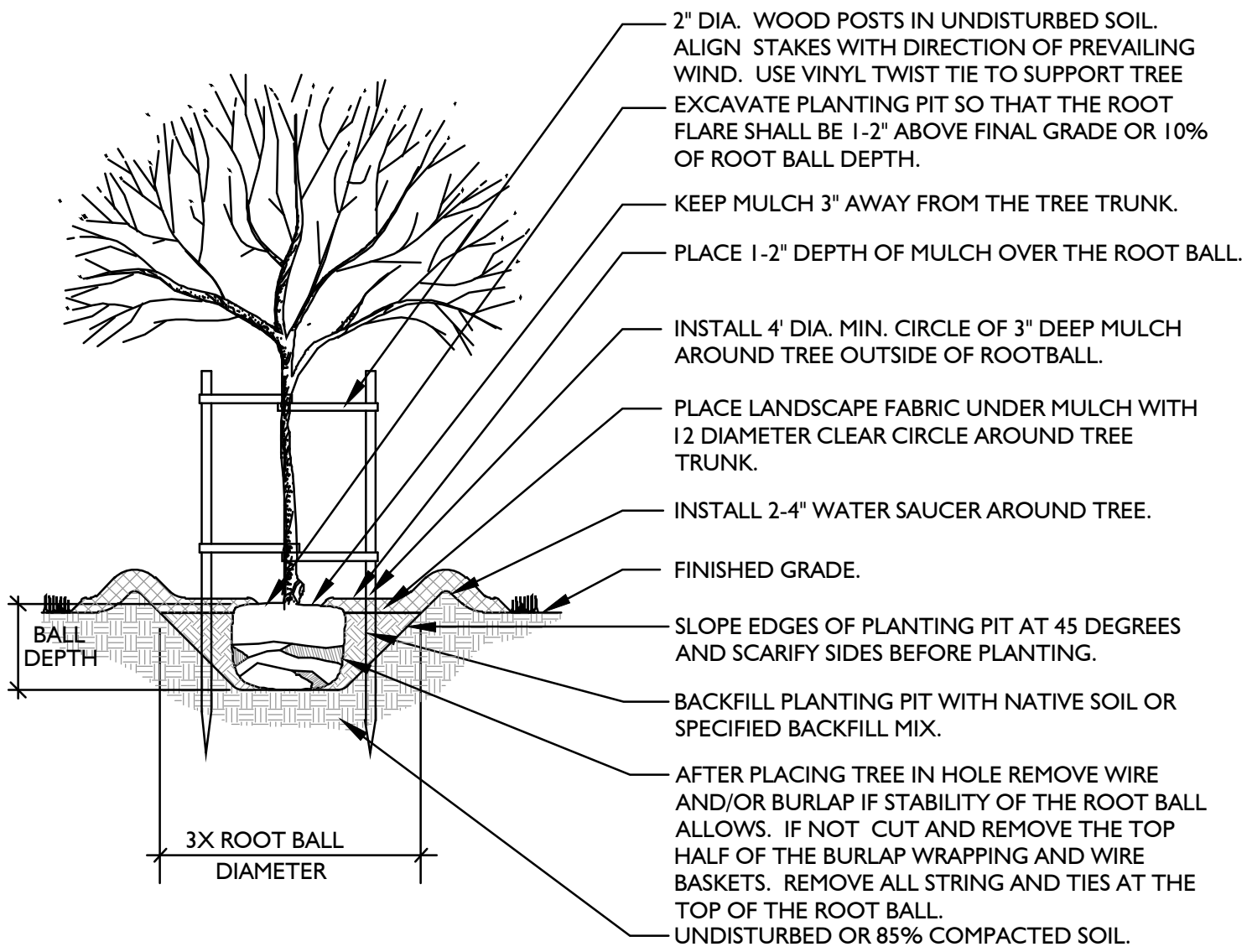
PROJECT AREA	245,295 S.F.	
LANDSCAPE AREA	30,785 S.F.	12.5%
TREES REQUIRED - 1 / 500 S.F.	61.6 TREES	
TREES PROVIDED	62 TREES	

A

LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



A LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



B TREE PLANTING
NOT TO SCALE

LANDSCAPE SCHEDULE				
Sym	Qty	Scientific Name	Common Name	Size
TREES				
9	9	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.
17	17	Quercus robur Fastigiata'	Columnar English Oak	2" Cal.
22	22	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2" Cal.
14	14	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
SHRUBS				
39	39	Physocarpus opulifolius 'Tiny Wine Gold'	Gold Tiny Wine Ninebark	3 Gal.
57	57	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	5 Gal.
70	70	Prunus besseyii	Sand Cherry	5 Gal.
28	28	Prunus x cistena	Cistena Plum	5 Gal.
63	63	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 Gal.
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319	319	Calamagrostis x acutifolia 'Overdam'	Overdam Feather Grass	1 Gal.
76	76	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
50	50	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
PERENNIALS				
41	41	Hemerocallis	Daylily	1 Gal.
51	51	Lavandula angustifolia 'Hidcote Blue'	Lavender	1 Gal.
TURF				
2,950 S.F.	2,950 S.F.	Chanshare Imperial Blue	Sod	
MULCH				
27,835 S.F.	27,835 S.F.	Staker Parsons, Apache Gold, 1", Over DeWitt PRO5 Weed Barrier, All Planters		3"
MOWSTRIP				
		Metal - 4" x 3/16"		

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on 'as Built' drawings by the Contractor.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative.
- Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$ " or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



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	4.30.2021

#	REV.	DESCRIPTION	DATE
1			
2			
3			
4			
5			

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ISSUE DESCRIP.	DATE
	4.30.2021

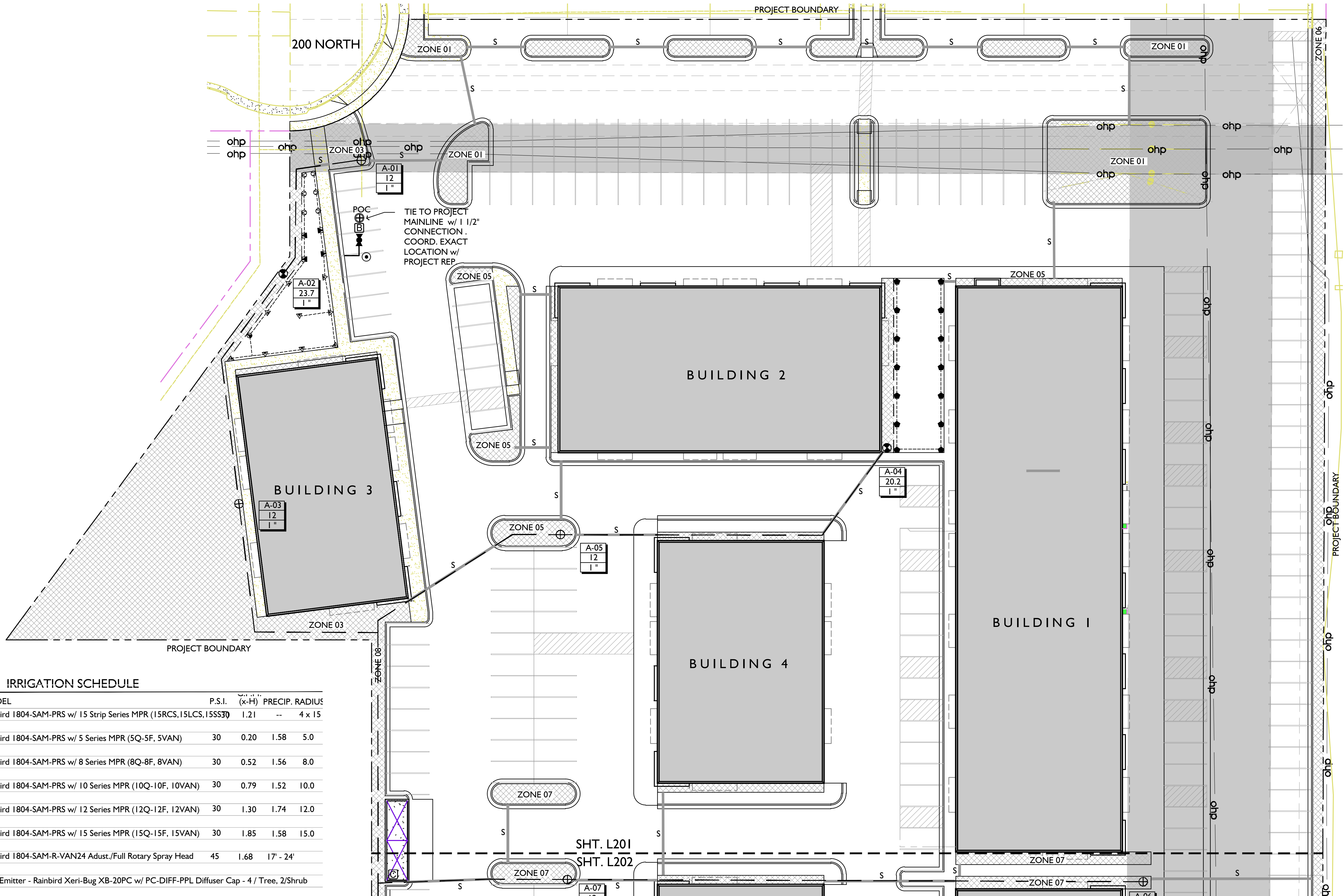
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**Legacy Crossing
Retail and Office Buildings**
200 South 1000 East
Centerville Utah

IRRIGATION
PLAN

L201



IRRIGATION SCHEDULE

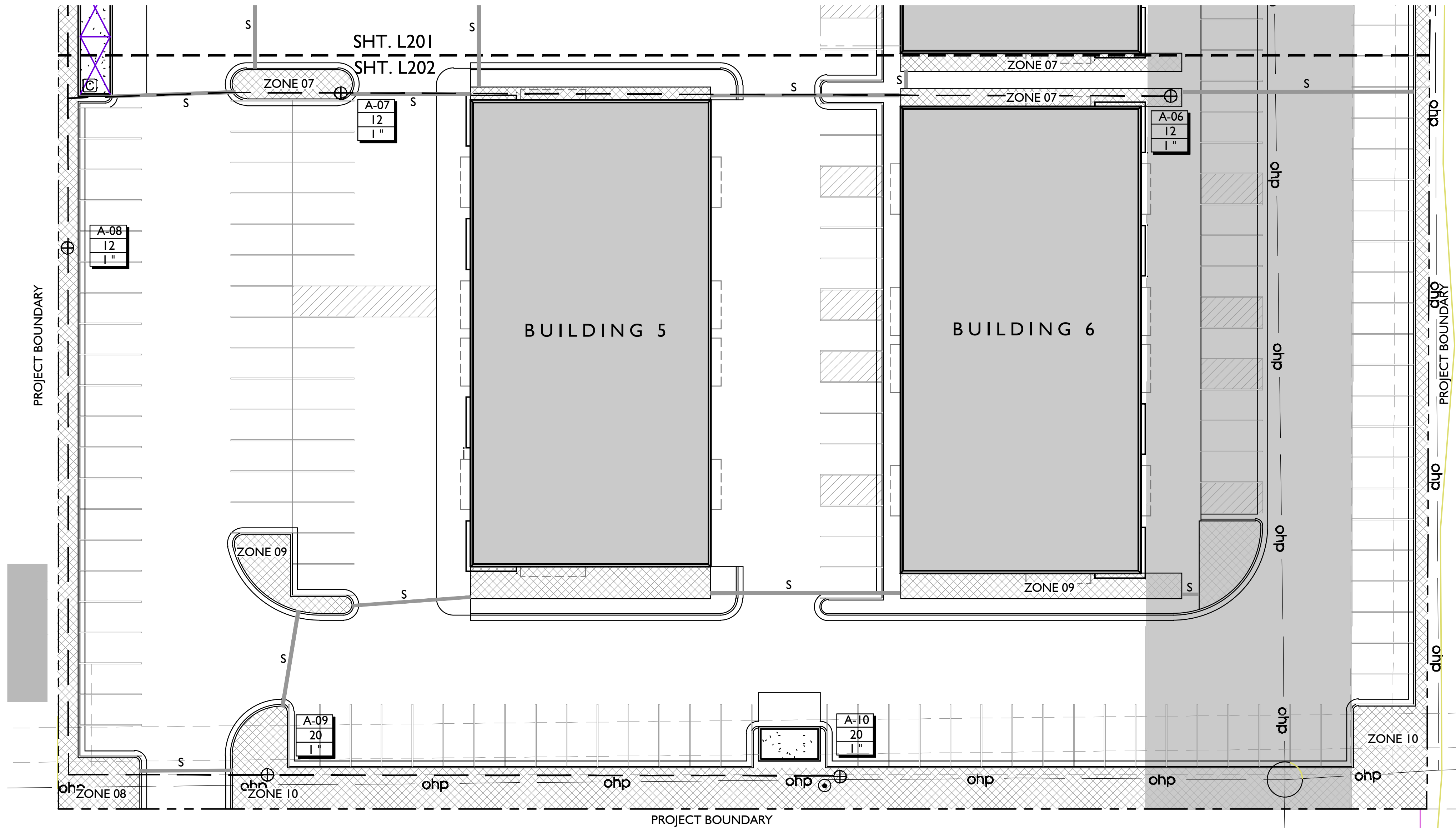
SYM.	MODEL	P.S.I.	Q (GPM)	PRECIP.	RADIUS
☐	Rainbird 1804-SAM-PRS w/ 15 Strip Series MPR (15RCS, 15LCS, 15SS30)	1.21	--	4 x 15	
☑	Rainbird 1804-SAM-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	1.58	5.0
⊙	Rainbird 1804-SAM-PRS w/ 8 Series MPR (8Q-8F, 8VAN)	30	0.52	1.56	8.0
■	Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	1.52	10.0
●	Rainbird 1804-SAM-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	1.74	12.0
▼	Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	1.58	15.0
●	Rainbird 1804-SAM-R-VAN24 Adj./Full Rotary Spray Head	45	1.68	17' - 24'	
☒	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub				

- ⊕ Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- ⊕ Drip Control Zone - Rainbird XCZ-100-PRBCOM
- ⊕ Quick Coupling Valve Assembly
- ⊕ Backflow Preventer - 1 1/2"
- ⊕ Controller - Rainbird ESP12LXME - 12 Stations
- ⊕ Stop and Waste - 1 1/2"
- Lateral Pipe - Schedule 40 PVC
- 1 1/2" Sch 40 PVC Mainline
- S Irrigation Sleeve (See Plan)

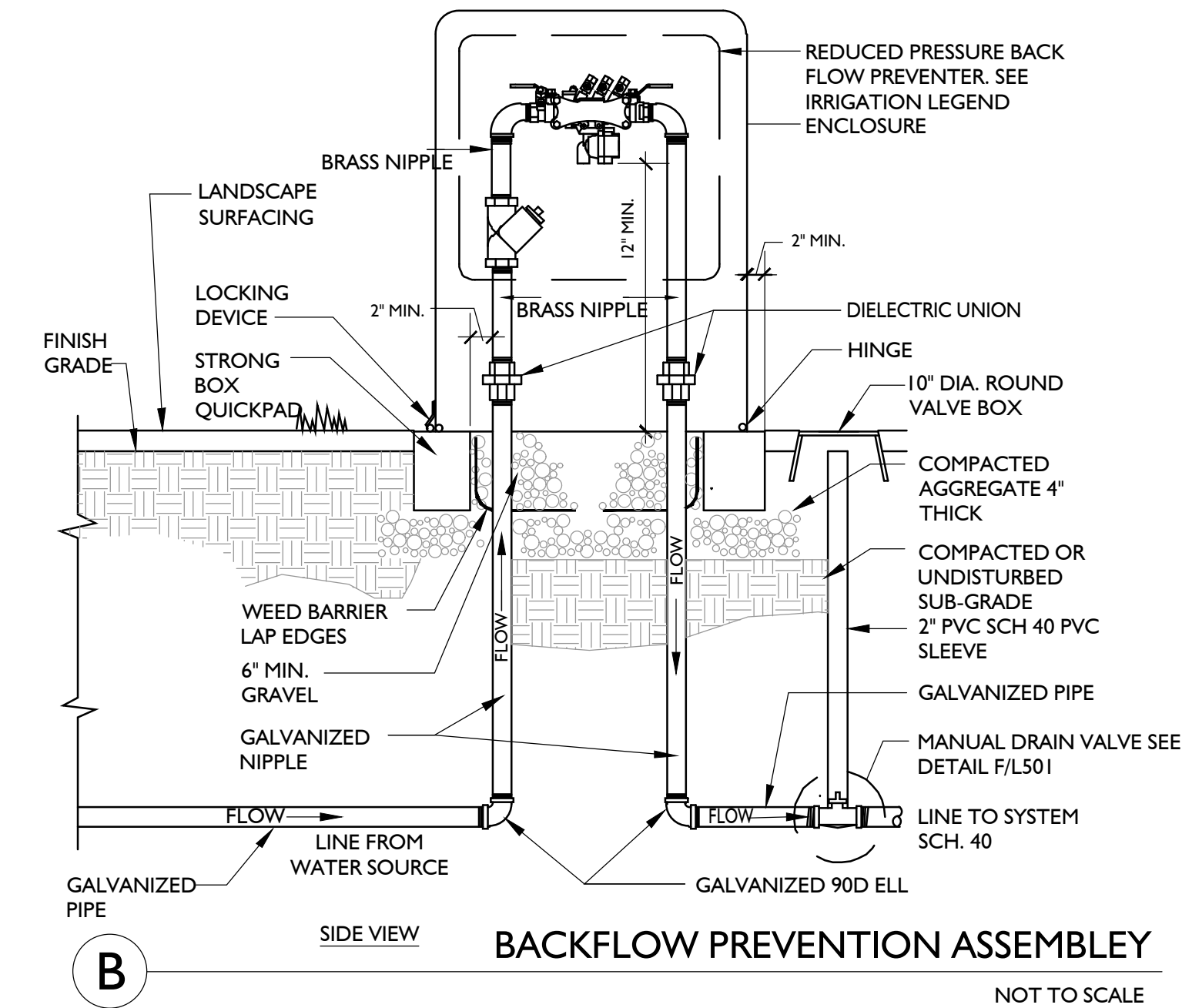
A-01	Valve #
26.7	GPM
1"	Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance-valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM



IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH



IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	PRECIP.	RADIUS
☐	Rainbird 1804-SAM-PRS w/ 15 Strip Series MPR (15RCS,15LCS,15SS30)	30	1.21	--	4 x 15
☑	Rainbird 1804-SAM-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	1.58	5.0
☉	Rainbird 1804-SAM-PRS w/ 8 Series MPR (8Q-8F, 8VAN)	30	0.52	1.56	8.0
☒	Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	1.52	10.0
☉	Rainbird 1804-SAM-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	1.74	12.0
☒	Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	1.58	15.0
☛	Rainbird 1804-SAM-R-VAN24 Adjust./Full Rotary Spray Head	45	1.68	17' - 24'	
☒	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub				
☉	Automatic Control Valve - Rainbird PEB - See Plan for Sizes				
☉	Drip Control Zone - Rainbird XCZ-100-PRBCOM				
☉	Quick Coupling Valve Assembly				
☉	Backflow Preventer - 1 1/2"				
☉	Controller - Rainbird ESP12LXME - 12 Stations				
☉	Stop and Waste - 1 1/2"				
---	Lateral Pipe - Schedule 40 PVC				
---	1 1/2" Sch 40 PVC Mainline				
S	Irrigation Sleeveing (See Plan)				

A-01	Valve #
26.7	GPM
1"	Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance-valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM

IRRIGATION GENERAL NOTES

- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
- Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Sprinklers are placed at various percentages of manufacturers published radii. See Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published coverage radius. Contractor to insure heads are located per these percentages.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
- Not all sleeveing necessary to complete this project is shown on plan. Portions of irrigation sleeveing may have been previously installed by others. Coordinate location and usage with Owner's Representative.
- Rotor zones may be shown with same nozzles for half circle and full circle heads, full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
- POC's and Main line are designed for one zone to be operated at a time, per POC & Controller.



