



CENTERVILLE CITY PLANNING COMMISSION AGENDA

Due to Planning Commission Chair Daly's Determination public meetings will be held electronically via Zoom. Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content.

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON APRIL 28, 2021 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. 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

1. Chair Determination Letter

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic.

Join Zoom:

<https://zoom.us/j/97598256388?pwd=eWlRTjVaaFFvd1JnWVZHaDNFc2xIdz09>

Meeting ID: 975 9825 6388

Passcode: 035056

+1 669 900 9128 US (San Jose)

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

D. COMMISSION BUSINESS

2. Public Hearing - Zone Map Amendment - Pasture Business Park Phase 3
Consider amendment to zoning map near 1250 N 1300 W to Shorelands Commerce Park zone.
3. Public Hearing - Conceptual Site Plan - Pasture Business Park Phase 3
Review application located at approximately 1250 N 1300 W for compliance with previous approvals.
4. Public Hearing - Summerhill Lane - Preliminary Subdivision
Preliminary Subdivision Plan Submittal for the proposed Summerhill Lane Subdivision - approximately located between Main Street and the Frontage Road at 2125 North
5. Public Hearing - Zoning Code Amendments - Newspaper Noticing Amendments - SB 201 (2021)
Consider amendments to the Centerville Zoning Code and Subdivision Ordinance regarding newspaper noticing in accordance with recent State law amendments adopted with SB 201 - Ordinance No. 2021-10
6. Land Use Training - Municipal Land Use, Development, and Management Act - Part 4 - General Plan
Land use training and discussion regarding Chapter 4 (General Plan) of the Municipal Land Use, Development, and Management Act
7. Conflict of Interest and Ethics Training
8. Community Development Director's Report

Next Planning Commission Meeting - May 12, 2021:

Tentative Applications:

- Randall Property Rezone - Residential Medium to Public Facility Medium (City Hall Master Plan Future Expansion)
- Parking Amendments - Overall Draft List of Uses to Consider Changing

City Council Report:

- No Actions to Report
- Staff has sent Commission's Request for Goal Planning - 2021/22

E. MINUTES REVIEW AND ACCEPTANCE

March 24, 2021

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report 4/28/2021

Item No. 1.

Short Title: Chair Determination Letter

Initiated By:

Staff Representative:

SUBJECT

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic.

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Meeting ID: 975 9825 6388

Passcode: 035056

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RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 2021 April Determination Letter



CENTERVILLE CITY

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

Incorporated in 1915

Mayor

Clark A. Wilkinson

City Council

Tamilyn Fillmore

William Ince

Stephanie Ivie

George McEwan

Robyn Mecham

City Manager

Brant T. Hanson

Public Body: Planning Commission

Date: 4/5/2021 | 3:09 PM PDT

Written Determination Letter to Conduct

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

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Planning Commission of Centerville City with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic.

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

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

DocuSigned by:

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Name: Kevin Daly

Title: Chair



CENTERVILLE

Staff Backup Report 4/28/2021

Item No. 2.

Short Title: Public Hearing - Zone Map Amendment - Pasture Business Park Phase 3

Initiated By:

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

Consider amendment to zoning map near 1250 N 1300 W to Shorelands Commerce Park zone.

RECOMMENDATION

Approve zoning map amendment for parcel 06-003-0047 from no zone to Shorelands Commerce Park.

BACKGROUND

ATTACHMENTS:

Description

- ▣ 04-28-2021 PC Staff Report Zone Map Amendment Pasture Business Park
- ▣ General Plan 12-480-6 West Centerville Neighborhood Plan
- ▣ 07-13-2011 Army Corps of Engineers Letter

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: SALMON HVAC

APPLICANT: SALMON HVAC
c/o CRAIG and TROY SALMON
1230 N 1300 W SUITE 5
CENTERVILLE, UT 84014
(csalmonATsalmonhvacDOTcom)

PROPERTY LOCATION: 1230 N 1300 W

PARCEL SIZE: 0.25 ACRES

ZONING DISTRICT: UNZONED

APPLICATION: ZONING MAP AMENDMENT

BACKGROUND

The applicants have acquired a piece of land adjoining their property and wish to have it zoned Shorelands Commerce Park to enable future improvements on the land (see Conceptual Site Plan agenda item).

CODE REQUIREMENTS

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

1. Whether the proposed Zoning Map amendment is consistent with goals, objectives and policies of the General Plan;
2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed Zoning Map amendment may adversely affect adjacent property; and

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and waste water and refuse collection.

Staff Response

1. The property is located in the West Centerville Neighborhood, Shorelands Commerce Park. The General Plan lists the following items to consider in development of the Shorelands Commerce Park.
 - a. Provide Support for the Davis County Shorelands Plan
 - b. Minimize Public and Private Losses Due to Flood Conditions
 - c. Properly Manage Wetland Resources
 - d. Preserve and Develop the Area for Future Business and Job Growth

Staff finds that the proposed zone map amendment will provide future job growth and support the Davis County Shorelands Plan of investing in business in the area. However, staff is concerned about the wetland resources at the southern edge of Parcel 06-003-0047. In reviewing the letter received by the applicant on July 13, 2011 from the Army Corps of Engineers staff finds a discrepancy between the 2011 site plan and the current 2021 site plan. Staff has reached out to the Army Corps of Engineers and is awaiting comment. This need not delay the zone map amendment, but it should be considered in future applications.

2. The proposed parcel to be amended is between to the Shorelands Commerce Park and Legacy Parkway. It is staff's opinion that a zone map amendment would be harmonious to the surroundings
3. Legacy Parkway dominates this section of the Shorelands Commerce Park, and staff finds the proposed amendment would not be detrimental to adjacent property, as it only abuts land owned by the Utah Department of Transportation (UDOT) and UDOT has sold the parcel in question to the applicants.
4. Staff finds there are adequate facilities and services for the parcel in question.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion for the Planning Commission to recommend **APPROVAL** of the Zone Map Amendment for Parcel 06-003-0047, as depicted in the submittal dated April 1, 2021 and as presented to the City, to Shorelands Commerce Park (SCP), with the following reasons for action(findings):

- a. The Planning Commission finds that there has been a sufficient review and consideration of the criteria found in CZC Section 12.21.080(e).

- b. The Planning Commission finds that the zone map amendment is substantially consistent with the goals of the General Plan, as described in the staff report.
- c. The Planning Commission finds the request for SCP Zoning designation is appropriate.

A. Background

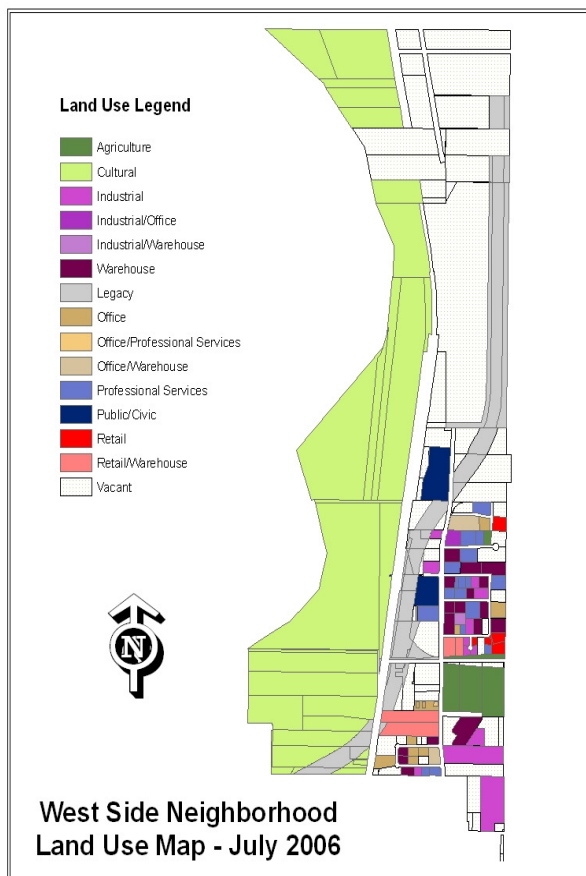
Located entirely west of Interstate 15, the West Centerville Neighborhood will be significantly influenced by the construction of the Legacy Parkway. Legacy Parkway is scheduled to be open in October of 2008. Essential to Centerville's economic health and its quality of life will be the effective use of land and development west of the freeway. The following information is a brief summary of the information that was utilized to form a basis for updating the neighborhood plan.

1. Summary of Existing Land Use Breakdown by Acreage and Percent

The City's Planning Staff performed a land use analysis using a windshield survey of the West Side neighborhood and entering

the data into the City's GIS software. The classification system was created using a slight variation of the standard land use planning categories set by the general planning profession. A summary of the resulting analysis is provided below.

<u>Type of Land Use</u>	<u>Acreage</u>	<u>Percent</u>
Agriculture	30 ac	3.8%
Cultural (Preserve)	543 ac	51.0%
Industrial	32 ac	3.0%
Office	19 ac	1.7%
Professional Services	20 ac	1.8%
Public/Civic	16 ac	1.5%
Retail	20 ac	1.8%
Vacant	384 ac	35.4%
Total	1,064 ac	100%



Land Use Types of the West Side Neighborhood

2. General Synopsis of the Business Real Estate Market and Davis County Job Growth Summary

According to a 2006 mid-year CRG Commercial Real Estate report, a strong residential construction market coupled with population and job growth is fueling the engine for continued growth. The report also states that "Good steady activity, centered around big box stores, is keeping the retail segment moving at a consistent rate" (*Davis County Clipper Article*). Additionally, CRG states, in a separate article, that "Davis County is very popular" and that they "wish there was more product for [them] to be involved in. This area could well offer come of the best return in the West, when compared with California, Denver, or Phoenix," (*Davis County Clipper Article*).

Recently, the Economic Department of Davis County promoted the need to "Preserve land for business so residents will

have jobs.” According to the County, there have been over 3,000 jobs added to the job market over the past year. However, Davis residents leave the County for about 26,000 jobs in other market areas (a net job export of 20%). The County indicates that “Growth needs to focus more on the manufacturing sector. For every 100 jobs created in manufacturing, 258 jobs are created in service, restaurants, and retail sectors” (*Deseret News Article*). In a separate article again quoting the County, it states that “it is important to diversify...it also includes high-tech jobs, pharmaceutical and medical jobs.” Also, it states that “Business parks in North Salt Lake and Clearfield have been successful...but housing developments are quickly swallowing up what prime business real estate remains” (*Standard-Examiner article*).

A third article quotes a warning from the Envision Utah Planning Director stating that “It will take courage for planning commissions and city councils to decline developers’ requests to fill all available land with residential neighborhoods and big-box retail stores and strip malls. The long-term financial health of [Davis] communities and the county will be sustained only if businesses with good jobs are added to the mix of residential and retail” (*Standard-Examiner article*).

The table below shows how much retail type development has recently been constructed or approved for development in the South Davis Area. This amount was compared to a previous 2004 Economic Analysis performed for Centerville City in 2004, which indicated at that time a potential demand of 467,668 square feet additional retail demand for the area.

<u>City</u>	<u>Sq Ft</u>
Bountiful	48,400
Farmington	0
West Bountiful	398,656
Woods Cross	5,433

Centerville	82,790
Total	535,279
2004 Est. Demand	467,668

3. General Environmental Issues Summary

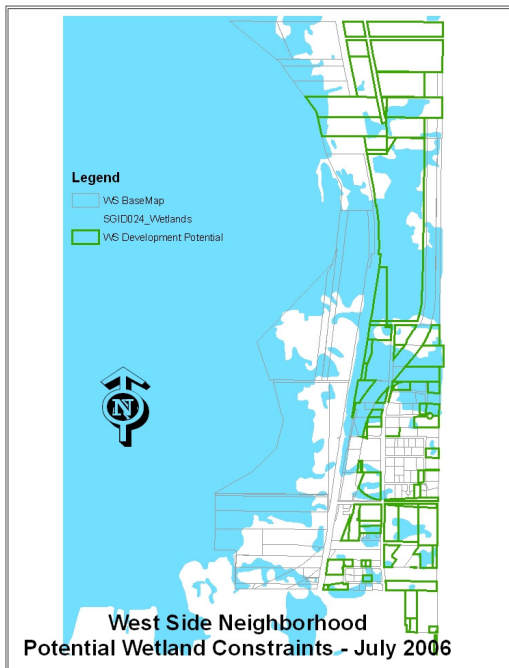
Generally, the West Side Neighborhood Plan update will need to consider three environmental issues. These issues consist of Wetlands, FEMA Mapped Floodplains, and the Great Salt Lake Shoreline. The general development constraints can be understood using existing data from federal, state, and county agencies. Each of these issues will be addressed below in this background section.

a. Wetlands

The City’s Planning Staff obtained data from the AGRC (state agency) and entered the data into the City’s GIS software. This data indicates that there may be substantial wetland concerns in the West Side Neighborhood, particularly with new development to the north and northwest of the new Legacy Parkway. In reviewing this information, it appears that there are two general processes that are contributing to the creation of these wetlands. The first is the natural water cycle involving stream and underground runoff. The second is the natural topographical or man-made berming or diking of these watercourses.

Natural Water Cycle – as water runoff occurs in our mountains to the east, water enters surface and sub-surface channels. These channels direct water to the west. As the natural terrain levels, water begins to either pool or re-surface over broad areas, which results in the creation of wetlands. Additionally, the Great Salt Lake’s elevation or shoreline fluctuates and over time these wetlands migrate east or west depending upon these fluctuating lake levels.

Berms/ Dikes – as the water flows down the natural water channels, it often encounters



Potential Wetland Constraints

barriers in the form of roadways and railroad beds. In the West Side Neighborhood the old DWRG railroad bed, Sheep Road, and the New Legacy Parkway have and/or will block the natural water flow. Therefore, the natural hydrology for the area is often interrupted, which results in the relocation and sometimes artificial creation of additional wetland areas.

To resolve this problem, culverts are installed to allow continued water flow out into the Great Salt Lake. However, these culverts have often become blocked and water is repeatedly redirected to other flat places, which have created and established some of these wetland areas of the West Side Neighborhood. Additionally in some cases, the natural flow channels to the far west have become overburdened with plant material (biomass) and water flow is re-directed to these other secondary locations.

b. FEMA Mapped Floodplains

The City has adopted a flood damage prevention ordinance (Chapter 9-5, Centerville City Municipal Code). This ordinance establishes “Areas of Special Flood

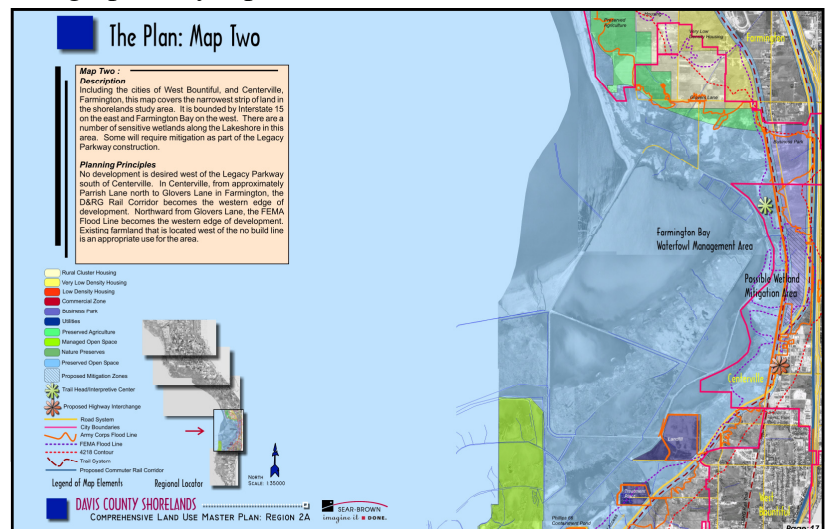
Hazards.” These areas are established using the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency. The purpose of the ordinance is to “minimize public and private losses due to flood conditions.” The West Side Neighborhood contains several of these flood hazards areas that may affect how property can be developed.

FIRM Map Updates – Currently FEMA is in the process of updating the FIRM documents. These updates are expected to be effective June 18, 2007. Preliminarily, staff believes that the area entirely west of Sheep Road will be placed in some type of flood hazard designation. Additionally, the existing designations in the area between I-15 and Sheep Road will likely be altered in some manner.

c. Davis County Shorelands Master Plan

Davis County has adopted a Shorelands Master Plan. The plan depicts the County desired uses along the shorelands of Davis County. The plan also encourages each city to adopt the plan as part of their general plan for their community.

The Shorelands Plan depicts five different areas. Each area is depicted by a map that graphically represents the desired land uses



Davis County Shorelands Plan – Centerville City Area

along these shoreland areas. Centerville City is depicted on Map 2 of the County's Shorelands Plan. Map 2 of the Plan depicts the following starting from the north and ending south in Centerville City:

- A community trail head/interpretive center west of Sheep Road in the Legacy Nature Preserve area.
- Business Park type development in the north area, west of Legacy Parkway.
- A possible wetland mitigation area located centrally between Legacy Parkway and the Preserve.
- The Parrish Lane/Legacy Parkway interchange.
- A continuation of the land uses in the existing industrial area south and east of the Legacy Parkway.

4. Summary of Other Existing Applicable General Plan Policies

Section 12-430-1 – Establish needed commercial and industrial service in designated areas of the City.

Section 12-430-3(2) – Land west of I-15 is suited best for well-planned highway commercial, office, business and research parks, light manufacturing, and permanent open space. Heavy industrial uses should be limited. The appearance of development west of I-15 is important. Residential uses are not appropriate. Commercial uses should be developed as an extension of the Parrish Lane Corridor. 1250 West Street should be looped to provide proper access.

Section 12-450-1 – Legacy Parkway classified as a major arterial street. 1250 West classified as a minor arterial street.

Section 12-450-2 – Parrish Lane/Legacy Parkway interchange and Parrish Lane/I-15 Interchange are major entrances (gateways). The visual qualities of these areas are important.

Section 12-450-3 – A Class I or II bikeway should be established connecting the east side of the City to the trail system of the proposed Legacy Parkway.

Section 12-450-5 – The route for Legacy Highway is the locally preferred alternative route (LPA) or modified “C” route (as currently being constructed at the present time).

Section 12-460-4(c) & 5 - The Bonneville Shoreline trail should be linked via other trails to the Legacy Parkway Trail. The land adjacent to the Great Salt Lake presents opportunities for studying nature and linking the area with hiking and biking pathways.

5. Legacy Parkway & Nature Preserve

Legacy Parkway & Nature Preserve will be a four-lane, limited-access, divided highway extending approximately 14 miles from Interstate 215 at 2100 North in North Salt Lake, northward to the junction of Interstate 15 and U.S. Highway 89 in Farmington. A multiple-use trail for pedestrians, bicyclists, and equestrians will parallel the highway. As mitigation for the Parkway's impact on 99 wetland acres, a 2,100-acre Legacy Nature Preserve has been established to protect precious wetlands and preserve wildlife habitat forever.

a. Legacy Parkway Alignment Through Centerville City

The Legacy Parkway generally parallels Interstate 15 west of the Union Pacific and commuter (i.e. Frontrunner) rail corridors along the northerly segment of the parkway. Upon reaching (southbound) approximately 1375 North Street, the parkway serpentine further to the west until it enters West Bountiful. As a result the parkway bisects the West Side neighborhood into two distinct north and south sections.

Upon completion of the parkway, these sections will be linked via a 1250 West overpass bridge with an additional future link tying in further west at Parrish Lane. The Legacy Parkway interchange will be constructed with the parkway being bridged over Parrish Lane, allowing for a future possible second access connection utilizing what is locally known as Sheep Road.



General Illustration of Legacy Parkway Corridor & Preserve

b. Legacy Parkway Design Concepts

The Legacy Parkway Design Team has established criteria to give the Parkway a unique look and feel by blending the project with the natural environment. The criteria established to describe the roadway design is as follows:

- Create a pastoral driving experience.
- Incorporate views of natural landscape and scenic resources.

- Improve environmental quality through restoration and enhancement.
- Utilize forms, patterns, textures and colors that reflect and compliment the local landscape.
- Offer opportunities for travelers to interact with nature.
- Create and connect recreational opportunities in the community.

The Parkway design includes gateways near the US 89 and the I-215 interchanges as a way of inviting motorists to the new driving experience. Gateway elements will include unique landscaping, signs and structures such as a cherry tree orchard in the Farmington area. In addition, the interchanges at Parrish Lane and 500 South will serve as gateways to surrounding communities along the corridor.

The Legacy Parkway will be landscaped with locally compatible or native plants. Landscaping will be consistent with the natural condition of the Legacy Nature Preserve, with some aesthetic enhancements. Fences will be designed to be functional and safe, yet they will also add to the overall visual experience. Trails and trailheads are integrated into the landscaping plan.

c. Legacy Parkway - A Western South Davis Inter-City Corridor Connection

With the development of the Legacy Corridor, new western north-south local roadway networks can now be developed. As mentioned earlier, the 1250 West Overpass will create an immediate connection to currently undeveloped land in the northwest area of the City. Additionally, Farmington City's Master Roadway Plan depicts a

potential inter-city connection between Farmington and Centerville City.

This inter-city (regional) connection could be established using 650 West in Farmington or Sheep Road. This inter-city connection also becomes important as the North Legacy Project is developed. Due to constraints created by the Union Pacific and commuter rail lines, this connectivity from the north to Parrish Lane is likely needed to create future capacity for creating accesses to the Legacy Parkway.

B. Neighborhood Planning Process and Comment

Fundamentally, the vision was created and developed through an extensive public participation process. The general public was invited to two general open house meetings held at City Hall on September 20, 2006 and on December 06, 2006. At the first open house, a background report about the West Neighborhood area was presented and its conclusions were discussed. At the second open house, the ideas and statements of an ad-hoc steering committee were presented to the general public to allow them to express their level of agreement.

In between these open houses a Steering Committee, comprised of about 12 participants, met on three occasions, October 18, 2006, November 01, 2006 and November 21, 2006. Each participant was invited to express their ideas and concerns regarding the subjects that were presented in the background report. Additional issues were discussed and recorded as statements to assist with the policy creation of the West Centerville Neighborhood Plan.

In addition to involving the general public, many of the local and state entities that would be affected were also invited to each of these meetings.

C. West Centerville Neighborhood Vision

The West Centerville Neighborhood Vision establishes a comprehensive guide to future physical land use patterns and desired attributes that have been expressed by the neighborhood.

Additional planning principles and concepts have also been included to help establish the policies of the overall Neighborhood Vision.

In the case of the West Centerville Neighborhood Plan, the **vision is expressed using six (6) different topics. These topics are Future Land Use, Economic Development, Environmental Compatibility, Transportation Planning, Community Facilities and Services, and Annexation Issues.** Each topic is addressed using goals, objectives, and a graphical map to express the ideas that were developed to create a vision for the West Centerville Neighborhood Plan. **These goals and objectives are to be considered as statements of policy and are to be used in the decision-making process for land use ordinance amendments, applicable land use application reviews, and/or related capital improvement programs.**

Additionally, each goal may be accompanied by descriptive text that is intended to assist with understanding the purpose, intent, and interpretation of the goal.

In addition to the topics, the West Centerville Neighborhood is divided into five different districts. Each district plays a different and sometimes distinct role in how land uses patterns are to

develop in that particular area of the neighborhood. These districts are identified as follows:

- **Centerville City Business Park**
- **Parrish-Legacy Gateway Corridor**
- **Shorelands Commerce Park & Mixed Node**
- **Legacy Nature Preserve**
- **South Industrial District**

The Vision identifies Sixteen (16) overall Goals with a total Ninety-two (92) Objectives and at times graphical maps. These goals, objectives, and graphical maps for the West Centerville Neighborhood Vision are described on the remaining pages of this document.

FUTURE LAND USE***GOALS:*****1. Enhance the Centerville
City Business Park District**

The Business Park District consists of the existing developed area located mainly south and east of the Legacy Parkway Alignment.

The goal is primarily to maintain and eventually upgrade the conditions and appearance of the buildings and yard areas, while being sensitive to the needs of existing business and property owners.

Preserving the economic viability of a now aging development area is critical to the success of the neighborhood

OBJECTIVES:

- 1.A. Develop and maintain 1250 West as the primary focal corridor for the Business Park.
- 1.B. Maintain an architectural theme for all buildings along 1250 West. The theme is to be complimentary with regards to the use of materials, specifically utilizing the current predominance of split-face concrete masonry or tilt-up construction materials.
- 1.C. Establish and maintain a consistent landscaping theme along the street front of 1250 West.
- 1.D. Encourage property owners to maintain and eventually upgrade aging buildings and sites.
- 1.E. Ensure that all outside storage yards or areas are appropriately screened from view from a public street. Additionally, storage areas need to be screened along the Interstate corridors of I-15 and the Legacy Parkway.
- 1.F. Allow older buildings to be upgraded without making it economically unfeasible to a point that it would require a complete demolition of existing structures.

FUTURE LAND USE***GOALS:***

- 1. Enhance the Centerville
City Business Park District
Cont...***

OBJECTIVES:

- 1.G. Allow metal buildings to remain or be constructed in the interior of the Business Park, although require additional use of materials to enhance the appearance of such structures.
- 1.H. ¹Limit land uses of the Business Park to light manufacturing, office, professional service and specialty retail type uses.
- 1.I. Reconfigure the Industrial Very High Zoning District in extreme southeast area and amend Section 12-36 Table of Land Uses (Zoning Ordinance) to allow the existing heavy industry uses, subject to a conditional use permit review.

¹ Amended by Ord. No. 2009-02, March 3, 2009

FUTURE LAND USE***GOALS:*****2. Create and Develop the Parrish-Legacy Gateway Corridor District**

The gateway corridor district consists of the adjacent lands on either side of Parrish Lane, particularly at the four corners of the Parrish/1250 West intersection and along the south side of Parrish Lane from the Legacy Parkway Interchange to the Interstate 15 Interchange.

This area will function as a primary entryway into the City. The goal of this corridor is to create a positive visual experience or impression for arriving and leaving Centerville City. All street and streetscape improvements of this area are to serve as entry and gateway features. Special treatments such as lighting, landscaping, way-finding signing is to be designed into private and public improvements to the area.

The particular focus should also include the Interchanges, specifically the enhancement of the bridges, entrance/exit ramps, and related shoulder areas.

OBJECTIVES:

- 2.A. Ensure that zoning regulations encourage and support the proper development of this gateway corridor.
- 2.B. Ensure that this gateway falls under the review of the Parrish Lane Gateway Design Standards and/or establish a similar applicable development theme for future development inside this gateway corridor.
- 2.C. Consider limiting permitted land uses of the gateway corridor to small local area type commercial, mixed commercial/residential, and conditional uses for larger retail commercial serving the South Davis area. The residential component shall not exceed fifteen (15) units per acre when calculating the entire master planned area.
- 2.D. Consider setting a maximum permitted floor area ranging from of 50,000 to 100,000 square feet per single tenant space and/or 125,000 square feet per single use building.
- 2.E. Establish and maintain an entryway landscaping theme along Parrish Lane and at the four corners of Parrish Lane and 1250 West.