LANDSCAPE ARCHITECTURE
& LAND PLANNING

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Retail and Office Buildings
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IRRIGATION
PLAN

L202

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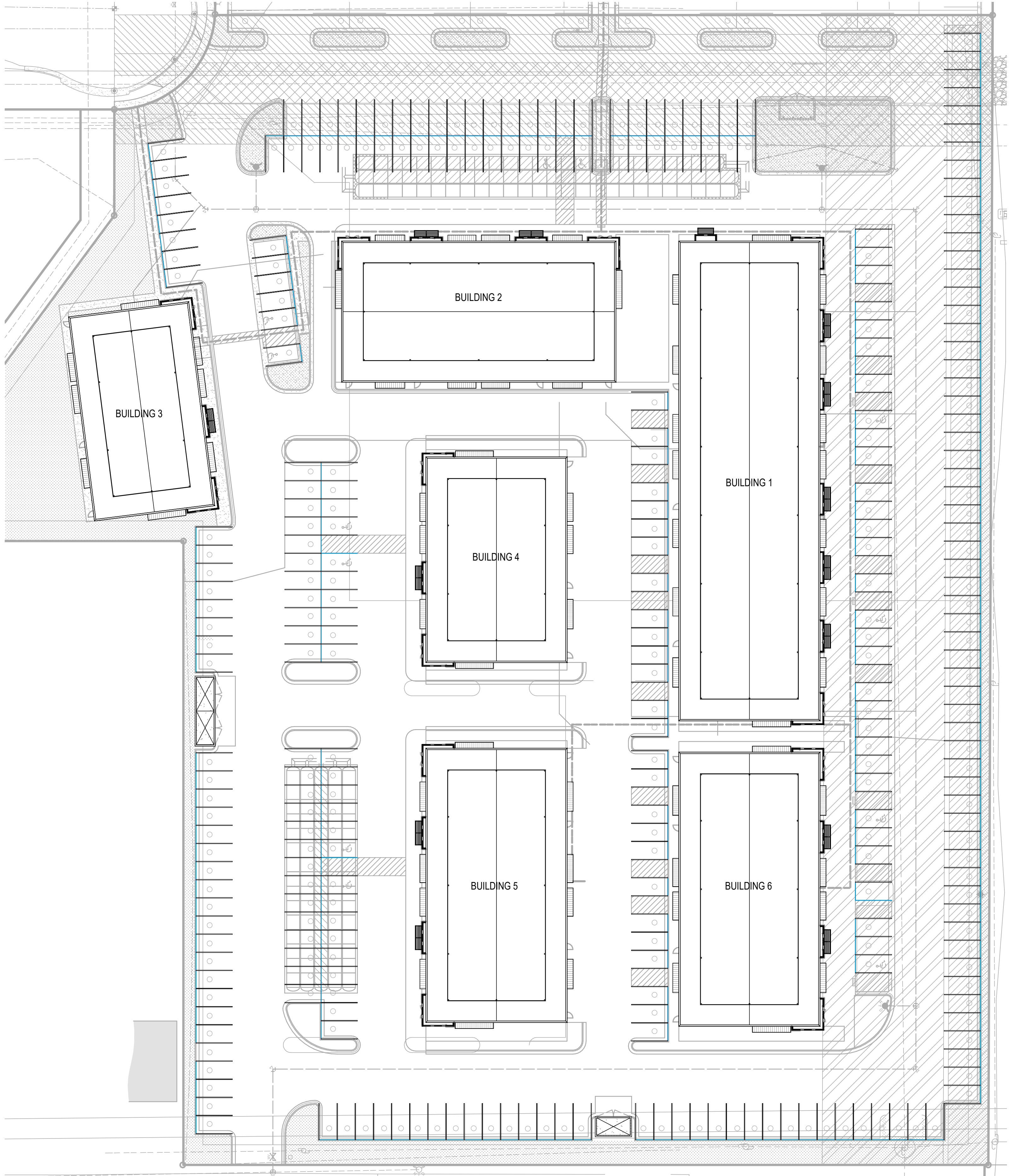
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PARKING SCHEDULE	
STALL TYPE	AMOUNT
9' x 18' - 90 deg	293
TOTAL	293

A2
AS101
SITE PLAN
1" = 30'-0"

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D

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B

A

PROJECT NUMBER
Project Number

DWN BY
WC

CHKD BY
AL

SCHEMATIC DESIGN

ARCHITECTURAL SITE
PLAN

DRAWING NUMBER

AS101

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C

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A

D1 SOUTH-EAST 2
AS201

C1 SOUTH-WEST
AS201

A1 SOUTH-EAST
AS201



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SCHEMATIC DESIGN

SITE PERSPECTIVES

DRAWING NUMBER
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C1 NORTH-EAST 2
AS202

NORTH-EAST 2



B1 NORTH-EAST



A1 WEST

[illegible]

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SITE PERSPECTIVES

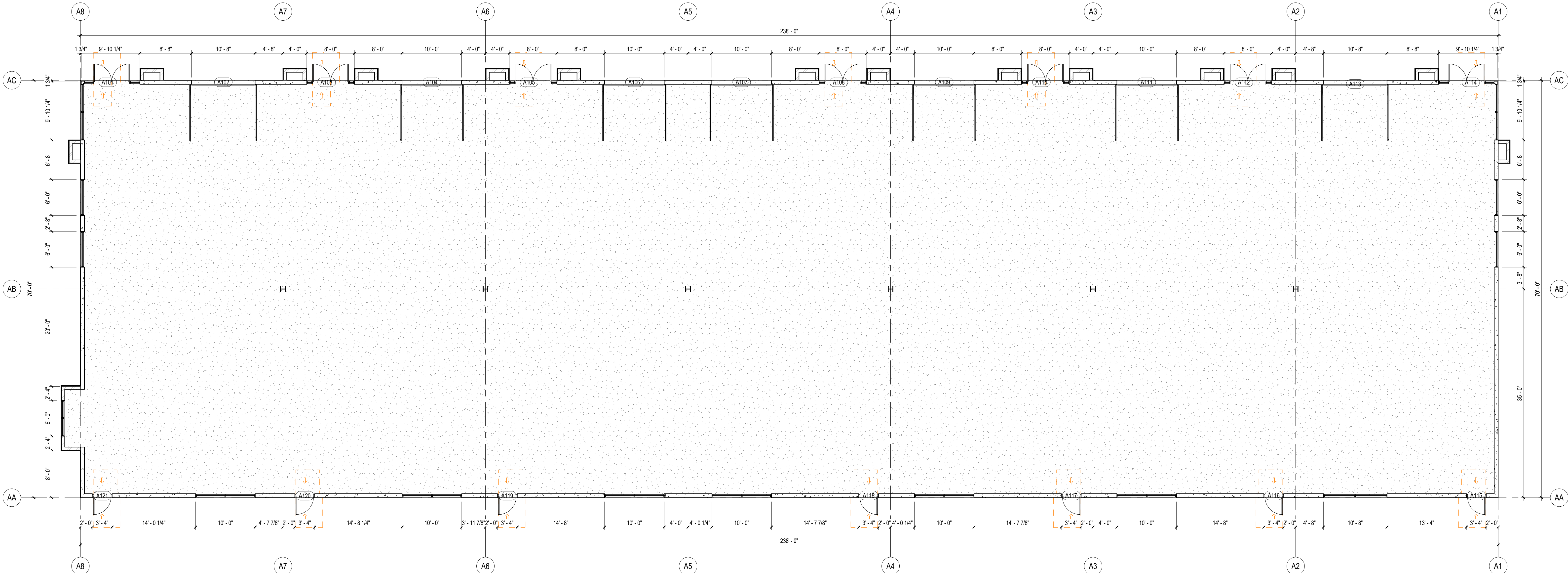
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A1 BUILDING 1 - LEVEL 1 FLOOR PLAN
AA101 1/8" = 1'-0"

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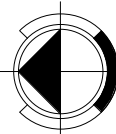
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Project Number
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SCHEMATIC DESIGN

BUILDING 1 - LEVEL 1
FLOOR PLAN
DRAWING NUMBER
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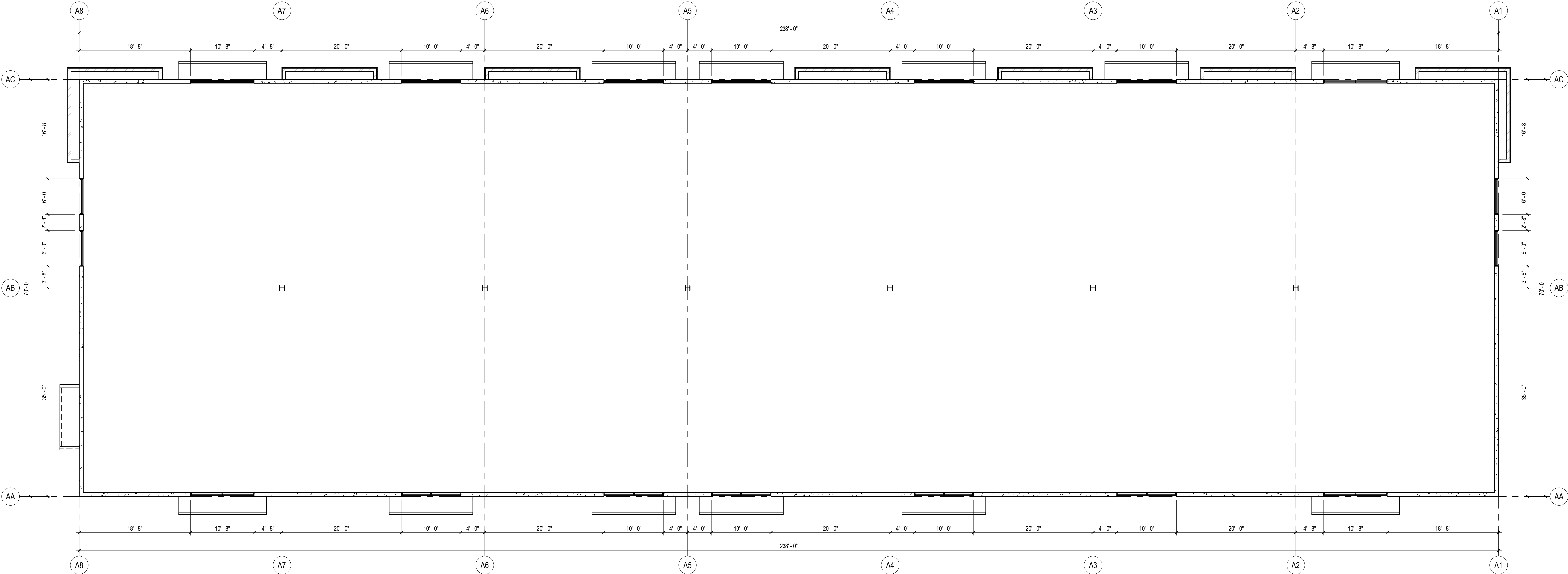
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A1
AA102

BUILDING 1 - LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



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1	CITY SITE	03/31/21		
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BUILDING 1 - LEVEL 2
FLOOR PLAN

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AA102

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AA201

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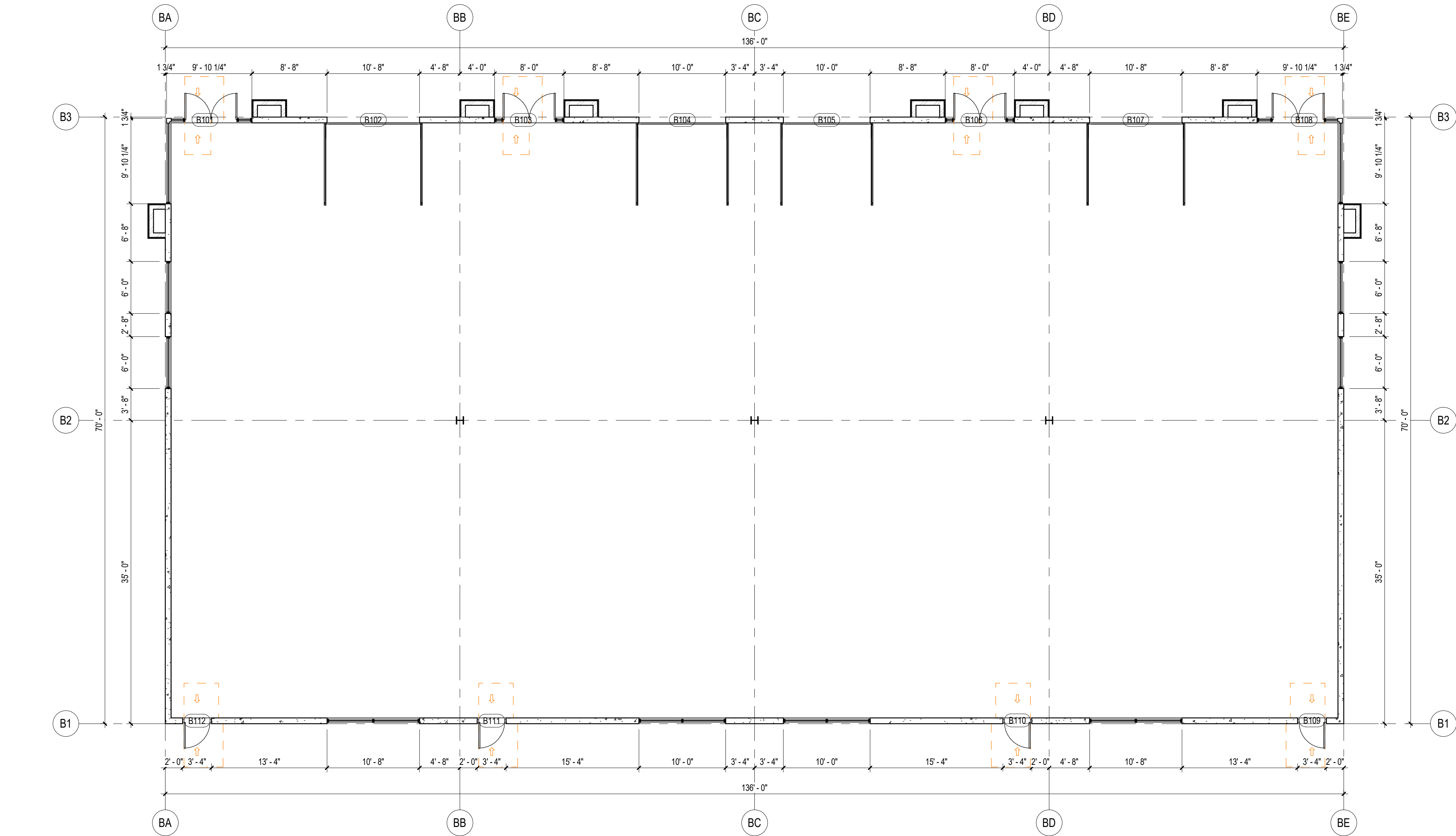
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BUILDING 2 - LEVEL 1 FLOOR PLAN
A2
AB101
1/8" = 1'-0"

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BUILDING 2 - LEVEL 1
FLOOR PLAN

DRAWING NUMBER
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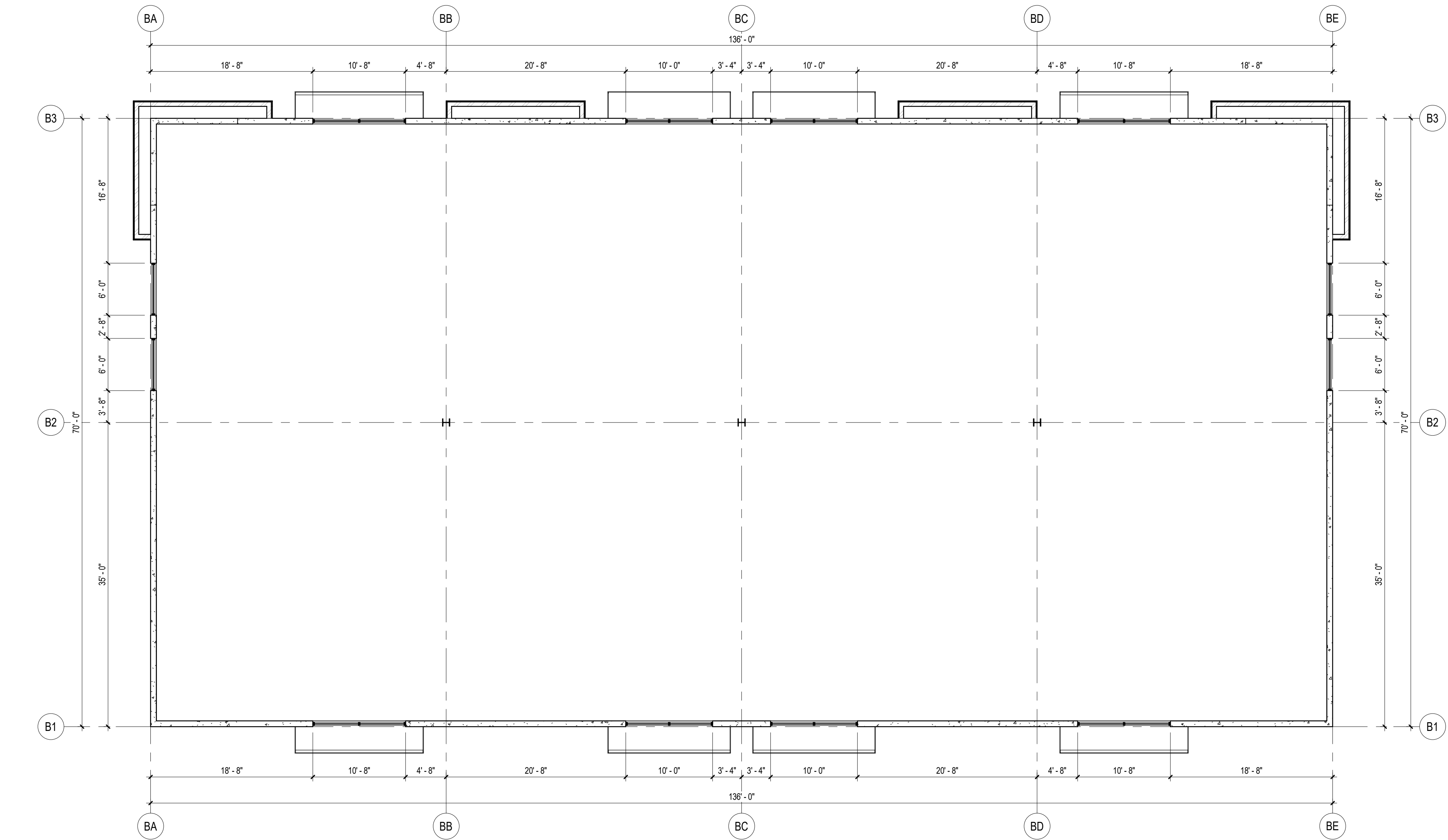
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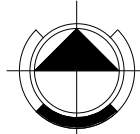
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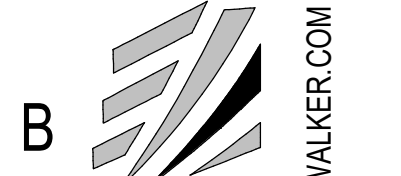
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BUILDING 2 - LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

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BUILDING 2 - LEVEL 2
FLOOR PLAN

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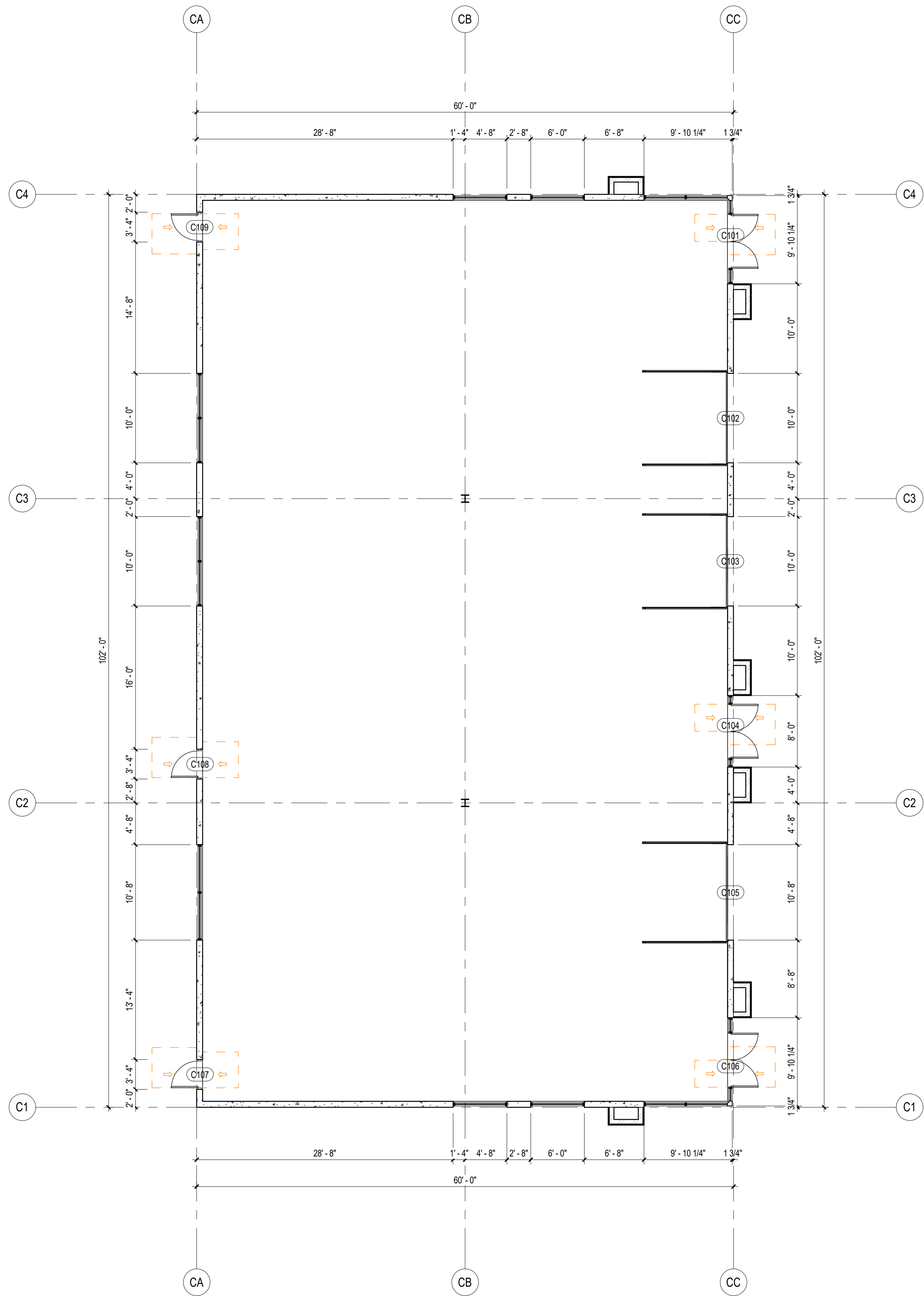
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BUILDING 3 - LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

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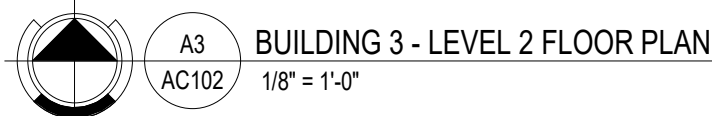
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BUILDING 3 - LEVEL 1
FLOOR PLAN

DRAWING NUMBER
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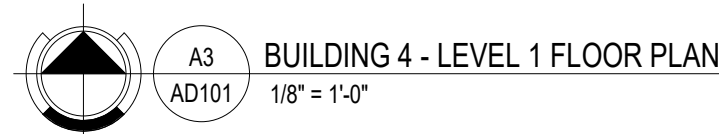
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BUILDING 3 - LEVEL 2
FLOOR PLAN

DRAWING NUMBER

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AD101

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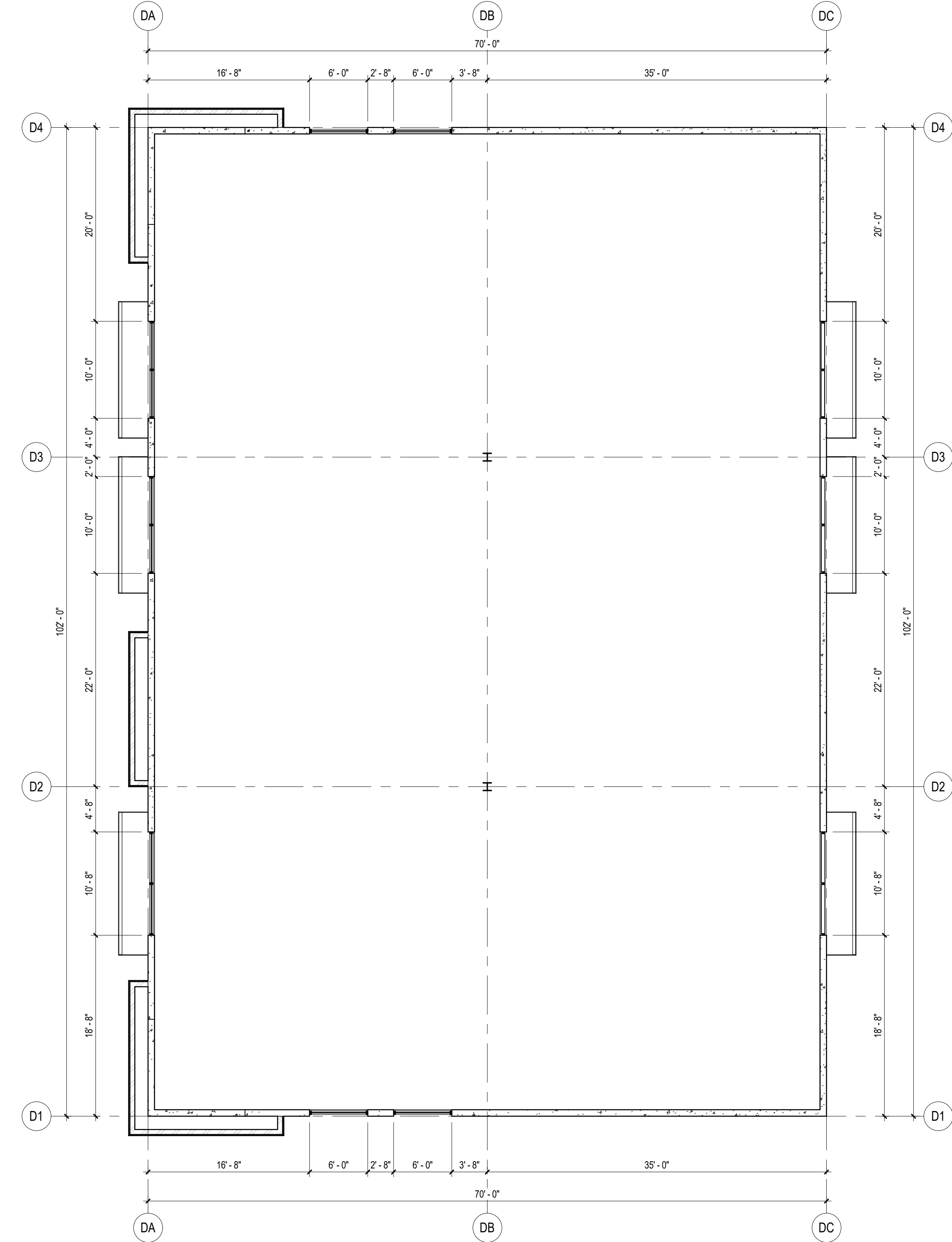
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DWN BY WC	CHKD BY AL

SCHEMATIC DESIGN

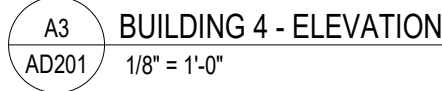
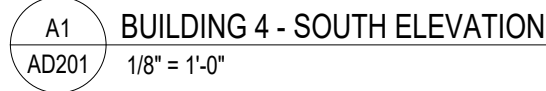
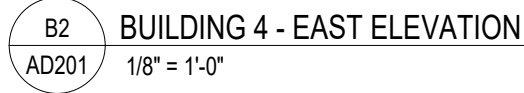
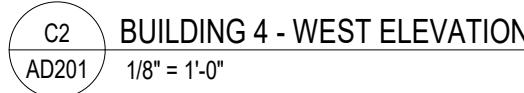
BUILDING 4 - LEVEL 2
FLOOR PLAN

DRAWING NUMBER

AD102



A3 BUILDING 4 - LEVEL 2 FLOOR PLAN
AD102 1/8" = 1'-0"

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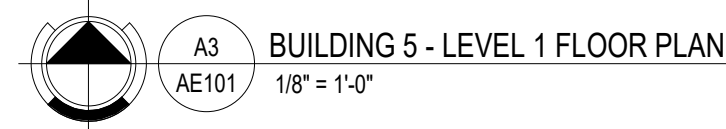
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BUILDING 4 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

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DRAWING NUMBER

AE101

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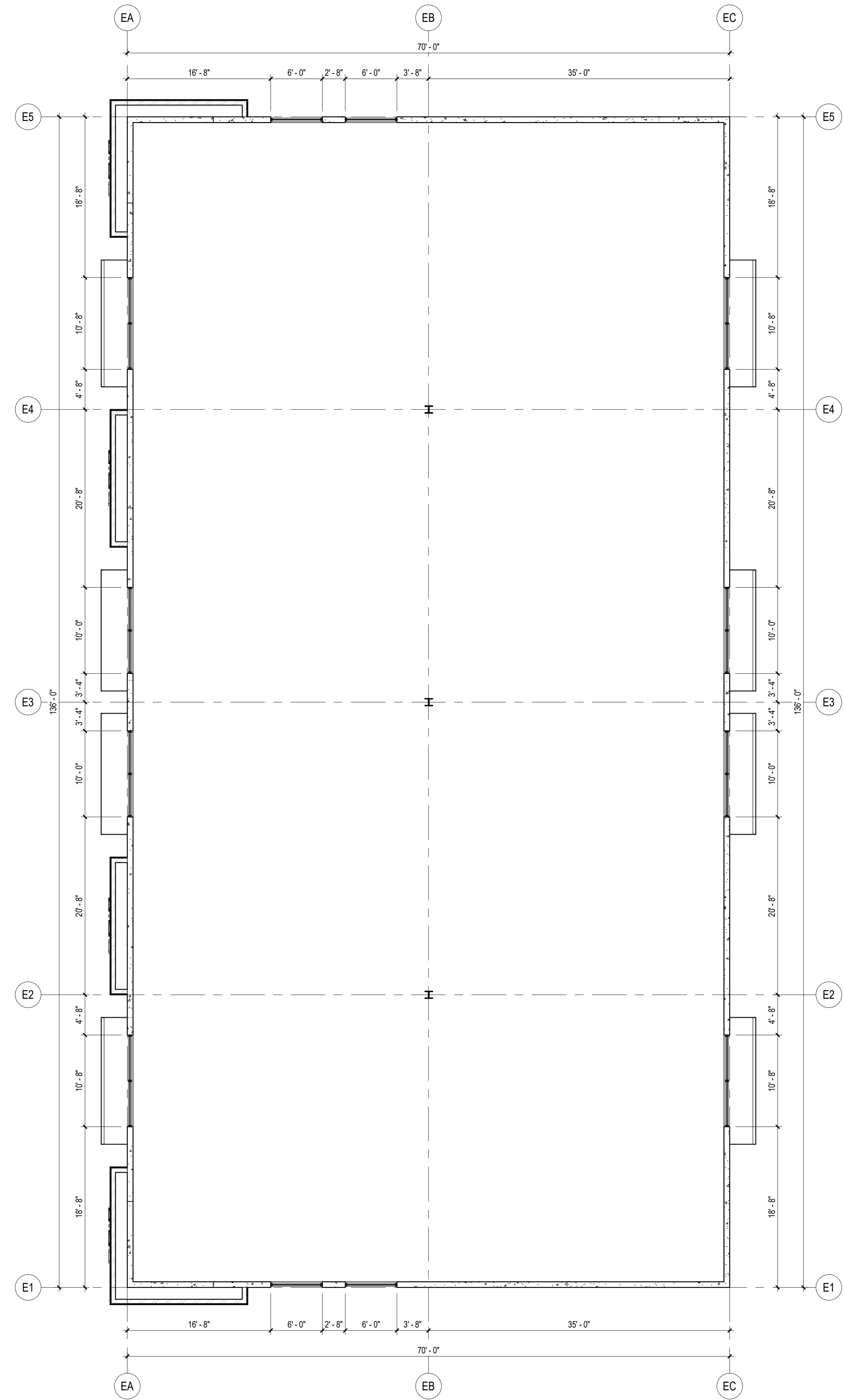
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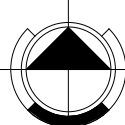
3

4

5

6



 A3
AE102 BUILDING 5 - LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS DATE	#	REV DESCRIPTION	REV DATE
1	CITY SITE				
	SUBMITTAL	03.31.21			

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

B

beecherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE, #200
f. 801.438.9501 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWN BY WC	CHKD BY AL

SCHEMATIC DESIGN

BUILDING 5 - LEVEL 2
FLOOR PLAN

DRAWING NUMBER

AE102

1

2

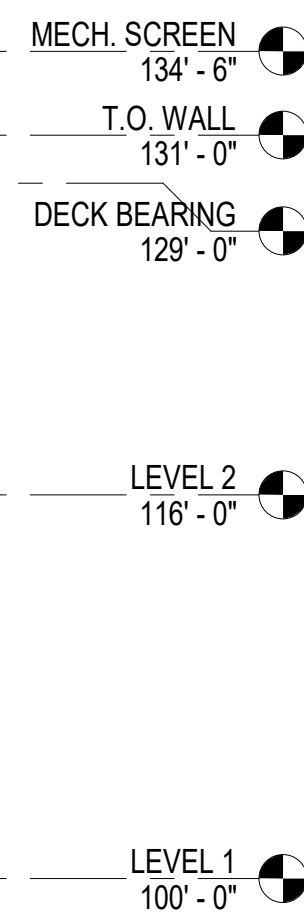
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4

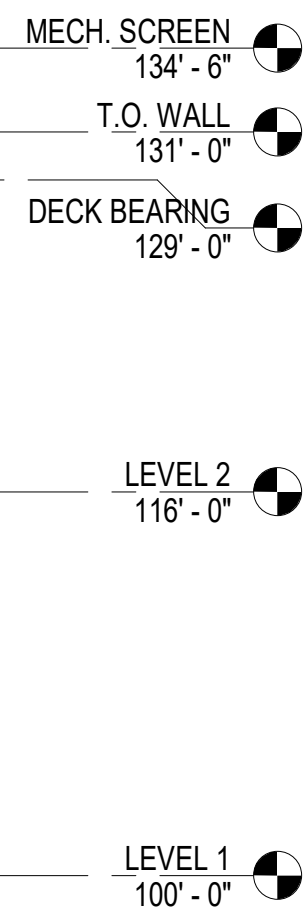
5

6

C2 BUILDING 5 - WEST ELEVATION
AE201 1/8" = 1'-0"



B2 BUILDING 5 - EAST ELEVATION
AE201 1/8" = 1'-0"

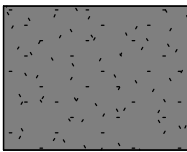
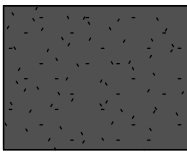


A1 BUILDING 5 - SOUTH ELEVATION
AE201 1/8" = 1'-0"



A3 BUILDING 5 - NORTH ELEVATION
AE201 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

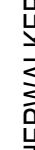
- | | | |
|---|---|---|
| 1 |  | CONCRETE TILT PANEL, PAINTED GREY |
| 2 |  | CONCRETE TILT PANEL, PAINTED DARK GREY (ACCENT) |
| 3 |  | WOOD LOOK ALUMINUM PANEL, WALNUT BROWN |
| 4 |  | STANDING SEAM ROOFING, BLACK |

[illegible]

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

beecheerwalker
Architecture/Interiors

3115 EAST LION LANE #200
HOUSTON, TEXAS 77054
t. 801.438.9500
f. 801.438.9501
BEECHERWALKER.COM



PROJECT NUMBER
Project Number

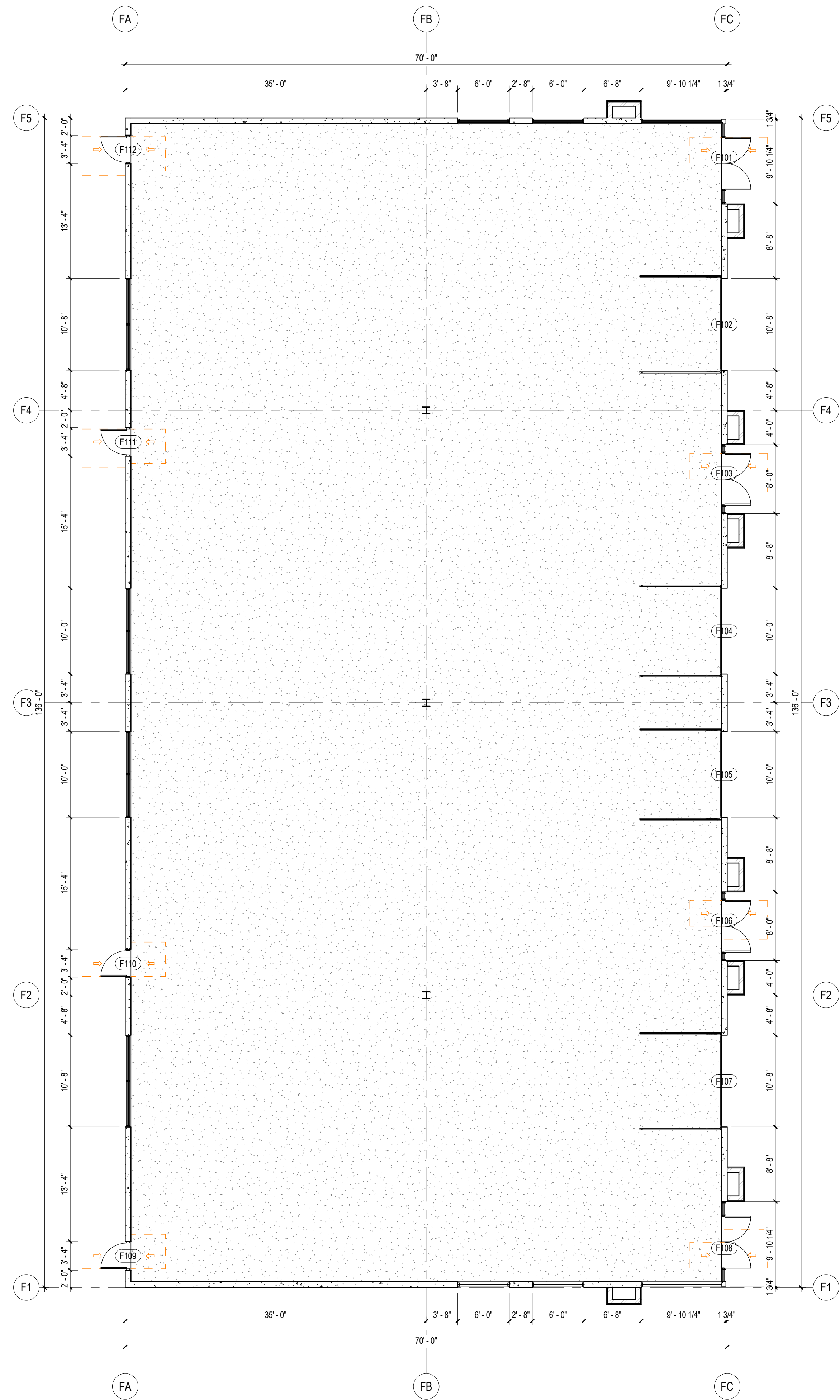
DWN BY WC	CHKD BY AL
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A SCHEMATIC DESIGN

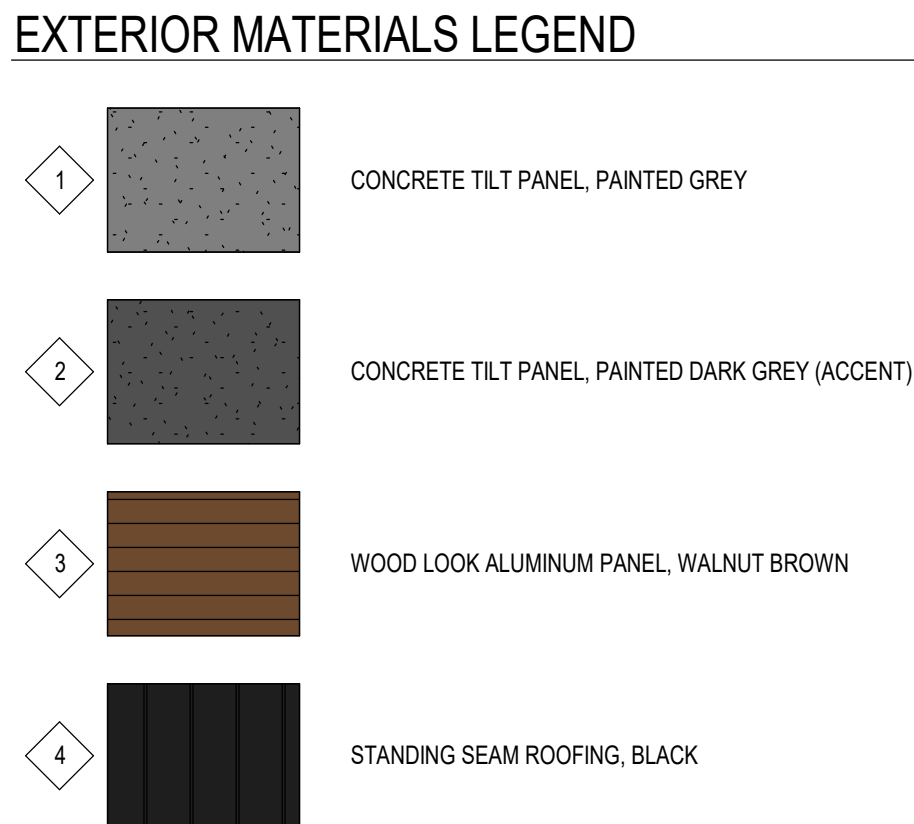
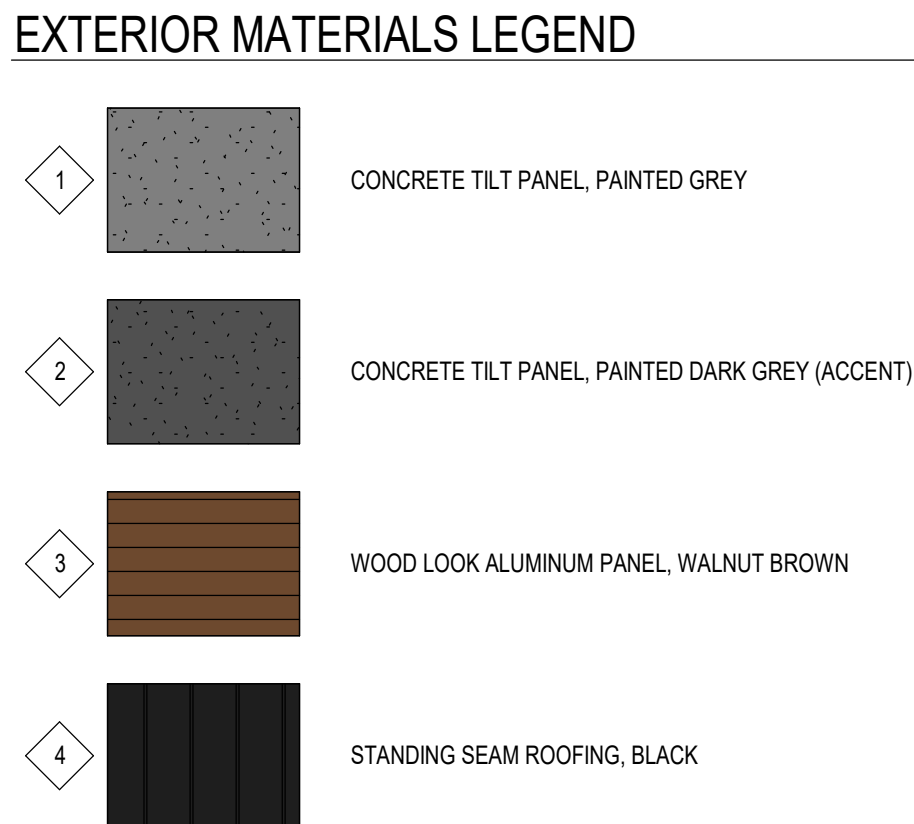
BUILDING 5 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

AE201



6



MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV DESCRIPTION	REV. DATE
1	CITY SITE SUBMITTAL	03.31.21			

THE COMMONS AT LEGACY CROSSING
APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

beecheerwalker
Architecture/Interiors

3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121

o. 801.438.9500
f. 801.438.9501

BEECHERWALKER.COM

A	PROJECT NUMBER	
	Project Number	
	DWN BY WC	CHKD BY AL
SCHEMATIC DESIGN		

BUILDING 6 - EXTERIOR
ELEVATIONS

DRAWING NUMBER

AF201

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A B

PRINTED AT 4/13/2021 10:18:39 AM

Legacy Crossing Retail – Concept Site Plan Narrative

We, as representatives of J Fisher Companies, are requesting the consideration of our proposed development plan for the remaining undeveloped property in the Legacy Crossing PDO. The Planning Commission previously granted concept approval for this site plan, but we have been asked to bring it again for consideration in conjunction with a proposed amendment to the Legacy Crossing Development Agreement. Since the last review, an office building was removed from the site plan and replaced with additional retail buildings. In an effort to provide the Commission with as much information as possible, we would like to address the comments that planning staff provided in the staff report from our previous meeting:

- Use List: The purpose of the project is to build retail buildings on the site in conjunction with the proposed amendments to the uses as described in the PDO.
- Signage: At this point, our signage program for the project is composed exclusively of wall signs mounted directly on each retail building. While the property is entitled to one unlit pole sign near the freeway, we are not planning any pole signs at the site.
- Pedestrian Pathways: The pedestrian pathways provided on the site was brought up by staff during our previous meeting with the Planning Commission. We feel that pedestrian connectivity can be easily addressed during site plan review. We are proposing normal pedestrian connections throughout the site with sidewalks and crosswalks providing access to all of the proposed buildings. All sidewalk widths and locations will be reviewed and approved according to all safety and regulatory standards.
- Landscape Percentage: A full landscape design and plan has been submitted as part of this review. The current plan shows 12.5 % of the project area as landscaped spaces.
- Exterior Lighting: We will be providing a photometric plan as required by city standards. Our intent is to provide exterior lighting to match what currently exists in other phases of the Legacy Crossing Development. This will include matching lights within landscape areas of the parking lots and wall pack lighting and/or wall sconce lighting on the exterior of the buildings.
- Parking: We have obtained an updated parking study that provides time-of-day analysis for the entire project, including the proposed uses and parking spaces anticipated on Lots 2 and 3. The study found that there will be an excess of 439 stalls at peak times for the development. We are proposing to amend the limitation on shared parking in the PDO in order to ensure that we do not further over-park the project.
- Rooftop Screening: The architectural elevations provided show that all roof-mounted mechanical equipment will be screened from view using architectural corrugated metal.



December 9, 2020

Project: *Legacy Crossing at Parrish Lane*

Re: *Parking requirements with Phase 2 & 3*

This letter is an amendment to the parking requirements study done on July 31, 2017. The original study was to analyze the peak parking requirements based on the time of day rather than a flat number for peak use only. The peak parking requirement analysis will now include Phase 2 & 3, which was omitted.

The analysis was conducted using data from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Edition, Volumes 2 & 3, published in 2012. The attached master site plan (exhibit B1) with the outlines drawn shows total parking stalls for each area as planned. There is a total of 1,886 stalls: 750 for the theater area, 204 for the first office area, 279 for the second office and retail area, and 238 for the residential area. The areas were arbitrarily highlighted as parking is intended to be shared in the mixed-use area. Phases 2 and 3 will have 273 for the office and 130 for the retail. Phase 2 & 3 site layout is shown in Exhibit B2.

The methodology used was to apply the average rate of a given land use multiplied by its basis as provided by ITE. If a particular use fell under multiple categories, the average of the combined land uses was taken as the average rate. For a conservative value, the Peak Hour of Adjacent Street Traffic or the Peak Hour of Generator was used for more than the single hour it was based upon for its respective time of day as provided by ITE. It was determined Friday has the most traffic and least parking spaces available and is therefore shown indicating traffic movement for each use on a per hour basis (exhibit C-E).

The basis for apartments was 206 total units, the theater has 14 screens and 3266 seats. There is 121,531 sq. ft. of office space and 11,250 sq. ft. of retail space. Phase 2 and 3 consist of 62,636 sq. ft. of retail and 32,473 sq.ft. of general office. On-street parking, mass-transit, and other traffic reducing options were neglected for the calculations. All parking requirements and provided parking stalls can be found in Exhibit A.

Reeve & Associates, Inc.



In summary, the parking demand for office space occurs during the daytime and early afternoon hours, which is asynchronous with theater parking demand occurring in late afternoon and evening. The maximum required parking stalls in a given hour on the busiest day, being Friday, was 1334 stalls at 9:00 P.M., leaving 552 stalls unoccupied for the area of the study at full build out (1886 stalls). It is highly unlikely the peak demands would coincide since the greatest parking demand is for the theater from 6:00-10:00 P.M. during which time offices spaces are mostly vacant.

If you have any questions, or we can be of further assistance, please contact us.