- 2.F. Focus on a landscaping theme that includes streetscape elements and public art that establishes a visual and recognizable identity for the corridor.

GOALS:

- 2. *Create and Develop the Parrish-Legacy Gateway Corridor Cont...***

FUTURE LAND USE***OBJECTIVES:***

- 2.G. Encourage UDOT and help support an entryway theme with design elements and landscaping to enhance the I-15 and Legacy Parkway and the Interchanges, including the bridges and ramp areas.
- 2.H. Establish appropriate business signing regulations to ensure they are compatible and make a visual contribution to gateway elements for the corridor.
- 2.I. Focus on signing regulations that are oriented to the gateway identification of businesses and not excessive heights that are focused towards freeway or pass-through traffic advertising.

FUTURE LAND USE***GOALS:*****3. Create and Develop the Shorelands Commerce Park District**

Located north and west of the Legacy Parkway, this area is largely undeveloped. Nonetheless, with the opening of the Legacy Parkway, access and placement of needed infrastructure will begin and there is great potential for continued growth and development for the City.

Due to a physical separation of this area by the construction of the parkway, the primary goal is to create a unique business park for continued economic growth for the city and to ensure compatibility of development with the purpose and intent of the Legacy Parkway & associated nature preserve.

Just as important as the parkway and preserve themes, this area should be preserved for the creation of a quality employment center for the South Davis Area.

OBJECTIVES:

- 3.A. Rezone or adopt a business park overlay zone to focus on establishing land uses such as manufacturing, high-technology industry, pharmaceutical and medical services, or other similar employment sectors.
- 3.B. Allow for the controlled establishment of secondary supportive land uses as a transition into Farmington City. This area is to compliment the job creation market, such as small service commercial, mixed-use, and residential type uses.
- 3.C. Develop an architectural theme for all buildings in the Commerce Park District. The theme is to be complimentary with regards to a shoreland type environment.
- 3.D. Develop an architectural theme that establishes a shoreland style and motif, creates variation to exterior wall or facade lengths, selects an appropriate color palate with textures, identifies proper roof shapes and materials, and sets forth window and door treatment styles.
- 3.E. Establish and maintain a consistent landscaping theme that is complimentary to the Legacy Parkway and...

FUTURE LAND USE***GOALS:******3. Create and Develop the
Shorelands Commerce
Park District Cont...******OBJECTIVES:***

(3.E. cont...) Legacy Nature Preserve features on either side of the Park.

- 3.F. Focus on a landscaping theme that establishes materials and plants that are native or complementary to the natural shoreland environment, creates informal transitions from the native or natural to the built environments, predominately uses shrubs, and low lying plant material, swales, and some berming for an appearance of openness, and trees for accenting formal or informal corridor features and buildings.
- 3.G. Create a sense of connectivity with the landscaped areas, wetlands, and floodways of differing developments.
- 3.H. Buildings and parking lots are to be aligned and/or clustered in manner to allow for connectivity of differing open spaces. Fencing should be minimal or non-existent.
- 3.I. Establish appropriate business signing regulations to ensure they are compatible and make a visual contribution to architectural and landscaping themes of the Commerce Park.

FUTURE LAND USE***GOALS:******3. Create and Develop the
Shorelands Commerce Park
District Cont...******OBJECTIVES:***

- 3.J. Focus signing regulations on requiring externally lighted wall and monument type signing, utilizes decorative forms and materials and artistic mounting platforms, and prohibits the use of excessive free-standing sign heights, electronic display messaging, and other distractive advertising elements.
- 3.K. Establish appropriate lighting regulations to control undesirable light splay or glare which would have detrimental effect on the visual appeal of the Shoreland Environment.
- 3.L. Focus lighting regulations on enhancement of architecture, pedestrian path and entryways, and for needed safety purposes and prohibit bright metal halide and flood type lighting, and prohibit open or undirected or unneeded light splay or other forms of light pollution.

FUTURE LAND USE***GOALS:*****4. Support and Enhance the Legacy Nature Preserve District**

As part of the construction of the Legacy Parkway, the area west of Sheep Road is permanently restricted from further development and has been placed in the Legacy Nature Preserve.

The goal of this District is to develop various public connections leading to and in some cases, where possible, access to the preserve for the enjoyment of this natural resource.

OBJECTIVES:

- 4.A. Develop a master trails and pathways plan to integrate the Legacy Parkway Trail, the UTA multiple-use corridor, and west side development as a primary enhancement to compliment and support the Preserve area.
- 4.B. Enhance the master trail and pathway plan by integrating the system with the Parrish/Legacy Trail Head Park and looping the system with east side frontage road trails between Glover's Lane and Parrish Lane.
- 4.C. Encourage and support the scenic by-way designation of the Legacy Parkway.
- 4.D. Enhance the by-way designation by integrating the master trail and pathway system through the use of interpretive programs and other activities that identify the natural or geologic processes, historical elements, Farmington Bay environment, and other related resources of the local area.
- 4.E. Support connection of the master trail and pathway system with the Preserve as future opportunities might allow.

GOALS:

***4. Support and Enhance the
Legacy Nature Preserve
District Cont...***

FUTURE LAND USE

OBJECTIVES:

- 4.F. Provide links connecting the Legacy Parkway trail with the Bonneville Shoreline via other city pathways and trails.
- 4.G. Establish a Class I or Class II bikeway that connects the east side area with the trail system of the Legacy Parkway.

FUTURE LAND USE***GOALS:*****5. Buffer Differing Land Use Intensities with Appropriate Standards**

Only uses in a same use intensity level or in an adjacent intensity level may be located next to each other. The goal of a hierarchy standard is to create at least 100 feet of separation before a use in another subsequent intensity level can be employed through zoning districts.

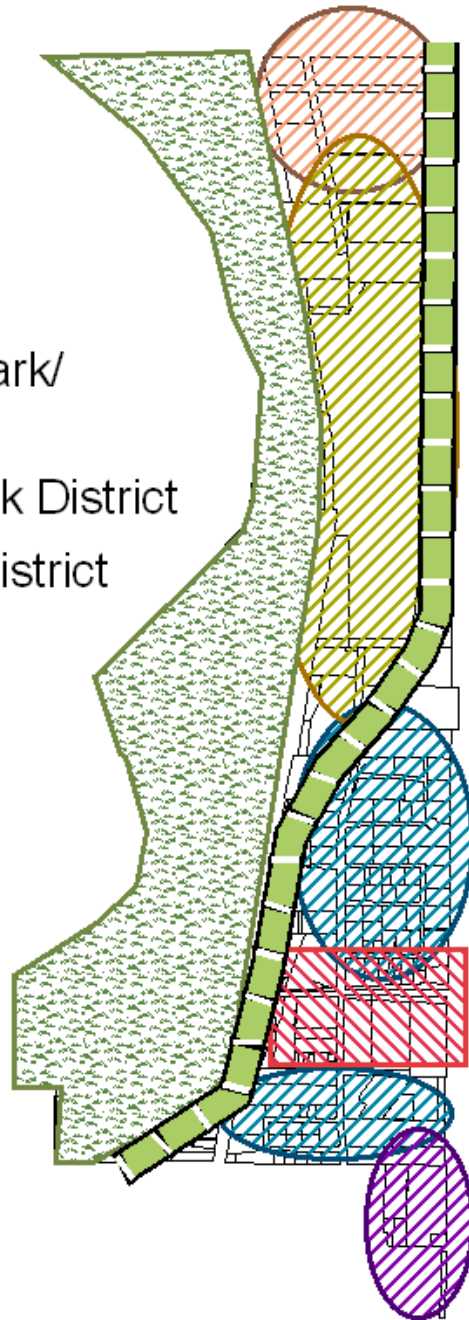
For example, a very-high intensity use cannot be located next to a medium intensity use unless there is a high intensity use that creates a minimum separation of 100 feet.

OBJECTIVES:

- 5.A. Make use of the Land Use Hierarchy Standards found in Section 12-480-5 of the City's General Plan.
- 5.B. Establish a landscaping buffering standard of at least 30 feet where two incompatible intensities are located next to one another.
- 5.C. Strategically locate accessory buildings and uses of a higher intensity to assist with spatially buffering a lower intensity.

Legend

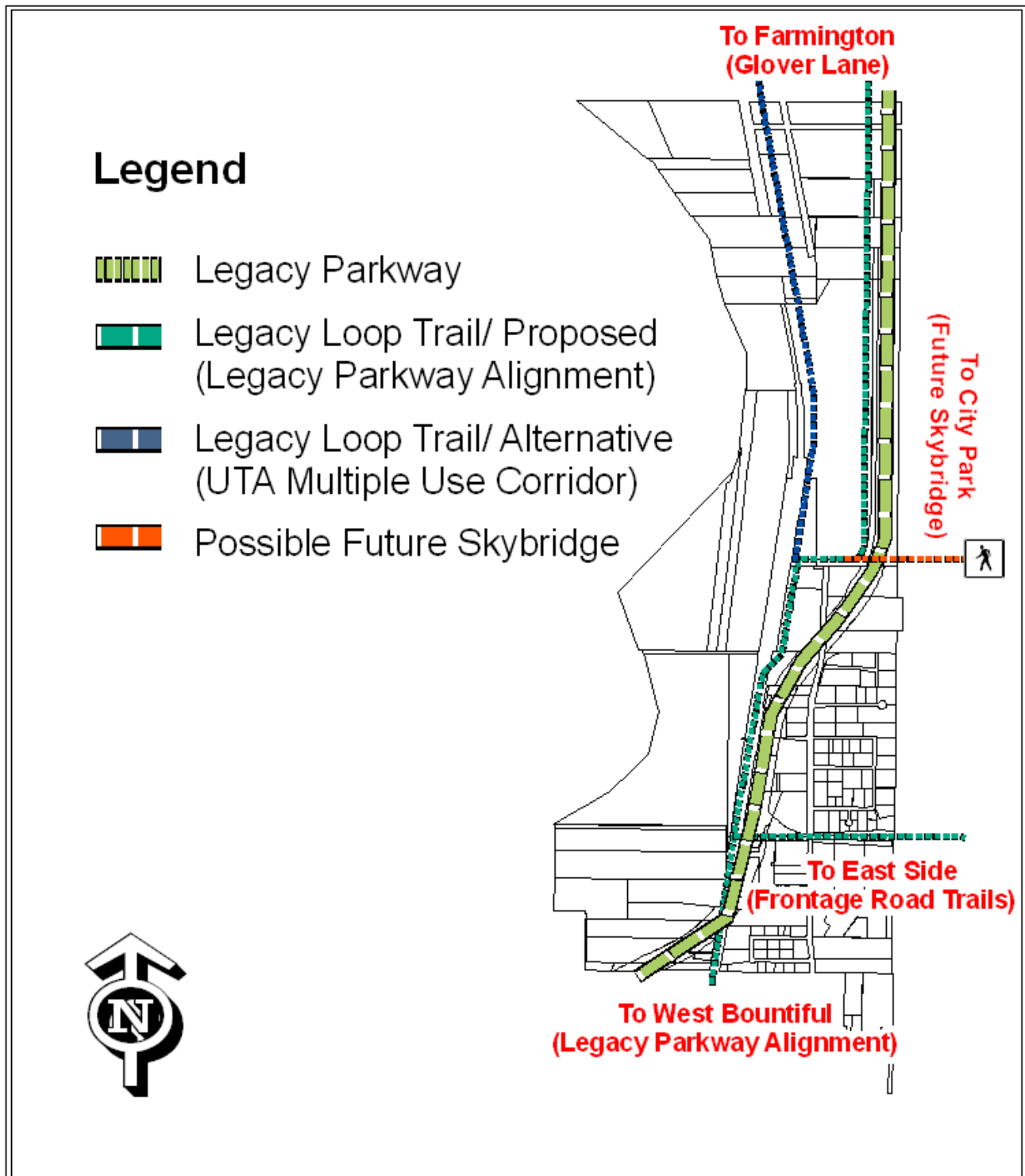
-  Legacy Parkway
-  Legacy Preserve District
-  Shoreland Commerce Park District
-  Shoreland Commerce Park/
Mixed Node
-  Centerville Business Park District
-  Parrish Lane Gateway District
-  South Industrial District



Future Land Use Map

Map 1 of 2

West Side Neighborhood



Future Land Use

Map 2 of 2

West Side Neighborhood

*GOALS:***6. Preserve and Develop the Area for Future Business and Job Growth**

Future development growth for the City needs to focus more on employment growth. The goal is to establish the long-term financial health of the City by preserving places for continued business growth with good jobs being added to the existing mix of residential and retail in other areas of the City.

ECONOMIC DEVELOPMENT*OBJECTIVES:*

- 6.A. Create and develop a strong and viable job creation and employment center in the West Centerville Neighborhood
- 6.B. Develop and/or support the construction of needed infrastructure with adequate capacities to attract businesses and companies to this area.
- 6.C. Limit big-box and other comparable retail development to the existing developed areas and to the east and west Parrish Lane Gateway Corridors.
- 6.D. Encourage and support Davis County, the local Chamber of Commerce, and State entities to actively market and pursue companies to locate here in the West Centerville Neighborhood.

**ENVIRONMENTAL
COMPATIBILITY****GOALS:****7. Properly Manage Wetland Resources**

Natural streams and drainage corridors need to be accommodated so that wetland resources can be managed and preserved.

The goal is to ensure that natural water courses are maintained to create needed flow to functional wetland areas and to prohibit the artificial creation of new wetlands through neglect or failure of the natural or human made drainage channels.

Additionally, there are several unnatural barriers that have or will change the hydrology of the West Side Neighborhood. These changes need to be managed in a manner to help prevent redirection or blocking water courses that result in water pooling in areas eligible for future development.

OBJECTIVES:

- 7.A. Support the preservation and, where possible, the enhancement of the Legacy Nature Preserve.
- 7.B. Encourage and support efforts to properly construct and maintain natural stream and drainage channels to preserve functional wetland areas and to prevent the artificial creation of wetland areas where development is to occur.
- 7.C. Encourage local, state, and federal agencies and entities to reclaim unnatural or non-functional wetland areas through wetland banking and other mitigation programs, particularly in the areas between Sheep Road and Legacy Highway.
- 7.D. Incorporate functional wetland areas into the design and layout of land development and ensure that needed water resources and flows are adequately supplied to these areas.
- 7.E. Integrate wetland areas to create a sense of connectivity from one site to another as part of the landscaping design of each development site.

**ENVIRONMENTAL
COMPATIBILITY****GOALS:****8. Minimize Public and Private Losses Due to Flood Conditions**

The City has adopted a flood damage prevention ordinance (Chapter 9-5, Centerville City Municipal Code). This ordinance establishes “Areas of Special Flood Hazards” through the use of FIRM (FEMA) Mapping program.

The West Side Neighborhood contains several of these flood hazard areas that may affect how property can be developed. The goal is to take needed precautionary steps to minimize public and private losses due to flood hazard conditions.

OBJECTIVES:

- 8.A. Require development to comply with all local, state, and federal regulations regarding flood hazard conditions.
- 8.B. Establish procedures and provide support for properly managing and enforcing the Municipal Code, or any other similar code or regulation, with regards to “Areas of Special Flood Hazards.”
- 8.C. Provide information technology resources to educate and employ tools to ensure compliance with applicable local, state, and federal regulations regarding flood hazard conditions.
- 8.D. Encourage and support efforts to properly construct and maintain natural stream and drainage channels to help minimize flooding conditions.
- 8.E. Minimize placement of flood channels, floodways and flood plains into underground structures. There should be an appearance of connectivity from one site to another as part of the landscaping design of surrounding developments.

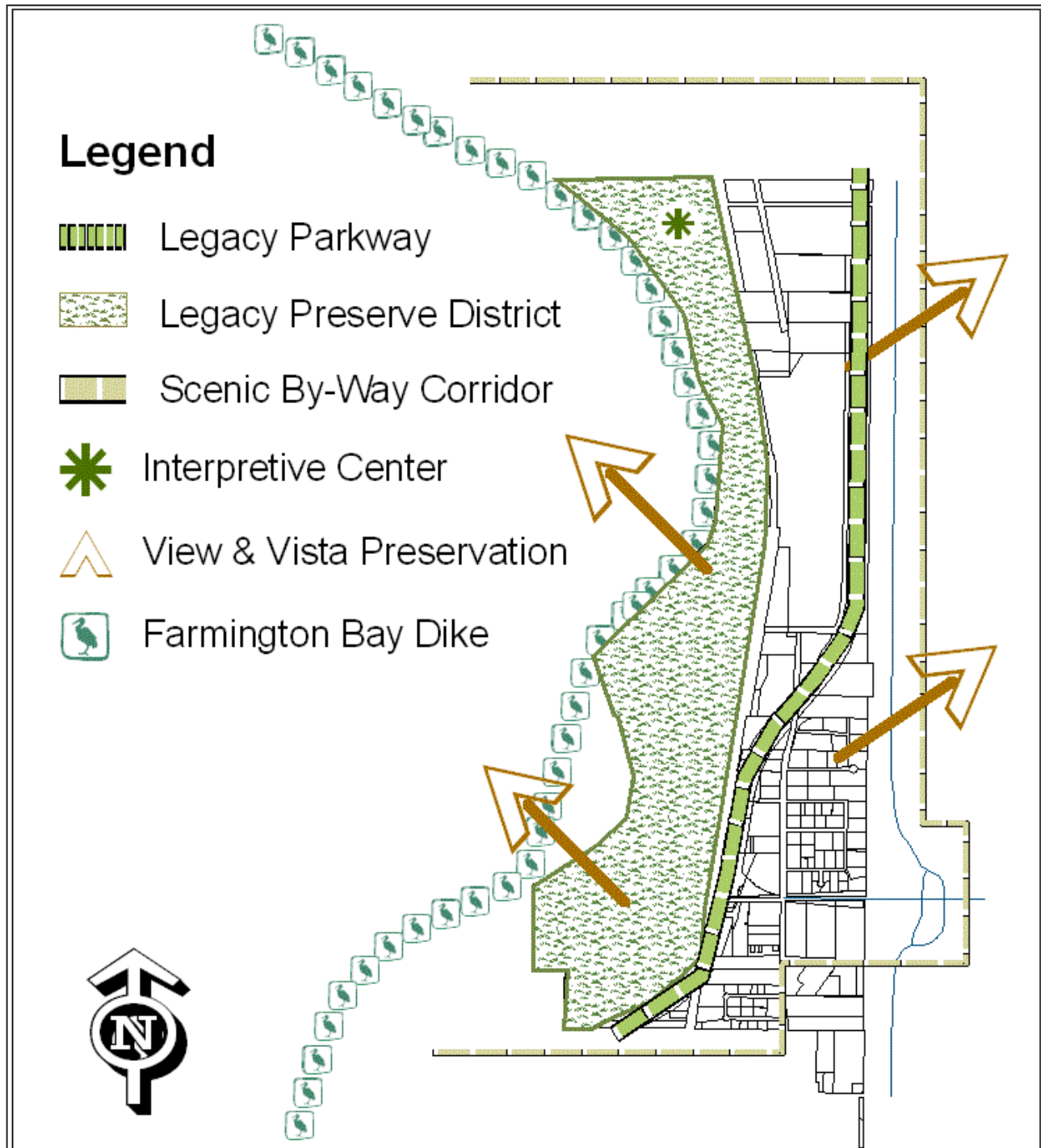
***ENVIRONMENTAL
COMPATIBILITY******GOALS:*****9. Provide Support for the
Davis County Shorelands
Plan**

Davis County has adopted a Shorelands Master Plan. The plan depicts the County's desired uses along the shorelands of Davis County. The plan also encourages each city to adopt the plan as part of their general plan for their community.

The goal is to provide general support for the Davis County Shorelands Plan, however to adopt and/or modify particular items within the Plan to be more in line with the City's desired results for West Centerville Neighborhood.

OBJECTIVES:

- 9.A. Encourage and support the development of a community trail head/interpretive center west of Sheep Road as part of or adjacent to the Legacy Nature Preserve area.
- 9.B. Develop a business park type development in the northwest area, west of Legacy Parkway.
- 9.C. Encourage a context sensitive continuation of the land uses in the existing area south and east of the Legacy Parkway, particularly along the 1250 West corridor.
- 9.D. Integrate shoreland related features or art and utilize interpretive opportunities as part of the Parrish Lane/Legacy Parkway interchange area.
- 9.E. Protect and preserve view and vistas of the shoreland and mountain interface of this area by controlling visual pollution due to signing, lighting, outdoor storage, and other types of obstructions or appearances.



Environmental Compatibility Map

West Side Neighborhood

**TRANSPORTATION
PLANNING***GOALS:***10. Support Enhancement of
the Interstate 15 and
Legacy Parkway
Roadways**

The goal is to ensure that construction and reconstruction of these roadways, particularly with interchange areas, provide needed capacity to service the City.

Additionally, these interchange areas function as the identity or “first impression” for the City. Each interchange area ought to visually function as a “welcome mat” to the City.

OBJECTIVES:

- 10.A. Encourage and support the reconstruction of the interchange at Interstate 15 to provide capacity for existing and future needs of the City.
- 10.B. Encourage and support the enhancement of the interchange bridge, ramps, and shoulder areas, similar to what has been done in Utah and Washington Counties.
- 10.C. Support UDOT’s plan for Legacy Parkway Interchange with Legacy bridging Parrish Lane.
- 10.D. Encourage and support UDOT’s current plan to construct, on Parrish Lane, three (3) traffic lanes with a capacity to accommodate five (5) traffic lanes along Parrish Lane and underneath the Legacy Parkway.
- 10.E. Ask and support UDOT to maintain the existing access over the UTA multiple-use Corridor, from the Legacy Interchange west to Sheep Road, to help preserve a future opportunity to develop a major inter-city arterial connection via Sheep Road.

**TRANSPORTATION
PLANNING***GOALS:***11. Develop and Support
Public Transit/Alternative
Transportation Systems**

The UTA Commuter Rail system stations are located north and south of the West Centerville Neighborhood. Another future public transit system is being considered connecting Salt Lake City with Farmington on the east side of the City.

The goal is to create a supportive or local transit system that will connect the West Centerville Neighborhood with these other public transit systems, thereby allowing workers to have alternative means of traveling to and from the existing and future business park districts.

OBJECTIVES:

- 11.A. Develop a future transit node as part of the Legacy Parkway Community Trail Head located just east of the Legacy Parkway northbound on ramp.
- 11.B. Encourage development of a local roadway access from 1250 West to the transit node/community trailhead area.
- 11.C. Develop and support a public transit system loop connecting the transit node with the future BRT/Light Rail system on the east side of the City, over to the Farmington Commuter Rail Station, and then back to the West Side Neighborhood.
- 11.D. Encourage UTA, Davis County, Wasatch Front Regional Council and other entities to adopt plans and assist with funding a localized public transit loop connecting the west side with the east side of the City.

**TRANSPORTATION
PLANNING****GOALS:****12. Develop 1250 West as a
Major Boulevard Street
for the Business Park**

1250 West Street functions as the primary collector road for Centerville City Business Park District. Additionally upon completion of the Legacy Parkway, it will serve as the main entry access for the Shorelands Commerce District via the Bridge Overpass near 1275 North.

The goal is to maintain and enhance the appearance of its streetscape through the use of a boulevard roadway design or similar style. The desired outcome is to create a positive visual transition from one district to another district due to the separation of these areas by the Legacy Parkway.

OBJECTIVES:

- 12.A. Reconfigure the alignment of the intersection at 1250 West and Parrish Lane. Ensure that lanes are properly aligned and spaced.
- 12.B. Plan for and when appropriate install a traffic signal at the 1250 West and Parrish Lane intersection.
- 12.C. Enhance the visual appeal of the 1250 West corridor through use of landscaping and features to create a thematic boulevard appearance.
- 12.D. Enhancement should focus on use of a low-water design that utilizes rock beds, drought tolerant plants along the shoulders of the roadway. Features such as decorative monuments, street lamps, or metal banner pennants ought to be regularly spaced along the corridor.
- 12.E. Construct a visual barrier, where appropriate, such as fencing to be used as a backdrop for the 1250 West streetscape theme to screen the interior areas of the business park. Small kiosk marker signs could be used at the intersection corners for identifying businesses interior to the business park.

***TRANSPORTATION
PLANNING***

GOALS:

- 12. Develop 1250 West as a
Major Boulevard Street for
the Business Park Cont...***

OBJECTIVES:

- 12.F. Develop a west Legacy
Parkway frontage road from
1275 North Street to 650
West Street in Farmington
City.

**TRANSPORTATION
PLANNING***GOALS:***13. Develop Sheep Road as a
Inter-city Arterial
Roadway***OBJECTIVES:*

- 13.A. Work with local and state agencies to construct Sheep Road as a major inter-city arterial connecting Centerville City (at Parrish Lane) north to Farmington City.
- 13.B. Encourage a context sensitive design standard to be employed in the construction of the roadway, specifically along the Shorelands Commerce Park District and the Legacy Preserve.
- 13.C. Integrate this roadway with future amenities of the Legacy Nature Preserve and provide secondary means of public access from the Shorelands Commerce Park District and the Nature Preserve area.
- 13.D. Encourage and develop a secondary access loop to improve emergency access by connecting 1250 West to 1275 North, crossing the UTA Corridor to Sheep Road, then connecting to Parrish Lane and back to 1250 West.

**TRANSPORTATION
PLANNING***GOALS:***14. Develop a context sensitive roadway design standard and network for the Shorelands Commerce Park District**

In conjunction with the criteria established for designing the Legacy Parkway, the local area network ought to also reflect this same look and feel, particularly with the Shorelands Commerce Park District.