Sincerely,

Nate Reeve, P.E.
Principal Engineer
Reeve & Associates, Inc.
nreeve@reeve-assoc.com

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Exhibit A

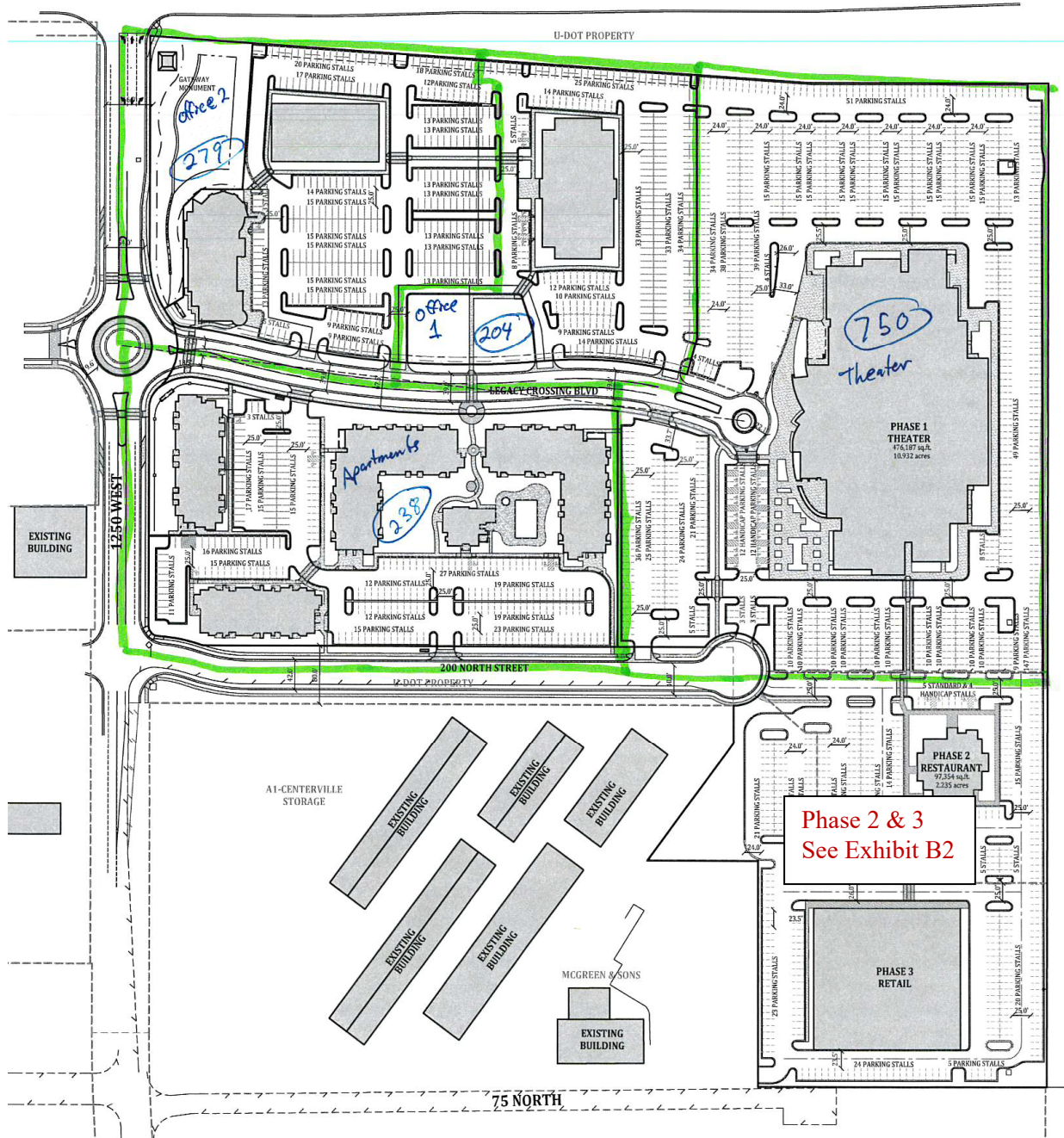
Peak Parking Required by Zoning Ordinance Formulas Without Time-of-Day Demand Analysis

Phase	Use	Unit Criteria	Qty.	Required	Provided	Surplus
1	Theater	1/4.5 seats	3266	726	750	24
2&3	Office	5/1000 sf	62636	313	273	-40
	Retail	4/1000 sf	32473	130	130	0
4	Office	5/1000 sf	121531	608	320	-288
	Retail	4/1000 sf	11250	45	175	130
5	Apartment	1.5/1 bed	68	102	218	116
	"	2.0/2 bed	90	180		-180
6	Apartment	1.5/1 bed	48	72	20	-52
Total				2176	1886	-290



Exhibit B1

PARRISH LANE



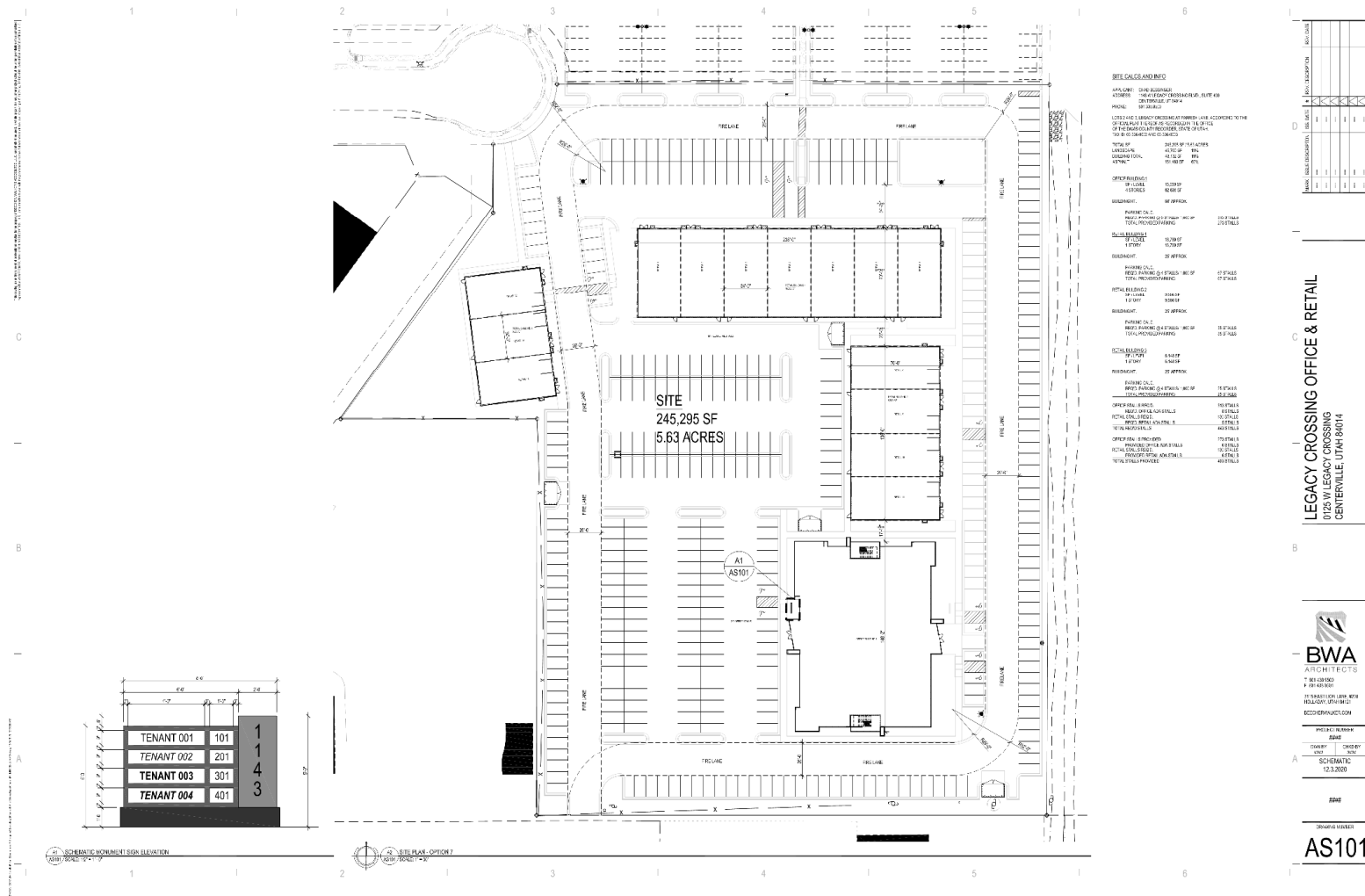
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Exhibit B2



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Exhibit C

Time of day (weekday Friday)	Apartment Spaces Required	Retail Spaces Required	Office Spaces Required	Theater Spaces Required	Total Spaces Required	Excess Parking Spaces		Apt In	Apt out	Retail In	Retail Out	Office In	Office Out	Theater In	Theater Out
6:00 AM	354	0	0	0	354	1532		28	21	4	2	3	3	0	0
7:00 AM	361	2	0	0	363	1523		25	89	10	5	242	43	0	0
8:00 AM	297	7	199	0	503	1383		21	68	16	6	242	43	0	0
9:00 AM	250	17	398	0	665	1221		25	69	38	10	242	43	0	0
10:00 AM	206	45	597	0	848	1038		28	69	36	22	3	12	119	0
11:00 AM	165	59	588	119	931	955		28	21	58	32	3	12	125	94
12:00 PM	172	85	579	150	986	900		28	21	49	43	3	12	131	135
1:00 PM	179	91	570	146	986	900		28	21	43	45	3	12	138	139
2:00 PM	186	89	561	145	981	894		28	21	40	46	3	12	147	144
3:00 PM	193	83	552	148	976	910		81	54	40	46	3	12	156	149
4:00 PM	220	77	543	155	995	891		82	51	41	46	76	212	238	162
5:00 PM	251	72	407	231	961	925		82	49	44	48	77	212	238	162
6:00 PM	284	68	272	307	931	955		82	51	41	39	76	212	553	321
7:00 PM	315	70	136	539	1060	826		28	21	41	37	3	12	553	401
8:00 PM	322	74	127	691	1214	672		28	21	22	40	3	12	553	413
9:00 PM	329	56	118	831	1334	552		28	21	9	37	3	12	396	413
10:00 PM	336	28	109	814	1287	599		31	20	8	15	0	109	198	413
11:00 PM	347	21	0	599	967	919		28	21	0	0	0	0	0	599
Max/use:	361	91	597	831	1334	Total/day:		709	709	540	519	985	985	3545	3545

Total Spaces (1886) - Total Required = Excess Spaces

Minimum Excess Spaces: **552**

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Exhibit D

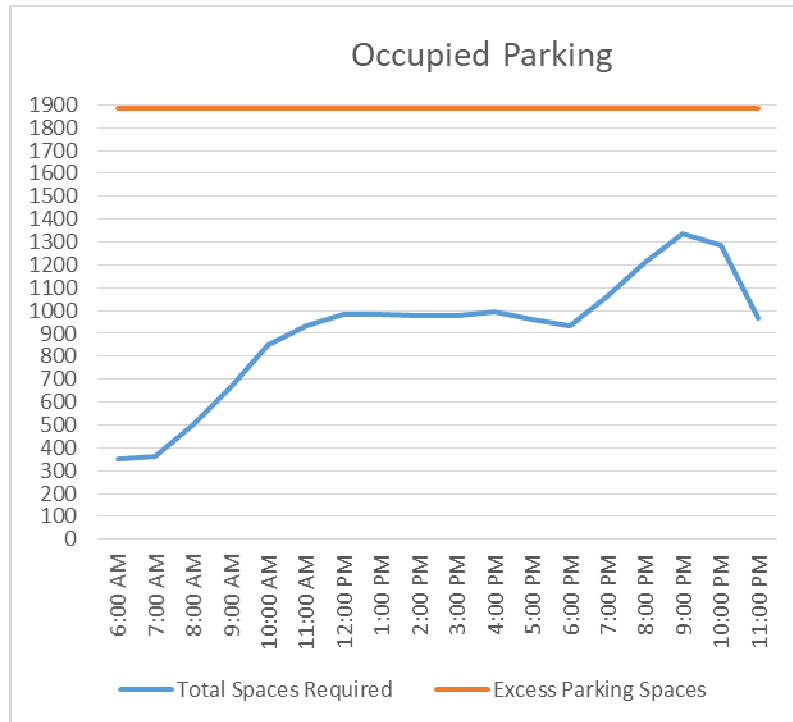
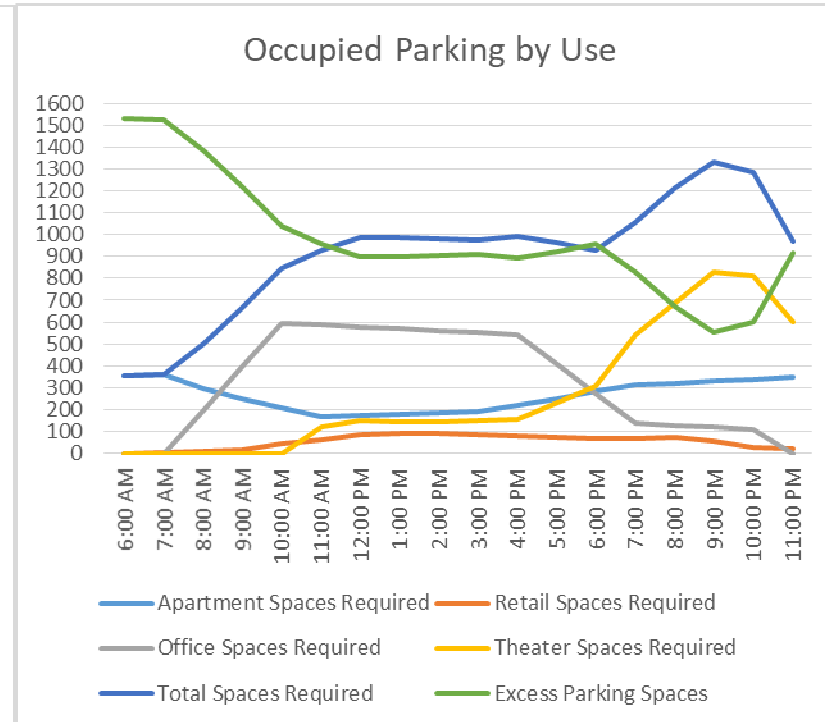


Exhibit E



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May 18, 2020

Project: *Legacy Crossing at Parrish Lane*

Re: *Parking requirements with Phase 2 & 3*

This letter is an amendment to the parking requirements study done on July 31, 2017. The original study was to analyze the peak parking requirements based on the time of day rather than a flat number for peak use only. The peak parking requirement analysis will now include Phase 2 & 3, which was omitted.

The analysis was conducted using data from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Edition, Volumes 2 & 3, published in 2012. The attached master site plan (exhibit B1) with the outlines drawn shows total parking stalls for each area as planned. There is a total of 1,773 stalls: 750 for the theater area, 204 for the first office area, 279 for the second office and retail area, and 238 for the residential area. The areas were arbitrarily highlighted as parking is intended to be shared in the mixed-use area. Phases 2 and 3 will have 302 for retail use. The Phase 2 & 3 site layout is shown in Exhibit B2.

The methodology used was to apply the average rate of a given land use multiplied by its basis as provided by ITE. If a particular use fell under multiple categories, the average of the combined land uses was taken as the average rate. For a conservative value, the Peak Hour of Adjacent Street Traffic or the Peak Hour of Generator was used for more than the single hour it was based upon for its respective time of day as provided by ITE. It was determined Friday has the most traffic and least parking spaces available and is therefore shown indicating traffic movement for each use on a per hour basis (exhibit C-E).

The basis for apartments was 206 total units, the theater has 14 screens and 3266 seats. There is 121,531 sq. ft. of office space and 11,250 sq. ft. of retail space. Phase 2 and 3 consist of 58,756 sq. ft. of retail. On-street parking, mass-transit, and other traffic reducing options were neglected for the calculations. All parking requirements and provided parking stalls can be found in Exhibit A.

Reeve & Associates, Inc.



In summary, the parking demand for office space occurs during the daytime and early afternoon hours, which is asynchronous with theater parking demand occurring in late afternoon and evening. The maximum required parking stalls in a given hour on the busiest day, being Friday, was 1334 stalls at 9:00 P.M., leaving 439 stalls unoccupied for the area of the study at full build out (1773 stalls). It is highly unlikely the peak demands would coincide since the greatest parking demand is for the theater from 6:00-10:00 P.M. during which time offices spaces are mostly vacant.

If you have any questions, or we can be of further assistance, please contact us.

Sincerely,

Nate Reeve, P.E.
Principal Engineer
Reeve & Associates, Inc.
nreeve@reeve-assoc.com

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Exhibit A

Peak Parking Required by Zoning Ordinance Formulas Without Time-of-Day Demand Analysis

Phase	Use	Unit Criteria	Qty.	Required	Provided	Surplus
1	Theater	1/4.5 seats	3,266	726	750	24
2&3	Retail	4/1000 sf	58,756	235	302	67
4	Office	5/1000 sf	121,531	608	483	-125
	Retail	4/1000 sf	11,250	45		-45
5	Apartment	1.5/1 bed	68	102	218	116
	"	2.0/2 bed	90	180		-180
6	Apartment	1.5/1 bed	48	72	20	-52
Total				1968	1773	-195

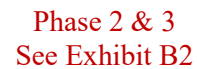
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PARRISH LANE



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[illegible]

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Exhibit C

Time of day (weekday Friday)	Apartment Spaces Required	Retail Spaces Required	Office Spaces Required	Theater Spaces Required	Total Spaces Required	Excess Parking Spaces		Apt In	Apt out	Retail In	Retail Out	Office In	Office Out	Theater In	Theater Out
6:00 AM	354	0	0	0	354	1419		28	21	4	2	3	3	0	0
7:00 AM	361	2	0	0	363	1410		25	89	10	5	242	43	0	0
8:00 AM	297	7	199	0	503	1270		21	68	16	6	242	43	0	0
9:00 AM	250	17	398	0	665	1108		25	69	38	10	242	43	0	0
10:00 AM	206	45	597	0	848	925		28	69	36	22	3	12	119	0
11:00 AM	165	59	588	119	931	842		28	21	58	32	3	12	125	94
12:00 PM	172	85	579	150	986	787		28	21	49	43	3	12	131	135
1:00 PM	179	91	570	146	986	787		28	21	43	45	3	12	138	139
2:00 PM	186	89	561	145	981	792		28	21	40	46	3	12	147	144
3:00 PM	193	83	552	148	976	797		81	54	40	46	3	12	156	149
4:00 PM	220	77	543	155	995	778		82	51	41	46	76	212	238	162
5:00 PM	251	72	407	231	961	812		82	49	44	48	77	212	238	162
6:00 PM	284	68	272	307	931	842		82	51	41	39	76	212	553	321
7:00 PM	315	70	136	539	1060	713		28	21	41	37	3	12	553	401
8:00 PM	322	74	127	691	1214	559		28	21	22	40	3	12	553	413
9:00 PM	329	56	118	831	1334	439		28	21	9	37	3	12	396	413
10:00 PM	336	28	109	814	1287	486		31	20	8	15	0	109	198	413
11:00 PM	347	21	0	599	967	806		28	21	0	0	0	0	0	599
Max/use:	361	91	597	831	1334	Total/day:		709	709	540	519	985	985	3545	3545

Total Spaces (1773) - Total Required = Excess Spaces

Minimum Excess Spaces: **439**

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Exhibit D

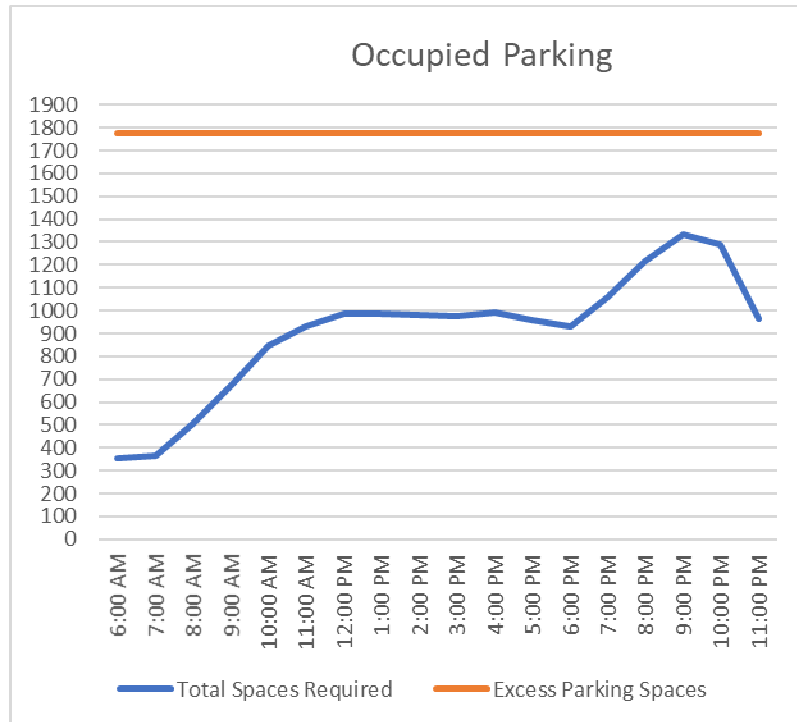
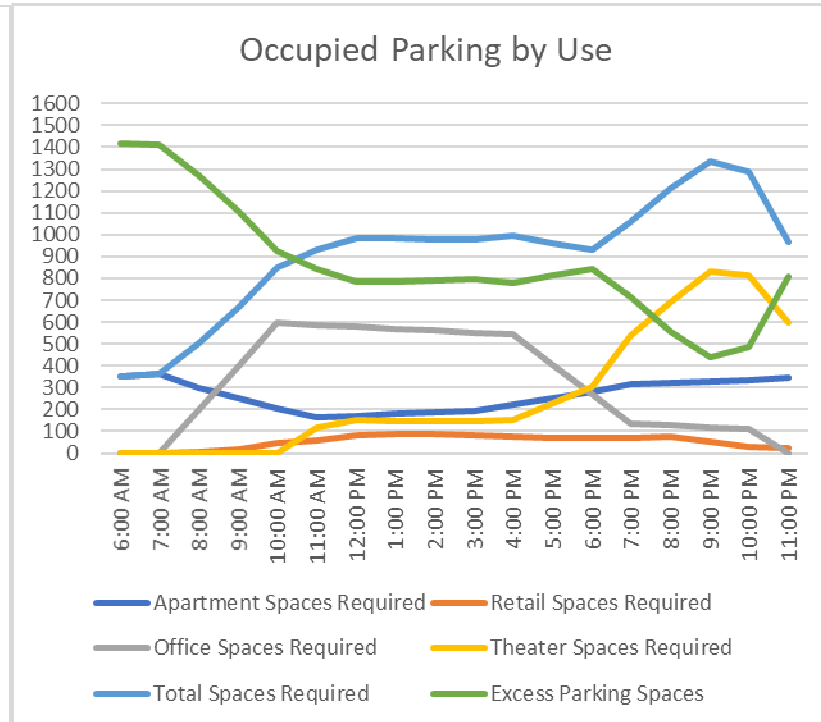


Exhibit E



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WHEN RECORDED, RETURN TO:

CENTERVILLE CITY
ATTN: CITY RECORDER
250 NORTH MAIN STREET
CENTERVILLE, UTAH 84014

AFFECTS PARCELS: 06-336-0001; 06-336-0002; 06-336-0003; 06-336-0007; 06-336-0011; 06-368-0401; 06-368-0408; 06-368-0403; 06-368-0404; 06-368-0407; 06-368-0406

**FIFTH AMENDMENT TO
DEVELOPMENT AGREEMENT BETWEEN CENTERVILLE CITY, LEGACY
CROSSING PARTNERS, LLC, LEGACY CROSSING THEATRE, LLC, LEGACY
CROSSING OWNERS ASSOCIATION, INC., LEGACY OFFICE BUILDING, LLC,
PARRISH CROSSING, LLC, KEM HOLDINGS, LLC, JENSNT LEGACY, LLC,
TETON OFFICE VENTURES, LLC, AND LANDING POINT EXCHANGE, L.C.
(FORMERLY KNOWN AS LANDING POINT APARTMENTS, L.C.)**

THIS FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT (“Fifth Amendment”) is made and entered into as of the ____ day of _____, 2020, by and between **CENTERVILLE CITY**, a Utah municipal corporation (“City”), **LEGACY CROSSING PARTNERS, LLC**, a Utah limited liability company, **LEGACY CROSSING THEATRE, LLC**, a Utah limited liability company, **LEGACY CROSSING OWNERS ASSOCIATION, INC.**, a Utah non-profit corporation, **LEGACY OFFICE BUILDING, LLC**, a Utah limited liability company, **PARRISH CROSSING, LLC**, a Utah limited liability company, **KEM HOLDINGS, LLC**, a Utah limited liability company, **JENSNT LEGACY, LLC**, a Utah limited liability company, **TETON OFFICE VENTURES, LLC**, a Utah limited liability company, and **LANDING POINT EXCHANGE, L.C.**, a Utah limited liability company (formerly known as Landing Point Apartments, L.C.) (collectively referred to herein as “Developer”).

RECITALS

A. WHEREAS, the City, Parrish Land Holdings, LLC, and Legacy Crossing, LLC previously entered into that certain Development Agreement dated September 21, 2010 and recorded at the Davis County Recorder’s Office on September 28, 2010, Entry No. 2555652, Book No. 5118, Pages 526-622 (“Development Agreement”), regarding the development of the Legacy Crossing at Parrish Lane project consisting of approximately 28.70 acres of real property located at the southeast corner of 1250 West and Parrish Lane in Centerville City, Davis County, State of Utah, as more particularly described in **Exhibit 1**, attached hereto and incorporated herein by this reference (the “Property”); and

B. WHEREAS, the other parties to this Fifth Amendment became parties to the Development Agreement by such certain Assignment and Assumption Agreements subsequently entered into and recorded against the Property at the Davis County Recorder's Office; and

C. WHEREAS, Landing Point Exchange, L.C. has requested and desires to amend the Development Agreement to (a) revise the permitted uses for Phases 2 and 3 as hereinafter provided and (b) re-locate the detention located within and/or adjacent to Phases 2 and 3; and

D. WHEREAS, the City is willing to amend the Development Agreement to make the requested changes as more particularly set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Amendment.

2. **Amendment to Section 5(b).** Section 5(b) of the Development Agreement is hereby amended and restated in its entirety as follows:

“b. **Phase 2 and Phase 3.** Except as otherwise set forth herein, use of Phase 2 and Phase 3 shall be limited to general restaurant, general retail, and general office. For the avoidance of doubt, general retail includes, without limitation, (a) the sale of recreational vehicles (as such term is defined in Section 12.12.030 of the Centerville Zoning Code) and the sale of watercrafts, all-terrain vehicles, off-road vehicles, motorcycles, and other related devices or machines, and the service, repair, and storage of such vehicles and materials, supplies and equipment related thereto; (b) the sale of all other types of vehicles (as such term defined in Section 12.12.030 of the Centerville Zoning Code) (the “Non-Recreational Vehicles”) and the service, repair, and storage of such Non-Recreational Vehicles and materials, supplies and equipment related thereto, provided that (i) no more than ten (10) Non-Recreational Vehicles shall be stored or displayed outside at any given time, and (ii) the majority of work on and storage of such Non-Recreational Vehicles will occur indoors, and (c) the construction and use of one drive thru, provided that such drive thru shall only be permitted on the westernmost space of Retail Building 1 and, more specifically, where designed and shown on the final site plan that has been or will be approved by the City.”

3. **Amendment to Exhibit D.** The **Exhibit D** referenced in the Development Agreement, including, without limitation, in Section 31 thereof, is amended and restated in entirety by the attached **Exhibit 2**, which is incorporated herein by this reference. The primary purpose of replacing such **Exhibit D** is to illustrate the new location of the detention basin located within and/or adjacent to Phases 2 and 3.

4. **Parking Amendment.** Section 22 of the Development Agreement, as amended and restated by Section 2 of that certain “Fourth Amendment to Development Agreement between Centerville City, JF Legacy Land, LLC, HCR Legacy, LLC, KEM Holdings, LLC, Legacy Crossing Theatre, LLC, Legacy Crossing Apartments, L.C., Legacy Crowing Owners

Association, Inc., Jensnt Legacy, LLC, Teton Office Ventures, LLC, Legacy Office Building, LLC, and S&J 5, LLC”, recorded as Entry Number 3075701 on February 13, 2018 in the official records of Davis County, Utah (the “Fourth Amendment”), is hereby amended as set forth in this Section 4. To the extent a specific term or provision is not modified by this Section 4, the terms and conditions set forth in Section 22 of the Development Agreement, as modified by Section 2 of the Fourth Amendment, shall remain fully enforceable in accordance with their terms.

(a) Updated Parking Study. Reference is hereby made to the Parking Study defined in the recitals of the Fourth Amendment. Developer has procured an updated parking study (the “Updated Parking Study”), which Updated Parking Study is attached hereto as **Exhibit 3** attached hereto. In addition to the Parking Study, the Updated Parking Study supports the Shared Parking Arrangement (as defined in the recitals of the Fourth Amendment) between the property subject to the Development Agreement and the amended Master Site Plan for the Planned Development.

(b) Application to Lot 2 and Lot 3. Whereas the original Parking Study did not include time-dependent analysis for parking for Lot 2 and Lot 3, the Updated Parking Study includes time-dependent analysis of parking required for all Lots subject to the Development Agreement, including, without limitation, Lot 2 and Lot 3. This Fifth Amendment affirms that sufficient parking exists for Lot 2 and Lot 3, and accordingly, Lot 2 and Lot 3 may utilize the shared parking referenced in the Updated Parking Study and underlying the Shared Parking Arrangement to satisfy its parking obligations arising under the City Ordinances (as was permitted for other Lots under Section 2 of the Fourth Amendment) for any permitted uses of each of Lot 2 and Lot 3. For the avoidance of doubt, Lot 2 and Lot 3 must still preserve the drive aisle and circulation patterns as shown on the Master Site Plan set forth in Exhibit C to the Fourth Amendment.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS HEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

“DEVELOPER”

LEGACY CROSSING PARTNERS, LLC

By: _____

Its: _____

STATE OF _____)

:ss

COUNTY OF _____)

On the ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that (s)he is the _____ of **LEGACY CROSSING PARTNERS, LLC**, and that the foregoing instrument was signed on behalf of said company by authority of its members and duly acknowledged to me that said company executed the same.

Notary Public

My Commission Expires:

Residing at:

6

IN WITNESS HEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

“DEVELOPER”

**LEGACY CROSSING OWNERS
ASSOCIATION, INC.**

By: _____
Its: _____

STATE OF _____)
 :ss
COUNTY OF _____)

On the ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that (s)he is the _____ of **LEGACY CROSSING OWNERS ASSOCIATION, INC.**, and that the foregoing instrument was signed on behalf of said company by authority of its board of directors and duly acknowledged to me that said company executed the same.

Notary Public

My Commission Expires:

Residing at:

IN WITNESS HEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

“DEVELOPER”

LEGACY OFFICE BUILDING, LLC

By: _____

Its: _____

STATE OF _____)

:ss

COUNTY OF _____)

On the _____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that (s)he is the _____ of **LEGACY OFFICE BUILDING, LLC**, and that the foregoing instrument was signed on behalf of said company by authority of its members and duly acknowledged to me that said company executed the same.

Notary Public

My Commission Expires:

Residing at:

IN WITNESS HEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

“DEVELOPER”

PARRISH CROSSING, LLC

By: _____

Its: _____

STATE OF _____)
:ss
COUNTY OF _____)

On the ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that (s)he is the _____ of **PARRISH CROSSING, LLC**, and that the foregoing instrument was signed on behalf of said company by authority of its members and duly acknowledged to me that said company executed the same.

Notary Public

My Commission Expires:

Residing at:

12

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EXHIBIT 1

All of the Legacy Crossing at Parrish Lane Subdivision Plat located in Centerville, Utah, as filed
at the Davis County Recorder's Office, State of Utah

And

All of the Legacy Crossing at Parrish Lane Lot 4 Amended Subdivision Plat located in
Centerville, Utah, as filed at the Davis County Recorder's Office, State of Utah

EXHIBIT 2

***AMENDED AND RESTATED
EXHIBIT D***

EXHIBIT 3

UPDATED PARKING STUDY

CENTERVILLE

Staff Backup Report 6/23/2021

Item No. 3.

Short Title: Accessory Dwelling Units - Draft Ordinance Provision Discussion

Initiated By: Planning Commission

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

Senate Bill 82 of the 2021 Legislative Session requires cities to implement the allowance of “*interior accessory dwelling units*” as permitted uses within a municipality. However, there are some conditions or terms that cities are allowed to regulate.

Staff has prepared an initial draft ordinance (*see attachments for this Agenda Item*), which is being presented to Commission as a preliminary draft document. It is expected that the Commission will review this draft, ask any pertinent questions, and make any suggested edits. Afterwards, the staff will then schedule and notice for the required public hearing, which will initiate a Zone Text Amendment.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 06-23-2021 PC Staff Memo - Accessory Dwelling Units
- ▣ Preliminary Draft Ordinance Regulating ADUs

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

STAFF MEMORANDUM

DATE: JUNE 23, 2021

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: DISCUSSION OF ACCESSORY DWELLING UNITS (ADUs)

As previously discussed with the Planning Commission, SB 82 of the 2021 Legislative Session requires cities to implement the allowance of “*interior accessory dwelling units*” as permitted uses within a municipality. However, there are some conditions or terms that cities are allowed to regulate.

Staff has prepared an initial draft ordinance (*see attachments for this Agenda Item*), which is being presented to Commission as a preliminary draft document. It is expected that the Commission will review this draft, ask any pertinent questions, and make any suggested edits. Afterwards, the staff will then make any suggested changes, schedule, and notice the required “public hearing,” for a Zone Text Amendment.

Below are a few matters that the Commission ought to be aware of:

- *There is a state statute that requires cities to implement ADUs for at least 75% of the single-family zoning districts. If such residential area prohibitions are imposed, it needs to be done by October 01, 2021. Otherwise, all single-family districts are to allow ADUs. Staff is NOT recommending any percentage restrictions.*
- *The current draft authorizes the Zoning Administrator to review and approve permits for ADUs. Staff believes ADUs should be a permitted use, subject to an appeals process, and NOT subject to an approval procedure that involves “public hearings and input.” It sets up false expectations for the public.*
- *The ordinance is utilizing specific terms in the ADU ordinance to make it readily clear. The terms are “internal ADUs” and “primary single-family dwellings.”*
- *In order to differentiate ADUs from Short-term Rentals, there is specific prohibition of short-term rentals, defined as less than 30 days, per state statute.*
- *By State law definition, it also appears that Internal ADUs need to be created within the existing footprint of the primary dwelling. We may have the authority to be broader in*

our allowance of “add on” ADUs, but also something the Commission review and discuss.

- *The ordinance is very specific about how ADUs are created and approved, regardless of the individuals occupying the internal ADU.*
- *There is a robust section regarding “owner-occupancy requirements.” This is intended to ensure that in the future there is not a default proliferation of “duplexes” leading to degradation of the overall expectations for single-family neighborhoods.*
- *There is a section addressing the “second-kitchen” situation for properties with a recorded second kitchen limitation.*
- *There may be some regulatory language that needs further refinement regarding the permit and licensing matters that are currently spelled out.*

[New Section] Chapter 12.60 Internal Accessory Dwelling Units

1

[Add]	12.60.010	Purpose.
	12.60.020	Scope
	12.60.030.	Definitions
	12.60.040.	Approval and Authorization
	12.60.050.	Use Allowed
	12.60.060.	Limitations, Termination, and Exemptions
	12.60.070.	General Development Standards
	12.60.080.	Design Standards
	12.60.090.	Occupancy Requirements, Licenses, and Owner Affidavits
	12.60.100.	Violations and Enforcement
	12.60.110.	Other Applicable Regulations and Codes

[Add] 12.60.010. Purpose

The purpose of this Chapter is to establish the use and development regulations for the allowance of internal accessory dwelling units (Internal ADUs) within the City. These regulations are intended to provide opportunity for an internally located secondary separated living quarters (i.e., dwelling unit) within a primary single-family dwelling in accordance with applicable State law, including, but not limited to Utah Code § 10-9a-530.

[Add] 12.60.020. Scope

The requirements of this Chapter shall apply to any Internal ADU created or established within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws.

[Add] 12.60.030. Definitions

Certain words and phrases in this Chapter, including uses, are defined in CZC 12.12 (Definitions). In addition to the definitions set forth in CZC 12.12 (Definitions), the following words and phrases shall have the following meanings:

- (a) Internal Accessory Dwelling Unit (Internal ADU). An internal accessory dwelling unit means an accessory dwelling unit created within a primary dwelling as more particularly defined in Utah Code § 10-9a-511.5.
- (b) Primary Dwelling or Primary Single-Family Dwelling. Primary dwelling or primary single-family dwelling means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record as more particularly defined in Utah Code § 10-9a-511.5.

[Add] **12.60.040 Approval and Authorization.**

The Zoning Administrator is authorized to issue permits for Internal ADUs in accordance with the procedures and objective standards for review as set forth in this Chapter and as set forth in CZC 12.21.090 (Permitted Use Review). Decisions regarding the review, approval, or denial of Internal ADUs are administrative proceedings and shall be made in accordance with the provisions of this Chapter and CZC 12.21.060 regarding decision-making standards for administrative proceedings.

[Add] **12.60.050. Use Allowed**

Internal ADUs are allowed in residential zones as set forth in CZC 12.36 (Table of Uses). Permitted and conditional uses are indicated by “P” or “C,” respectively. Uses not permitted are indicated by “N.”

[Add] **12.60.060. Limitations, Termination, and Exemptions**

(a) *Use in Combination.* An Internal ADU shall be established as an internally located secondary accessory dwelling unit and shall only be established in combination within a primary single-family dwelling.

(b) *Owner Occupancy Required.* An Internal ADU shall only be established for a primary single-family dwelling that is occupied by an owner in accordance with the “Owner Occupancy” requirements of CZC 12.60.090.

(c) *Number allowed.* Only one Internal ADU is allowed for:

- (1) A lot, parcel, or tract of land greater than 6,000 square feet; and
- (2) A primary single-family dwelling located within a primarily residential use zone as more particularly designated in CZC 12.36 (Table of Uses).

(d) *Location or Placement.* An Internal ADU may be integrated within or as a part of the primary single-family dwelling structure and shall maintain the character of the primary single-family dwelling structure and such neighborhood context.

(e) *Separate Dwelling Units.* Any portion of a primary single-family dwelling that has been sectioned off, mechanically, physically, or by other means, so that any occupant in the primary single-family dwelling does not have full and free access to the separated portion of the dwelling and such separated area contains living quarters which provide sleeping, sanitary, and fixed kitchen facilities, or any separate accessory building or structure containing the same, shall be subject to the provisions of this Chapter, regardless of the relationship of the occupants.

(f) *No Short-Term Rental.* An Internal ADU may not be used as a short-term rental for fewer than 30 consecutive days as more particularly defined and regulated pursuant to Utah Code § 10-8-85.4. In order to regulate and prohibit short-term rentals, the City shall require and record a notice for any approved Internal ADU with the Davis County Recorder's Office in accordance with Utah Code § 10-9a-530.

(g) *Termination of Internal ADU Use.* The approval permit for an Internal ADU shall become null and void if the occupancy requirements of this Chapter are not satisfied, or the owner declares termination through writing or through neglect or any other confirmed non-corrected action that violates the provisions of this Chapter. Upon such termination of an Internal ADU use, the owner shall remove one or more features that make up an Internal ADU including but not limited to living, sleeping, or kitchen facilities, including electrical, gas, or plumbing, as deemed acceptable to the City to render the Internal ADU removed or unusable.

(h) *Exemptions.* Internal ADUs shall not be included in the gross density calculations for primarily single-family zoning districts.

[Add] **12.60.070. General Development Standards**

The development standards set forth in this Section shall apply to any Internal ADU that is created or established within the City. The purposes of these development standards are to ensure that the Internal ADU is clearly and distinctly an accessory use and internally located as part of the approved primary single-family dwelling use located on the property.

(a) *Creation.* An Internal ADU shall only be established through the following methods:

- (1) Converting existing living area, attic, basement, or other area of a primary single-family dwelling. The conversion of the primary single-family dwelling's garage space is prohibited without providing the required parking stalls in another appropriately City approved location;
- (2) Adding floor area to the primary single-family dwelling; or
- (3) Integrating an Internal ADU into the design plan for new construction of a primary single-family dwelling.

(b) *Minimum Lot Size.* The minimum lot size for establishing an Internal ADU shall be 6,000 square feet or more within a primary single-family dwelling.

(c) *Setbacks.*

An Internal ADU created within or attached to the primary single-family dwelling shall meet the applicable front, side, and rear yard setbacks for “*main buildings*” as listed in the development standards of the respective zone.

(d) *Heights.*

An Internal ADU created within or attached to the primary single-family dwelling shall meet the applicable height requirement for primary or main buildings as listed in the development standards of the respective zone.

(e) *Parking.* At least one additional parking space shall be provided for an Internal ADU; provided, however that the existing parking requirements for the primary single-family dwelling are to remain in place or restored if missing. The Internal ADU parking space may be located in tandem with other required parking spaces. All required parking spaces must be located behind the front yard setback line of the lot.

(f) *Bulk Yard Area Limitation.* The combined building footprint coverage of a lot area for the primary single-family dwelling and the Internal ADU shall not exceed the impervious surface allowance for the respective zoning district in which it is located.

[Add]

12.60.080. Design Standards

The design standards set forth in this Section are to apply to any Internal ADU that is created or established within the City. The purposes of these design standards are to ensure Internal ADU compatibility with the general pattern, character, and livability of Centerville’s typical low density single-family neighborhoods.

(a) *Exterior Finish Materials.* The exterior finish materials should be compatible with, or visually appear to be harmonious with the type, size, and colors of the finish materials utilized on the primary single-family dwelling on the lot or parcel.

(b) *Location of Entrances.* Only one additional entrance may be located on the wall facade that can be viewed from the public street directly adjacent to the same lot or parcel in which the Internal ADU is located. All other entrances must be located on wall facades facing interior to the lot.

(1) *Ground Entrance Restrictions.* Ground entrances and coverings are prohibited on a wall facade facing a perimeter lot line, unless such wall façade is at least 10 feet from a perimeter lot line and such coverings are located at least 6 feet from any perimeter lot line.

(2) *Upper Story Entrance Restrictions.* Upper story entrances and coverings (*e.g., access from balconies and decks*) having no other ground entrances are

prohibited on a wall façade facing a perimeter lot line unless such wall façade is located 10 feet from the perimeter lot line and such coverings are located at least 6 feet from any perimeter lot line.

- (c) *Roof Pitch*. The roof pitch should be compatible or visually appear to be harmonious with the roof pitch style of the primary single-family dwelling on the lot or parcel in which the ADU is located.
- (d) *Windows*. Windows should be compatible or visually appear to be harmonious in proportion (*i.e., width to height*) and orientation (*i.e., horizontal, or vertical*) to windows used for the primary single-family dwelling.
- (e) *Eaves*. Building eaves for Internal ADUs should meet one of the following designs:
 - (1) The eaves are to project from the walls the same distance as the eaves on the primary single-family dwelling.
 - (2) The eaves are to project from the walls at least one foot on all elevations.
 - (3) If the primary single-family dwelling style has no eaves, then eaves are not required for the Internal ADU.
- (f) *Design*. The Internal ADU shall be designed and maintained in a manner that does not change the appearance of the primary single-family dwelling.
- (g) *Exceptions*. If there is a conflict between these design standards and the adopted Construction Codes of the City, then the applicable Construction Code shall govern that particular design element.

[Add] **12.60.090. Occupancy Requirements, Licenses, and Owner Affidavits**

The occupancy requirements set forth in this Section shall apply to any ADU that is created or established within the City. The purposes of these occupancy requirements are to accommodate internal secondary separated living quarters (*i.e., dwelling unit*) with reasonable limitations on their use and to minimize the impact on neighboring properties and the desired setting of the City's single-family neighborhoods.

- (a) *Definitions and Terms*. The following definitions or terms are applicable to the creation and use of Internal ADUs;
 - (1) *Owner*. An owner is defined as a person having at least 50% or greater interest in the property.
 - (2) *Full-Time Residency*. Full-time residency means the owner must live in a dwelling for at least six months of each calendar year.
 - (3) *Internal ADU Occupation*. The Internal ADU is exclusively used for other

family members or for long-term rental with a minimum rental period of 30 days or more.

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- (4) *Owner Occupancy Affidavit*. A signed and notarized owner-occupancy acknowledgement for the property for sanctioning an Internal ADU and filed with the City Recorder's Office and/or recorded at the Davis County Recorder's Office.
- (5) *Temporary Owner Absence Waiver*. An approval granting a waiver of the occupancy requirement due to specific short-term or temporary absences.

(b) *Full Time Owner Residency*. Either the primary single-family dwelling or the Internal ADU is to be occupied by a full-time residency property owner as shown on the Davis County Tax Assessment rolls.

(c) *Owner Occupancy Affidavit and License*. An Internal ADU owner must apply for an Internal ADU License and sign an "owner occupancy affidavit" with the City and have it filed with the City Recorder and/or recorded at the Davis County Recorder's Office prior to receiving authorization of constructing and/or use of an Internal ADU. Such license and affidavit shall at minimum establish the following:

- (1) That he/she/they are owner(s) of the property located in Centerville, Utah.
- (2) That he/she/they applied and intend to receive approval to construct or use an Internal ADU pursuant to Centerville City ordinances.
- (3) That the owner(s) of the property confirm that the Internal ADU will be used for the purpose of offering a long-term rental of at least 30 days or more to any occupant of the Internal ADU.
- (4) That an owner with at least a 50% interest in the property will occupy either the primary single-family dwelling or Internal ADU for six months of each calendar year, except where a "temporary owner absence waiver" is granted in accordance with Subsection (d).
- (5) That if the owner(s) of property are unable or unwilling to fulfill the requirements for use of an Internal ADU, then the owners agree to remove one or more features that make it an Internal ADU, including but not limited to living areas, sleeping areas, or kitchen facilities, including electrical, gas, or plumbing and further agree to terminate, in writing, the Internal ADU permit and approval.
- (6) That the license and affidavit shall run with the land and be binding upon all owners, heirs, and assigns, and upon all parties acquiring any right, title, or interest in the property.
- (7) That the owners and their heirs, successors, and assigns will inform all prospective purchasers of the property of the terms and conditions of the

permit authorizing the ADU.