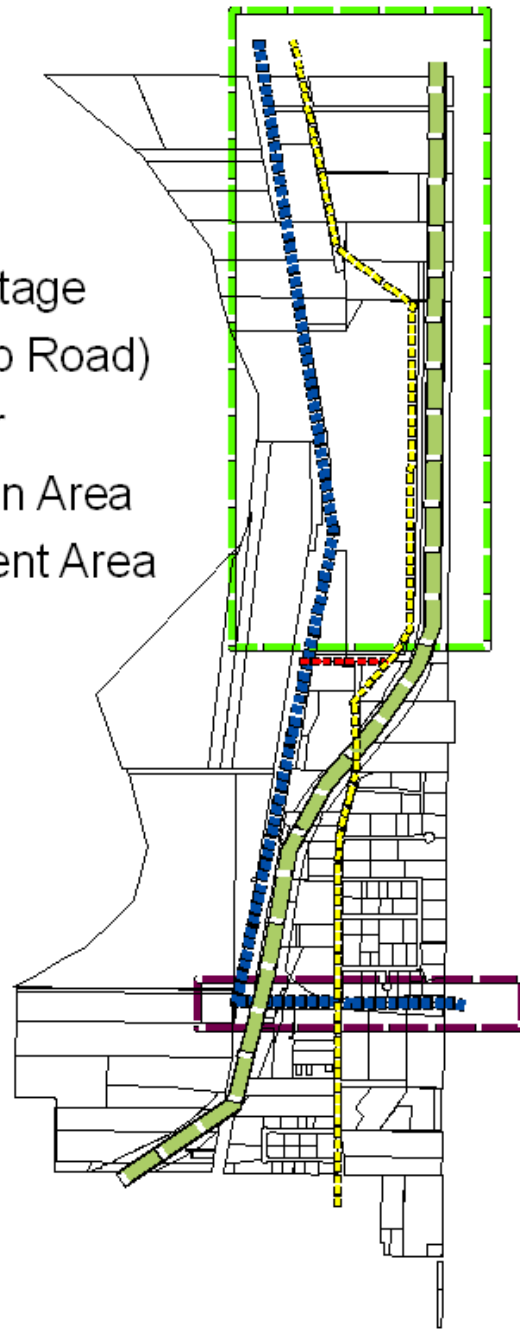
The goal is to blend the roadway network with the natural environment by creating a pastoral driving experience, incorporating views of the natural landscape, utilize forms, patterns, and textures that reflect or compliment the local landscape, and offer opportunities for the users of the area to visually interact with nature.

OBJECTIVES:

- 14.A. Utilize a less urban form of street cross section by adopting a low-impact roadway design standard to be employed specifically in the Shorelands Commerce Park District.
- 14.B. Focus of the low-impact design is to minimize the amount of roadway surface, eliminate or identify an alternate form to replace high-back curbing, utilizing the terrain and swales for storm water run-off, minimizing access points or curb-cuts, and blending sidewalk systems into the environment.
- 14.C. Employ the low-impact design standard beginning at 1275 North Street and ending at the City's north boundary.

Legend

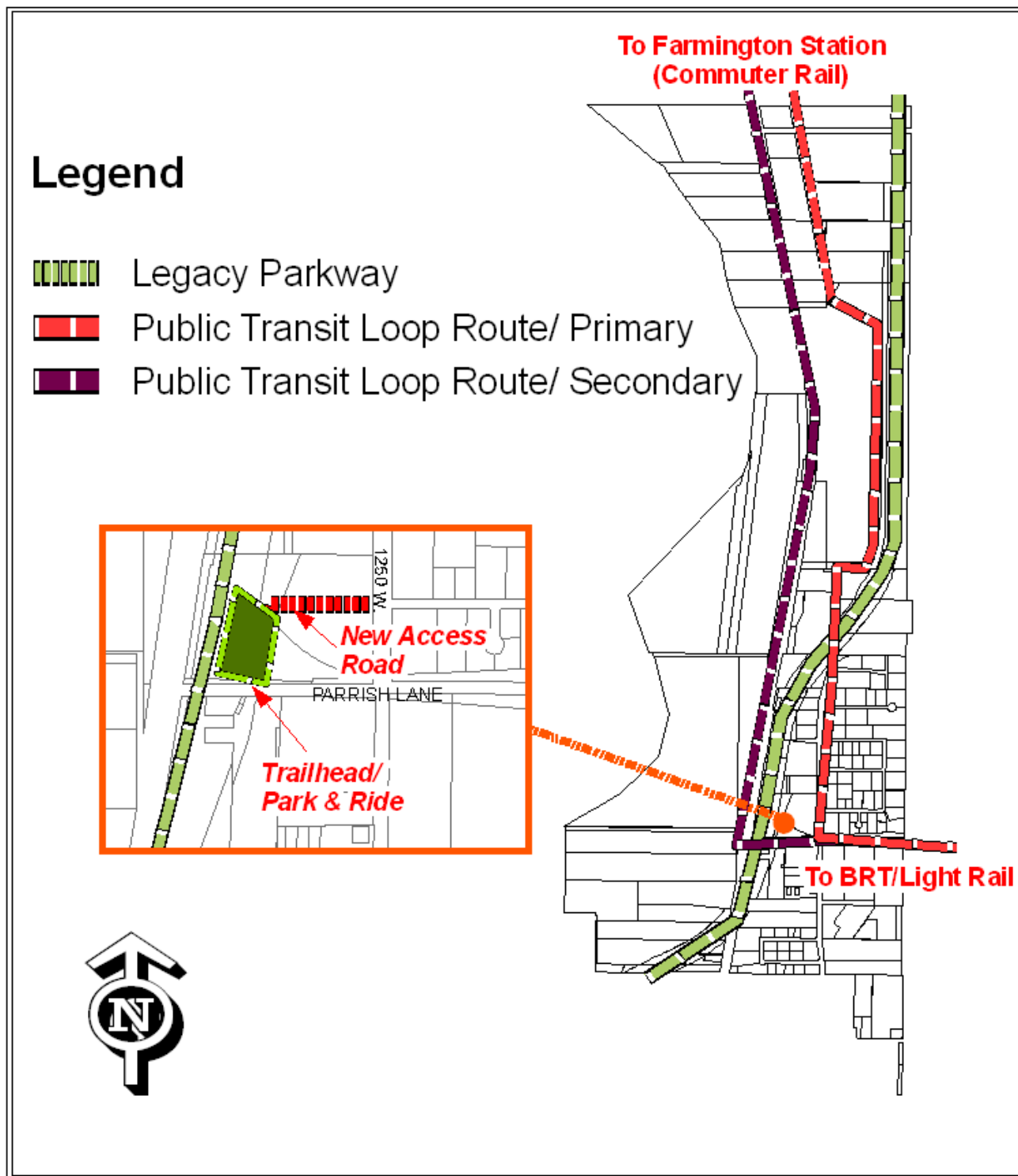
-  Legacy Parkway
-  1250 West/Legacy Frontage
-  Inter-City Arterial (Sheep Road)
-  Minor Arterial Connector
-  Low-Impact Road Design Area
-  Interchange Enhancement Area



Transportation Planning

Map 1 of 2

West Side Neighborhood



Transportation Planning

Map 2 of 2

West Side Neighborhood

*GOALS:***15. Furnish the needed utility and service infrastructure to support proper development of the Neighborhood**

There are significant areas of the neighborhood that lack the necessary infrastructure to properly service development. This is particularly a concern in the Shorelands Commerce Park District.

The goal is to provide and/or upgrade supportive infrastructure from a master system perspective rather than through piecemeal efforts of an individual by individual development basis.

***COMMUNITY FACILITIES
AND SERVICES****OBJECTIVES:*

- 15.A. Consider the use of special improvement districts, and local, state or federal funding sources, as appropriate, and where necessary impact fees to build needed roadway and utility services for proper development of the West Side Neighborhood.
- 15.B. Provide an adequate, quality water supply to all West Centerville properties that is also in compliance with the City Master Water Conservation Plan.
- 15.C. Encourage and support the development of an adequate, well-maintained, sanitary sewer system for all West Centerville properties.
- 15.D. Establish a Master Storm Water Management Plan and manage storm water runoff in a manner to protect personal and public property of the West Centerville area.
- 15.E. Establish an appropriate irrigation system that has the capacity to serve and maintain the landscaping of the West Centerville area.
- 15.F. Encourage the development technology infrastructure to serve the business needs of the West Centerville area.

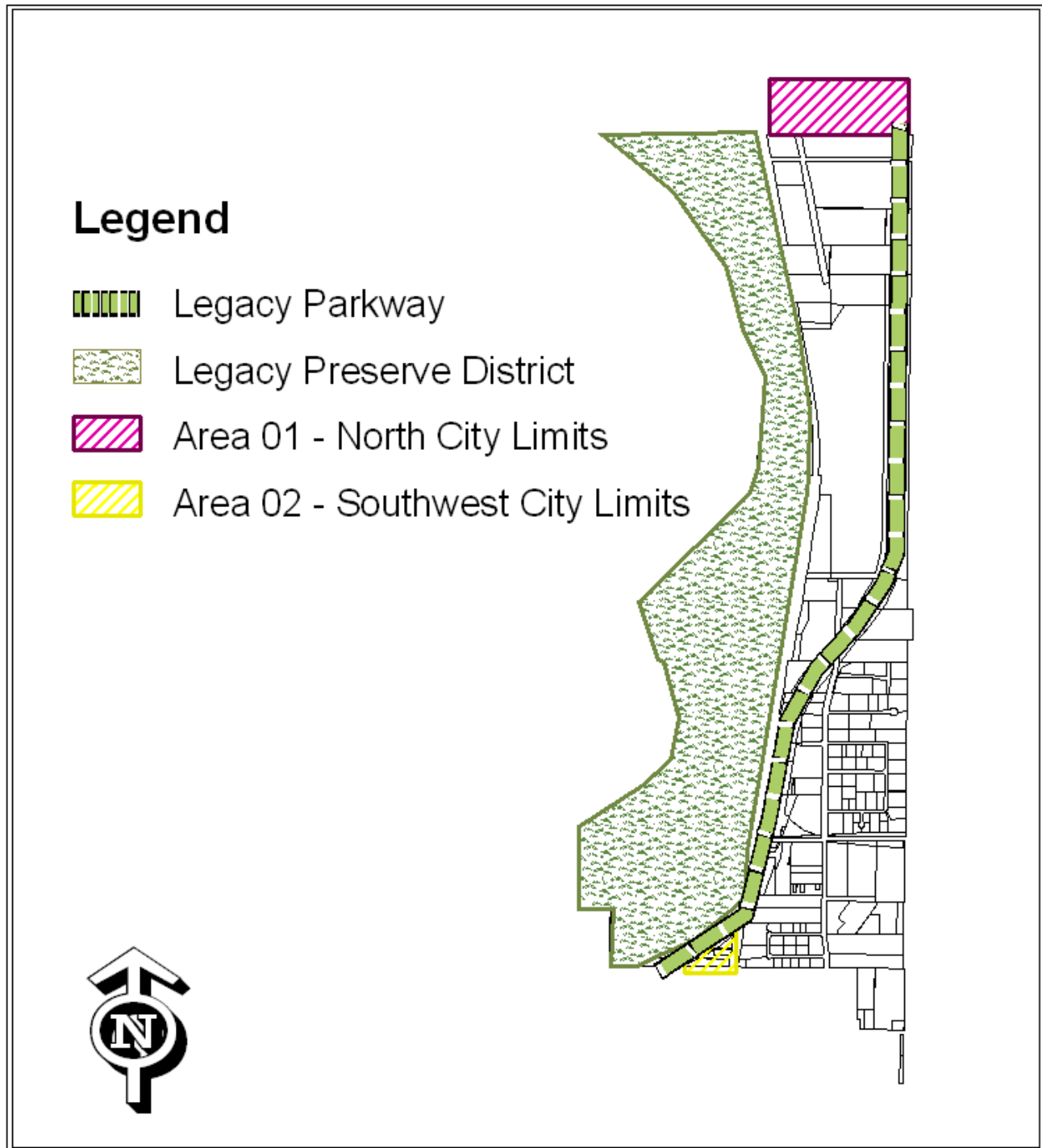
ANNEXATION ISSUES**GOALS:****16. Create an Annexation Plan to address annexation and/or Boundary Adjustments for Select Properties of the West Centerville Neighborhood.**

Annexation for the West Side Neighborhood will play a minor role in the future development of the City. However, there are a couple of issues that need to be addressed. The two issues addressed in the West Centerville Plan have very distinct and separate concerns or impacts to the City.

The goal is to identify the opportunities or constraints and set forth possible solutions or resolutions that are hopefully agreeable and advantageous to both the private property owners and the City.

OBJECTIVES:

- 16.A. Consider in the plan whether to annex property at the north end of the neighborhood, identified as Area 01 on the Annexation Issues Map.
- 16.B. Include Area 01 as part of the zoning for the Shorelands Commerce Park upon annexation into the City.
- 16.C. Integrate Area 01 wetlands and stream areas as public open space for the Commerce Park and the Legacy Parkway Trail after annexation into the City.
- 16.D. Consider in the Plan whether a boundary adjustment with West Bountiful is needed for Area 02, due to the limited ability to provide services and access to these properties.
- 16.E. Consider rezoning to residential or possible property acquisition for public open space, if Area 02 is to remain in Centerville City.



Annexation Issues Map

West Side Neighborhood



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

REPLY TO
ATTENTION OF

July 13, 2011

Regulatory Division (SPK-2011-00453-UO)

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

Dear Mr. Salmon:

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

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

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

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

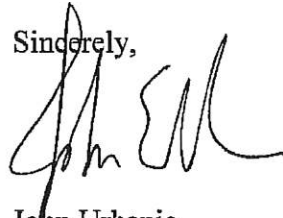
You must sign the enclosed Compliance Certification and return it to this office within 30 days after completion of the authorized work.

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

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

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

Sincerely,

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

John Urbanic
Senior Regulatory Project Manager

Enclosures

COMPLIANCE CERTIFICATION

Permit File Number: SPK-2011-00453-UO

Nationwide Permit Number: 39

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

County: Davis

Date of Verification: July 13, 2011

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

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

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

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

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



Signature of Permittee

7-15-11

Date

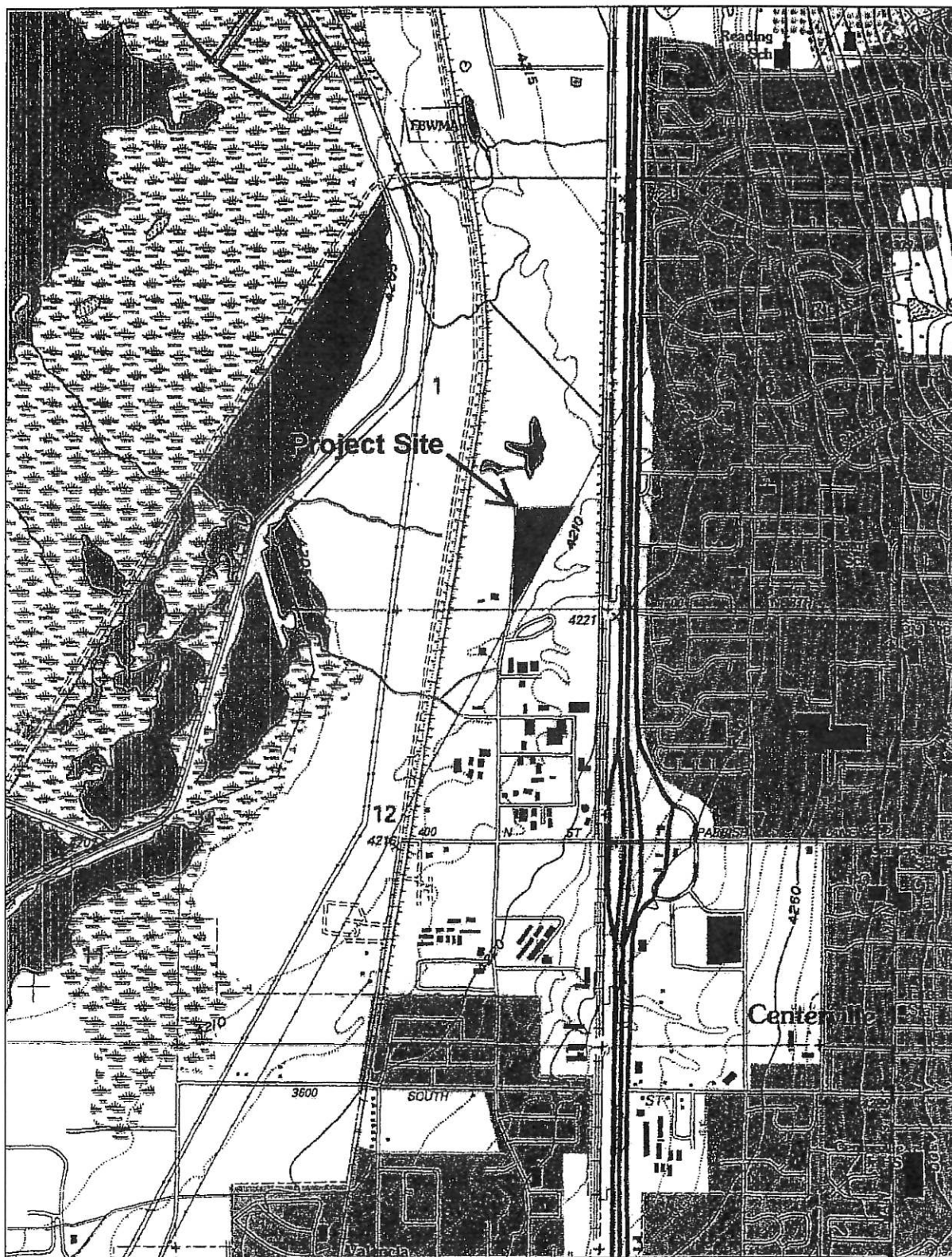


Figure 1. USGS map showing the Project Site.

CENTERVILLE

Staff Backup Report 4/28/2021

Item No. 3.

Short Title: Public Hearing - Conceptual Site Plan - Pasture Business Park Phase 3

Initiated By:

Staff Representative: Mackenzie Wood, City Planner

SUBJECT

Review application located at approximately 1250 N 1300 W for compliance with previous approvals.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 04-28-2021 PC Staff Report Conceptual Site Plan Pasture Phase 3
- ▣ The Pasture - Phase 3 Civil Plans
- ▣ 04-25-12 PC Pastures Final Site Plan
- ▣ 04-25-12 PC Minutes
- ▣ 04-09-14 PC Pastures Final Site Plan
- ▣ 04-09-14 PC Minutes
- ▣ 02-11-15 PC Pastures Amended Site Plan
- ▣ 02-11-15 PC Minutes
- ▣ 03-11-15 PC Pastures Amended Site Plan
- ▣ 03-11-15 PC Minutes
- ▣ 07-13-2011 Army Corps of Engineers Letter

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: SALMON HVAC

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

PROPERTY LOCATION: 1230 N 1300 W

PARCEL SIZE: 5.05 ACRES

ZONING DISTRICT: SHORELANDS COMMERCE PARK

APPLICATION: CONCEPTUAL SITE PLAN

BACKGROUND

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

CODE REQUIREMENTS

Table of Uses 12.36

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



Zone.

General Plan 12-480-6 West Centerville Neighborhood

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

CZC 12.47.100 Design Pattern Book

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

CZC 12.47.300 Shorelands Commerce Park Development Standards

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

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

CZC 12.68 Shorelands Commerce Park District Design Standards

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

CZC 12.54 Signage

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

PLANNING STAFF RECOMMENDATIONS

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

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

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

1265 W 1275 N - CENTERVILLE, UT

Parcel #: 06-003-0049 & 06-003-0055

CONCEPTUAL SITE PLAN REVIEW SET

03/13/2021



R48

CONTACT INFORMATION:

OWNER - TROY SALMON:

SALMON HVAC
1230 NORTH 1300 WEST, SUITE 5
CENTERVILLE, UTAH 84014
Phone: 801-397-0030
Email: Troy@SalmonHVAC.com

CIVIL ENGINEER - Scott Argyle:

ENTELLUS, INC
181 NORTH 200 WEST, SUITE 4
BOUNTIFUL, UT 84010
Phone: (801) 298-2236

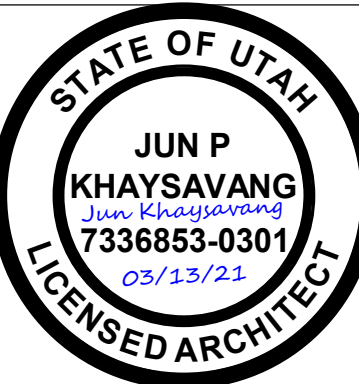
NEW BLDG. GROSS AREA

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

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL
SITE PLAN
REVIEW SET



Project:

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

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

COVER SHEET /
GENERAL INFO

Project Number

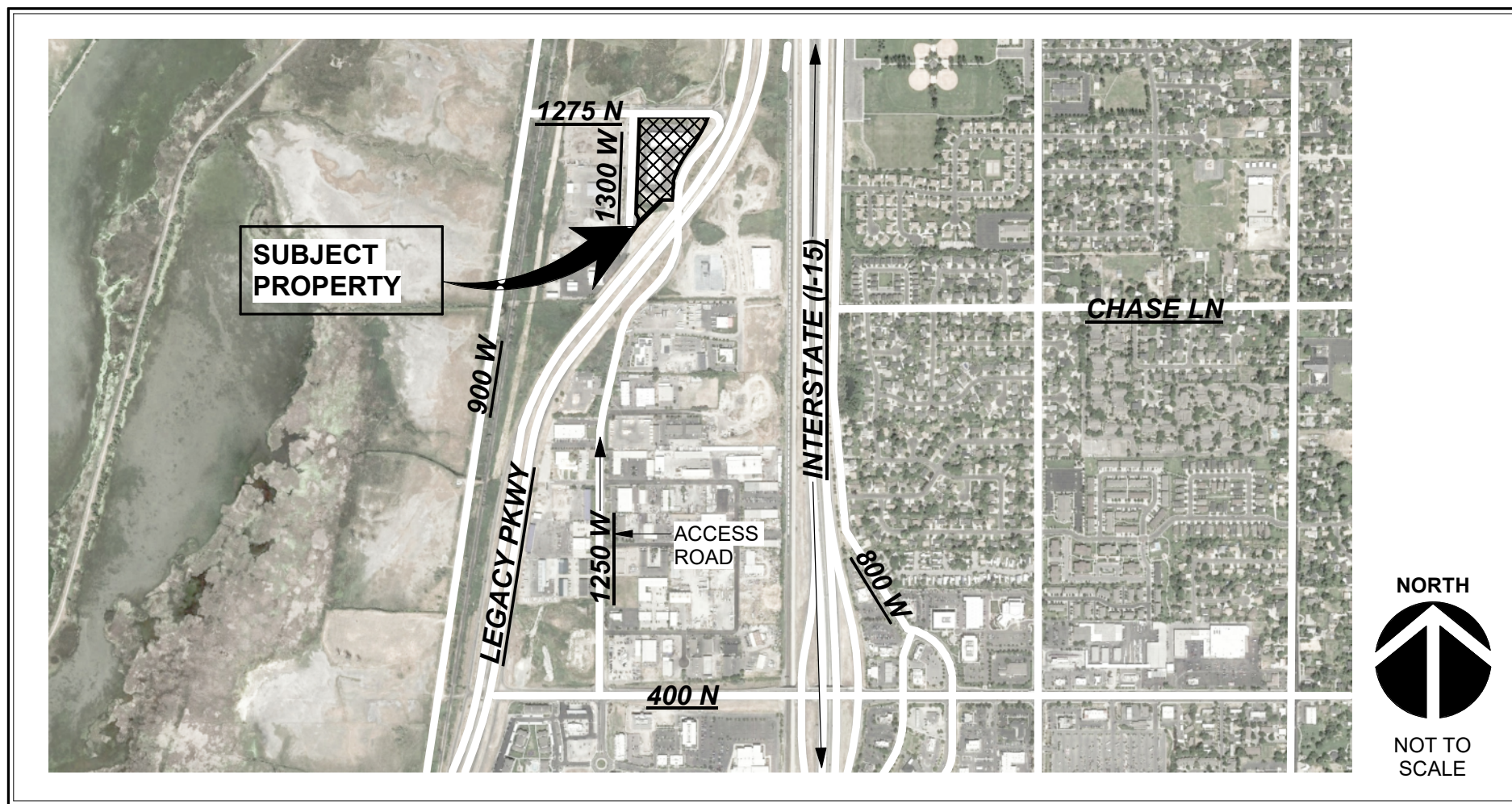
Date 03/13/2021

Drawn By R48

Checked By R48

Scale As indicated

VICINITY MAP



GRAPHIC KEY

ASPHALT (PLAN VIEW)	BATT INSULATION	STONE (CUT VIEW)
ASPHALT (CUT VIEW)	RIGID INSULATION BOARD	STEEL
CONCRETE (PLAN VIEW)	GYPSON BOARD	TILE
CONCRETE (CUT VIEW)	PLYWOOD	EARTH
GRAVEL (CUT VIEW)	FINISH LUMBER	EXISTING (PLAN VIEW)
CONCRETE BLOCK (CMU)	ALUMINUM	EXISTING (CUT VIEW)

PROJECT
DESCRIPTION

PHASING NARRATIVE:

PHASE 3 WILL CONSIST OF THE CONSTRUCTION OF "BUILDING 3", REQUIRED GRADING & PAVING AND ASSOCIATED UTILITIES AS SHOWN ON THE PLANS.