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- (d) *Recorded Notice of Internal ADU*. On or after October 1, 2021, the City may record against the property a notice of any approved Internal ADU in the Davis County Recorder's Office in accordance with Utah Code § 10-9a-530(6).
- (e) *Temporary Owner Absence Waiver*. The owner(s) shall comply with the Full-Time Owner Residency Requirements, or such absence or abandonment shall terminate the Internal ADU permit, as approved by the City. Nonetheless, an owner may receive a waiver of the occupancy requirement upon submitting in writing evidence showing good cause, such as:
- (1) A temporary job re-location;
 - (2) Military assignment;
 - (3) Medical or other care of other family members or relatives;
 - (4) Sabbatical leave;
 - (5) Educational pursuits; or
 - (6) Personal Illness.

A waiver of the occupancy requirement will then be authorized, by the City's Zoning Administrator, up to a maximum of three years. Thereafter, if not re-occupied by the property owner, then the Internal ADU permit shall be deemed null and void and one or more features constituting the Internal ADU shall be removed immediately, upon notice from Centerville City, or the property will subject to applicable enforcement measures.

[Add] **12.60.100. Violations and Enforcement.**

The applicable enforcement procedures for violations of these Internal ADU ordinance provisions shall be subject to the civil or criminal penalties of CZC 12.23 (Enforcement). Additionally, the City may utilize the enforcement provisions of Utah Code § 10-9a-530 (Internal Accessory Dwelling Units) regarding violations and holding liens against the property.

[Add] **12.60.110 Other Applicable Regulations and Codes**

The creation and use of Internal ADUs are subject to other pertinent codes, restrictions, and regulations that address applicable life, safety, and welfare concerns. Any Internal ADU shall comply with the following:

- (a) *Construction and Fire Codes*. An Internal ADU shall be subject to all related regulations regarding the building construction and fire codes, as adopted by the City

and State.

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- (b) *Utilities and Charges.* An Internal ADU shall provide the necessary utilities and services such as, but not limited to, sewer, water, gas, electricity, and garbage collection. All City provided utilities shall be established in the property owner(s) name and the property owner shall be responsible for the payment of such utility services.
- (c) *Development and Impact Fees.* Internal ADUs meeting the development standards of this Title shall be exempt from payment of additional impact fees beyond the establishment of the primary single-family dwelling for the property.
- (d) *Street Addressing.* An Internal ADU will not be given a new distinct address by the City. Such Internal ADUs may refer mail/parcel packages to be delivered separately by the same address as the primary building using a subsidiary numerical or alphabetical reference (*e.g., 1390 West #A*), as approved by the Public Works Director, local postmaster, and emergency service agencies, or by securing a separate postal box.
- (e) *Second Kitchen in Single-Family Dwelling.* An Internal ADU is separate and distinct from a second kitchen authorization pursuant to CZC 12.55.160. If a property owner has an approved second kitchen that the property owner wants to convert into or eliminate to allow for an Internal ADU, the property owner shall notify the City of the second kitchen authorization as part of the application process for approval of an Internal ADU. Any document recorded against the property regarding conversion of or limitations on the second kitchen shall be vacated or removed from the property title prior to approval or as a condition of approval of the Internal ADU.

Related Zoning Ordinance Amendments

Chapter 12.12. Definitions

- [Edit] Dwelling, Single-Family, with Internal Accessory ~~Apartment~~ **Dwelling Unit (Internal ADU):** A **lot, parcel, or tract of land** ~~building~~ having only one **primary** single-family dwelling unit and one **internal** accessory dwelling unit.
- [Add] Internal Accessory Dwelling Unit (Internal ADU): See definition of Internal Accessory Dwelling Unit (Internal ADU) as more particularly set forth in CZC 12.60.030.
- [Add] Dwelling, Primary or Primary Single-Family Dwelling: See definition of Primary Dwelling or Primary Single-Family Dwelling as more particularly set forth in CZC 12.60.030.

Chapter 12.36. Table of Uses

[Edit] [Residential Uses] Dwelling, Single-Family, with **Internal** Accessory ~~Apartment~~ **Dwelling**
Unit (Internal ADU) – Strike **“N”** and list as a permitted use **“P”** in both the AL and RL
Zones.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/23/2021**

Item No. 4.

Short Title: Land Use Training - Municipal Land Use, Development, and Management Act - Part 5 - Land Use Regulations

Initiated By:

Staff Representative:

SUBJECT

Land use training and discussion regarding Part 5 (Land Use Regulations) of the Municipal Land Use, Development, and Management Act (pages 5-13)

RECOMMENDATION

BACKGROUND

The Planning Commission has agreed to read the entire Municipal Land Use, Development, and Management Act (LUDMA) for 2021. This month's training includes reading and discussing pages 5-13 of Part 5 (Land Use Regulations). Topics of these pages of Part 5 include conditional use permits, exactions, vested rights, completeness of application, fees, nonconforming uses, and egress windows for dwellings.

ATTACHMENTS:

Description

- ▣ LUDMA - Part 5 - Land Use Regulations

Effective 5/9/2017

Part 5

Land Use Regulations

10-9a-501 Enactment of land use regulation, land use decision, or development agreement.

- (1) Only a legislative body, as the body authorized to weigh policy considerations, may enact a land use regulation.
- (2)
 - (a) Except as provided in Subsection (2)(b), a legislative body may enact a land use regulation only by ordinance.
 - (b) A legislative body may, by ordinance or resolution, enact a land use regulation that imposes a fee.
- (3) A legislative body shall ensure that a land use regulation is consistent with the purposes set forth in this chapter.
- (4)
 - (a) A legislative body shall adopt a land use regulation to:
 - (i) create or amend a zoning district under Subsection 10-9a-503(1)(a); and
 - (ii) designate general uses allowed in each zoning district.
 - (b) A land use authority may establish or modify other restrictions or requirements other than those described in Subsection (4)(a), including the configuration or modification of uses or density, through a land use decision that applies criteria or policy elements that a land use regulation establishes or describes.
- (5) A municipality may not adopt a land use regulation, development agreement, or land use decision that restricts the type of crop that may be grown in an area that is:
 - (a) zoned agricultural; or
 - (b) assessed under Title 59, Chapter 2, Part 5, Farmland Assessment Act.

Amended by Chapter 60, 2021 General Session

10-9a-502 Preparation and adoption of land use regulation.

- (1) A planning commission shall:
 - (a) provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4);
 - (b) hold a public hearing on a proposed land use regulation;
 - (c) if applicable, consider each written objection filed in accordance with Subsection 10-9a-205(4) prior to the public hearing; and
 - (d)
 - (i) review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and
 - (ii) forward to the legislative body all objections filed in accordance with Subsection 10-9a-205(4).
- (2)
 - (a) A legislative body shall consider each proposed land use regulation that the planning commission recommends to the legislative body.

- (b) After providing notice as required by Subsection 10-9a-205(1)(b) and holding a public meeting, the legislative body may adopt or reject the land use regulation described in Subsection (2)(a):
 - (i) as proposed by the planning commission; or
 - (ii) after making any revision the legislative body considers appropriate.
- (c) A legislative body may consider a planning commission's failure to make a timely recommendation as a negative recommendation if the legislative body has provided for that consideration by ordinance.

Amended by Chapter 384, 2019 General Session

10-9a-503 Land use ordinance or zoning map amendments -- Historic district or area.

- (1) Only a legislative body may amend:
 - (a) the number, shape, boundaries, area, or general uses of any zoning district;
 - (b) any regulation of or within the zoning district; or
 - (c) any other provision of a land use regulation.
- (2) A legislative body may not make any amendment authorized by this section unless the legislative body first submits the amendment to the planning commission for the planning commission's recommendation.
- (3) A legislative body shall comply with the procedure specified in Section 10-9a-502 in preparing and adopting an amendment to a land use regulation.
- (4)
 - (a) As used in this Subsection (4):
 - (i) "Citizen-led process" means a process established by a municipality to create a local historic district or area that requires:
 - (A) a petition signed by a minimum number of property owners within the boundaries of the proposed local historic district or area; or
 - (B) a vote of the property owners within the boundaries of the proposed local historic district or area.
 - (ii) "Condominium project" means the same as that term is defined in Section 57-8-3.
 - (iii) "Unit" means the same as that term is defined in Section 57-8-3.
 - (b) If a municipality provides a citizen-led process, the process shall require that:
 - (i) more than 33% of the property owners within the boundaries of the proposed local historic district or area agree in writing to the creation of the proposed local historic district or area;
 - (ii) before any property owner agrees to the creation of a proposed local historic district or area under Subsection (4)(b)(i), the municipality prepare and distribute, to each property owner within the boundaries of the proposed local historic district or area, a neutral information pamphlet that:
 - (A) describes the process to create a local historic district or area; and
 - (B) lists the pros and cons of a local historic district or area;
 - (iii) after the property owners satisfy the requirement described in Subsection (4)(b)(i), for each parcel or, if the parcel contains a condominium project, each unit, within the boundaries of the proposed local historic district or area, the municipality provide:
 - (A) a second copy of the neutral information pamphlet described in Subsection (4)(b)(ii); and
 - (B) one public support ballot that, subject to Subsection (4)(c), allows the owner or owners of record to vote in favor of or against the creation of the proposed local historic district or area;

- (iv) in a vote described in Subsection (4)(b)(iii)(B), the returned public support ballots that reflect a vote in favor of the creation of the proposed local historic district or area:
 - (A) equal at least two-thirds of the returned public support ballots; and
 - (B) represent more than 50% of the parcels and units within the proposed local historic district or area;
- (v) if a local historic district or area proposal fails in a vote described in Subsection (4)(b)(iii)(B), the legislative body may override the vote and create the proposed local historic district or area with an affirmative vote of two-thirds of the members of the legislative body; and
- (vi) if a local historic district or area proposal fails in a vote described in Subsection (4)(b)(iii)(B) and the legislative body does not override the vote under Subsection (4)(b)(v), a resident may not initiate the creation of a local historic district or area that includes more than 50% of the same property as the failed local historic district or area proposal for four years after the day on which the public support ballots for the vote are due.
- (c) In a vote described in Subsection (4)(b)(iii)(B):
 - (i) a property owner is eligible to vote regardless of whether the property owner is an individual, a private entity, or a public entity;
 - (ii) the municipality shall count no more than one public support ballot for:
 - (A) each parcel within the boundaries of the proposed local historic district or area; or
 - (B) if the parcel contains a condominium project, each unit within the boundaries of the proposed local historic district or area; and
 - (iii) if a parcel or unit has more than one owner of record, the municipality shall count a public support ballot for the parcel or unit only if the public support ballot reflects the vote of the property owners who own at least a 50% interest in the parcel or unit.
- (d) The requirements described in Subsection (4)(b)(iv) apply to the creation of a local historic district or area that is:
 - (i) initiated in accordance with a municipal process described in Subsection (4)(b); and
 - (ii) not complete on or before January 1, 2016.
- (e) A vote described in Subsection (4)(b)(iii)(B) is not subject to Title 20A, Election Code.

Amended by Chapter 384, 2019 General Session

10-9a-504 Temporary land use regulations.

- (1)
 - (a) A municipal legislative body may, without prior consideration of or recommendation from the planning commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if:
 - (i) the legislative body makes a finding of compelling, countervailing public interest; or
 - (ii) the area is unregulated.
 - (b) A temporary land use regulation under Subsection (1)(a) may prohibit or regulate the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval.
 - (c) A temporary land use regulation under Subsection (1)(a) may not impose an impact fee or other financial requirement on building or development.
- (2) The municipal legislative body shall establish a period of limited effect for the ordinance not to exceed six months.
- (3)
 - (a) A municipal legislative body may, without prior planning commission consideration or recommendation, enact an ordinance establishing a temporary land use regulation prohibiting

construction, subdivision approval, and other development activities within an area that is the subject of an Environmental Impact Statement or a Major Investment Study examining the area as a proposed highway or transportation corridor.

(b) A regulation under Subsection (3)(a):

(i) may not exceed six months in duration;

(ii) may be renewed, if requested by the Transportation Commission created under Section 72-1-301, for up to two additional six-month periods by ordinance enacted before the expiration of the previous regulation; and

(iii) notwithstanding Subsections (3)(b)(i) and (ii), is effective only as long as the Environmental Impact Statement or Major Investment Study is in progress.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-505 Zoning districts.

(1)

(a) The legislative body may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate to carry out the purposes of this chapter.

(b) Within those zoning districts, the legislative body may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings and structures, and the use of land.

(c) A municipality may enact an ordinance regulating land use and development in a flood plain or potential geologic hazard area to:

(i) protect life; and

(ii) prevent:

(A) the substantial loss of real property; or

(B) substantial damage to real property.

(2) The legislative body shall ensure that the regulations are uniform for each class or kind of buildings throughout each zoning district, but the regulations in one zone may differ from those in other zones.

(3)

(a) There is no minimum area or diversity of ownership requirement for a zone designation.

(b) Neither the size of a zoning district nor the number of landowners within the district may be used as evidence of the illegality of a zoning district or of the invalidity of a municipal decision.

(4) A municipality may by ordinance exempt from specific zoning district standards a subdivision of land to accommodate the siting of a public utility infrastructure.

Amended by Chapter 327, 2015 General Session

10-9a-505.5 Limit on single family designation.

(1) As used in this section, "single-family limit" means the number of individuals allowed to occupy each residential unit that is recognized by a land use authority in a zone permitting occupancy by a single family.

(2) A municipality may not adopt a single-family limit that is less than:

(a) three, if the municipality has within its boundary:

(i) a state university; or

(ii) a private university with a student population of at least 20,000; or

(b) four, for each other municipality.

Amended by Chapter 102, 2021 General Session

10-9a-506 Regulating annexed territory.

- (1) The legislative body of each municipality shall assign a land use zone or a variety thereof to territory annexed to the municipality at the time the territory is annexed.
- (2) If the legislative body fails to assign a land use zone at the time the territory is annexed, all land uses within the annexed territory shall be compatible with surrounding uses within the municipality.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-507 Conditional uses.

- (1)
 - (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.
 - (b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
- (2)
 - (a)
 - (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
 - (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
 - (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
 - (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.
- (3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.
- (4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

Amended by Chapter 385, 2021 General Session

10-9a-508 Exactions -- Exaction for water interest -- Requirement to offer to original owner property acquired by exaction.

- (1) A municipality may impose an exaction or exactions on development proposed in a land use application, including, subject to Subsection (3), an exaction for a water interest, if:
 - (a) an essential link exists between a legitimate governmental interest and each exaction; and
 - (b) each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development.
- (2) If a land use authority imposes an exaction for another governmental entity:

- (a) the governmental entity shall request the exaction; and
 - (b) the land use authority shall transfer the exaction to the governmental entity for which it was exacted.
- (3)
- (a)
 - (i) A municipality shall base any exaction for a water interest on the culinary water authority's established calculations of projected water interest requirements.
 - (ii) Upon an applicant's request, the culinary water authority shall provide the applicant with the basis for the culinary water authority's calculations under Subsection (3)(a)(i) on which an exaction for a water interest is based.
 - (b) A municipality may not impose an exaction for a water interest if the culinary water authority's existing available water interests exceed the water interests needed to meet the reasonable future water requirement of the public, as determined under Subsection 73-1-4(2)(f).
- (4)
- (a) If a municipality plans to dispose of surplus real property that was acquired under this section and has been owned by the municipality for less than 15 years, the municipality shall first offer to reconvey the property, without receiving additional consideration, to the person who granted the property to the municipality.
 - (b) A person to whom a municipality offers to reconvey property under Subsection (4)(a) has 90 days to accept or reject the municipality's offer.
 - (c) If a person to whom a municipality offers to reconvey property declines the offer, the municipality may offer the property for sale.
 - (d) Subsection (4)(a) does not apply to the disposal of property acquired by exaction by a community reinvestment agency.

Amended by Chapter 350, 2016 General Session

10-9a-509 Applicant's entitlement to land use application approval -- Municipality's requirements and limitations -- Vesting upon submission of development plan and schedule.

- (1)
- (a)
 - (i) An applicant who has submitted a complete land use application as described in Subsection (1)(c), including the payment of all application fees, is entitled to substantive review of the application under the land use regulations:
 - (A) in effect on the date that the application is complete; and
 - (B) applicable to the application or to the information shown on the application.
 - (ii) An applicant is entitled to approval of a land use application if the application conforms to the requirements of the applicable land use regulations, land use decisions, and development standards in effect when the applicant submits a complete application and pays application fees, unless:
 - (A) the land use authority, on the record, formally finds that a compelling, countervailing public interest would be jeopardized by approving the application and specifies the compelling, countervailing public interest in writing; or
 - (B) in the manner provided by local ordinance and before the applicant submits the application, the municipality formally initiates proceedings to amend the municipality's land use regulations in a manner that would prohibit approval of the application as submitted.

- (b) The municipality shall process an application without regard to proceedings the municipality initiated to amend the municipality's ordinances as described in Subsection (1)(a)(ii)(B) if:
 - (i) 180 days have passed since the municipality initiated the proceedings; and
 - (ii) the proceedings have not resulted in an enactment that prohibits approval of the application as submitted.
- (c) A land use application is considered submitted and complete when the applicant provides the application in a form that complies with the requirements of applicable ordinances and pays all applicable fees.
- (d) A subsequent incorporation of a municipality or a petition that proposes the incorporation of a municipality does not affect a land use application approved by a county in accordance with Section 17-27a-508.
- (e) The continuing validity of an approval of a land use application is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence.
- (f) A municipality may not impose on an applicant who has submitted a complete application a requirement that is not expressed in:
 - (i) this chapter;
 - (ii) a municipal ordinance; or
 - (iii) a municipal specification for public improvements applicable to a subdivision or development that is in effect on the date that the applicant submits an application.
- (g) A municipality may not impose on a holder of an issued land use permit or a final, unexpired subdivision plat a requirement that is not expressed:
 - (i) in a land use permit;
 - (ii) on the subdivision plat;
 - (iii) in a document on which the land use permit or subdivision plat is based;
 - (iv) in the written record evidencing approval of the land use permit or subdivision plat;
 - (v) in this chapter; or
 - (vi) in a municipal ordinance.
- (h) Except as provided in Subsection (1)(i), a municipality may not withhold issuance of a certificate of occupancy or acceptance of subdivision improvements because of an applicant's failure to comply with a requirement that is not expressed:
 - (i) in the building permit or subdivision plat, documents on which the building permit or subdivision plat is based, or the written record evidencing approval of the land use permit or subdivision plat; or
 - (ii) in this chapter or the municipality's ordinances.
- (i) A municipality may not unreasonably withhold issuance of a certificate of occupancy where an applicant has met all requirements essential for the public health, public safety, and general welfare of the occupants, in accordance with this chapter, unless:
 - (i) the applicant and the municipality have agreed in a written document to the withholding of a certificate of occupancy; or
 - (ii) the applicant has not provided a financial assurance for required and uncompleted landscaping or infrastructure improvements in accordance with an applicable ordinance that the legislative body adopts under this chapter.
- (2) A municipality is bound by the terms and standards of applicable land use regulations and shall comply with mandatory provisions of those regulations.
- (3) A municipality may not, as a condition of land use application approval, require a person filing a land use application to obtain documentation regarding a school district's willingness, capacity, or ability to serve the development proposed in the land use application.
- (4)

- (a) Except as provided in Subsection (4)(b), for a period of 10 years after the day on which a subdivision plat is recorded, a municipality may not impose on a building permit applicant for a single-family dwelling located within the subdivision any land use regulation that is enacted within 10 years after the day on which the subdivision plat is recorded.
- (b) Subsection (4)(a) does not apply to any changes in the requirements of the applicable building code, health code, or fire code, or other similar regulations.
- (5) Upon a specified public agency's submission of a development plan and schedule as required in Subsection 10-9a-305(8) that complies with the requirements of that subsection, the specified public agency vests in the municipality's applicable land use maps, zoning map, hookup fees, impact fees, other applicable development fees, and land use regulations in effect on the date of submission.
- (6)
 - (a) If sponsors of a referendum timely challenge a project in accordance with Subsection 20A-7-601(5), the project's affected owner may rescind the project's land use approval by delivering a written notice:
 - (i) to the local clerk as defined in Section 20A-7-101; and
 - (ii) no later than seven days after the day on which a petition for a referendum is determined sufficient under Subsection 20A-7-607(4).
 - (b) Upon delivery of a written notice described in Subsection (6)(a) the following are rescinded and are of no further force or effect:
 - (i) the relevant land use approval; and
 - (ii) any land use regulation enacted specifically in relation to the land use approval.

Amended by Chapter 140, 2021 General Session

Amended by Chapter 385, 2021 General Session

10-9a-509.5 Review for application completeness -- Substantive application review -- Reasonable diligence required for determination of whether improvements or warranty work meets standards -- Money damages claim prohibited.

- (1)
 - (a) Each municipality shall, in a timely manner, determine whether a land use application is complete for the purposes of subsequent, substantive land use authority review.
 - (b) After a reasonable period of time to allow the municipality diligently to evaluate whether all objective ordinance-based application criteria have been met, if application fees have been paid, the applicant may in writing request that the municipality provide a written determination either that the application is:
 - (i) complete for the purposes of allowing subsequent, substantive land use authority review; or
 - (ii) deficient with respect to a specific, objective, ordinance-based application requirement.
 - (c) Within 30 days of receipt of an applicant's request under this section, the municipality shall either:
 - (i) mail a written notice to the applicant advising that the application is deficient with respect to a specified, objective, ordinance-based criterion, and stating that the application shall be supplemented by specific additional information identified in the notice; or
 - (ii) accept the application as complete for the purposes of further substantive processing by the land use authority.
 - (d) If the notice required by Subsection (1)(c)(i) is not timely mailed, the application shall be considered complete, for purposes of further substantive land use authority review.
 - (e)

- (i) The applicant may raise and resolve in a single appeal any determination made under this Subsection (1) to the appeal authority, including an allegation that a reasonable period of time has elapsed under Subsection (1)(a).
 - (ii) The appeal authority shall issue a written decision for any appeal requested under this Subsection (1)(e).
- (f)
 - (i) The applicant may appeal to district court the decision of the appeal authority made under Subsection (1)(e).
 - (ii) Each appeal under Subsection (1)(f)(i) shall be made within 30 days of the date of the written decision.
- (2)
 - (a) Each land use authority shall substantively review a complete application and an application considered complete under Subsection (1)(d), and shall approve or deny each application with reasonable diligence.
 - (b) After a reasonable period of time to allow the land use authority to consider an application, the applicant may in writing request that the land use authority take final action within 45 days from date of service of the written request.
 - (c) Within 45 days from the date of service of the written request described in Subsection (2)(b):
 - (i) except as provided in Subsection (2)(c)(ii), the land use authority shall take final action, approving or denying the application; and
 - (ii) if a landowner petitions for a land use regulation, a legislative body shall take final action by approving or denying the petition.
 - (d) If the land use authority denies an application processed under the mandates of Subsection (2)(b), or if the applicant has requested a written decision in the application, the land use authority shall include its reasons for denial in writing, on the record, which may include the official minutes of the meeting in which the decision was rendered.
 - (e) If the land use authority fails to comply with Subsection (2)(c), the applicant may appeal this failure to district court within 30 days of the date on which the land use authority is required to take final action under Subsection (2)(c).
- (3)
 - (a) With reasonable diligence, each land use authority shall determine whether the installation of required subdivision improvements or the performance of warranty work meets the municipality's adopted standards.
 - (b)
 - (i) An applicant may in writing request the land use authority to accept or reject the applicant's installation of required subdivision improvements or performance of warranty work.
 - (ii) The land use authority shall accept or reject subdivision improvements within 15 days after receiving an applicant's written request under Subsection (3)(b)(i), or as soon as practicable after that 15-day period if inspection of the subdivision improvements is impeded by winter weather conditions.
 - (iii) The land use authority shall accept or reject the performance of warranty work within 45 days after receiving an applicant's written request under Subsection (3)(b)(i), or as soon as practicable after that 45-day period if inspection of the warranty work is impeded by winter weather conditions.
 - (c) If a land use authority determines that the installation of required subdivision improvements or the performance of warranty work does not meet the municipality's adopted standards, the land use authority shall comprehensively and with specificity list the reasons for the land use authority's determination.

- (4) Subject to Section 10-9a-509, nothing in this section and no action or inaction of the land use authority relieves an applicant's duty to comply with all applicable substantive ordinances and regulations.
- (5) There shall be no money damages remedy arising from a claim under this section.

Amended by Chapter 126, 2020 General Session

10-9a-509.7 Transferable development rights.

- (1) A municipality may adopt an ordinance:
 - (a) designating sending zones and receiving zones within the municipality; and
 - (b) allowing the transfer of a transferable development right from a sending zone to a receiving zone.
- (2) A municipality may not allow the use of a transferable development right unless the municipality adopts an ordinance described in Subsection (1).

Amended by Chapter 231, 2012 General Session

10-9a-510 Limit on fees -- Requirement to itemize fees -- Appeal of fee -- Provider of culinary or secondary water.

- (1) A municipality may not impose or collect a fee for reviewing or approving the plans for a commercial or residential building that exceeds the lesser of:
 - (a) the actual cost of performing the plan review; and
 - (b) 65% of the amount the municipality charges for a building permit fee for that building.
- (2) Subject to Subsection (1), a municipality may impose and collect only a nominal fee for reviewing and approving identical floor plans.
- (3) A municipality may not impose or collect a hookup fee that exceeds the reasonable cost of installing and inspecting the pipe, line, meter, and appurtenance to connect to the municipal water, sewer, storm water, power, or other utility system.
- (4) A municipality may not impose or collect:
 - (a) a land use application fee that exceeds the reasonable cost of processing the application or issuing the permit; or
 - (b) an inspection, regulation, or review fee that exceeds the reasonable cost of performing the inspection, regulation, or review.
- (5)
 - (a) If requested by an applicant who is charged a fee or an owner of residential property upon which a fee is imposed, the municipality shall provide an itemized fee statement that shows the calculation method for each fee.
 - (b) If an applicant who is charged a fee or an owner of residential property upon which a fee is imposed submits a request for an itemized fee statement no later than 30 days after the day on which the applicant or owner pays the fee, the municipality shall no later than 10 days after the day on which the request is received provide or commit to provide within a specific time:
 - (i) for each fee, any studies, reports, or methods relied upon by the municipality to create the calculation method described in Subsection (5)(a);
 - (ii) an accounting of each fee paid;
 - (iii) how each fee will be distributed; and
 - (iv) information on filing a fee appeal through the process described in Subsection (5)(c).
 - (c) A municipality shall establish a fee appeal process subject to an appeal authority described in Part 7, Appeal Authority and Variances, and district court review in accordance with Part 8,

District Court Review, to determine whether a fee reflects only the reasonable estimated cost of:

- (i) regulation;
 - (ii) processing an application;
 - (iii) issuing a permit; or
 - (iv) delivering the service for which the applicant or owner paid the fee.
- (6) A municipality may not impose on or collect from a public agency any fee associated with the public agency's development of its land other than:
- (a) subject to Subsection (4), a fee for a development service that the public agency does not itself provide;
 - (b) subject to Subsection (3), a hookup fee; and
 - (c) an impact fee for a public facility listed in Subsection 11-36a-102(17)(a), (b), (c), (d), (e), or (g), subject to any applicable credit under Subsection 11-36a-402(2).
- (7) A provider of culinary or secondary water that commits to provide a water service required by a land use application process is subject to the following as if it were a municipality:
- (a) Subsections (5) and (6);
 - (b) Section 10-9a-508; and
 - (c) Section 10-9a-509.5.

Amended by Chapter 35, 2021 General Session

10-9a-511 Nonconforming uses and noncomplying structures.

- (1)
- (a) Except as provided in this section, a nonconforming use or noncomplying structure may be continued by the present or a future property owner.
 - (b) A nonconforming use may be extended through the same building, provided no structural alteration of the building is proposed or made for the purpose of the extension.
 - (c) For purposes of this Subsection (1), the addition of a solar energy device to a building is not a structural alteration.
- (2) The legislative body may provide for:
- (a) the establishment, restoration, reconstruction, extension, alteration, expansion, or substitution of nonconforming uses upon the terms and conditions set forth in the land use ordinance;
 - (b) the termination of all nonconforming uses, except billboards, by providing a formula establishing a reasonable time period during which the owner can recover or amortize the amount of his investment in the nonconforming use, if any; and
 - (c) the termination of a nonconforming use due to its abandonment.
- (3)
- (a) A municipality may not prohibit the reconstruction or restoration of a noncomplying structure or terminate the nonconforming use of a structure that is involuntarily destroyed in whole or in part due to fire or other calamity unless the structure or use has been abandoned.
 - (b) A municipality may prohibit the reconstruction or restoration of a noncomplying structure or terminate the nonconforming use of a structure if:
 - (i) the structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six months after the day on which written notice is served to the property owner that the structure is uninhabitable and that the noncomplying structure or nonconforming use will be lost if the structure is not repaired or restored within six months; or

- (ii) the property owner has voluntarily demolished a majority of the noncomplying structure or the building that houses the nonconforming use.
- (c)
 - (i) Notwithstanding a prohibition in the municipality's zoning ordinance, a municipality may permit a billboard owner to relocate the billboard within the municipality's boundaries to a location that is mutually acceptable to the municipality and the billboard owner.
 - (ii) If the municipality and billboard owner cannot agree to a mutually acceptable location within 180 days after the day on which the owner submits a written request to relocate the billboard, the billboard owner may relocate the billboard in accordance with Subsection 10-9a-513(2).
- (4)
 - (a) Unless the municipality establishes, by ordinance, a uniform presumption of legal existence for nonconforming uses, the property owner shall have the burden of establishing the legal existence of a noncomplying structure or nonconforming use.
 - (b) Any party claiming that a nonconforming use has been abandoned shall have the burden of establishing the abandonment.
 - (c) Abandonment may be presumed to have occurred if:
 - (i) a majority of the primary structure associated with the nonconforming use has been voluntarily demolished without prior written agreement with the municipality regarding an extension of the nonconforming use;
 - (ii) the use has been discontinued for a minimum of one year; or
 - (iii) the primary structure associated with the nonconforming use remains vacant for a period of one year.
 - (d) The property owner may rebut the presumption of abandonment under Subsection (4)(c), and has the burden of establishing that any claimed abandonment under Subsection (4)(b) has not occurred.
- (5) A municipality may terminate the nonconforming status of a school district or charter school use or structure when the property associated with the school district or charter school use or structure ceases to be used for school district or charter school purposes for a period established by ordinance.

Amended by Chapter 239, 2018 General Session

10-9a-511.5 Changes to dwellings -- Egress windows.

- (1) As used in this section:
 - (a) "Internal accessory dwelling unit" means an accessory dwelling unit created:
 - (i) within a primary dwelling;
 - (ii) within the footprint of the primary dwelling described in Subsection (1)(a)(i) at the time the internal accessory dwelling unit is created; and
 - (iii) for the purpose of offering a long-term rental of 30 consecutive days or longer.
 - (b) "Primary dwelling" means a single-family dwelling that:
 - (i) is detached; and
 - (ii) is occupied as the primary residence of the owner of record.
 - (c) "Rental dwelling" means the same as that term is defined in Section 10-8-85.5.
- (2) A municipal ordinance adopted under Section 10-1-203.5 may not:
 - (a) require physical changes in a structure with a legal nonconforming rental dwelling use unless the change is for:
 - (i) the reasonable installation of:

- (A) a smoke detector that is plugged in or battery operated;
 - (B) a ground fault circuit interrupter protected outlet on existing wiring;
 - (C) street addressing;
 - (D) except as provided in Subsection (3), an egress bedroom window if the existing bedroom window is smaller than that required by current State Construction Code;
 - (E) an electrical system or a plumbing system, if the existing system is not functioning or is unsafe as determined by an independent electrical or plumbing professional who is licensed in accordance with Title 58, Occupations and Professions;
 - (F) hand or guard rails; or
 - (G) occupancy separation doors as required by the International Residential Code; or
 - (ii) the abatement of a structure; or
 - (b) be enforced to terminate a legal nonconforming rental dwelling use.
- (3)
- (a) A municipality may not require physical changes to install an egress or emergency escape window in an existing bedroom that complied with the State Construction Code in effect at the time the bedroom was finished if:
 - (i) the dwelling is an owner-occupied dwelling or a rental dwelling that is:
 - (A) a detached one-, two-, three-, or four-family dwelling; or
 - (B) a town home that is not more than three stories above grade with a separate means of egress; and
 - (ii)
 - (A) the window in the existing bedroom is smaller than that required by current State Construction Code; and
 - (B) the change would compromise the structural integrity of the structure or could not be completed in accordance with current State Construction Code, including set-back and window well requirements.
 - (b) Subsection (3)(a) does not apply to an internal accessory dwelling unit.
- (4) Nothing in this section prohibits a municipality from:
- (a) regulating the style of window that is required or allowed in a bedroom;
 - (b) requiring that a window in an existing bedroom be fully openable if the openable area is less than required by current State Construction Code; or
 - (c) requiring that an existing window not be reduced in size if the openable area is smaller than required by current State Construction Code.

Amended by Chapter 102, 2021 General Session

10-9a-512 Termination of a billboard and associated rights.

- (1) A municipality may only require termination of a billboard and associated rights through:
 - (a) gift;
 - (b) purchase;
 - (c) agreement;
 - (d) exchange; or
 - (e) eminent domain.
- (2) A termination under Subsection (1)(a), (b), (c), or (d) requires the voluntary consent of the billboard owner.
- (3) A termination under Subsection (1)(e) requires the municipality to:

- (a) acquire the billboard and associated rights through eminent domain, in accordance with Title 78B, Chapter 6, Part 5, Eminent Domain, except as provided in Subsections 10-9a-513(2)(f) and (h); and
- (b) after acquiring the rights under Subsection (3)(a), terminate the billboard and associated rights.

Amended by Chapter 239, 2018 General Session

10-9a-513 Municipality's acquisition of billboard by eminent domain -- Removal without providing compensation -- Limit on allowing nonconforming billboards to be rebuilt or replaced -- Validity of municipal permit after issuance of state permit.

(1) As used in this section:

- (a) "Clearly visible" means capable of being read without obstruction by an occupant of a vehicle traveling on a street or highway within the visibility area.
- (b) "Highest allowable height" means:
 - (i) if the height allowed by the municipality, by ordinance or consent, is higher than the height under Subsection (1)(b)(ii), the height allowed by the municipality; or
 - (ii)
 - (A) for a noninterstate billboard:
 - (I) if the height of the previous use or structure is 45 feet or higher, the height of the previous use or structure; or
 - (II) if the height of the previous use or structure is less than 45 feet, the height of the previous use or structure or the height to make the entire advertising content of the billboard clearly visible, whichever is higher, but no higher than 45 feet; and
 - (B) for an interstate billboard:
 - (I) if the height of the previous use or structure is at or above the interstate height, the height of the previous use or structure; or
 - (II) if the height of the previous use or structure is less than the interstate height, the height of the previous use or structure or the height to make the entire advertising content of the billboard clearly visible, whichever is higher, but no higher than the interstate height.
- (c) "Interstate billboard" means a billboard that is intended to be viewed from a highway that is an interstate.
- (d) "Interstate height" means a height that is the higher of:
 - (i) 65 feet above the ground; and
 - (ii) 25 feet above the grade of the interstate.
- (e) "Noninterstate billboard" means a billboard that is intended to be viewed from a street or highway that is not an interstate.
- (f) "Visibility area" means the area on a street or highway that is:
 - (i) defined at one end by a line extending from the base of the billboard across all lanes of traffic of the street or highway in a plane that is perpendicular to the street or highway; and
 - (ii) defined on the other end by a line extending across all lanes of traffic of the street or highway in a plane that is:
 - (A) perpendicular to the street or highway; and
 - (B)
 - (I) for an interstate billboard, 500 feet from the base of the billboard; or
 - (II) for a noninterstate billboard, 300 feet from the base of the billboard.

(2)

- (a) If a billboard owner makes a written request to the municipality with jurisdiction over the billboard to take an action described in Subsection (2)(b), the billboard owner may take the requested action, without further municipal land use approval, 180 days after the day on which the billboard owner makes the written request, unless within the 180-day period the municipality:
 - (i) in an attempt to acquire the billboard and associated rights through eminent domain under Section 10-9a-512 for the purpose of terminating the billboard and associated rights:
 - (A) completes the procedural steps required under Title 78B, Chapter 6, Part 5, Eminent Domain, before the filing of an eminent domain action; and
 - (B) files an eminent domain action in accordance with Title 78B, Chapter 6, Part 5, Eminent Domain;
 - (ii) denies the request in accordance with Subsection (2)(d); or
 - (iii) requires the billboard owner to remove the billboard in accordance with Subsection (3).
- (b) Subject to Subsection (2)(a), a billboard owner may:
 - (i) rebuild, maintain, repair, or restore a billboard structure that is damaged by casualty, an act of God, or vandalism;
 - (ii) relocate or rebuild a billboard structure, or take another measure, to correct a mistake in the placement or erection of a billboard for which the municipality issued a permit, if the proposed relocation, rebuilding, or other measure is consistent with the intent of that permit;
 - (iii) structurally modify or upgrade a billboard;
 - (iv) relocate a billboard into any commercial, industrial, or manufacturing zone within the municipality's boundaries, if the relocated billboard is:
 - (A) within 5,280 feet of the billboard's previous location; and
 - (B) no closer than 300 feet from an off-premise sign existing on the same side of the street or highway, or if the street or highway is an interstate or limited access highway that is subject to Title 72, Chapter 7, Part 5, Utah Outdoor Advertising Act, the distance allowed under that act between the relocated billboard and an off-premise sign existing on the same side of the interstate or limited access highway; or
 - (v) make one or more of the following modifications, as the billboard owner determines, to a billboard that is structurally altered by modification or upgrade under Subsection (2)(b)(iii), by relocation under Subsection (2)(b)(iv), or by any combination of these alterations:
 - (A) erect the billboard:
 - (I) to the highest allowable height; and
 - (II) as the owner determines, to an angle that makes the entire advertising content of the billboard clearly visible; or
 - (B) install a sign face on the billboard that is at least the same size as, but no larger than, the sign face on the billboard before the billboard's relocation.
- (c) A modification under Subsection (2)(b)(v) shall comply with Title 72, Chapter 7, Part 5, Utah Outdoor Advertising Act, to the extent applicable.
- (d) A municipality may deny a billboard owner's request to relocate or rebuild a billboard structure, or to take other measures, in order to correct a mistake in the placement or erection of a billboard without acquiring the billboard and associated rights through eminent domain under Section 10-9a-512, if the mistake in placement or erection of the billboard is determined by clear and convincing evidence, in a proceeding that protects the billboard owner's due process rights, to have resulted from an intentionally false or misleading statement:
 - (i) by the billboard applicant in the application; and
 - (ii) regarding the placement or erection of the billboard.

- (e) A municipality that acquires a billboard and associated rights through eminent domain under Section 10-9a-512 shall pay just compensation to the billboard owner in an amount that is:
 - (i) the value of the existing billboard at a fair market capitalization rate, based on actual annual revenue, less any annual rent expense;
 - (ii) the value of any other right associated with the billboard;
 - (iii) the cost of the sign structure; and
 - (iv) damage to the economic unit described in Subsection 72-7-510(3)(b), of which the billboard owner's interest is a part.
- (f) If a municipality commences an eminent domain action under Subsection (2)(a)(i):
 - (i) the provisions of Section 78B-6-510 do not apply; and
 - (ii) the municipality may not take possession of the billboard or the billboard's associated rights until:
 - (A) completion of all appeals of a judgment allowing the municipality to acquire the billboard and associated rights; and
 - (B) the billboard owner receives payment of just compensation, described in Subsection (2)(e).
- (g) Unless the eminent domain action is dismissed under Subsection (2)(h)(ii), a billboard owner may proceed, without further municipal land use approval, to take an action requested under Subsection (2)(a), if the municipality's eminent domain action commenced under Subsection (2)(a)(i) is dismissed without an order allowing the municipality to acquire the billboard and associated rights.
- (h)
 - (i) A billboard owner may withdraw a request made under Subsection (2)(a) at any time before the municipality takes possession of the billboard or the billboard's associated rights in accordance with Subsection (2)(f)(ii).
 - (ii) If a billboard owner withdraws a request in accordance with Subsection (2)(h)(i), the court shall dismiss the municipality's eminent domain action to acquire the billboard or associated rights.
- (3) Notwithstanding Section 10-9a-512, a municipality may require the owner of a billboard to remove the billboard without acquiring the billboard and associated rights through eminent domain if:
 - (a) the municipality determines:
 - (i) by clear and convincing evidence that the applicant for a permit intentionally made a false or misleading statement in the applicant's application regarding the placement or erection of the billboard; or
 - (ii) by substantial evidence that the billboard:
 - (A) is structurally unsafe;
 - (B) is in an unreasonable state of repair; or
 - (C) has been abandoned for at least 12 months;
 - (b) the municipality notifies the billboard owner in writing that the billboard owner's billboard meets one or more of the conditions listed in Subsections (3)(a)(i) and (ii);
 - (c) the billboard owner fails to remedy the condition or conditions within:
 - (i) 180 days after the day on which the billboard owner receives written notice under Subsection (3)(b); or
 - (ii) if the condition forming the basis of the municipality's intention to remove the billboard is that it is structurally unsafe, 10 business days, or a longer period if necessary because of a natural disaster, after the day on which the billboard owner receives written notice under Subsection (3)(b); and

- (d) following the expiration of the applicable period under Subsection (3)(c) and after providing the billboard owner with reasonable notice of proceedings and an opportunity for a hearing, the municipality finds:
 - (i) by clear and convincing evidence, that the applicant for a permit intentionally made a false or misleading statement in the application regarding the placement or erection of the billboard; or
 - (ii) by substantial evidence that the billboard is structurally unsafe, is in an unreasonable state of repair, or has been abandoned for at least 12 months.
- (4) A municipality may not allow a nonconforming billboard to be rebuilt or replaced by anyone other than the billboard's owner, or the billboard's owner acting through a contractor, within 500 feet of the nonconforming location.
- (5) A permit that a municipality issues, extends, or renews for a billboard remains valid beginning on the day on which the municipality issues, extends, or renews the permit and ending 180 days after the day on which a required state permit is issued for the billboard if:
 - (a) the billboard requires a state permit; and
 - (b) an application for the state permit is filed within 30 days after the day on which the municipality issues, extends, or renews a permit for the billboard.

Amended by Chapter 239, 2018 General Session

10-9a-514 Manufactured homes.

- (1) For purposes of this section, a manufactured home is the same as defined in Section 15A-1-302, except that the manufactured home shall be attached to a permanent foundation in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with the applicable building code. All appendages, including carports, garages, storage buildings, additions, or alterations shall be built in compliance with the applicable building code.
- (2) A manufactured home may not be excluded from any land use zone or area in which a single-family residence would be permitted, provided the manufactured home complies with all local land use ordinances, building codes, and any restrictive covenants, applicable to a single family residence within that zone or area.
- (3) A municipality may not:
 - (a) adopt or enforce an ordinance or regulation that treats a proposed development that includes manufactured homes differently than one that does not include manufactured homes; or
 - (b) reject a development plan based on the fact that the development is expected to contain manufactured homes.

Amended by Chapter 14, 2011 General Session

10-9a-515 Regulation of amateur radio antennas.

- (1) A municipality may not enact or enforce an ordinance that does not comply with the ruling of the Federal Communications Commission in "Amateur Radio Preemption, 101 FCC 2nd 952 (1985)" or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.
- (2) If a municipality adopts an ordinance involving the placement, screening, or height of an amateur radio antenna based on health, safety, or aesthetic conditions, the ordinance shall:
 - (a) reasonably accommodate amateur radio communications; and
 - (b) represent the minimal practicable regulation to accomplish the municipality's purpose.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-516 Regulation of residential facilities for persons with disabilities.

A municipality may only regulate a residential facility for persons with a disability to the extent allowed by:

- (1) Title 57, Chapter 21, Utah Fair Housing Act, and applicable jurisprudence;
- (2) the Fair Housing Amendments Act of 1988, 42 U.S.C. Sec. 3601 et seq., and applicable jurisprudence; and
- (3) Section 504, Rehabilitation Act of 1973, and applicable jurisprudence.

Repealed and Re-enacted by Chapter 309, 2013 General Session

10-9a-520 Licensing of residences for persons with a disability.

The responsibility to license programs or entities that operate facilities for persons with a disability, as well as to require and monitor the provision of adequate services to persons residing in those facilities, shall rest with:

- (1) for programs or entities licensed or certified by the Department of Human Services, the Department of Human Services as provided in Title 62A, Chapter 5, Services for People with Disabilities; and
- (2) for programs or entities licensed or certified by the Department of Health, the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.

Amended by Chapter 309, 2013 General Session

10-9a-521 Wetlands.

A municipality may not designate or treat any land as wetlands unless the United States Army Corps of Engineers or other agency of the federal government has designated the land as wetlands.

Enacted by Chapter 388, 2007 General Session

10-9a-522 Refineries.

- (1) As used in this section, "develop" or "development" means:
 - (a) the construction, alteration, or improvement of land, including any related moving, demolition, or excavation outside of a refinery property boundary;
 - (b) the subdivision of land for a non-industrial use; or
 - (c) the construction of a non-industrial structure on a parcel that is not subject to the subdivision process.
- (2) Before a legislative body may adopt a non-industrial zoning change to permit development within 500 feet of a refinery boundary, the legislative body shall consult with the refinery to determine whether the proposed change is compatible with the refinery.
- (3) Before a land use authority may approve an application to develop within 500 feet of a refinery boundary, the land use authority shall consult with the refinery to determine whether the development is compatible with the refinery.
- (4) A legislative body described in Subsection (2), or a land use authority described in Subsection (3), may not request from the refinery:
 - (a) proprietary information;

- (b) information, if made public, that would create a security or safety risk to the refinery or the public;
 - (c) information that is restricted from public disclosure under federal or state law; or
 - (d) information that is available in public record.
- (5)
- (a) This section does not grant authority to a legislative body described in Subsection (2), or a land use authority described in Subsection (3), to require a refinery to undertake or cease an action.
 - (b) This section does not create a cause of action against a refinery.
 - (c) Except as expressly provided in this section, this section does not alter or remove any legal right or obligation of a refinery.

Enacted by Chapter 306, 2010 General Session

10-9a-523 Property boundary adjustment.