SHEET INFORMATION

DRAWING INDEX

SHEET NO	SHEET NAME
000 - GENERAL	COVER SHEET / GENERAL INFO
200 - CIVIL	COVER & INDEX
C100	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	DETAIL SHEET
EC100	EROSION CONTROL PLAN
300 - SITE	ARCHITECTURAL SITE PLAN
AS100	ARCHITECTURAL SITE PLAN
500 - ARCHITECTURAL	EXTERIOR ELEVATIONS
A200	EXTERIOR ELEVATIONS
TOTAL SHEETS: 10	

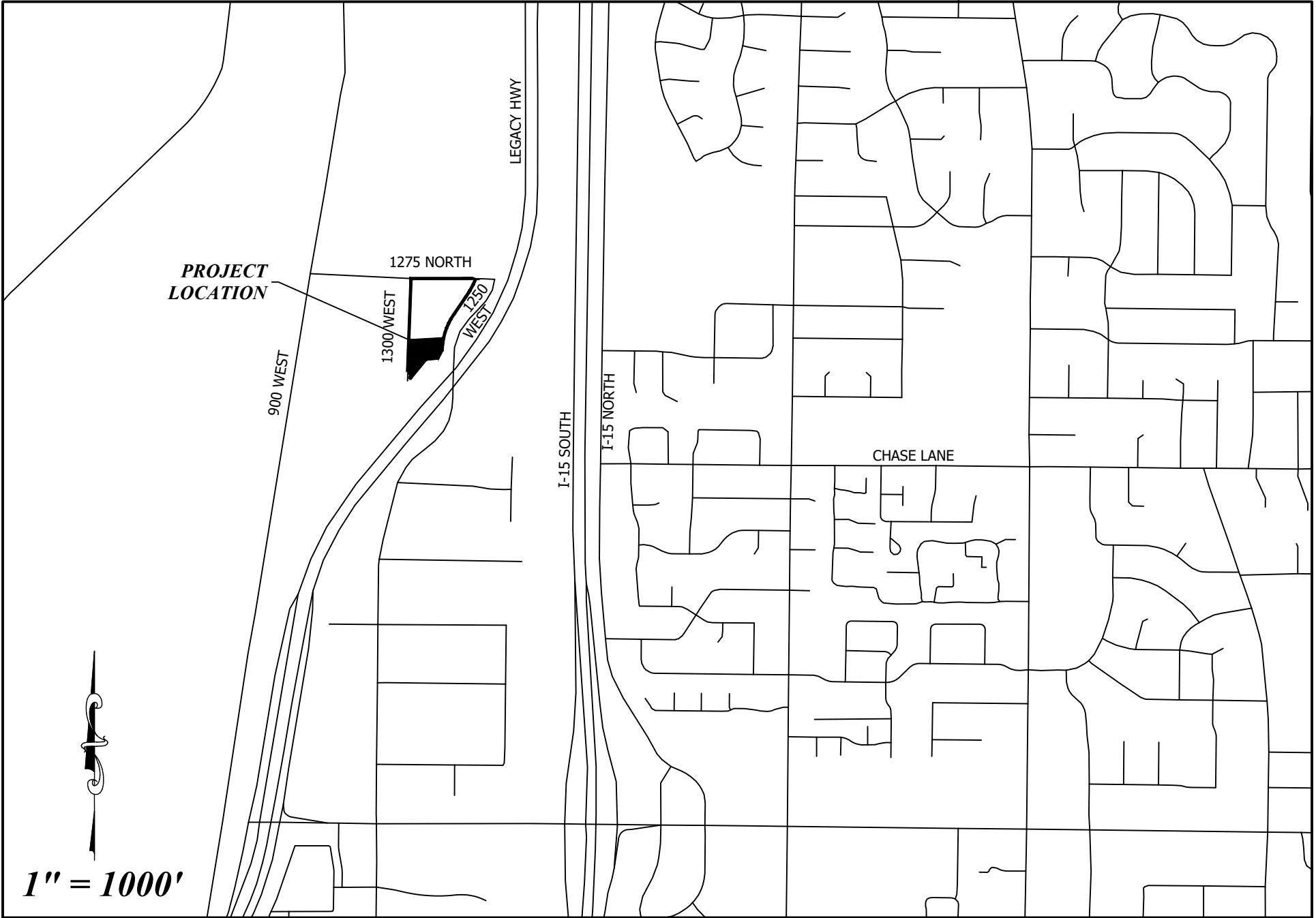
STANDARD SYMBOLS

NORTH ARROW	DIRECTION OF PROJECT NORTH DIRECTION OF TRUE NORTH	BUILDING SECTION	SECTION DESIGNATION SHEET DESIGNATION	DETAIL SECTION	SECTION DESIGNATION SHEET DESIGNATION	WALL/PARTITION SYMBOL	PARTITION TYPE
EXTERIOR ELEVATION	SOUTH/A300 SHEET DESIGNATION ELEVATION DESIGNATION	WALL SECTION	SECTION DESIGNATION SHEET DESIGNATION	WINDOW SYMBOL	WINDOW TYPE	REFERENCE SHEET NOTE	REFERENCE NUMBER
		INTERIOR ELEVATION	ELEVATION DESIGNATION SHEET DESIGNATION	DOOR SYMBOL	DOOR MARK	VIEW REFERENCE	VIEW TITLE SCALE
				ROOM LABEL	ROOM NAME NUMBER	ELEVATION DESIGNATION	REFERENCE ELEVATION

SALMON HVAC

1265 WEST 1275 NORTH
THE PASTURE PHASE 3
LOCATED IN THE SE 1/4 OF SECTION 1, T.1 N., R.1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



Sheet List Table

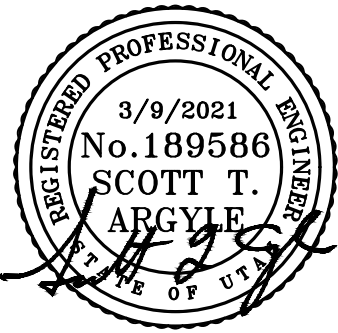
Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEND
V200	TOPOGRAPHIC PLAN
C300	DEMOLITION PLAN
C400	SITE PLAN
C900	SITE DETAIL
EC100	EROSION CONTROL PLAN

BENCHMARK
ELEVATION

TOP OF GRATE
4217.42'



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



REV #	BY	DATE
1	XXX	12/11/2020

CIVIL	XXX 12/11/2020
SURVEY	JRC 12/11/2020
ENGINEER	STA 12/11/2020

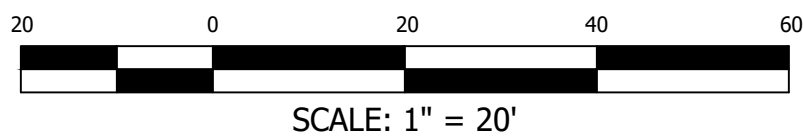
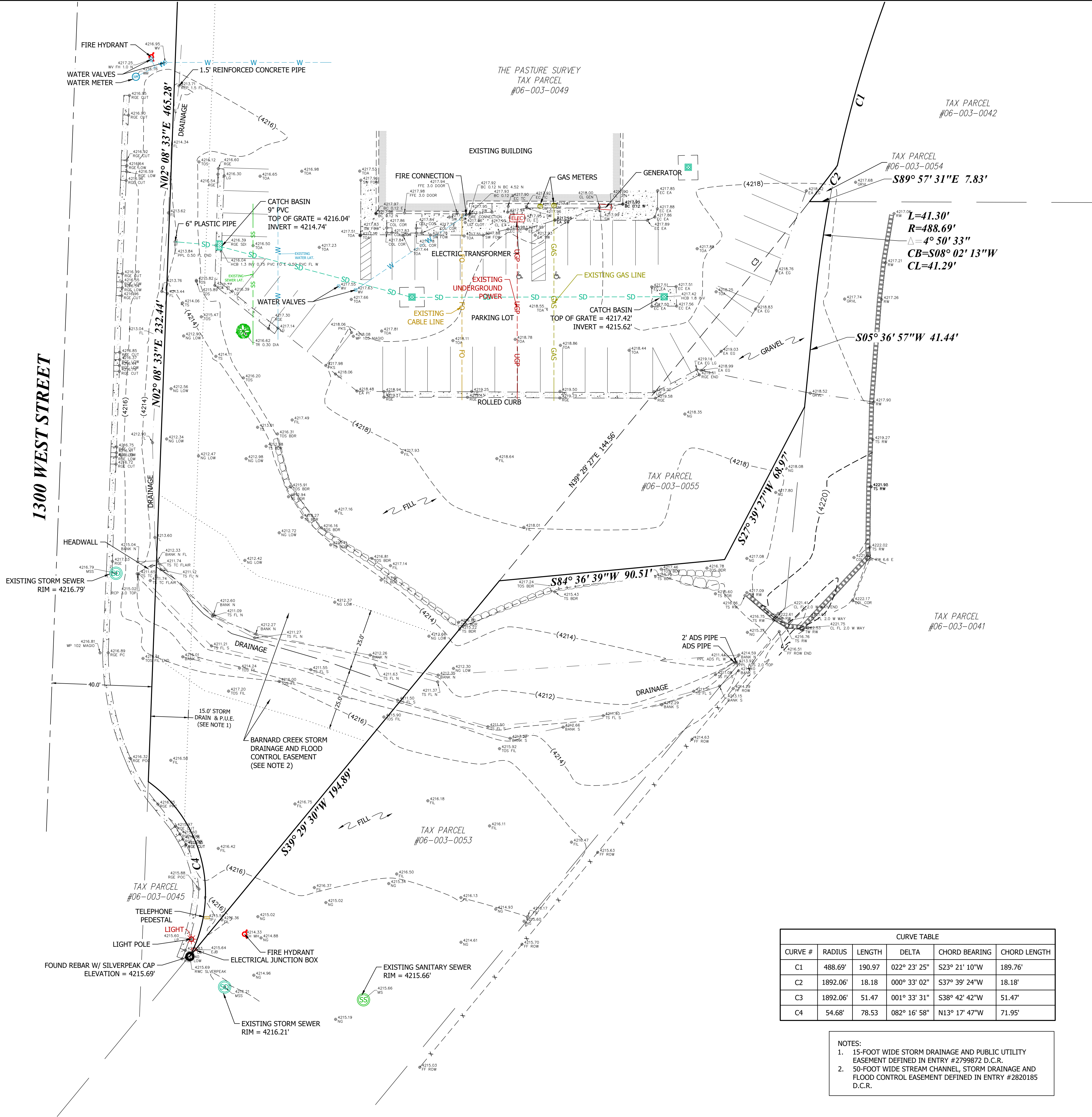
Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: -
Email: troy@salmonhvac.com

SALMON HVAC

1943001

H:\1943001\d_production\Civil\04_Plan Set

GENERAL NOTES	UTILITY NOTES	GRADING NOTES	LEGEND	LEGEND	ABBREVIATIONS
1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING. 2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3. 3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE. 4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB. 5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A. 6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3. 7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE. 8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING. 9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS. 10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS. 1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. 2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. 3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS. 11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES. 12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS. 13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. 14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS. 16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS. 17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER. 18. THE 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. 19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT 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. 20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.	1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E. 2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS 3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN. 4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS. 5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE. 6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK. 7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS. 8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE. 10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED. 11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSLINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.) 13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED. 14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE. 15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. 16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS. 17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS. 18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS. 19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED. 20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS. 21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS. 22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY. 23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER. 24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER. 25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS. 26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK. 27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - CENTERVILLE CITY SEWER - CENTERVILLE CITY STORM DRAIN - CENTERVILLE CITY IRRIGATION - CENTERVILLE CITY ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - CENTURYLINK NATURAL GAS - DOMINION ENERGY	1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT. 2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES. 3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. 4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER. 5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES. 6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: • PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. • THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE. • THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. • THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.	SECTION CORNER MONUMENT EXISTING SPOT ELEVATION EXISTING INDEX CONTOUR EXISTING MINOR CONTOUR PROPOSED CONTOUR PROPOSED MINOR CONTOUR LOT OR BOUNDARY LINE PUBLIC UTILITY EASEMENT BUILDABLE AREA SETBACK CENTER LINE OF ROAD EXISTING FENCE PROPOSED FENCE EXISTING BUILDING PROPOSED BUILDING EXISTING ASPHALT PROPOSED ASPHALT EXISTING CONCRETE PROPOSED CONCRETE EXISTING CURB & GUTTER PROPOSED CURB & GUTTER ADA PARKING STREET LIGHT LIGHT POLE POWER POLE TELEPHONE POLE UTILITY POLE STREET SIGN EXISTING RETAINING WALL PROPOSED RETAINING WALL EXISTING ROCK WALL PROPOSED ROCK WALL EXISTING FIBER OPTIC PROPOSED FIBER OPTIC EXISTING NATURAL GAS PROPOSED NATURAL GAS EXISTING POWER PROPOSED POWER EXISTING OVERHEAD POWER PROPOSED OVERHEAD POWER EXISTING UNDERGROUND POWER PROPOSED UNDERGROUND POWER EXISTING TELEPHONE PROPOSED TELEPHONE EXISTING IRRIGATION LINE PROPOSED IRRIGATION LINE IRRIGATION MANHOLE IRRIGATION METER BLOWOFF VALVE TEE ELBOW REDUCER THRUST BLOCK WATER MANHOLE WATER METER FIRE HYDRANT BLOWOFF VALVE TEE ELBOW REDUCER THRUST BLOCK EXISTING SEWER LINE PROPOSED SEWER LINE SEWER MANHOLE EXISTING LAND DRAIN PROPOSED LAND DRAIN LAND DRAIN MANHOLE EXISTING STORM DRAIN PROPOSED STORM DRAIN STORM DRAIN MANHOLE CATCH BASIN / CLEANOUT CURB INLET DIAMETER DELTA DEGREES MINUTES, FEET SECONDS, INCHES AMERICAN DISABILITIES ACT CORRUGATED BLACK PLASTIC PIPE AMERICAN PUBLIC WORKS ASSOCIATION ARCHITECT, ARCHITECTURAL AMERICAN SOCIETY FOR TESTING AND MATERIALS AMERICAN WATER WORKS ASSOCIATION BAR & CAP BOUNDARY LINE AGREEMENT BUILDING BENCHMARK BOUNDARY BACK OF WALK BEARING BUTTERFLY VALVE CURB AND GUTTER CATCH BASIN CHORD CHORD BEARING CAST IRON CAST IN PLACE CENTERLINE CORRUGATED METAL PIPE CLEANOUT COMMUNICATIONS CONCRETE CONSTRUCTION CULINARY CULINARY WATER CULINARY WATERLINE DEMOLITION DUCTILE IRON DIAMETER DISTANCE DRAWING EAST, ELECTRICITY, ELECTRICAL EASEMENT EXISTING GRADE ELBOW ELECTRICAL ELEVATION EDGE OF ASPHALT END VERTICAL CURVE END VERTICAL CURVE ELEVATION END VERTICAL CURVE STATION EXISTING FINISH FLOOR ELEVATION FIRE HYDRANT FLOWLINE FND FOUNDATION FIRE PROTECTION FOOTING GAS, NATURAL GAS GRADE BREAK GATE VALVE HIGH-DENSITY POLYETHYLENE PIPE HIGH POINT HIGH POINT ELEVATION Ø Δ ° " ADA ADS APWA ARCH ASTM AWWA B&C </		



TOPOGRAPHIC PLAN

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

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- CENTERLINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- WIRE FENCE LINE
- WATER LINE
- FLOW LINE
- EARTHEN BANK
- STORM DRAIN LINE
- PARKING
- RETAINING WALL
- ROCK WALL

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97'	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18'	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47'	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53'	082° 16' 58"	N13° 17' 47"W	71.95'

- NOTES:
- 15-FOOT WIDE STORM DRAINAGE AND PUBLIC UTILITY EASEMENT DEFINED IN ENTRY #2799872 D.C.R.
 - 50-FOOT WIDE STREAM CHANNEL, STORM DRAINAGE AND FLOOD CONTROL EASEMENT DEFINED IN ENTRY #2820185 D.C.R.

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

SALMON HVAC

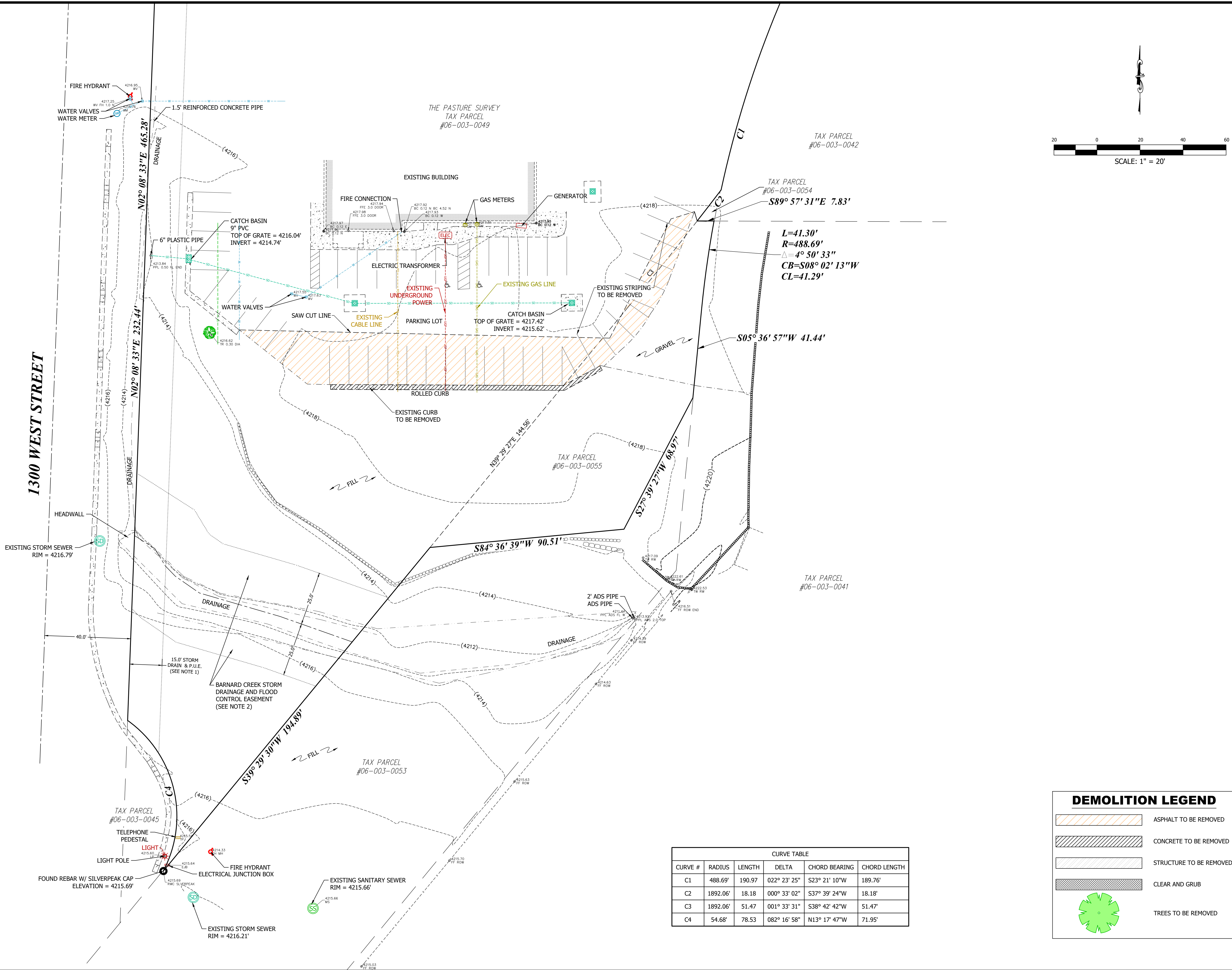
THE PASTURE PHASE 3
TAX PARCEL #06-003-0049 & #06-003-0055
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE, DAVIS COUNTY, UT-14H

DRAWN:
JAF
01/19/2021

APPROVED:
JRC
01/19/2021

PROJECT #:
1943001
TOPO 1943001.dwg

V200
TOPOGRAPHIC SURVEY



DEMOLITION LEGEND

ASPHALT TO BE REMOVED

CONCRETE TO BE REMOVED

STRUCTURE TO BE REMOVED

CLEAR AND GRUB

TREES TO BE REMOVED

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

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

REGISTERED PROFESSIONAL ENGINEER
3/9/2021
No.189586
SCOTT T. ARGYLE
UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address :
Email: troy@salmonhvac.com

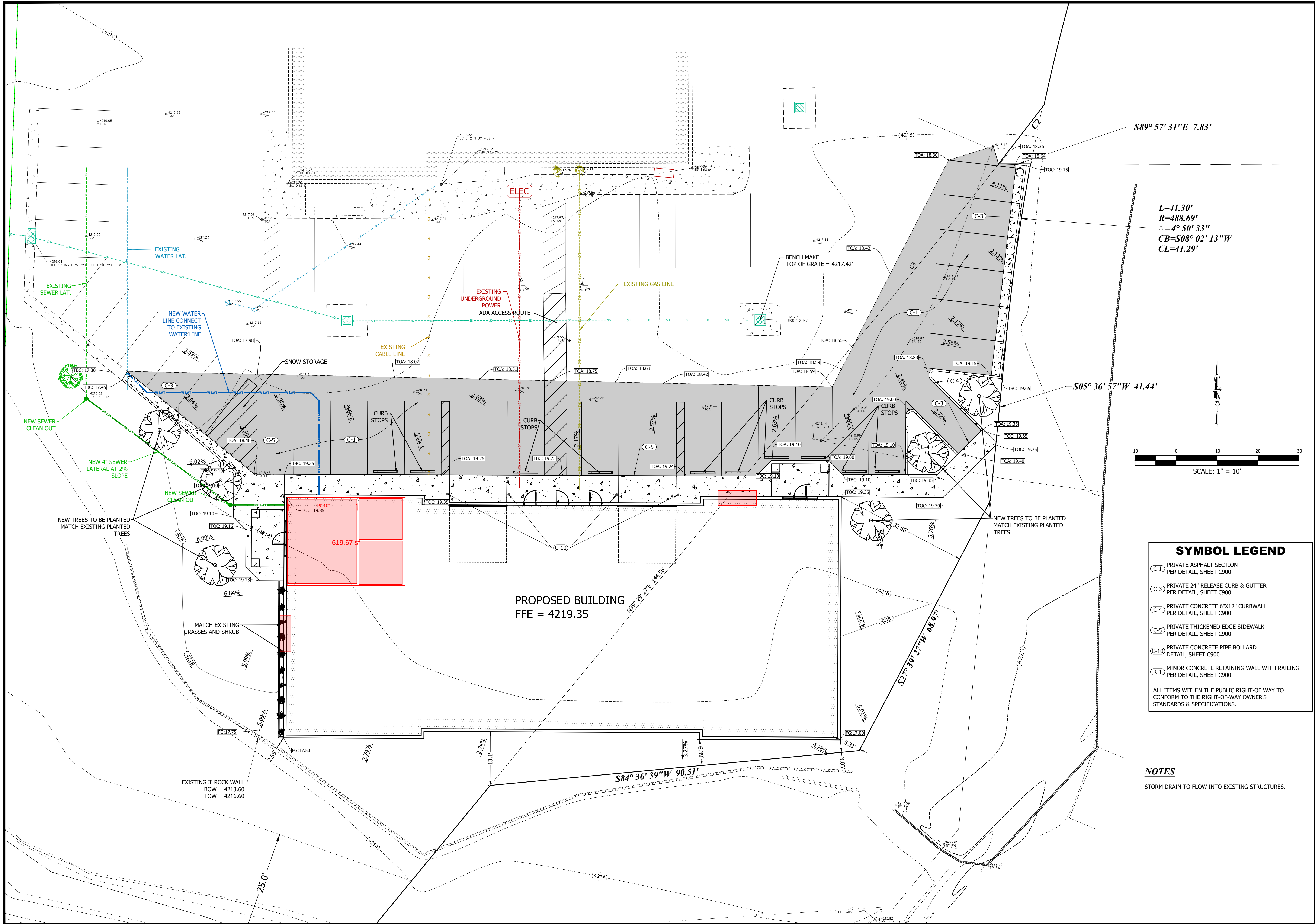
SALMON HVAC

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: XXX
APPROVED: STA
PROJECT #: 1943001
SITE1943001.dwg

C300
DEMOLITION PLAN



SYMBOL LEGEND	
C-1	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
C-3	PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
C-4	PRIVATE CONCRETE 6"x12" CURB WALL PER DETAIL, SHEET C900
C-5	PRIVATE THICKENED EDGE SIDEWALK PER DETAIL, SHEET C900
C-10	PRIVATE CONCRETE PIPE BOLLARD DETAIL, SHEET C900
R-1	MINOR CONCRETE RETAINING WALL WITH RAILING PER DETAIL, SHEET C900
ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.	

NOTES
STORM DRAIN TO FLOW INTO EXISTING STRUCTURES.

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

Entellus
REGISTERED PROFESSIONAL ENGINEER
3/9/2021
No. 189586
SCOTT T. ARFVLE
UTAH

Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address:
Email: troy@salmonhvac.com

SALMON HVAC

THE PASTURE PHASE 3
1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1943001
SITE1943001.dwg

C400
SITE PLAN

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.



1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED .



1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



1. BACKFILL IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.



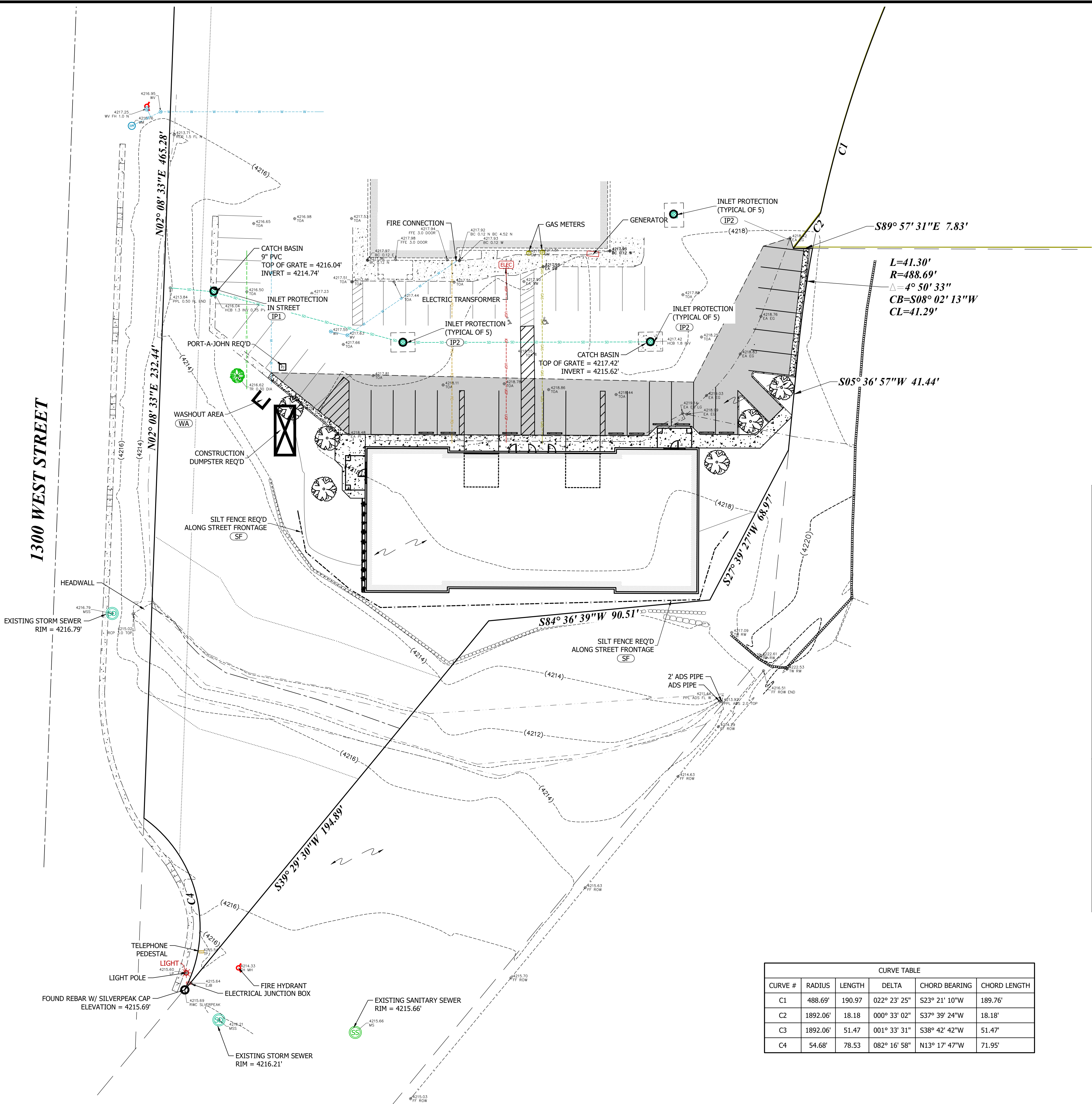
Client: SALMON HVAC
Contact: TROY
Phone #: 801-718-5917
Address: -
Email: troy@salmonhvac.com

1265 WEST 1275 NORTH
LOCATED IN THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 W., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN:	JH
APPROVED:	STA
PROJECT #:	1943001
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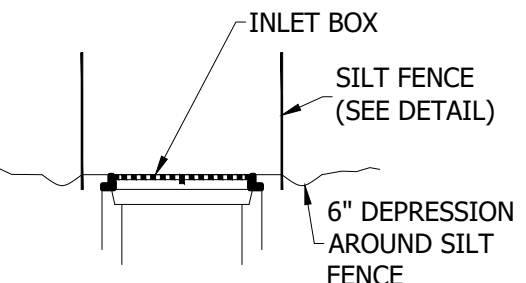
C900

SITE DETAILS

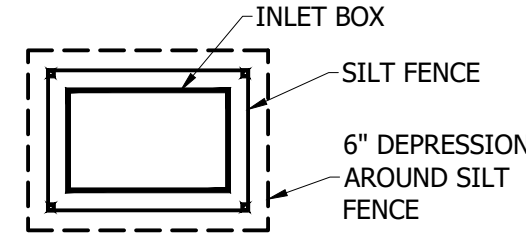


CONSTRUCTION NOTES

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

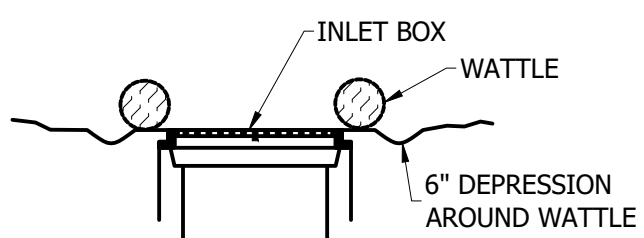


PROFILE VIEW

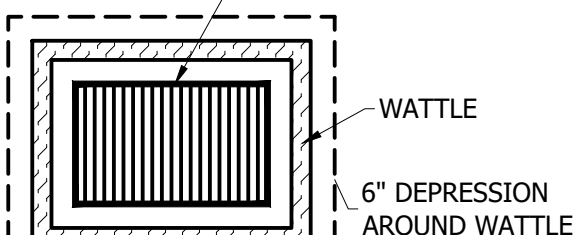


PLAN VIEW

IP1 INLET PROTECTION
EC100 TYPICAL
N.T.S.

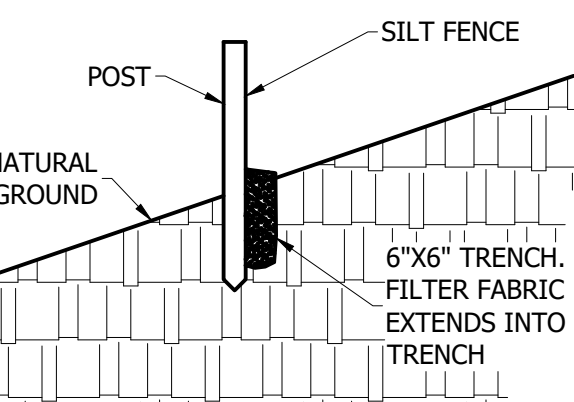


PROFILE VIEW

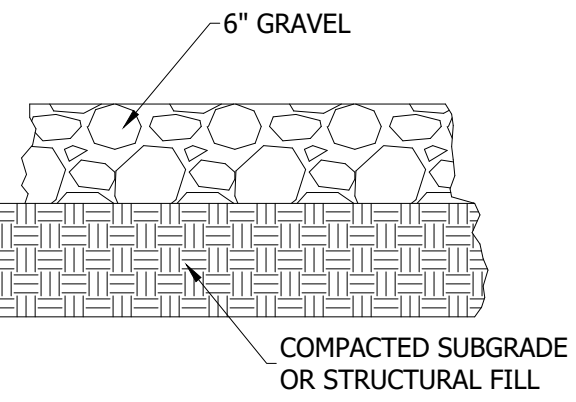


PLAN VIEW

IP2 INLET PROTECTION
EC100 TYPICAL
N.T.S.



SILT FENCE
EC100 TYPICAL
N.T.S.



WASHDOWN AREA
EC100 TYPICAL
N.T.S.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	488.69'	190.97	022° 23' 25"	S23° 21' 10"W	189.76'
C2	1892.06'	18.18	000° 33' 02"	S37° 39' 24"W	18.18'
C3	1892.06'	51.47	001° 33' 31"	S38° 42' 42"W	51.47'
C4	54.68'	78.53	082° 16' 58"	N13° 17' 47"W	71.95'

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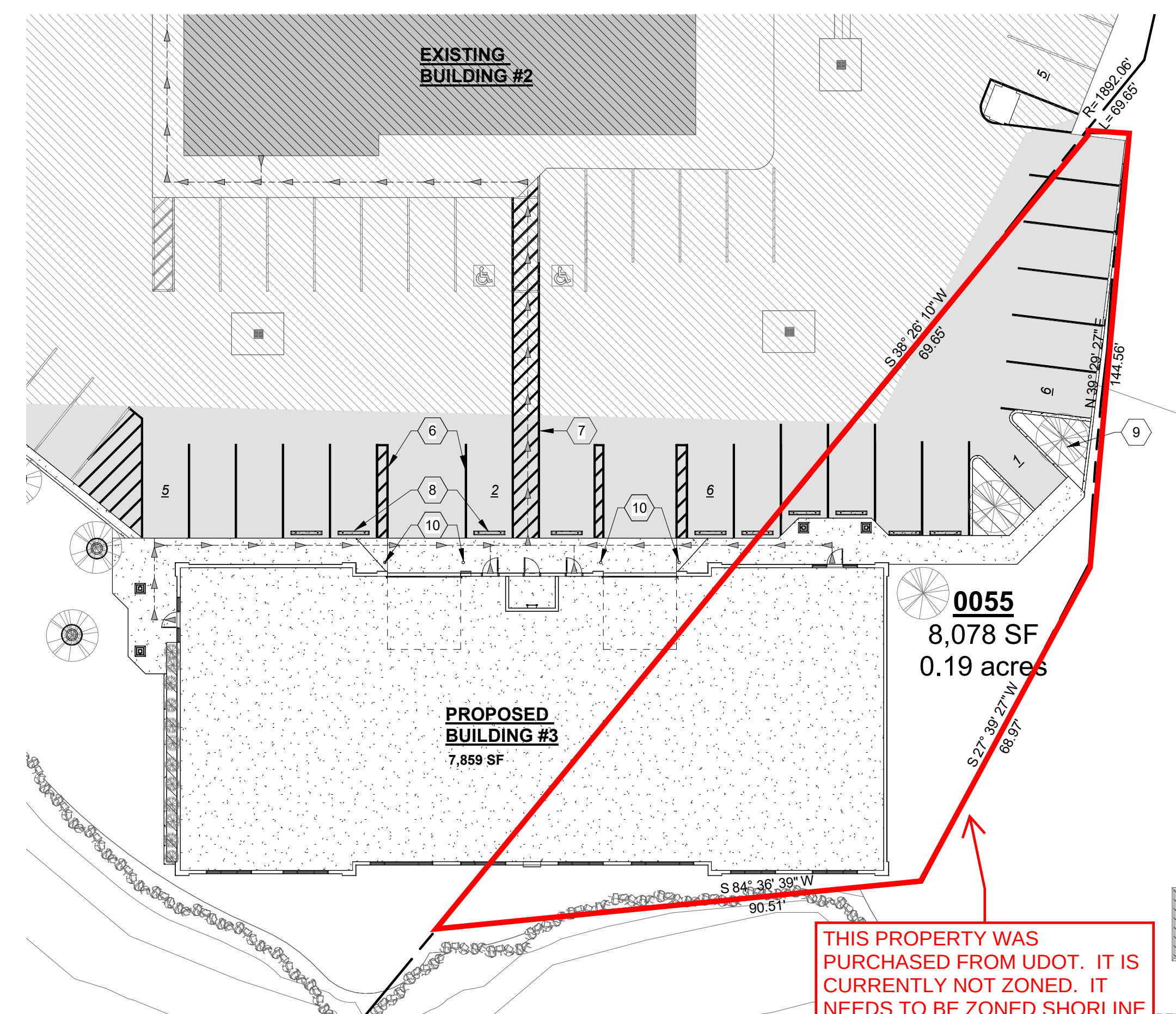
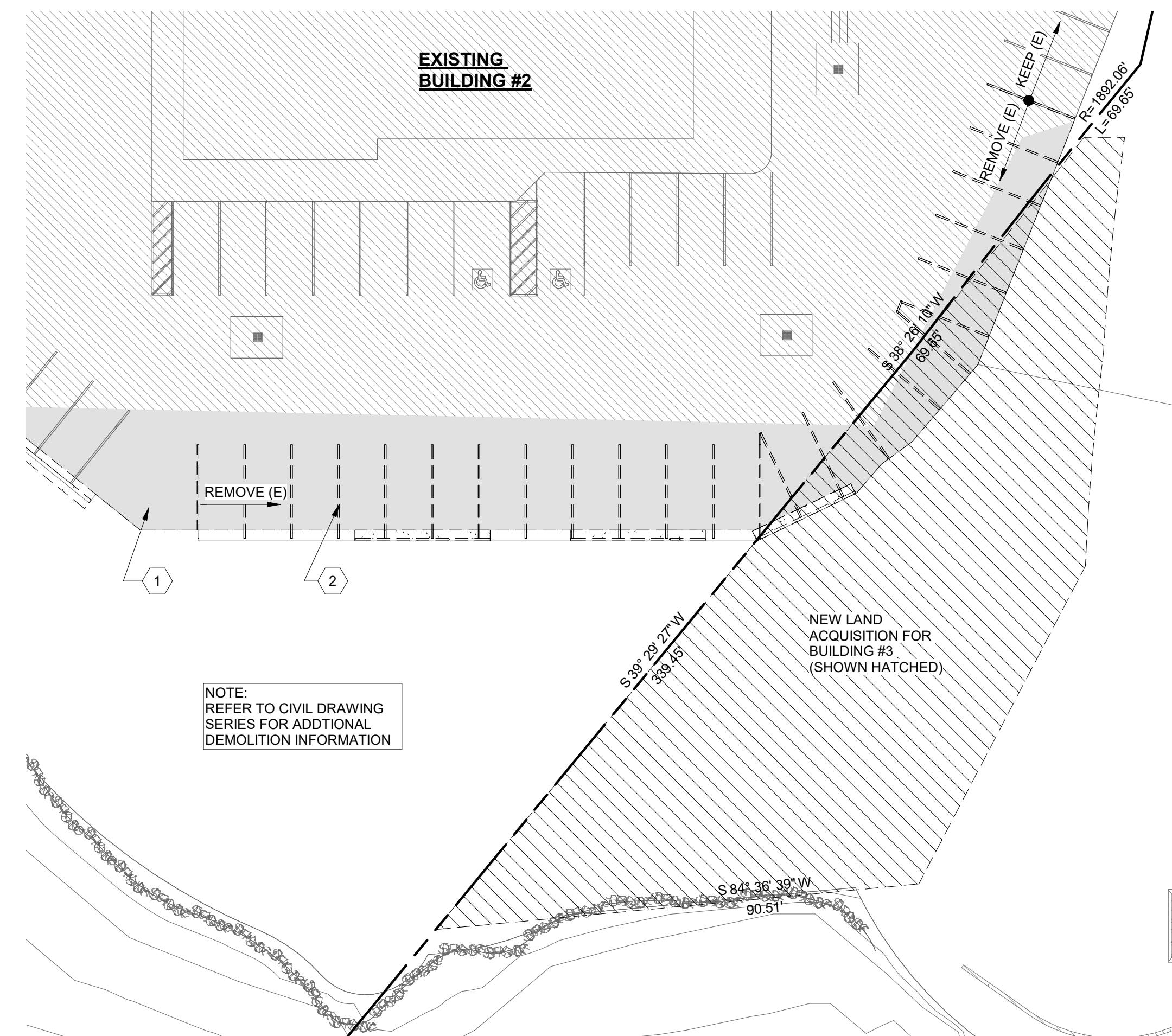
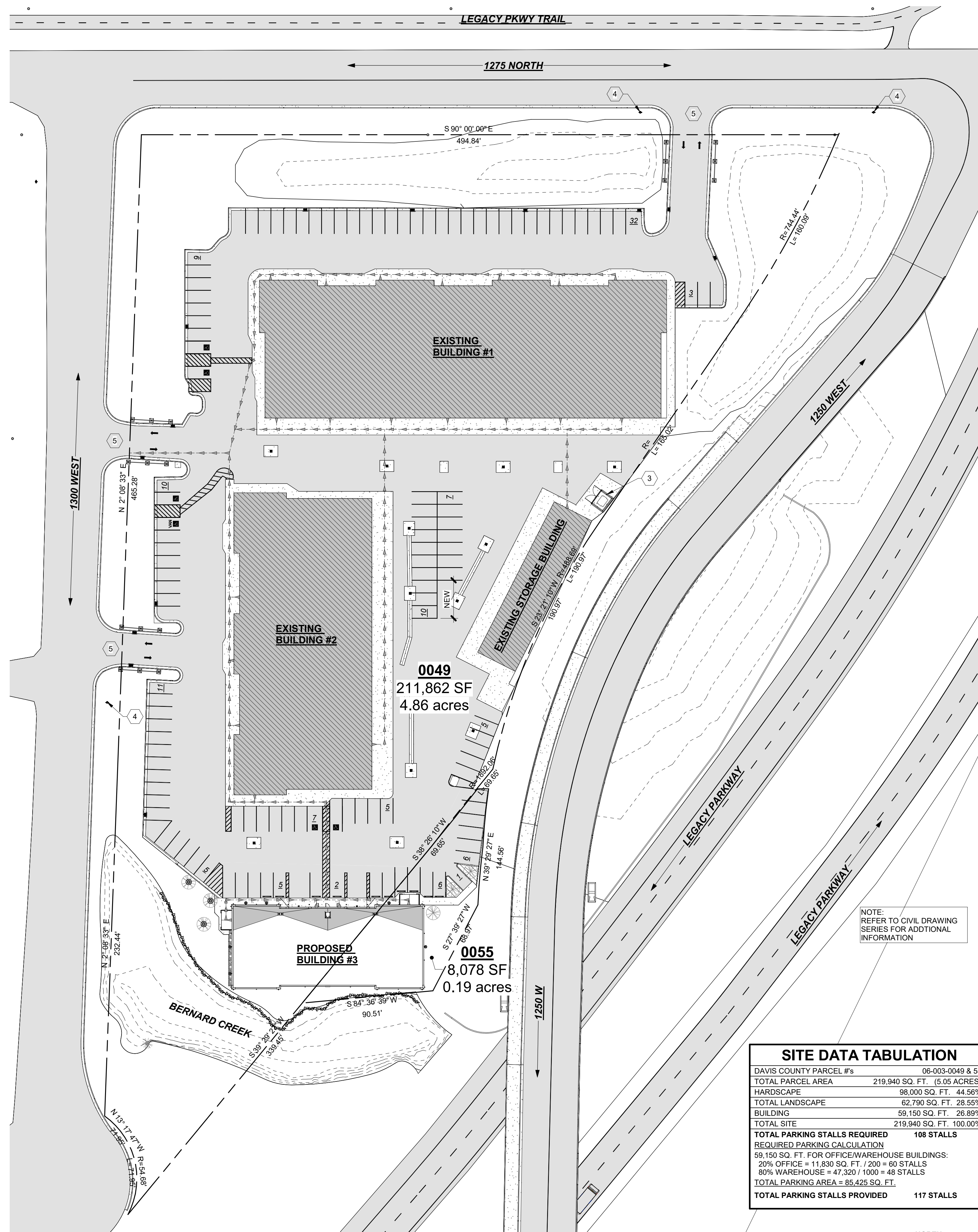
SALMON HVAC

THE PASTURE PHASE 3
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EC100
EROSION CONTROL PLAN



REFERENCE NOTES

- | | |
|----|--|
| 1 | EXISTING ASPHALT PAVEMENT TO BE REMOVED (SHOWN SHADED) - SEE CIVIL |
| 2 | EXISTING DESIGNATED PARKING TO BE RELOCATED |
| 3 | EXISTING DUMPSTER & ENCLOSURE |
| 4 | EXISTING FIRE HYDRANT |
| 5 | SITE ACCESS / EGRESS POINT (TYP. OF 3) |
| 6 | PAINTED STRIPING - REF CIVIL DRAWING SERIES |
| 7 | 5' WIDE PAINTED ACCESSIBLE ACCESS ROUTE |
| 8 | CURB STOPS |
| 9 | NEW PLANTING - SEE CIVIL |
| 10 | 6" DIA. x 6'-0" HIGH STEEL PIPE BOLLARD - CONCRETE FILLED (PAINTED) - TYP. |

GRAPHIC KEY - SITE

- | | |
|---|--------------------|
|  | ASPHALT |
|  | CONCRETE |
|  | LANDSCAPE GRAVEL |
|  | LANDSCAPE PLANTING |
|  | LANDSCAPE MULCH |
| 
ACCESSIBLE ROUTE TO PUBLIC WAY (MAX 5% SLOPE & 2% CROSS SLOPE) | |

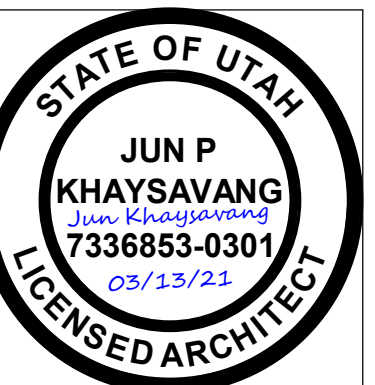
NEW BLDG. GROSS AREA

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

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

**CONCEPTUAL
SITE PLAN
REVIEW SET**



Project:

THE PASTURE: PHASE 3

**NEW OFFICE / WAREHOUSE
BUILDING FOR:**

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

ARCHITECTURAL
SITE PLAN

Project Number

Date	03/13/2021
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Drawn By	R48
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Checked By	R48
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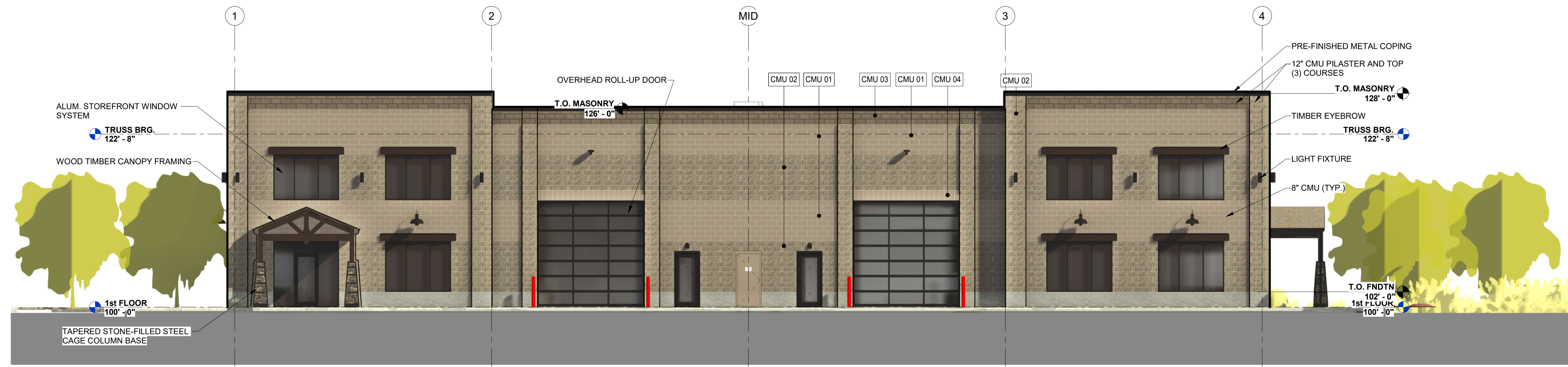
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R48

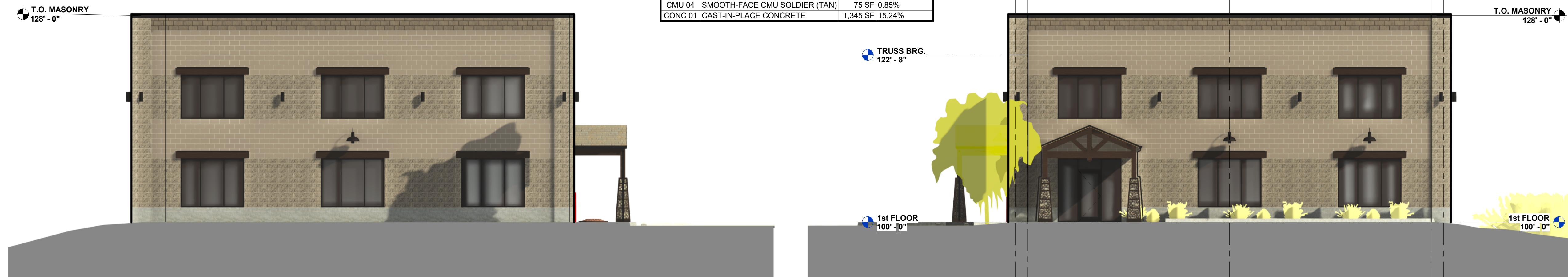
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3/13/2021 8:25:38 PM



1 FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR WALL MATERIAL			
MARK	MATERIAL	AREA	PERCENTAGE
CMU 01	SMOOTH-FACE CMU (TAN)	4,256 SF	48.23%
CMU 02	SPLIT-FACE CMU (TAN)	3,100 SF	35.13%
CMU 03	SMOOTH-FACE CMU (BROWN)	49 SF	0.56%
CMU 04	SMOOTH-FACE CMU SOLDIER (TAN)	75 SF	0.85%
CONC 01	CAST-IN-PLACE CONCRETE	1,345 SF	15.24%



2 LEFT ELEVATION
1/8" = 1'-0"

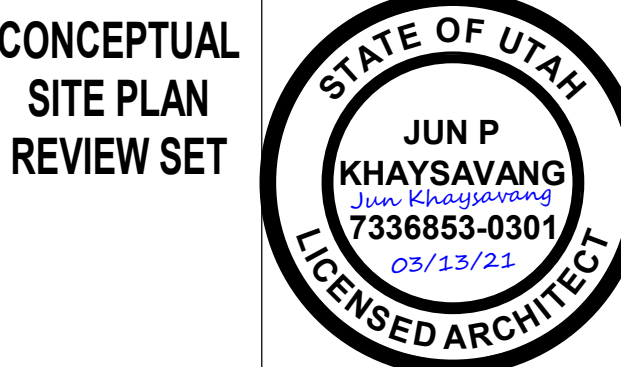
3 RIGHT ELEVATION
1/8" = 1'-0"



4 BACK ELEVATION
1/8" = 1'-0"

REFERENCE NOTES

REVISIONS		
NO.	DATE	DESCRIPTION



Project:

THE PASTURE: PHASE 3

NEW OFFICE / WAREHOUSE BUILDING FOR:

PASTURE, LLC

1265 W 1275 N - CENTERVILLE, UT

EXTERIOR ELEVATIONS

Project Number
Date 03/13/2021
Drawn By R48
Checked By R48

Sheet Number: **A200**
Scale 1/8" = 1'-0"

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT/OWNER: TROY SALMON
605 NORTH 1250 WEST #13
CENTERVILLE, UTAH 84014

PROPERTY: PARCELS 06-003-0028 & 0031

ACREAGE: ~ 4.86 ACRES

ZONING: SHORELANDS COMMERCE PARK (SCP) DISTRICT

APPLICATION: FINAL SITE PLAN APPROVAL (*A THREE PHASE APPROVAL*)

BACKGROUND

The applicant recently received conceptual plan approval (Sept. 14, 2011) for the proposed “Pastures” Development, consisting of three (3) phases. The proposed development project area (~4.86 acres) was previously deemed as excess right-of-way along the Legacy Parkway and released by UDOT and purchased by the applicant. The property is partially constrained by a few acres of wetlands and is the first project proposed in the envisioned Shorelands Commerce Park (SCP) District. The SCP District envisions a context sensitive design in the development pattern reflective of the Legacy Parkway Design and the shoreland environment of the Great Salt Lake.

PREVIOUS CONCEPTUAL SITE PLAN APPROVAL REVIEW & STAFF COMMENT

On September 14, 2011, the Commission accepted the submitted conceptual site plan allowing the applicant to proceeding to final site plan submittal, with the following directives:

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.

Staff Comment: Final site plan application was submitted on April 3, 2012.

2. The final site plan submittal shall incorporate the design elements and features shown in the conceptual site plan submittal and the associated Design Pattern Book.

Staff Comment: Completed with final site plan submittal, as found on Building Elevations and Landscaping Plans.

3. The final site plan submittal shall provide the required “storyboard” indicating the materials and colors used for the building.

Staff Comment: The final site lists colors and materials to be used, which are found on Sheet CO.1 and Sheet A1.0. Although the plans call out the SCP color palate requirements, a sample board was not provided with the final site plan submittal to verify compliance with Section 12-68-070, Color Palate Chart.

4. A phasing plan shall be provided conceptually addressing how the undeveloped areas are to be appropriately maintained until further development takes place. The phasing shall be planned in a manner that each phase can function independent from one another.

Staff Comment: The final site depicts the phasing schedule. The plans also address “how the underdeveloped areas are to be appropriately maintained until further development takes place.”

5. A landscaping plan shall be professionally created and submitted as part of the final site plan submittal. The landscaping plans shall also address the following:
 - a. Percentage of site and parking lot landscaping.
 - b. A listing of the types of vegetation to be planted.
 - c. A preliminary irrigation plan addressing how the different types of plantings will be irrigated and maintained in a normal and healthy manner.
 - d. Evidence of an approval from the Army Corp. of Engineers regarding the mitigation and/or preservation of the wetlands.

Staff Comment: The final site provides the required landscaping plan and approval from the Army Corps. of Engineers. However, the plans do not address the following:

- Preliminary irrigation plan address how the different types of plantings will be irrigated and maintained.

6. All roof-mounted, wall-mounted, ground-based utility and mechanical equipment shall be properly screened from public street view and the methods shall be depicted with the final site plan submittal.

Staff Comment: The screening of utility and mechanical equipment was not addressed on the final site plan submittal.

7. A site and building lighting plan shall be provided with the final site plan submittal using fixtures harmonious or compatible with the building and site design theme, and shall comply with the standards of the SCP Zone.