- (1) To make a parcel boundary adjustment, a property owner shall:
- (a) execute a boundary adjustment through:
 - (i) a quitclaim deed; or
 - (ii) a boundary line agreement under Section 10-9a-524; and
 - (b) record the quitclaim deed or boundary line agreement described in Subsection (1)(a) in the office of the county recorder of the county in which each property is located.
- (2) To make a lot line adjustment, a property owner shall:
- (a) obtain approval of the boundary adjustment under Section 10-9a-608;
 - (b) execute a boundary adjustment through:
 - (i) a quitclaim deed; or
 - (ii) a boundary line agreement under Section 10-9a-524; and
 - (c) record the quitclaim deed or boundary line agreement described in Subsection (2)(b) in the office of the county recorder of the county in which each property is located.
- (3) A parcel boundary adjustment under Subsection (1) is not subject to review of a land use authority unless:
- (a) the parcel includes a dwelling; and
 - (b) the land use authority's approval is required under Subsection 10-9a-524(5).
- (4) The recording of a boundary line agreement or other document used to adjust a mutual boundary line that is not subject to review of a land use authority:
- (a) does not constitute a land use approval; and
 - (b) does not affect the validity of the boundary line agreement or other document used to adjust a mutual boundary line.
- (5) A municipality may withhold approval of a land use application for property that is subject to a recorded boundary line agreement or other document used to adjust a mutual boundary line if the municipality determines that the lots or parcels, as adjusted by the boundary line agreement or other document used to adjust the mutual boundary line, are not in compliance with the municipality's land use regulations in effect on the day on which the boundary line agreement or other document used to adjust the mutual boundary line is recorded.

Amended by Chapter 385, 2021 General Session

10-9a-524 Boundary line agreement.

- (1) If properly executed and acknowledged as required by law, an agreement between owners of adjoining property that designates the boundary line between the adjoining properties acts, upon recording in the office of the recorder of the county in which each property is located, as a quitclaim deed to convey all of each party's right, title, interest, and estate in property outside the agreed boundary line that had been the subject of the boundary line agreement or dispute that led to the boundary line agreement.
- (2) Adjoining property owners executing a boundary line agreement described in Subsection (1) shall:
 - (a) ensure that the agreement includes:
 - (i) a legal description of the agreed upon boundary line and of each parcel or lot after the boundary line is changed;
 - (ii) the name and signature of each grantor that is party to the agreement;
 - (iii) a sufficient acknowledgment for each grantor's signature;
 - (iv) the address of each grantee for assessment purposes;
 - (v) a legal description of the parcel or lot each grantor owns before the boundary line is changed; and
 - (vi) the date of the agreement if the date is not included in the acknowledgment in a form substantially similar to a quitclaim deed as described in Section 57-1-13;
 - (b) if any of the property subject to the boundary line agreement is a lot, prepare an amended plat in accordance with Section 10-9a-608 before executing the boundary line agreement; and
 - (c) if none of the property subject to the boundary line agreement is a lot, ensure that the boundary line agreement includes a statement citing the file number of a record of a survey map in accordance with Section 17-23-17, unless the statement is exempted by the municipality.
- (3) A boundary line agreement described in Subsection (1) that complies with Subsection (2) presumptively:
 - (a) has no detrimental effect on any easement on the property that is recorded before the day on which the agreement is executed unless the owner of the property benefitting from the easement specifically modifies the easement within the boundary line agreement or a separate recorded easement modification or relinquishment document; and
 - (b) relocates the parties' common boundary line for an exchange of consideration.
- (4) Notwithstanding Part 6, Subdivisions, or a municipality's ordinances or policies, a boundary line agreement that only affects parcels is not subject to:
 - (a) any public notice, public hearing, or preliminary platting requirement;
 - (b) the review of a land use authority; or
 - (c) an engineering review or approval of the municipality, except as provided in Subsection (5).
- (5)
 - (a) If a parcel that is the subject of a boundary line agreement contains a dwelling unit, the municipality may require a review of the boundary line agreement if the municipality:
 - (i) adopts an ordinance that:
 - (A) requires review and approval for a boundary line agreement containing a dwelling unit; and
 - (B) includes specific criteria for approval; and
 - (ii) completes the review within 14 days after the day on which the property owner submits the boundary line agreement for review.
 - (b)
 - (i) If a municipality, upon a review under Subsection (5)(a), determines that the boundary line agreement is deficient or if the municipality requires additional information to approve the

boundary line agreement, the municipality shall send, within the time period described in Subsection (5)(a)(ii), written notice to the property owner that:

- (A) describes the specific deficiency or additional information that the municipality requires to approve the boundary line agreement; and
 - (B) states that the municipality shall approve the boundary line agreement upon the property owner's correction of the deficiency or submission of the additional information described in Subsection (5)(b)(i)(A).
- (ii) If a municipality, upon a review under Subsection (5)(a), approves the boundary line agreement, the municipality shall send written notice of the boundary line agreement's approval to the property owner within the time period described in Subsection (5)(a)(ii).
- (c) If a municipality fails to send a written notice under Subsection (5)(b) within the time period described in Subsection (5)(a)(ii), the property owner may record the boundary line agreement as if no review under this Subsection (5) was required.

Amended by Chapter 385, 2021 General Session

10-9a-525 High tunnels -- Exemption from municipal regulation.

- (1) As used in this section, "high tunnel" means a structure that:
- (a) is not a permanent structure;
 - (b) is used for the keeping, storing, sale, or shelter of an agricultural commodity; and
 - (c) has a:
 - (i) metal, wood, or plastic frame;
 - (ii) plastic, woven textile, or other flexible covering; and
 - (iii) floor made of soil, crushed stone, matting, pavers, or a floating concrete slab.
- (2) A municipal building code does not apply to a high tunnel.
- (3) No building permit shall be required for the construction of a high tunnel.

Enacted by Chapter 129, 2015 General Session

10-9a-527 Historic preservation authority.

- (1)
- (a) A legislative body may designate a historic preservation authority.
 - (b) A legislative body may not designate the legislative body or the municipality's governing body as a historic preservation authority.
- (2) In making administrative decisions on land use applications, a historic preservation authority shall apply the plain language of the land use regulations to a land use application.
- (3) If a land use regulation does not plainly restrict a land use application, the historic preservation authority shall interpret and apply the land use regulation to favor the land use application.

Enacted by Chapter 17, 2017 General Session

10-9a-528 Cannabis production establishments, medical cannabis pharmacies, and industrial hemp producer licensee.

- (1) As used in this section:
- (a) "Cannabis production establishment" means the same as that term is defined in Section 4-41a-102.
 - (b) "Industrial hemp producer licensee" means the same as the term "licensee" is defined in Section 4-41-102.

- (c) "Medical cannabis pharmacy" means the same as that term is defined in Section 26-61a-102.
- (2)
 - (a)
 - (i) A municipality may not regulate a cannabis production establishment in conflict with:
 - (A) Title 4, Chapter 41a, Cannabis Production Establishments, and applicable jurisprudence; and
 - (B) this chapter.
 - (ii) A municipality may not regulate a medical cannabis pharmacy in conflict with:
 - (A) Title 26, Chapter 61a, Utah Medical Cannabis Act, and applicable jurisprudence; and
 - (B) this chapter.
 - (iii) A municipality may not regulate an industrial hemp producer licensee in conflict with:
 - (A) Title 4, Chapter 41, Hemp and Cannabinoid Act, and applicable jurisprudence; and
 - (B) this chapter.
 - (b) The Department of Agriculture and Food has plenary authority to license programs or entities that operate a cannabis production establishment.
 - (c) The Department of Health has plenary authority to license programs or entities that operate a medical cannabis pharmacy.
- (3)
 - (a) Within the time period described in Subsection (3)(b), a municipality shall prepare and adopt a land use regulation, development agreement, or land use decision in accordance with this title and:
 - (i) regarding a cannabis production establishment, Section 4-41a-406; or
 - (ii) regarding a medical cannabis pharmacy, Section 26-61a-507.
 - (b) A municipality shall take the action described in Subsection (3)(a):
 - (i) before January 1, 2021, within 45 days after the day on which the municipality receives a petition for the action; and
 - (ii) after January 1, 2021, in accordance with Subsection 10-9a-509.5(2).

Amended by Chapter 60, 2021 General Session

10-9a-529 Specified public utility located in a municipal utility easement.

A specified public utility may exercise each power of a public utility under Section 54-3-27 if the specified public utility uses an easement:

- (1) with the consent of a municipality; and
- (2) that is located within a municipal utility easement described in Subsections 10-9a-103(41)(a) through (e).

Amended by Chapter 385, 2021 General Session

Effective 10/1/2021

10-9a-530 Internal accessory dwelling units.

- (1) As used in this section:
 - (a) "Internal accessory dwelling unit" means an accessory dwelling unit created:
 - (i) within a primary dwelling;
 - (ii) within the footprint of the primary dwelling described in Subsection (1)(a)(i) at the time the internal accessory dwelling unit is created; and
 - (iii) for the purpose of offering a long-term rental of 30 consecutive days or longer.
 - (b) "Primary dwelling" means a single-family dwelling that:

- (i) is detached; and
 - (ii) is occupied as the primary residence of the owner of record.
- (2) In any area zoned primarily for residential use:
 - (a) the use of an internal accessory dwelling unit is a permitted use; and
 - (b) except as provided in Subsections (3) and (4), a municipality may not establish any restrictions or requirements for the construction or use of one internal accessory dwelling unit within a primary dwelling, including a restriction or requirement governing:
 - (i) the size of the internal accessory dwelling unit in relation to the primary dwelling;
 - (ii) total lot size; or
 - (iii) street frontage.
- (3) An internal accessory dwelling unit shall comply with all applicable building, health, and fire codes.
- (4) A municipality may:
 - (a) prohibit the installation of a separate utility meter for an internal accessory dwelling unit;
 - (b) require that an internal accessory dwelling unit be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;
 - (c) require a primary dwelling:
 - (i) to include one additional on-site parking space for an internal accessory dwelling unit, regardless of whether the primary dwelling is existing or new construction; and
 - (ii) to replace any parking spaces contained within a garage or carport if an internal accessory dwelling unit is created within the garage or carport;
 - (d) prohibit the creation of an internal accessory dwelling unit within a mobile home as defined in Section 57-16-3;
 - (e) require the owner of a primary dwelling to obtain a permit or license for renting an internal accessory dwelling unit;
 - (f) prohibit the creation of an internal accessory dwelling unit within a zoning district covering an area that is equivalent to:
 - (i) 25% or less of the total area in the municipality that is zoned primarily for residential use; or
 - (ii) 67% or less of the total area in the municipality that is zoned primarily for residential use, if the main campus of a state or private university with a student population of 10,000 or more is located within the municipality;
 - (g) prohibit the creation of an internal accessory dwelling unit if the primary dwelling is served by a failing septic tank;
 - (h) prohibit the creation of an internal accessory dwelling unit if the lot containing the primary dwelling is 6,000 square feet or less in size;
 - (i) prohibit the rental or offering the rental of an internal accessory dwelling unit for a period of less than 30 consecutive days;
 - (j) prohibit the rental of an internal accessory dwelling unit if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence;
 - (k) hold a lien against a property that contains an internal accessory dwelling unit in accordance with Subsection (5); and
 - (l) record a notice for an internal accessory dwelling unit in accordance with Subsection (6).
- (5)
 - (a) In addition to any other legal or equitable remedies available to a municipality, a municipality may hold a lien against a property that contains an internal accessory dwelling unit if:
 - (i) the owner of the property violates any of the provisions of this section or any ordinance adopted under Subsection (4);
 - (ii) the municipality provides a written notice of violation in accordance with Subsection (5)(b);

- (iii) the municipality holds a hearing and determines that the violation has occurred in accordance with Subsection (5)(d), if the owner files a written objection in accordance with Subsection (5)(b)(iv);
 - (iv) the owner fails to cure the violation within the time period prescribed in the written notice of violation under Subsection (5)(b);
 - (v) the municipality provides a written notice of lien in accordance with Subsection (5)(c); and
 - (vi) the municipality records a copy of the written notice of lien described in Subsection (5)(a)(iv) with the county recorder of the county in which the property is located.
- (b) The written notice of violation shall:
- (i) describe the specific violation;
 - (ii) provide the owner of the internal accessory dwelling unit a reasonable opportunity to cure the violation that is:
 - (A) no less than 14 days after the day on which the municipality sends the written notice of violation, if the violation results from the owner renting or offering to rent the internal accessory dwelling unit for a period of less than 30 consecutive days; or
 - (B) no less than 30 days after the day on which the municipality sends the written notice of violation, for any other violation;
 - (iii) state that if the owner of the property fails to cure the violation within the time period described in Subsection (5)(b)(ii), the municipality may hold a lien against the property in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires;
 - (iv) notify the owner of the property:
 - (A) that the owner may file a written objection to the violation within 14 days after the day on which the written notice of violation is post-marked or posted on the property; and
 - (B) of the name and address of the municipal office where the owner may file the written objection;
 - (v) be mailed to:
 - (A) the property's owner of record; and
 - (B) any other individual designated to receive notice in the owner's license or permit records; and
 - (vi) be posted on the property.
- (c) The written notice of lien shall:
- (i) comply with the requirements of Section 38-12-102;
 - (ii) state that the property is subject to a lien;
 - (iii) specify the lien amount, in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires;
 - (iv) be mailed to:
 - (A) the property's owner of record; and
 - (B) any other individual designated to receive notice in the owner's license or permit records; and
 - (v) be posted on the property.
- (d)
- (i) If an owner of property files a written objection in accordance with Subsection (5)(b)(iv), the municipality shall:
 - (A) hold a hearing in accordance with Title 52, Chapter 4, Open and Public Meetings Act, to conduct a review and determine whether the specific violation described in the written notice of violation under Subsection (5)(b) has occurred; and

- (B) notify the owner in writing of the date, time, and location of the hearing described in Subsection (5)(d)(i)(A) no less than 14 days before the day on which the hearing is held.
- (ii) If an owner of property files a written objection under Subsection (5)(b)(iv), a municipality may not record a lien under this Subsection (5) until the municipality holds a hearing and determines that the specific violation has occurred.
- (iii) If the municipality determines at the hearing that the specific violation has occurred, the municipality may impose a lien in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires, regardless of whether the hearing is held after the day on which the opportunity to cure the violation has expired.
- (e) If an owner cures a violation within the time period prescribed in the written notice of violation under Subsection (5)(b), the municipality may not hold a lien against the property, or impose any penalty or fee on the owner, in relation to the specific violation described in the written notice of violation under Subsection (5)(b).
- (6)
 - (a) A municipality that issues, on or after October 1, 2021, a permit or license to an owner of a primary dwelling to rent an internal accessory dwelling unit, or a building permit to an owner of a primary dwelling to create an internal accessory dwelling unit, may record a notice in the office of the recorder of the county in which the primary dwelling is located.
 - (b) The notice described in Subsection (6)(a) shall include:
 - (i) a description of the primary dwelling;
 - (ii) a statement that the primary dwelling contains an internal accessory dwelling unit; and
 - (iii) a statement that the internal accessory dwelling unit may only be used in accordance with the municipality's land use regulations.
 - (c) The municipality shall, upon recording the notice described in Subsection (6)(a), deliver a copy of the notice to the owner of the internal accessory dwelling unit.

Enacted by Chapter 102, 2021 General Session

10-9a-531 Utility service connections.

- (1) A municipality may not enact an ordinance, a resolution, or a policy that prohibits, or has the effect of prohibiting, the connection or reconnection of an energy utility service provided by a public utility as that term is defined in Section 54-2-1.
- (2) Subsection (1) does not apply to:
 - (a) an incentive offered by a municipality; or
 - (b) a building owned by a municipality.

Enacted by Chapter 15, 2021 General Session

10-9a-532 Development agreements.

- (1) Subject to Subsection (2), a municipality may enter into a development agreement containing any term that the municipality considers necessary or appropriate to accomplish the purposes of this chapter.
- (2)
 - (a) A development agreement may not:
 - (i) limit a municipality's authority in the future to:
 - (A) enact a land use regulation; or
 - (B) take any action allowed under Section 10-8-84;

- (ii) require a municipality to change the zoning designation of an area of land within the municipality in the future; or
 - (iii) contain a term that conflicts with, or is different from, a standard set forth in an existing land use regulation that governs the area subject to the development agreement, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.
- (b) A development agreement that requires the implementation of an existing land use regulation as an administrative act does not require a legislative body's approval under Section 10-9a-502.
- (c) A municipality may not require a development agreement as the only option for developing land within the municipality.
- (d) To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by:
 - (i) this chapter; and
 - (ii) any applicable land use regulations.

Enacted by Chapter 385, 2021 General Session

10-9a-533 Infrastructure improvements involving roadways.

- (1) As used in this section:
 - (a) "Low impact development" means the same as that term is defined in Section 19-5-108.5.
 - (b)
 - (i) "Pavement" means the bituminous or concrete surface of a roadway.
 - (ii) "Pavement" does not include a curb or gutter.
 - (c) "Residential street" means a public or private roadway that:
 - (i) currently serves or is projected to serve an area designated primarily for single-family residential use;
 - (ii) requires at least two off-site parking spaces for each single-family residential property abutting the roadway; and
 - (iii) has or is projected to have, on average, traffic of no more than 1,000 trips per day, based on findings contained in:
 - (A) a traffic impact study;
 - (B) the municipality's general plan under Section 10-9a-401;
 - (C) an adopted phasing plan; or
 - (D) a written plan or report on current or projected traffic usage.
- (2)
 - (a) Except as provided in Subsection (2)(b), a municipality may not, as part of an infrastructure improvement, require the installation of pavement on a residential street at a width in excess of 32 feet if the municipality requires low impact development for the area in which the residential street is located.
 - (b) Subsection (2)(a) does not apply if a municipality requires the installation of pavement:
 - (i) in a vehicle turnaround area; or
 - (ii) to address specific traffic flow constraints at an intersection or other area.
- (3)
 - (a) A municipality shall, by ordinance, establish any standards that the municipality requires, as part of an infrastructure improvement, for fire department vehicle access and turnaround on roadways.

(b) The municipality shall ensure that the standards established under Subsection (3)(a) are consistent with the State Fire Code as defined in Section 15A-1-102.

Enacted by Chapter 385, 2021 General Session

CENTERVILLE

**Staff Backup Report
6/23/2021**

Item No.

Short Title: June 9, 2021

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 06-09-2021 Planning Commission Draft Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, June 9, 2021**
3 **7:00 p.m.**
4

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

8 **MEMBERS PRESENT**

9 Kevin Daly, Chair
10 Mason Kjar
11 Heidi Shegrud
12 Spencer Summerhays
13 Christina Wilcox
14 Becki Wright
15

16 **MEMBER ABSENT**

17 Cheylynn Hayman
18

19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director
21 Lisa Romney, City Attorney
22 Mackenzie Wood, Assistant Planner
23

24 **PLEDGE OF ALLEGIANCE**

25
26 **OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Shegrud
27

28 **PUBLIC HEARING – ZONING CODE AMENDMENTS – PARKSTRIP HARDSCAPING**
29 **– CZC 12.51.070 (LANDSCAPING REQUIREMENTS)**
30

31 The City Council recently adopted Ordinance No. 2021-12 amending Chapter 11.02
32 (Parkstrips and Parkstrip Trees) to allow landscaping and/or limited hardscaping in parkstrips,
33 including decorative rocks and loosely laid bricks, pavers, and/or flagstones. The amendments
34 applied to all parkstrips within the City except for parkstrips in the Parrish Lane Gateway Area.
35 City Attorney Lisa Romney explained that amendments needed to be made to Section
36 12.51.070 of the Zoning Code to address the hardscaping amendments approved by the City
37 Council. Ms. Romney presented proposed Ordinance No. 2021-14 prepared for that purpose,
38 and answered questions from the Planning Commission. Chair Daly suggested including a
39 message about parkstrips in the City newsletter.
40

41 Chair Daly opened a public hearing at 7:24 p.m., and closed the public hearing seeing
42 that no one wished to comment. Commissioner Wright said she hoped the City would move
43 forward soon with an update regarding trees in parkstrips.
44

45 Chair Daly **moved** to recommend the City Council approve Ordinance No. 2021-14
46 adopting Zoning Code Amendments to CZC 12.51.070 (Landscaping Requirements) to allow
47 hardscaping in the parkstrips consistent with recent Municipal Code Amendments.
48 Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).
49

50 **PLANNING GOALS DISCUSSION**
51

52 Community Development Director Cory Snyder said the Planning Commission may be
53 able to meet with the City Council in a work session in July to discuss goals. He reviewed the
54 Planning Commission list of goals from the last year with the Commission, and presented a list
55 of suggested goals for the coming year.
56

Suggested Major Planning Projects:

Staff Priority Rating:

- | | |
|--|--------------|
| • General Plan Update/Economic Planning | Priority |
| • Moderate Income Housing Element Update | Priority |
| • South Main Street Corridor Plan Update | Undetermined |
| • Subdivision Ordinance Update | Priority |

Suggested Minor Planning Projects:

- | | |
|---|---------------|
| • Accessory Dwelling Ordinance | Priority |
| • Conditional Use Permit Standards Update | Priority |
| • Food Truck Ordinance | Semi-priority |
| • Parking Ordinance Update | Semi-priority |
| • Residential Development Outside Platted Subdivision | Semi-priority |
| • Parrish Lane Gateway Design Standards Modifications | Low-priority |
| • West Centerville Neighborhood Plan Update | Low-priority |
| • R-M/R-H Building Design Standards | Low-priority |
| • Foothills Management Plan Tasks | Low-priority |
| • Northwest Neighborhood Plan Task | Low-priority |

The Planning Commission discussed the upcoming election season. Chair Daly suggested the Planning Commission focus on issues needing to be addressed because of action by the State Legislature, and items that could be updated fairly easily. Responding to a question from Commissioner Wright, Mr. Snyder stated that in a textbook environment a General Plan would be thoroughly updated every 15-20 years, with a review after five years and a significant reset after 10 years. Commissioner Shegrud asked if some of the items listed could be included with the General Plan update. Mr. Snyder said he believed the City would seek some level of outside consultation in the General Plan update process, but the amount of outside consultation was undetermined at that time. Mr. Snyder and the Commissioners discussed benefits and dangers associated with outside consultation, ways to gather public feedback, and the need to balance data with the temperature in the community.

Commissioner Kjar suggested not undertaking the South Main Street Corridor Plan update in 2021. A majority of Commissioners expressed agreement. City Attorney Lisa Romney said she liked the idea of the Planning Commission prioritizing one big project, a couple medium projects, and three easy projects. Chair Daly summarized that the Planning Commission considered a General Plan Update to be a big top priority, with the Subdivision Ordinance Update and Accessory Dwelling Ordinance as medium projects, and the Food Truck Ordinance, the Parking Ordinance Update, and Residential Development Outside Platted Subdivision as smaller projects for 2021.

Commissioner Wright suggested meeting with the Trails Committee at some point to discuss potential completion and connectivity of City trail systems. The Planning Commission discussed meeting with representatives of different City committees maybe every other month to stay informed and updated on needs. Mr. Snyder suggested the Planning Commission meet with committee chairs on an annual basis. A majority of the Commission expressed agreement.

BYLAWS REVIEW

Assistant Planner Mackenzie Wood presented an updated Bylaws document with revisions requested by the Planning Commission at their previous meeting. Commissioner Summerhays moved to accept the Bylaws as updated and recommend approval by the City Council. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Planning Commission was scheduled to meet next on June 23, 2021. Mr. Snyder reviewed with the Commission a list of items expected to be on future meeting agendas.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the May 26, 2021 meeting were reviewed. Commissioner Summerhays **moved** to accept the minutes. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:37 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Summerhays seconded the motion, which passed by unanimous vote (6-0).

Jennifer Hansen, City Recorder

Date Approved

Katie Rust, Recording Secretary

DRAFT