Staff Comment: Completed, as depicted on Sheet ES-1 (electrical plan). However, the Lighting Plan does not address the intensity and self-regulating controls required by Section 12-68-050(g).

8. Address the proposed style and design of building signage shall be depicted on the final site plan, meeting the criteria of the SCP Zone.

Staff Comment: The proposed style and design of building signage was not address on the final site plan submittal to verify compliance with Section 12-68-050(h).

FINAL SITE PLAN APPROVAL REVIEW & STAFF COMMENT

Rather than repeat every section of the applicable Ordinances, this section of the report will only address the Ordinance provisions that staff believes the submittal plans do not adequately address or are missing. Please review Chapter 12-68-Shorelands Commerce Park District Guidelines for a complete listing of applicable regulations.

Landscaping (Section 12-68-050.d.)

- ✓ #9 – Slopes suitable to produce healthy plant growth
- ✓ The submittal does not provide an irrigation plan addressing how the different types of plantings will be irrigated and maintained

Staff Comment - Staff raises a concern about the slope area from the edge of roadway to the wetlands (i.e. park strip area). This may be fairly steep in some cases and the landscaping plan fails to address how the roadway shoulders will be treated and maintained to promote healthy plant growth rather than just weeds.

Outdoor Lighting (Section 12-68-050.g.)

- ✓ The Lighting Plan does not address the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures.
- ✓ The Lighting Plan does not address the expected illumination levels within, at, and beyond the property lines.

Staff Comment – These are designed to specifically minimize the use of lighting to avoid the overuse of lighting fixtures. The attempt to balance the needs of lighting with night sky environ is an integral part of the Shorelands District identity.

Signing (Section 12-68-050.h.)

- ✓ A signing plan for building or wall-mounted signs has not been submitted.

Staff Comment - There are specific requirements for heights and style for the SCP District. The applicant needs to review these requirements and decide how to best implement them.

Other related development issues (from the City Engineer)

- ✓ Please provide the City staff with a title report for the property and a property metes and bounds description.
- ✓ The reference to the city engineer and sewer provider are not shown properly.

- ✓ Add the General Note that: “According to Ordinance, Centerville City will be contracting the work related to the culinary water mains, connections, valves, fire hydrants, laterals up to and including; the meter boxes and all appurtenant items. Fees will be assessed from the developer to pay for such improvements. Construction activity will be coordinated.
- ✓ Please send us the Soils Report for the earth work as referred to on the plans and as required for a building permit.
- ✓ Add this note to the plans: “All public facilities shall be reviewed in the field by the Public Works field engineer.” Call ESI Engineering at 801 263-1752 for reviews.
- ✓ The Sanitary Sewer note on C1.0 is not accurate.
- ✓ All references to Bluffdale City NEEDS to be changed to Centerville City.
- ✓ Add this note: “Changes to grade and alignment for the public facilities cannot be made without city engineer written approval.”
- ✓ Please provide City staff with legal descriptions of the new public utility easements. 10 feet along the frontage and 7 feet wide along two sides or back and one side.
- ✓ Type F curb and gutter is required along the public streets of 1300 West and 1275 North. We need to see plan and profile drawings at 1”= 20 feet. Design and show appropriate catch basins, piping, BMPs and manholes.
- ✓ The site shall provide storm water detention with calculations for the 10-year Storm and BMP’s that will prohibit illegal discharges into the wetlands and the Barnard Creek channel. We may want to meet and discuss this item some more.
- ✓ Show direction of drainage, slopes and flow line information for swales and storm drain pipes.
- ✓ The water line along 1300 West is not shown accurately and complete. Show the fire hydrant at 1300 West and 1275 North.
- ✓ Show width of pavement, right-of-ways on the two streets and the street cross-section with patching to the type F curb and gutter. Include the swale with slope and etc.
- ✓ Remove the reference to ex. In-ground fire hydrants on Sheet C4.0.
- ✓ The water service laterals can be determined once the fire marshal determines size and locations of fire sprinkler lines into the buildings. The City staff prefers meters in the park strips 2 feet behind the curb, where possible.
- ✓ A new 12 PVC line will be required along 1275 West with Phase 3 Development. Add at least one fire hydrant.
- ✓ Please show where detail 5/C4.1 is located on the plans.
- ✓ We need to see the survey datum for the finished floor elevations. This datum will be checked against the FEMA flood plain maps in the area.
- ✓ The cross-section along the swales are not complete. Extend to the new curb and gutter.
- ✓ Change the water details on C4.1 to Centerville City Standards.
- ✓ Type F curb and gutter shown above is part of the APWA details.

PLANNING STAFF RECOMMENDATION

The planning staff believes that the basic concept proposed for “The Pastures” project remains feasible. Although, the final site plan submittal does fall short of meeting some of the applicable development requirements for final site plan approval, staff believes that further compliance can be done at the building permit review for each phase. Thus, staff recommends that the Planning Commission consider approval of the final site for the entire project subject to the following

conditions:

1. The following items shall be addressed prior to or as part of the issuance of a building permit for any phase of the Pasture's Development:
 - a. All phases shall comply with the design theme, features, and landscaping plan, as depicted on the submitted final site plans.
 - b. All building colors and materials used within the Pasture's project shall comply with Section 12-68-070, Color Palate Chart.
 - c. All site and development engineering items shall be completed and deemed acceptable by the city engineer.
2. Each phase of the Pastures development shall comply with the following items as part of any building permit issuance:
 - a. The roadway shoulders for each phase shall be treated and maintained to promote healthy plant growth rather than just weeds and deemed acceptable by the public works director.
 - b. A lighting plan shall be submitted with each phase addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and shall address the expected illumination levels within, at, and beyond the property lines, and deemed acceptable by the Zoning Administrator.
 - c. A signing plan for each phase shall be submitted for building or wall-mounted signs and shall address the requirements for heights and style for the SCP District and deemed acceptable by the Zoning Administrator.
 - d. The screening of utility and mechanical equipment for each phase shall be submitted and deemed acceptable by the Zoning Administrator.
 - e. An irrigation plan for each phase shall be submitted depicting how the different types of plantings will be irrigated and maintained and deemed acceptable by the Zoning Administrator.
3. Any disputes between the developer and or builder regarding compliance with the above conditions of approval, shall return to the Planning Commission for determination and decision prior to appealing the administrative decision regarding final site plan approval.

Suggested Reasons for Action (findings):

- a. The Commission finds that with the conditions of approval, the final site plan submittal sufficiently addresses the SCP District Zoning requirements to receive an approval, as addressed in the Staff Report of April 25, 2012.
- b. The Commission finds that the request consists of the allowing a phased development approach for final site plan approval, thus the conditions of approval establish the needed consistency within the entire project, as defined by Section 12-21-110(f)(2).

Reasons for the Action (findings):

1. The applicant has submitted a completed application for a small subdivision waiver/lot split [Section 15-2-107].
2. A small subdivision for two single-family dwellings matches the goals of the Centerville City General Plan in regard to development within Neighborhood 3, Northeast Centerville [Section 12-480-4].
3. The property is currently zoned Residential-Low (R-L) and has met all the applicable development standards found in Chapter 12-32 of the Zoning Ordinance.
4. The general requirements for all subdivisions appear to have been addressed and fulfilled [Chapter 15-5].
5. The flag lot has met all applicable standards found in Section 15-5-102(9)-(10) of the Subdivision Ordinance.

The motion was seconded by Commissioner Kjar and passed by unanimous roll-call vote (4-0).

FINAL SITE PLAN – THE PASTURE BUSINESS/INDUSTRIAL PARK – 1275 NORTH 1300 WEST - Consideration of a final site plan for The Pasture Business/Industrial Park; consisting of three buildings, to be located at approximately 1275 North 1300 West, in the SCP Zone. Troy Salmon, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant received conceptual plan approval on September 14, 2011. The applicant is now ready to proceed with final site plan approval. Mr. Toponce reviewed the conditions of approval from conceptual site plan stating the applicant has met the majority of the conditions. Mr. Toponce reviewed the conditions that have not been met including; roof-top screening, irrigation details, light intensity, and signage. He also reviewed a list of items that still need to be resolved with the City Engineer as listed in the staff report dated April 25, 2012. Although these items may seem extensive they are all relatively simple to address. Staff is comfortable moving forward at this time as all items will be completed during building permit review for each phase of the project.

Commissioner Kjar questioned how the roof-top equipment is to be screened when Legacy Parkway and Parrish Lane overpass are higher than the property. Mr. Toponce said it is not reasonable to ask the applicant to screen the roof-top from those two vantage points. The requirement is to screen the roof-top from grade level. This can easily be accomplished. The details just need to be reviewed and approved by staff.

Troy Salmon, applicant, said his engineer has already completed the majority of the items listed in the staff report. He said they have received approval from the Army Corps of Engineers

1 and are excited to move forward. He said they anticipate starting Phase 1 within the next few
2 months.

3
4 Commissioner Holman and Chair Fillmore both expressed concern with the lengthy list
5 of items in the staff report. They questioned whether this application should be approved with so
6 many missing items. Chair Fillmore said there are standards in place to protect both the City and
7 the applicant. She would hate for an applicant to spend money on a particular aspect of a
8 development only to find in a later process that it is not acceptable.

9
10 Mr. Toponce said it seems the list is lengthy, but in reality this is quite common. Most of
11 these items can be dealt with in one or two meetings with engineers. He also explained that many
12 of these items are dealt with in other processes, for example, signage is approved through an
13 entirely separate ordinance. Mr. Toponce assured the Commission that all items will be resolved
14 during the building permit process. However, the Commission may choose to table the item until
15 all items are resolved if they wish.

16
17 Chair Fillmore made a **motion** for the Planning Commission to approve the final site plan
18 for "The Pastures" subject to the following conditions:

19
20 ***Conditions:***

- 21 1. The following items shall be addressed prior to or as part of the issuance of a
22 building permit for any phase of the Pasture's Development:
23 a. All phases shall comply with the design theme, features, and landscaping plan,
24 as depicted on the submitted final site plans.
25 b. All building colors and materials used within the Pasture's project shall
26 comply with Section 12-68-070, Color Palette Chart.
27 c. All site and development engineering items shall be completed and deemed
28 acceptable by the city engineer.
29 2. Each phase of the Pastures development shall comply with the following items as
30 part of any building permit issuance:
31 a. The roadway shoulders for each phase shall be treated and maintained to
32 promote healthy plant growth rather than just weeds and deemed acceptable
33 by the public works director.
34 b. A lighting plan shall be submitted with each phase addressing the required
35 intensity and self-regulating controls to minimize the use or amounts of all
36 proposed lighting fixtures and shall address the expected illumination levels
37 within, at, and beyond the property lines, and deemed acceptable by the
38 Zoning Administrator.

- c. A signing plan for each phase shall be submitted for building or wall-mounted signs and shall address the requirements for heights and style for the SCP District and deemed acceptable by the Zoning Administrator.
 - d. The screening of utility and mechanical equipment for each phase shall be submitted and deemed acceptable by the Zoning Administrator.
 - e. An irrigation plan for each phase shall be submitted depicting how the different types of plantings will be irrigated and maintained and deemed acceptable by the Zoning Administrator.
3. Any disputes between the developer and or builder regarding compliance with the above conditions of approval, shall return to the Planning Commission for determination and decision prior to appealing the administrative decision regarding final site plan approval.

Reasons for Action (findings):

- a. The Commission finds that with the conditions of approval, the final site plan submittal sufficiently addresses the SCP District Zoning requirements to receive an approval, as addressed in the Staff Report of April 25, 2012.
- b. The Commission finds that the request consists of the allowing a phased development approach for final site plan approval, thus the conditions of approval establish the needed consistency within the entire project, as defined by Section 12-21-110(f)(2).

The motion was seconded by Commissioner Merrill and passed by unanimous roll-call vote (4-0).

PUBLIC HEARING – ZONING CODE TEXT AMENDMENT – CHAPTER 12-54 – SIGNS (Tabled from April 11, 2012 Meeting) - Continuation of amendments Chapter 12-54-Signs; which includes various changes to signs permitted by right, temporary signs, etc. Centerville City, Applicant.

Brandon Toponce, Assistant Planner, reminded the Commission this item has been discussed during the past two meetings. The amendments that were discussed at the last meeting have been incorporated into the copy of the Sign Ordinance that is attached to tonight's staff report (April 25, 2012).

The Commission reviewed the Sign Ordinance page by page. Chair Fillmore questioned the definition of "promotional" signs. She would like to eliminate the option of balloons as signage. She would also like to lower the amount of square footage for temporary uses from 75 square feet to 50 square feet. She said temporary uses are already allowed 50 square feet of signage by right. To allow another 75 square feet of signage is too much, she would like to see

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT: TROY SALMON
SALMON HVAC
605 NORTH 1250 WEST #13
CENTERVILLE, UT 84014
tsalmon@salmonhvac.com

PROPERTY: 1275 NORTH 1300 WEST

ACREAGE: 4.86 ACRES

ZONING: SHORELANDS COMMERCE PARK (SCP) DISTRICT

LAND USE: OFFICE/INDUSTRIAL

APPLICATION: FINAL SITE PLAN APPROVAL - AMENDED

RECOMMENDATION: APPROVE THE FINAL SITE PLAN

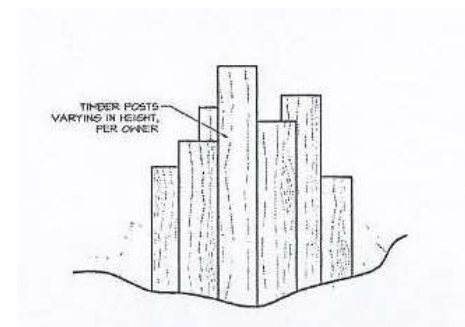
BACKGROUND

On February 26, 2014, the Planning Commission reviewed the amended conceptual plans for The Pasture project and accepted the alterations that were proposed. As a reminder, the applicant has proposed the following changes:

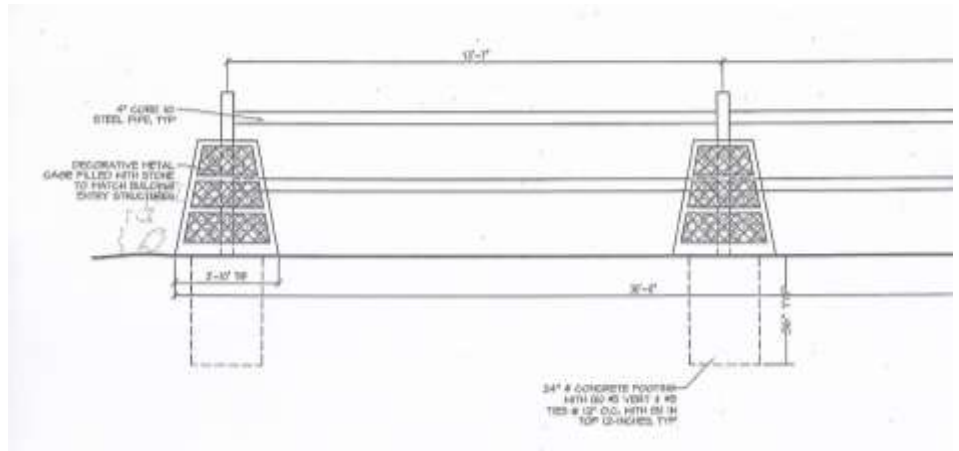
- The wall is proposed to be more of a straight upright wall then originally planned



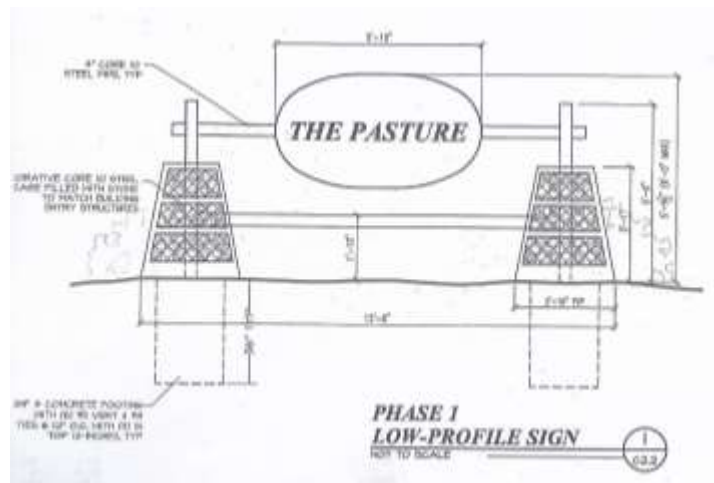
- The timbers will still be a decorative feature in the wall, just placed in the front.



- The Bridge feature will consist of metal cages filled with rocks and Core 10 Steel pole rails.



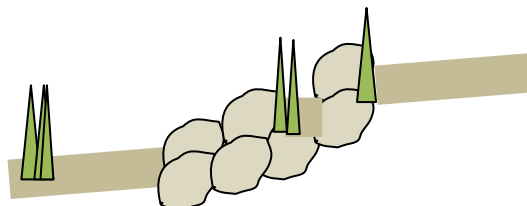
- Signage will also consist of the Core 10 Steel and match the design of the bridge.



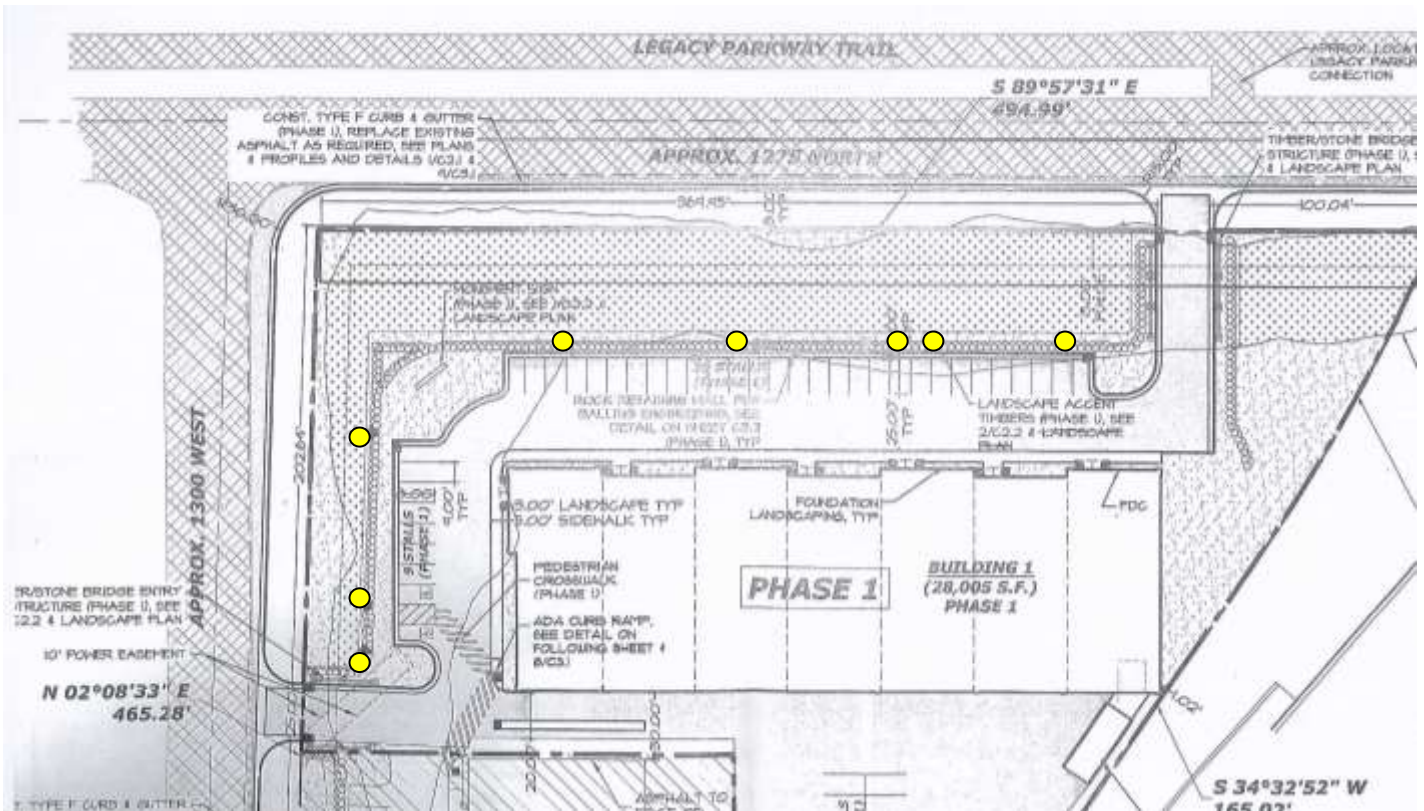
PREVIOUS CONCEPTUAL ACCEPTANCE SUMMARIZED

A final site plan application was submitted on March 16, 2014 along with a site plan. The following is a summary of those items that have been completed and clarified from the Conceptual Site Plan Acceptance:

- A landscaping plan was submitted prior to the amendment and has not changed in style and type of plantings. Staff is accepting of the landscaping plan and will require the applicant to adhere to what was approved at the original final site plan approval on April 25, 2013. The plantings must be integrated around the rock wall to add a natural variety.
- All driveways have been extended as to have 25 feet of drive isle width, plus additional space for the bridge feature
- The front corner of the rock wall has been modified as to create a stepping from the wetland area to the parking lot



- The front timbers have been interspersed along the front wall and appear to be even intertwined with the wall (Timber feature is indicated by the yellow markers).



FINAL SITE PLAN REVIEW:

The proposed amendments are not altering the use on site and are not changing the general layout of the site. All landscaping percentages and parking requirements are not being altered and will remain the same. All proposed alterations meet the intent of the Shorelands Commerce Park. The applicant will need to continue addressing engineering issues with the City Engineer and Public Works Director. After meeting with staff, it was determined the culverts located under the two bridges on the west portion of the lot are too small. These will need to be upsized; however in speaking with the Public Works Director, the City will be participating in this upgrade financially with the applicant. In addition, they also need to increase the drainage swell adjacent to the southwest driveway to specifications deemed appropriate by the City Engineer.

PLANNING STAFF RECOMMENDATION

Staff recommends that Planning Commission approve the amended final site plan for the proposed amendments concerning The Pasture Business/Industrial Park development located at 1275 North 1300 West, with the following conditions:

1. The applicant shall construct the rock wall, timber features, bridge features and signage feature as depicted by the approved final site plan as per review by the Planning Commission on April 9, 2014

2. The applicant shall follow the approved landscaping plan as per the original final site plan approval dated April 25, 2012
3. The timbers and landscaping shall be placed as to appear random and natural, rather than formalized.
4. The applicant shall reconstruct the front corner of the wall to create a stepping design up toward the project signage. This rock wall detail shall allow for more variety of appropriate Shorelands Commerce Park vegetation to be planted.
5. All signage shall require a separate permit
6. Applicable bonding shall be posted and all professional service fees shall be paid
7. The applicant shall continue to work with the City Engineer concerning culverts, drainage issues and other related engineering issues.

Suggested Reasons for Action (findings):

- a. An amended final site plan requires the applicant to go through the same procedural requirements as the original approval [Section 12-21-110(i)(2)]
- b. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
- c. A complete final site plan has been submitted, meeting the requirements found in Section 12-21-110(e)(1) of the Zoning Ordinance.
- d. The proposed amendments meet the final site plan review criteria found in Section 12-21-110(f) of the Zoning Ordinance.
- e. With the above conditions addressed, the proposal will likely meet the requirements found in the Zoning Ordinance, concerning development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].

AMENDED FINAL SITE PLAN – THE PASTURE BUSINESS/INDUSTRIAL PARK - Consideration of an amended final site plan for The Pasture Business/Industrial Park; which consists of changes to a rock wall, landscaping and entryway features, to be located at approximately 1275 North 1300 West. Shorelands Commerce Park District. Applicant, Troy Salmon.

Brandon Toponce, Assistant Planner, reported the Planning Commission previously approved an amended conceptual site plan for The Pastures project and accepted the alterations that were proposed, i.e., changes to landscaping plan, rock wall, bridge, and signage. The applicant has submitted the necessary plans, has complied with the conditions of the amended conceptual site plan and is now ready for final site plan approval. The proposed amendments do not alter the use on the site and do not change the general layout of the site. All proposed alterations meet the intent of the Shorelands Commerce Park District. The applicant has met all applicable Army Corps of Engineer requirements for the wetland areas. The applicant will need to continue addressing engineering and drainage issues with the City Engineer and Public Works Director. Staff has reviewed the application and recommends approval.

Lisa Romney, City Attorney, explained there are several utility easements required for this property. She suggested an additional condition be added requiring the recordation of all easements prior to the issuance of a building permit.

Chair Hirschi made a **motion** for the Planning Commission to approve the amended final site plan for the proposed amendments concerning The Pasture Business/Industrial Park development located at 1275 North 1300 West, with the following conditions:

Conditions:

1. The applicant shall construct the rock wall, timber features, bridge features and signage feature as depicted by the approved final site plan as per review by the Planning Commission on April 9, 2014.
2. The applicant shall follow the approved landscaping plan as per the original final site plan approval dated April 25, 2012.
3. The timbers and landscaping shall be placed as to appear random and natural, rather than formalized.
4. The applicant shall reconstruct the front corner of the wall to create a stepping design up toward the project signage. This rock wall detail shall allow for more variety of appropriate Shorelands Commerce Park vegetation to be planted.
5. All signage shall require a separate permit.
6. Applicable bonding shall be posted and all professional service fees shall be paid.

- 1 7. The applicant shall continue to work with the City Engineer concerning culverts,
2 drainage issues and other related engineering issues.
3 8. The applicant shall provide and record the required utility easements prior to issuance
4 of a building permit.
5

6 ***Reasons for Action (findings):***

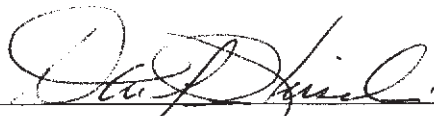
- 7 a. An amended final site plan requires the applicant to go through the same procedural
8 requirements as the original approval [Section 12-21-110(i)(2)]
9 b. The applicant has clearly shown how the property may be developed [Section 12-21-
10 110(d)(2)].
11 c. A complete final site plan has been submitted, meeting the requirements found in
12 Section 12-21-110(e)(1) of the Zoning Ordinance.
13 d. The proposed amendments meet the final site plan review criteria found in Section
14 12-21-110(f) of the Zoning Ordinance.
15 e. With the above conditions addressed, the proposal will likely meet the requirements
16 found in the Zoning Ordinance, concerning development and design standards of the
17 Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].
18

19 The motion was seconded by Commission Merrill and passed by unanimous roll-call vote
20 (7-0).
21

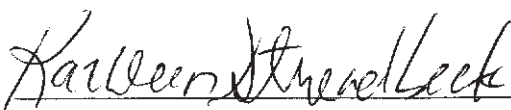
22 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
23

- 24 1. The next Planning Commission meeting will be Wednesday, April 23, 2014.
25 2. Upcoming Agenda Items
26 • Accessory Dwelling Units
27

28
29 The meeting was adjourned at 7:40 p.m.
30

31 
32 _____
33 David Hirschi, Chair

34 5-6-14
35 Date Approved

36 
37 _____
Kathleen Streadbeck, Recording Secretary



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

**STAFF REPORT
AGENDA: ITEM 4**

**APPLICANT/OWNER: CRAIG SALMON
SALMON HVAC
605 NORTH 1250 WEST #13
CENTERVILLE, UT 84014**

PROJECT: THE PASTURE BUSINESS PARK

PROPERTY: APPROX. 1275 NORTH 1300 WEST

ACREAGE: 4.86 ACRES

ZONING: SHORELANDS COMMERCE PARK (SCP) DISTRICT

APPLICATION: AMENDED CONCEPTUAL SITE PLAN

RECOMMENDATION: ACCEPT THE AMENDED SITE PLAN

BACKGROUND

On April 25, 2012, the applicant received a final site plan approval for the project located at approximately 1275 North 1300 West. The applicant continued to work with the Army Corp of Engineers in regard to the wetlands on their property and with the City concerning engineering issues and being part of the current CDA project for this location. Yet, through this process, the applicant desired to redesign the rock wall adjacent to the wetland area, the front entryway monument and the bridge/wall designs. After meeting with staff, it was determined that this idea was directly associated with the original approval and would have to go back before the Planning Commission. On February 26, 2014, the Planning Commission approved the amendment. Craig Salmon has finished the first building of his project and will begin constructing the entryway design features and planting the vegetation.

Recently, however, the applicant has chosen to alter the overall plan by combining the buildings in to one. The plan also shows a small outbuilding being constructed on the far south end of the property adjacent to Barnard Creek and one on the east property line behind the second building. According to Section 12-21-110(i)(3) of the Zoning Ordinance, an amendment must follow the same procedure as the original approval. Therefore, they will be required to go through conceptual and final review by the Planning Commission.

PREVIOUS REVIEW AND APPROVALS

The original approval was granted on April 25, 2012. The following conditions would relate directly to the requirements for the amended site plan and would still apply to the site work still remaining:

- All phases shall comply with the design theme, features, and landscaping plan, as depicted on the submitted final site plans
- All building colors and materials used within the Pasture's project shall comply with Section 12-68-070, Color Palate Chart
- Each phase of the Pasture's development shall comply with the following items as part of any building permit issuance:
 - A lighting plan shall be submitted with each phase addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and shall address the expected illumination levels within, at and beyond the property lines, and deemed acceptable by the Zoning Administrator
 - The screening of utility and mechanical equipment for each phase shall be submitted and deemed acceptable by the Zoning Administrator
 - An irrigation plan for each phase shall be submitted depicting how the different types of plantings will be irrigated and maintained and deemed acceptable by the Zoning Administrator

The above conditions must still be observed and fulfilled by the applicant. At this time, the applicant desires to receive an amendment to the site and not the building design.

PROPOSED ALTERATION

Exterior

The proposed main 20,241 square foot building, will replicate the existing building in design, color, material and lighting detail. Staff's only concern with the proposed layout of the new building, is the architectural detail on the walls facing south toward Legacy Highway. This wall will be required to have the same detailing as found on the west facing wall. The plans also indicate outbuildings being proposed, yet do not give any exterior detail. The applicant has stated the 4,328 square foot outbuilding to the south, adjacent to Barnard Creek, will be a barn. Since this structure may be used for horses and is being constructed adjacent to Barnard Creek, they will need to receive approval from Davis County. The second 3,690 square foot outbuilding is located on the east property line and is labeled warehouse, but does not indicate any design detail. Although both of these structures (barn and warehouse) are considered outbuildings, they are required to meet all the design elements of the Shorelands Commerce Park (SCP). As part of the final amended site plan application, exterior elevations must be submitted for all three structures to be located within the new Phase II.

Landscaping

As mentioned previously, the applicant will soon begin landscaping Phase I and the exterior of the entire property. The complete landscaping design has previously been approved by the Planning Commission as amended on February 26, 2014. The applicant will not be altering this design; however, some changes will be occurring on Phase II in relation to landscaping within the parking lot. Originally, staff was concerned that since the parking lot landscaping islands

were being altered, the requirements may not have been satisfied. Yet, after reviewing the proposed plans, it appears the site will still have 5.47% landscaping within the parking lot area. The final site plan will need to depict the new landscaping plan to ensure that all the required trees and bushes are planted and the design meets the standards of the Shorelands Commerce Park (SCP).

Parking

Parking is also being altered. The previously approved site plan indicated the original Phase I & Phase II required 45 stalls, and they were providing 48. The amended plan shows the new Phase II as having a total of 50 stalls, and they are required to provide 45. It appears that parking for the amended phase will not be an issue and they will meet the requirements found in the Zoning Ordinance.

PLANNING STAFF RECOMMENDATION

Staff recommends the Planning Commission accept the amended conceptual site plan for the proposed amendments concerning The Pasture Business/Industrial Park development located at approximately 1275 North 1300 West, with the following conditions:

1. An amended final site plan application shall be submitted, meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. New elevation drawings depicting the architectural detail of the main structure shall be submitted. This design shall match in color, material and architectural details of the already existing building; with the enhanced features being located on the west and south facing walls.
3. Elevations for the newly proposed outbuildings shall be submitted with the final site plan application. These buildings shall be designed to enhance the property and to blend in with the already existing building and the proposed second main building. All design features shall follow the guidelines found in Section 12-68-070 of the Zoning Ordinance.
4. Proposed “uses” of accessory buildings shall be submitted with the final site plan application.
5. A new landscaping plan shall be submitted depicting all trees, plants and other vegetation to be planted on the new Phase II.

Suggested Reasons for Action (findings):

- a. An amended conceptual site plan requires the applicant to go through the same procedural requirements as the original approval [Section 12-21-110(i)(2)].
- b. The applicant has shown clearly how the property may be developed [Section 12-21-110(d)(2)].
- c. With the above conditions addressed, the proposal will likely meet the requirements found in the Zoning Ordinance, in regard to development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].

PUBLIC HEARING | THE PASTURE BUSINESS PARK | 1275 NORTH 1300 WEST

Construction of the first building in the Pasture Business Park within the Shorelands Commerce Park (SCP) District has been completed. Mr. Toponce explained the amended conceptual site plan application for the Pasture Business Park, which includes combining the remaining two building sites into one. The plan also shows a small outbuilding (barn) on the far south end of the property adjacent to Barnard Creek and one on the east property line behind the second building. Based on the application, the project meets or exceeds landscaping and parking requirements. Staff recommend acceptance of the conceptual site plan, with an additional condition that the applicant shall receive approval from the County regarding the barn adjacent to Barnard Creek.

Troy Salmon, representing the applicant, stated that the desire to alter the site plan is driven by tenants wanting more space. At 7:39 p.m. Chair Hirschi opened a public hearing, and closed the public hearing seeing that no one wished to comment.

Commissioner Randall made a **motion** to accept the amended conceptual site plan for the proposed amendments concerning the Pasture Business/Industrial Park development located at approximately 1275 North 1300 West with the following conditions and findings. The motion was seconded by Commissioner Johnson and passed by unanimous vote (6-0).

Conditions:

1. An amended final site plan application shall be submitted, meeting the standards found in Section 12-21-100(e) of the Zoning Ordinance.
2. New elevation drawings depicting the architectural detail of the main structure shall be submitted. This design shall match in color, material and architectural details of the already existing building; with the enhanced features being located on the west and south facing walls.
3. Elevations for the newly proposed outbuildings shall be submitted with the final site plan application. These buildings shall be designed to enhance the property and to blend in with the already existing building and the proposed second main building. All design features shall follow the guidelines found in Section 12-68-070 of the Zoning Ordinance.
4. Proposed "uses" of accessory buildings shall be submitted with the final site plan application.
5. A new landscaping plan shall be submitted depicting all trees, plants and other vegetation to be planted on the new Phase II.
6. The applicant shall receive approval from the County regarding the proposed outbuilding (barn) adjacent to Barnard Creek.

Reasons for the Action (findings):

- a. An amended conceptual site plan requires the applicant to go through the same procedural requirements as the original approval [Section 12-21-110(i)(2)].
- b. The applicant has shown clearly how the property may be developed [Section 12-21-110(d)(2)].
- c. With the above conditions addressed, the proposal will likely meet the requirements found in the Zoning Ordinance, in regard to development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT/OWNER: TROY SALMON
SALMON HVAC
605 NORTH 1250 WEST #13
CENTERVILLE, UT 84014

PROJECT: THE PASTURE BUSINESS PARK

PROPERTY: APPROX. 1275 NORTH 1300 WEST

ACREAGE: 4.86 ACRES

ZONING: SHORELANDS COMMERCE PARK (SCP) DISTRICT

APPLICATION: AMENDED FINAL SITE PLAN

RECOMMENDATION: APPROVE THE AMENDED FINAL SITE PLAN

BACKGROUND

On February 11, 2015, the Planning Commission accepted the conceptual amended site plan for The Pastures, located at 1275 North 1250 West. As a reminder, the applicant has chosen to alter the overall plan by combining the buildings in to one. The plan also shows a small outbuilding being constructed on the far south end of the property adjacent to Barnard Creek and one on the east property line behind the second building.

PREVIOUS CONDITIONS OF APPROVAL - FEBRUARY 11, 2015

1. An amended final site plan application shall be submitted, meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
 - **Staff Response:** A final site plan was submitted on February 18, 2015, and found to be complete by City staff.
2. New elevation drawings depicting the architectural detail of the main structure shall be submitted. This design shall match in color, material and architectural details of the already existing building; with the enhanced features being located on the west and south facing walls.

- **Staff Response:** The applicant has submitted elevation drawings of the new building which will be identical in material color and design to the newly constructed building. The south elevation that faces Legacy Highway will have enhanced architectural features.
- 3. Elevations for the newly proposed outbuildings shall be submitted with the final site plan application. These buildings shall be designed to enhance the property and to blend in with the already existing building and the proposed second main building. All design features shall follow the guidelines found in Section 12-68-070 of the Zoning Ordinance.
 - **Staff Response:** The warehouse will be designed in a very simplistic manner and be covered with the same CMU material as the main building. The barn will be constructed out of treated timber and have the appearance of an actual barn design. Both structures appear to meet the required design standards for construction.
- 4. Proposed “uses” of accessory buildings shall be submitted with the final site plan application.
 - **Staff Response:** The applicant has stated the industrial warehouse will be used for storage and warehousing and the barn will be used for agriculture. However, Mr. Salmon has stated that he would like to utilize the structure for parties and gatherings as well.
- 5. A new landscaping plan shall be submitted depicting all trees, plants and other vegetation to be planted on the new Phase II.
 - **Staff Response:** A new landscaping plan has been submitted which depicts the new landscaped areas. The proposed landscaping plan meets the required standards and is found to be acceptable.
- 6. The applicant shall receive approval from the County regarding the proposed outbuilding (barn) adjacent to Barnard Creek.
 - **Staff Response:** Kevin Campbell, City Engineer, spoke to the County on behalf of the applicant and the construction of a barn adjacent to the creek. He stated that Davis County did not have a problem with the construction, as long as Centerville reviews their drainage plan. In addition, they have requested the City ensure that all drainage is treated before being discharged into Barnard Creek.

Final Review

The applicant has provided design detail indicating the new buildings will follow the same architectural theme of the overall development. The landscaping will also have the same overall theme that will be planted throughout the development. The lighting of the building will also be identical to what is existing and consist of a subtle downward design. However, as part of the building permit, the following information will still be required as per the conditions of the April 25, 2012 Planning Commission approval:

- Each phase of The Pasture’s development shall comply with the following items as part of any building permit issuance:
 - A lighting plan shall be submitted with each phase addressing the required

intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and shall address the expected illumination levels within, at and beyond the property lines, and deemed acceptable by the Zoning Administrator

- The screening of utility and mechanical equipment for each phase shall be submitted and deemed acceptable by the Zoning Administrator
- An irrigation plan for each phase shall be submitted depicting how the different types of plantings will be irrigated and maintained and deemed acceptable by the Zoning Administrator

Finally, Mr. Salmon will still be responsible in fulfilling all previous conditions of approval that pertain to the overall development as per the April 25, 2012 Planning Commission Minutes.

PLANNING STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the amended final site plan for the proposed amendments concerning The Pasture Business/Industrial Park Development located at approximately 1275 North 1300 West, with the following conditions:

1. The applicant shall post a bond in relation to any public improvements and landscaping as deemed by the City Engineer. This shall be posted prior to the applicant receiving a building permit.
2. A new utility and drainage plan shall be provided to City staff for review prior to the issuance of a building permit.
3. All onsite drainage shall be treated prior to entering Barnard Creek.
4. A building permit shall be submitted, reviewed and approved prior to any construction taking place on site.
5. With the building permit application, the applicant shall submit the following information as required by the Planning Commission Approval on April 25, 2012:
 - a. A lighting plan shall be submitted with each phase addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and shall address the expected illumination levels within, at and beyond the property lines, and deemed acceptable by the Zoning Administrator.
 - b. The screening of utility and mechanical equipment for each phase shall be submitted and deemed acceptable by the Zoning Administrator.
 - c. An irrigation plan for each phase shall be submitted depicting how the different types of plantings will be irrigated and maintained and deemed acceptable by the Zoning Administrator.
6. All previous conditions of approval that pertain to the overall development as per the April 25, 2012 Planning Commission Minutes and have not been amended by this report, shall be adhered to by the applicant.

Suggested Reasons for Action (findings):

- a. The amended final site plan has been submitted and follows the criteria found in Section 12-21-110(e) of the Zoning Ordinance.
- b. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].

- c. The applicant has met all the previous conditions of approval from the February 11, 2015 conceptual amended site plan review.
- d. With the above conditions addressed, the proposal will meet the requirements found in the Zoning Ordinance, in regard to development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].

1 The motion was seconded by Commissioner Kjar.

2
3 Chair Hirschi made a **motion to amend** to include in condition #3 language clarifying the 9-
4 foot main level clear space allowance may only be applied for residential uses, it must remain at
5 ten (10) feet for commercial uses. The motion to amend was seconded by Commissioner Kjar
6 and passed by unanimous vote (7-0).

7
8 Chair Hirschi called for a vote on the motion as amended. The motion **passed** with a roll-call
9 vote (4-3). Chair Hirschi, Commissioner Hirst and Commissioner Johnson opposed.

10
11 **THE PASTURE BUSINESS PARK | 1275 NORTH 1300 WEST - Consider a proposed**
12 **final site plan amending the site plan approval for "The Pasture Business/Industrial Park;"**
13 **which consists of changes to the phasing layout and driveway location on property located**
14 **at approximately 1275 North 1300 West, in the SCP Zone. Troy Salmon, Salmon HVAC,**
15 **Applicant.**

16
17 Brandon Toponce, Assistant Planner, reported the Planning Commission previously accepted
18 an amended conceptual site plan for this development. The applicant has chosen to alter the
19 overall plan by combining the buildings in to one. The plan also shows a small outbuilding being
20 constructed on the far south end of the property adjacent to Barnard Creek and one on the east
21 property line behind the second building. Mr. Toponce reviewed the previous conditions of
22 approval. The applicant has met a majority of the conditions. The applicant will be required to
23 complete all conditions prior to building permit approval. Mr. Toponce reviewed the applicant's
24 building plans, elevation drawings, and materials. All plans, including landscape and lighting,
25 follow an architectural theme. The industrial warehouse will be used for storage and
26 warehousing and the barn will be used for agriculture and possible parties/gatherings. The
27 applicant has submitted the appropriate landscape plan and has received approval from the
28 County regarding drainage into Barnard Creek. The applicant will still be required to submit for
29 each phase, a lighting plan, a utility/mechanical equipment screening plan, and an irrigation plan.

30
31 Craig Salmon, applicant, explained the proposed barn will be unique and will be highly
32 visible from Legacy Parkway. He explained their plans to utilize the barn including possible
33 animals and or receptions/large gatherings/parties.

34
35 Commissioner Hirst made a **motion** for the Planning Commission to approve the amended
36 final site plan for The Pasture Business/Industrial Park Development located at approximately
37 1275 North 1300 West, with the following conditions:

38
39 ***Conditions:***

1. The applicant shall post a bond in relation to any public improvements and landscaping as deemed by the City Engineer. This shall be posted prior to the applicant receiving a building permit.
2. A new utility and drainage plan shall be provided to City staff for review prior to the issuance of a building permit.
3. All onsite drainage shall be treated prior to entering Barnard Creek.
4. A building permit shall be submitted, reviewed and approved prior to any construction taking place on site.
5. With the building permit application, the applicant shall submit the following information as required by the Planning Commission approval on April 25, 2012:
 - a. A lighting plan shall be submitted with each phase addressing the required intensity and self-regulating controls to minimize the use or amounts of all proposed lighting fixtures and shall address the expected illumination levels within, at and beyond the property lines, and deemed acceptable by the Zoning Administrator.
 - b. The screening of utility and mechanical equipment for each phase shall be submitted and deemed acceptable by the Zoning Administrator.
 - c. An irrigation plan for each phase shall be submitted depicting how the different types of plantings will be irrigated and maintained and deemed acceptable by the Zoning Administrator.
6. All previous conditions of approval that pertain to the overall development as per the April 25, 2012 Planning Commission minutes and have not been amended by this report, shall be adhered to by the applicant.

Reasons for Action (findings):

- a. The amended final site plan has been submitted and follows the criteria found in Section 12-21-110(e) of the Zoning Ordinance.
- b. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
- c. The applicant has met all the previous conditions of approval from the February 11, 2015 conceptual amended site plan review.
- d. With the above conditions addressed, the proposal will meet the requirements found in the Zoning Ordinance, in regard to development and design standards of the Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].

The motion was seconded by Commissioner Randall and passed by unanimous roll-call vote (7-0).



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

REPLY TO
ATTENTION OF

July 13, 2011

Regulatory Division (SPK-2011-00453-UO)

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

Dear Mr. Salmon:

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

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

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

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

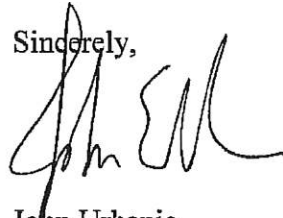
You must sign the enclosed Compliance Certification and return it to this office within 30 days after completion of the authorized work.

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

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

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

Sincerely,

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

John Urbanic
Senior Regulatory Project Manager

Enclosures

COMPLIANCE CERTIFICATION

Permit File Number: SPK-2011-00453-UO

Nationwide Permit Number: 39

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

County: Davis

Date of Verification: July 13, 2011

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

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

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

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

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



Signature of Permittee

7-15-11

Date

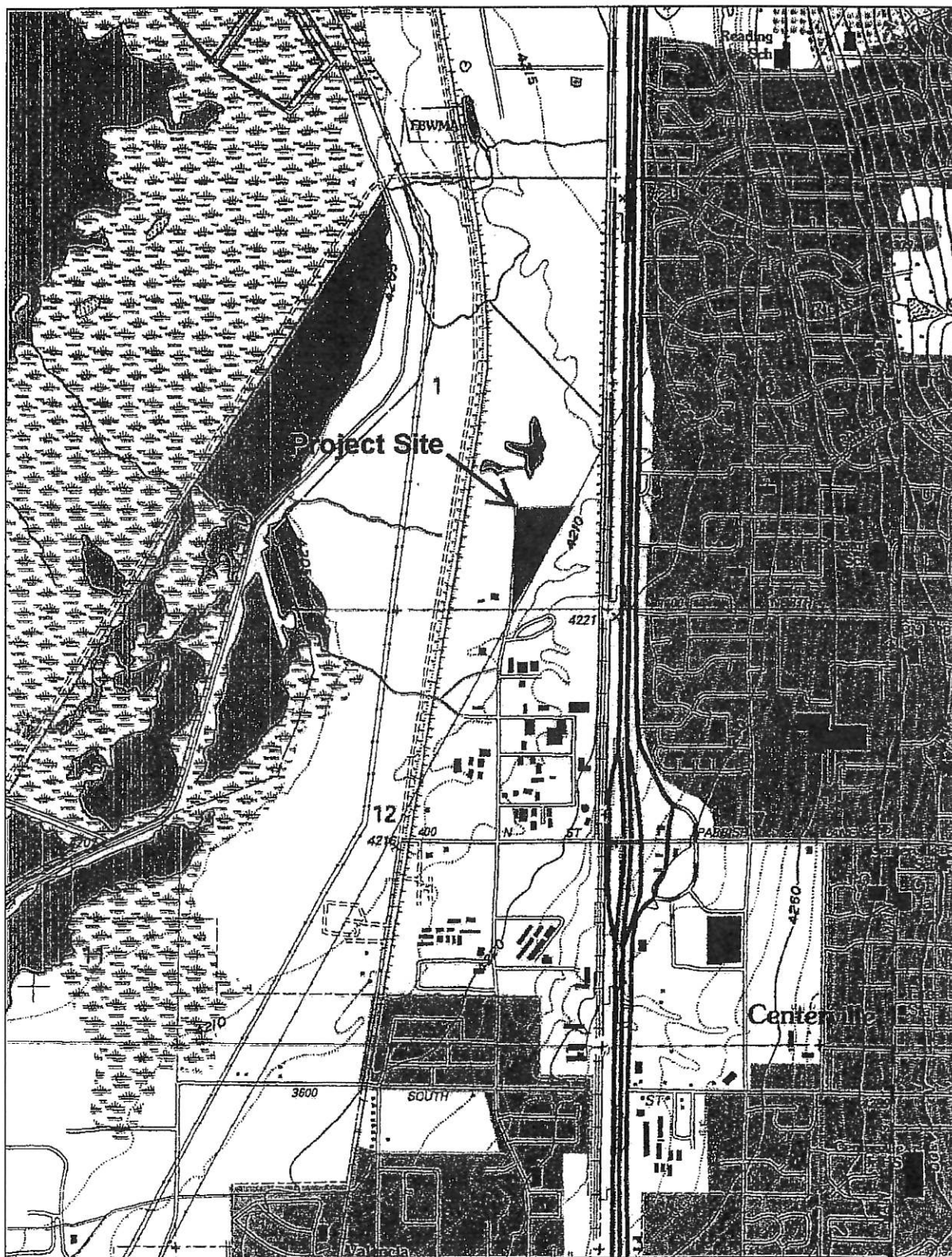


Figure 1. USGS map showing the Project Site.

CENTERVILLE

Staff Backup Report 4/28/2021

Item No. 4.

Short Title: Public Hearing - Summerhill Lane - Preliminary Subdivision

Initiated By: Applicant - Symphony Homes

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

Preliminary Subdivision Plan Submittal for the proposed Summerhill Lane Subdivision - approximately located between Main Street and the Frontage Road at 2125 North

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 04-28-2021 PC Staff Report - Preliminary Subdivision, Summerhill Lane
- ▣ Preliminary Subdivision Plat and Plans
- ▣ Summerhill Lane - Preliminary Title Report
- ▣ Summerhill Lane Percolation Testing
- ▣ Weber Basin Water - Preliminary Subdivision Review
- ▣ Applicant Corrected Plat and Plans 04-06-2021
- ▣ Written Public Comments
- ▣ Tender of Documents Letter - Symphony Homes

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

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNER:	SUMMERHILL LANE LLC
APPLICANT:	SYMPHONY HOMES c/o RUSSELL WILSON 111 SOUTH FRONTAGE ROAD CENTERVILLE, UT 84014 (rwilson@symphonyhomes.com)
PROPERTY LOCATION:	2125 N MAIN STREET
PARCEL SIZE:	17.24 ACRES (<i>several parcels – between Main Street and Frontage Road</i>)
ZONING DISTRICT:	RESIDENTIAL-LOW/PLANNED DEVELOPMENT (R-L/PD)
APPLICATIONS:	PRELIMINARY SUBDIVISION PLAN
STAFF RECOMMENDATION:	CONSIDER APPROVING THE PRELIMINARY SUBDIVISION PLAN SUBMITTAL

BACKGROUND

The subdivision development application consists of master planning approximately 17.24 acres of property (*see Summerhill Lane Preliminary Plan Exhibits*). This proposal is an ongoing development project for the subject property, which received a Planned Development Overlay Approval previously from the City. This next step involves an in-depth review of the subdivision layout in accordance with applicable ordinances and includes an applicable Planned Development Overlay Approval. Additionally, the developer provides the “*preliminary improvements plan*,” which allows other staff and service entities (*e.g., water, sewer, storm water, etc.*) an opportunity to comment and ensure compliance with their respective standards and specifications. This preliminary review is to prepare and return all the necessary information to the applicant to facilitate the full preparation of the Final Subdivision Plat and the associated public improvements construction plan.

PREVIOUS R-L/PD REZONE APPROVAL AND STAFF REVIEW

In November of 2020, the City Council Approved a R-L Zone Map Amendment, with an PDO Approval for the Summerhill Lane Subdivision, subject to the following conditions:

1. A **Zone Map Amendment** of the 17.24 +/- acres from A-L to R-L/PD **(Complete)**
2. The **PDO Development shall be limited** to 17.24 +/- acres, as depicted on the submitted PDO Conceptual Plans, as received by the City. **(Complies)**
3. All **Final Development Approvals for Summerhill Lane** shall substantially comply with the PDO Conceptual Plan submittals received by the City, unless otherwise amended by the City. **(Complies)**
4. The **approved R-L Rezone and associated PDO Conceptual Plan** shall consist of the following:
 - i. The proposed Overall Conceptual Development Plan, Sheet C1. **(Complies)**
 - ii. The Preliminary Utility Plan, Sheets C3, C3.1, **(Complies)**
5. The **Land Uses Approved** shall consist of the following:
 - i. Single-family Uses – Maximum number of dwellings is 66 units. **(Complies)**
 - ii. Single-family Home, Building Heights – Primary/main buildings shall comply with the applicable regulations and codes of the Zoning Ordinance, as outlined in the provisions of the R-L Zone. **(Reviewed at Building Permit Submittals)**
 - iii. Accessory Buildings and Uses – All allowed accessory buildings and uses shall comply with the applicable regulations and codes of the Zoning Ordinance, as outlined in the provisions of the R-L Zone. **(Reviewed at Building Permit Submittals)**
6. The **Summerhill Lane Development** shall be subject to **obtaining Preliminary and Final Subdivision Approvals**, which shall be subject to the following:
7. All other development regulations and codes that have NOT been modified by the R-L Rezone and PDO Conceptual Plan Approval. **(Under Review with Preliminary and Final Applications)**
8. The plan for construction and maintenance of necessary stormwater and applicable groundwater management systems. **(Preliminary Plan Submitted – Needs a full and Final Review and Acceptance by City Engineer)**
9. The plan and execution methods for the elimination of remnant properties without approved public purposes. **(See Staff Comments later in This Report)**
10. The securement and approval for development of a secondary water system from the applicable secondary water service provider.
11. The **Subdivision Improvement Construction** shall be prepared as one development site to support the development in its entirety. However, construction activities regarding actual homes may be phased as independent lots, subject to applicable state and local codes and ordinances. **(Complies)**
12. The **Development Variations Allowed** for the Summerhill Lane

Development are limited to the following:

- i. CZC 12.32, Development Standards Regarding Lot Width and Setbacks. Some variations to the lot widths and setbacks are allowed, as depicted on the PDO Conceptual Plan. However, required track perimeter setbacks are required and have been referenced on the plan sheets. **(Complies – See Sheet C.3)**. *However, the required setbacks will need to be listed on the Final Plat Sheets that are recorded with the County.*

PRELIMINARY SUBDIVISION REVIEW - CMC 15.3

CMC 15.03.010 Preliminary Plat - Purpose – The purpose of the preliminary plat is to require formal preliminary approval of a subdivision in order to minimize changes and revisions which might otherwise be necessary on the final plat and to ensure compliance of the subdivision with City ordinances and regulations. The preliminary plat and all information and procedures relating thereto, shall in all respects, be in compliance with the subdivision provisions and any other applicable City ordinances and regulations.

GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS – CMC, CHAPTER 15.5

Layout CMC 15.5.101, CMC 15.5.102 & PDO Approval

The proposed Summerhill Lane Subdivision consists of 63 lots within the approved Residential-Low/Planned Development (R-L/PD) Zone. From staff's review the preliminary plans, the proposed lots comply or exceed the minimum lot standards and are within the density allowance of the R-L/PD Zone.

R-L Zone Development Standards

R-L/PD Development Standards, Table 12.32.1			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Area	None	5,839 to 24,944 Sq. ft.	Null
Minimum Width	40 feet at street & 60 Feet at Setback	(55.50' to 100')	Yes
Density	Max. 4 units per gross acre	3.54 units/acre (63 units/17.81 ac)	Yes
Site Standards			
Buildable Area	2,000 Feet	NOT Depicted	Likely
Buildable Area Ratio	Between 2:1 and 1:2	NOT Depicted	Likely
Setbacks (existing homes)			

Front	<i>See Sheet C.3 Site & Utility Plan for listed setbacks, as per PDO Approval</i>	Yes
Street Side (front)		Yes
Rear		Yes
Side		Yes

Street, Drainage, and Utility Improvements Section 15.5.103, 105, 106

NOTE: Due to the previous concerns regarding drainage and stormwater management, the City Engineer will be attending the Planning Commission and making a presentation to inform and describe for the Commission the proposed grading and drainage plan for the subdivision.

The submitted plans provide the preliminary utility design plan for infrastructure improvements are depicted on Sheets C3, C4. The roadway design standards are depicted on Sheets PP02 through PP10. The grading and drainage design standards are depicted on Sheets C.5.

The ordinance requires three (3) public utility easements (*for each lot*). The preliminary plans DO NOT depict the required 10-foot easements along and required 7-foot side yard (*only one side is required*) and rear yard easements. However, the approved PDO Plan allowed for a variation of setbacks, which for several lots reduced minimum setbacks from 8 feet to 6 feet. Thus, such lots do not have sufficient room for a 7' easement. Thus, staff suggests that the 7-foot easement be reduced to a minimum 6 foot, as allowed for by CZC 12.41.070.

The application contains utility provider responses for culinary water and secondary water services. Although all major utility services are available in the area, the following utility service letters need to be obtained and submitted to the City:

- ✓ South Davis Sewer District (*sewer*)
- ✓ Rocky Mountain Power (*electric*)
- ✓ Dominion Energy (*gas*)
- ✓ UDOT (*new Frontage Road and Main Street Accesses*)
- ✓ Cable Companies (*Utopia, Comcast, Century Link*)

Secondary Water Provider Comments – the subdivision plans have been reviewed by Weber Basin Water Conservancy District. The District is requiring two (2) plat notes describing the limits for secondary water, for lots smaller than .25 acres and lots larger than .25 acres (*see attached letter, dated 02/09/2021, associated with this report*).

Remnant Properties Issues – CMC 15.05.020(g) prohibits the creation of remnants not meeting the lots standards, or not suitable for common open space, utility, public purpose, or other approved purpose. Additionally, the related PDO approval also references this limitation.

Two remnants are being created along the frontage road for drainage purposes. The north piece is also large enough to meet the lot standards (*and within the density allotment*). The

other remnant is begin created in the southwest area of the 400 West and new roadway. The applicant is working with the adjacent lot owner to transfer the property (see Sheet C.2). However, if this does not work out with the adjacent homeowner, the applicant desires to add the eastern portion to Lot 148 and leave the remaining piece, as common area landscaping. The Planning Commission will need to decide if leaving the piece at the intersection meets the expectations of the remnant limitations.

Additional Final Plat Notations that are Likely Needed:

- ✓ **Subject to Applicable PDO Approvals** – make reference to the PDO Approval.
- ✓ **Listing of Setbacks for Lot** – provide listing on the to be recorded plat sheets.
- ✓ **Driveway Location & Limitations** (street knuckles) – the lot frontage adjacent are snow storage locations.
- ✓ **Roadway Names & Addressing** – Provide labels and addressing, as per the Public Works Director.
- ✓ **Secondary Water Notes** – provide language as requested by Weber Basin Water.
- ✓ **Standard City Plat Notes** – provide typical City Standard Plat notes.

PLANNING STAFF RECOMMENDATION

[**APPROVING WITH CONDITIONS**] – “I hereby make a motion for the Planning Commission to APPROVE the Preliminary Subdivision Plan for the Summerhill Lane Subdivision, subject to the following directives/conditions:

1. A Final Subdivision Application and Plat shall be submitted in accordance with CMC 15.04 of the Subdivision Ordinance.
2. The Final Subdivision Submittal shall also provide the applicable subdivision infrastructure construction plans for the subdivision in accordance with CMC 15.04.104.
3. The Final Plat shall depict the required 10-foot easements along and required 7-foot side yard and rear yard easements for each lot.
4. Where lots do not have sufficient room for a 7-foot easement, the final plans shall provide a minimum 6-foot easement, or a minimum determined by the City Engineer.
5. The required buildable area of 2,000 square feet for each lot shall be depicted that meets the ratio allowance provisions of the R-L Zone.
6. The staff report noted missing “utility provider” sheets shall be submitted with the Final Subdivision Application.
7. The applicant shall resolve the remnant issue located at the intersection of 400 West and the new roadway with the priority of transferring or incorporating the land area into adjacent lots.
8. The Final Plat shall address the following notations:
 - ✓ Subject to Applicable PDO Approvals – make reference to the PDO Approval.
 - ✓ Listing of Setbacks for Lot – provide listing on the to be recorded plat sheets.
 - ✓ Driveway Location & Limitations (street knuckles) – the lot frontage adjacent are snow storage locations.
 - ✓ Roadway Names & Addressing – Provide labels and addressing, as per the Public Works Director.
 - ✓ Secondary Water Notes – provide language as requested by Weber Basin Water.

- ✓ Standard City Plat Notes – provide typical City Standard Plat notes.”

SUGGESTED REASONS FOR APPROVAL ACTION:

- a) *The Planning Commission finds that Preliminary Subdivision Plans are substantially consistent with the previous R-L/PD Subdivision Rezone and Conceptual Plan Approval.*
- b) *The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies, or will comply with the applicable regulations of the Subdivision Ordinance and/or the applicable R-L/PD Approval.*
- c) *The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies, or will comply with the applicable regulations of the City's Zoning and/or Subdivision Ordinances, and as addressed in the related Staff Report.*

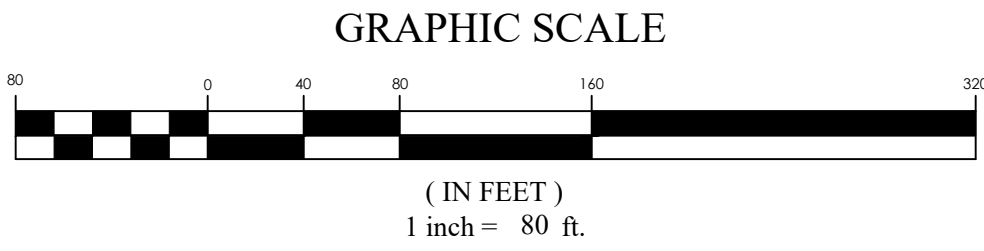


VICINITY MAP

NTS

SUMMERHILL LANE SUBDIVISION

PREPARED FOR:
SYMPHONY HOMES
LOCATED IN:
CENTERVILLE, UT



SITE MAP

GENERAL AREA TABULATION

TOTAL DEVELOPMENT AREA = 17.2 ACRES

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO CENTERVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH, D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINENWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: BRETT DUMAS

OWNER/DEVELOPER
SYMPHONY HOMES
111 S. FRONTAGE ROAD
CENTERVILLE, UTAH 84014
(801) 298-8555
CONTACT: RUSSELL WILSON



Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	SITE & UTILITY PLAN
C3.1	SITE & UTILITY PLAN
C4	SEWER PLAN
C4.1	SEWER PLAN
C5	GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
C5.3	GRADING & DRAINAGE PLAN
C5.4	GRADING & DRAINAGE PLAN
PP01	SUMMERHILL LANE P&P
PP02	SUMMERHILL LANE P&P
PP03	SUMMERHILL LANE P&P
PP04	SUMMERHILL LANE P&P
PP05	SUMMERHILL LANE P&P
PP06	SUMMERHILL LANE P&P
PP07	SUMMERHILL LANE P&P
PP08	CUL-DE-SAC ROAD C P&P
PP09	400 WEST P&P
PP10	725 WEST P&P



FOR
REVIEW
ONLY

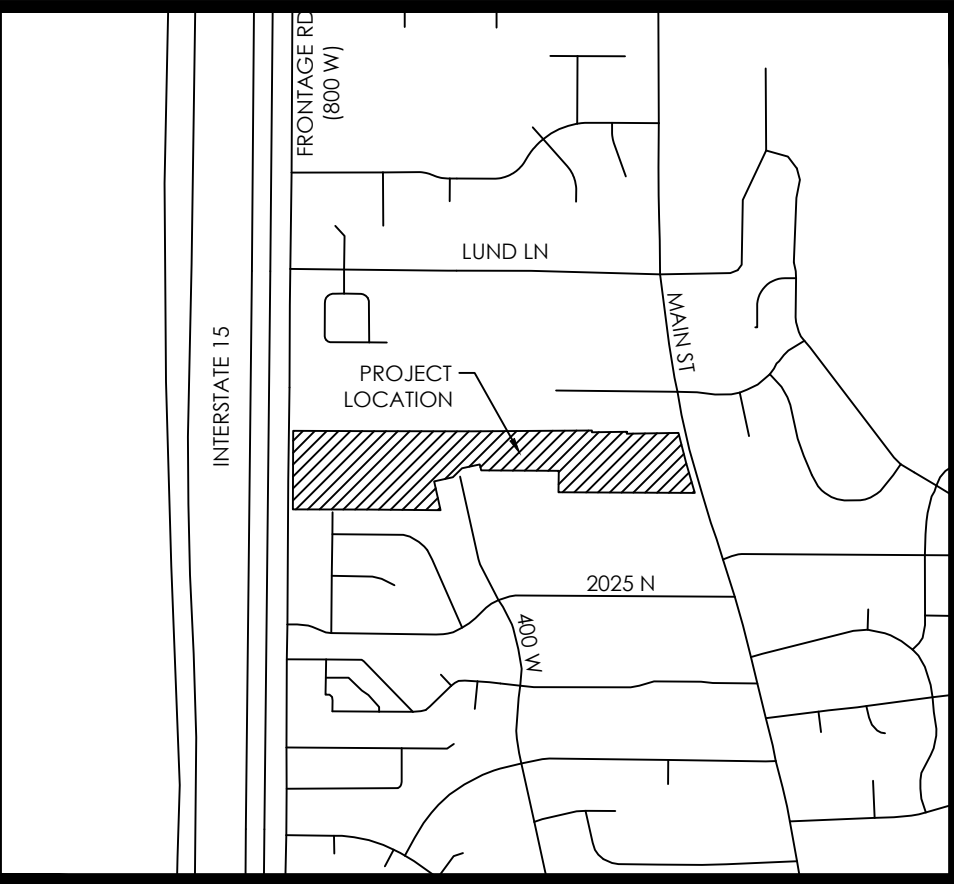
SUMMERHILL LANE SUBDIVISION
Centerville, UT
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER SHEET

Scale: 1"=80'
Date: 04/06/2021
Job #: 19-0378
Sheet: C1

Z:\2019\19-0378\Symphony 40 Unit Centerville.dwg 19-0378\DWG\Sheets\19-0378 C1 COVER SHEET.dwg



LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	EXISTING STREET MONUMENT
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (CALCULATED)
	STREET MONUMENT (TO BE SET)

NOTE:

1. SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON ANA ANTICIPATED LANDSCAPE AREA (INCLUDING THE PARK STRIP) OF NO MORE THAN 64% OF THE GROSS PARCEL SIZE AND THAT 2/3 OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

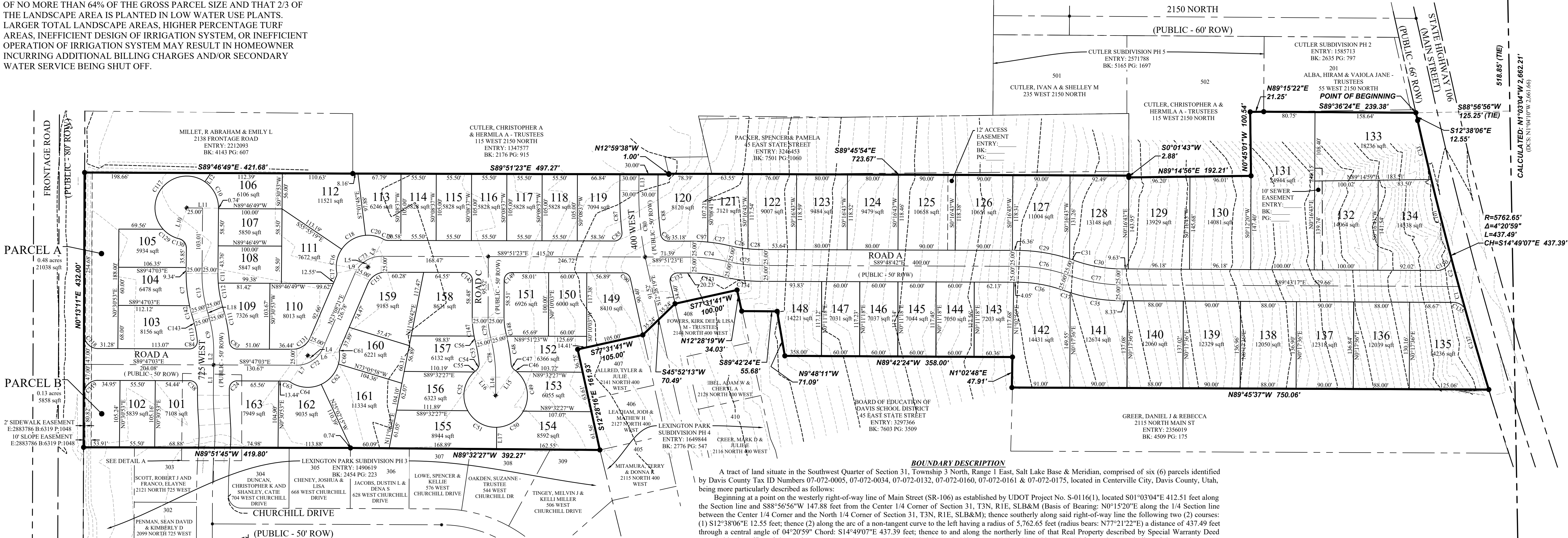
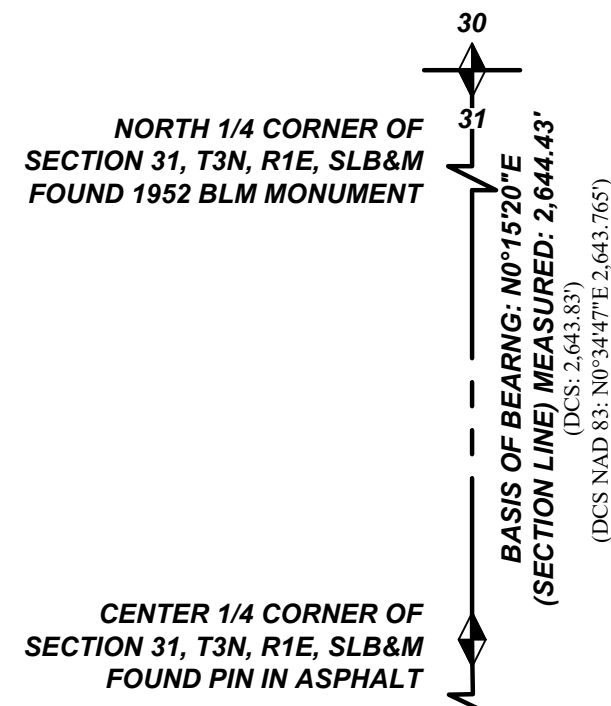
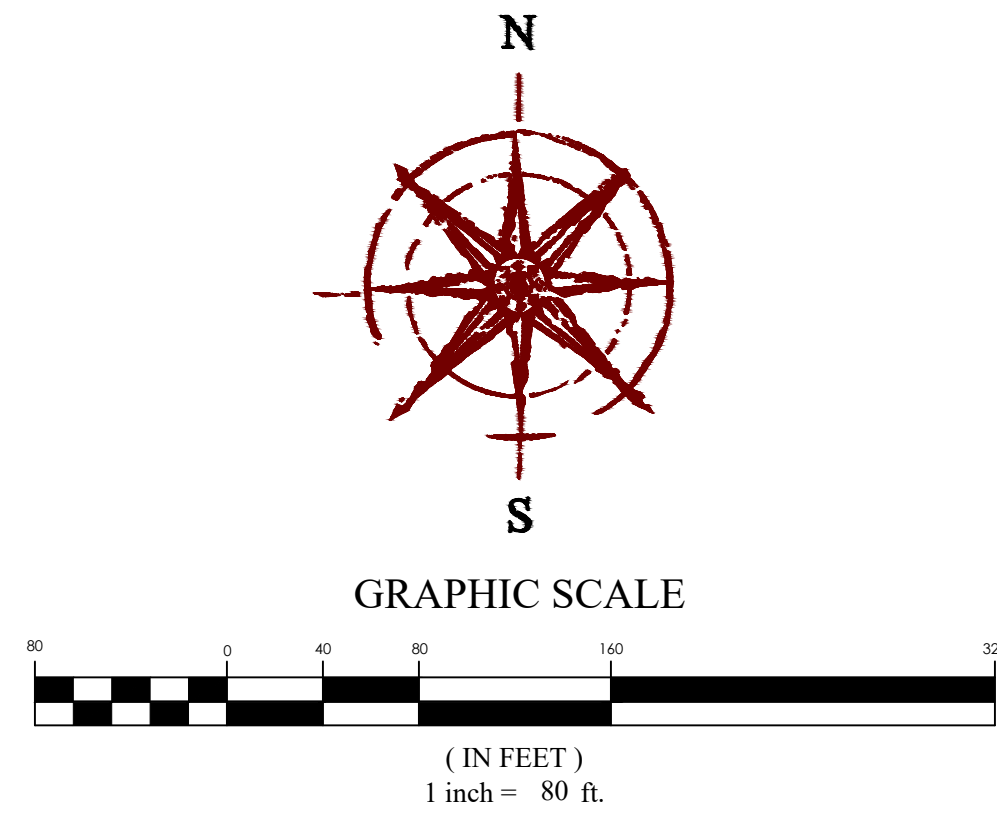
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	5762.65	0°21'54"	36.70	S15°30'00"E	36.70
C2	5762.65	0°28'04"	47.05	N15°05'01"W	47.05
C3	1000.00	0°03'08"	0.91	N04°32'37"E	0.91
C4	250.00	8°07'08"	35.43	N00°30'37"E	35.40
C6	300.00	4°03'51"	21.28	N01°31'02"W	21.28
C7	225.00	13°00'20"	51.07	S05°59'17"E	50.96
C9	200.00	16°43'39"	58.39	N07°50'56"W	58.18
C10	50.00	55°43'40"	48.63	N27°20'57"W	46.74
C11	175.00	4°49'48"	14.75	N01°54'01"W	14.75
C13	200.00	16°43'39"	58.39	N07°50'56"W	58.18
C16	50.00	44°58'00"	39.24	S11°35'41"W	38.24
C17	8.40	34°01'40"	4.99	S06°07'31"W	4.92
C18	50.00	51°27'17"	44.90	S59°48'20"W	43.41
C19	13.60	29°08'04"	6.92	N75°17'21"W	6.84
C20	50.00	33°44'42"	29.45	N77°35'40"W	29.02
C22	275.00	7°54'19"	37.94	N00°24'12"E	37.91
C23	275.00	7°17'23"	28.63	N80°27'51"W	28.61
C24	12.00	89°42'04"	18.79	N45°21'55"E	16.93
C25	325.00	4°03'51"	23.05	S01°31'02"E	23.05
C26	225.00	7°17'23"	28.63	N80°27'51"W	28.61
C27	275.00	7°24'19"	35.54	N80°31'20"W	35.52
C28	225.00	5°42'09"	22.39	N86°57'38"W	22.38
C29	275.00	17°42'06"	84.96	N80°57'39"W	84.62
C30	225.00	19°23'58"	76.18	N80°01'18"W	75.82
C31	275.00	1°47'17"	8.58	N71°12'58"W	8.58
C32	225.00	8°07'08"	31.88	S00°30'37"W	31.86
C33	5762.65	0°56'46"	95.15	S13°07'01"E	95.15
C34	1025.00	0°09'33"	2.85	S04°29'24"W	2.85
C35	275.00	17°16'30"	82.91	S81°05'02"E	82.60
C36	225.00	19°29'23"	76.54	S80°04'01"E	76.17

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C37	275.00	2°07'27"	10.20	S71°23'03"E	10.20
C38	12.00	90°17'56"	18.91	S44°38'05"E	17.01
C46	50.00	5°28'02"	4.77	N51°14'53"W	4.77
C47	12.70	49°37'46"	11.00	N29°10'00"W	10.66
C48	275.00	9°12'01"	44.16	N08°57'08"W	44.11
C49	50.00	78°01'30"	68.09	N09°30'07"W	62.95
C50	50.00	58°39'23"	51.19	N58°50'19"E	48.98
C51	50.00	63°14'28"	55.19	S60°12'45"E	52.43
C52	50.00	76°18'30"	66.59	S09°33'44"W	61.78
C53	225.00	8°47'59"	34.56	S10°03'46"E	34.52
C54	13.60	57°07'02"	13.56	S22°53'44"W	13.00
C55	50.00	3°44'16"	3.26	S49°35'07"W	3.26
C56	150.00	3°16'55"	8.59	S12°49'18"E	8.59
C60	50.00	22°00'07"	19.20	N04°26'20"E	19.08
C61	7.30	29°42'05"	3.78	N08°17'19"E	3.74
C62	50.00	49°30'00"	43.20	N40°11'23"E	41.87
C63	8.30	33°30'21"	4.85	S73°01'52"E	4.78
C64	50.00	58°46'56"	51.30	S85°40'09"E	49.08
C72	45.00	67°04'36"	52.68	N56°40'39"E	49.72
C73	45.00	67°00'16"	52.63	N56°38'29"E	49.68
C74	250.00	13°02'13"	56.88	S83°20'17"E	56.76
C75	250.00	12°59'32"	56.69	S83°18'56"E	56.57
C76	250.00	19°29'23"	85.04	S80°04'01"E	84.63
C77	250.00	19°23'58"	84.65	S80°01'18"E	84.24
C78	250.00	14°22'46"	63.11	N07°13'53"W	62.94
C79	125.00	14°37'49"	31.92	N07°08'51"W	31.83
C80	500.00	19°29'23"	113.90	S05°56'46"E	113.65
C83	12.00	86°00'45"	18.01	S46°46'40"E	16.37
C84	12.00	95°48'11"	20.06	N42°18'52"E	17.81
C85	12.00	96°43'50"	20.26	N41°46'42"E	17.94

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C86	12.00	82°01'40"	17.18	N48°50'33"W	15.75
C87	530.00	7°10'00"	66.29	S03°00'13"E	66.25
C88	470.00	8°24'30"	68.97	N03°37'28"W	68.91
C90	12.00	77°23'04"	16.21	N51°09'51"W	15.00
C97	275.00	5°37'54"	27.03	N87°02'26"W	27.02
C101	5762.65	4°20'59"	437.49	N14°49'07"W	437.39
C111	225.00	12°26'28"	48.86	S09°59'32"E	48.76
C112	175.00	11°53'51"	36.34	S10°15'50"E	36.27
C113	175.00	10°37'32"	32.45	N10°54'00"W	32.41
C117	50.00	166°53'59"	145.65	N41°20'14"E	99.35
C118	22.00	90°00'14"	34.56	S44°46'56"E	31.11
C119	22.00	89°59'46"	34.56	S45°13'04"W	31.11
C129	50.00	253°20'15"	221.08	S53°50'46"W	80.21
C130	15.00	76°39'27"	20.07	N37°48'50"W	18.61
C131	30.00	67°04'36"	35.12	N56°40'39"E	33.15
C132	12.00	103°41'22"	21.72	S38°17'56"W	18.87
C133	225.00	13°02'13"	51.20	N83°20'17"W	51.09
C134	275.00	12°59'32"	62.36	S83°18'56"E	62.23
C135	22.00	57°56'01"	22.24	N60°45'17"W	21.31
C137	5762.65	4°20'59"	437.49	N14°49'07"W	437.39
C142	225.00	3°43'19"	14.62	N14°21'06"W	14.61
C143	175.00	10°37'32"	32.45	N10°54'00"W	32.41
C145	12.00	90°01'27"	18.85	N44°50'40"W	16.97
C147	150.00	11°20'54"	29.71	N05°30'23"W	29.66
C148	100.00	14°37'49"	25.53	S07°08'51"E	25.47
C149	12.00	89°58'33"	18.84	S45°09'20"W	16.97
C150	22.00	85°45'07"	32.93	N47°24'09"E	29.94
C151	30.00	67°00'16"	35.08	S56°38'29"W	33.12

Line Table		
LINE	DIRECTION	LENGTH
L1	N00°30'53"E	47.80
L2	N00°30'53"E	19.48
L3	N03°52'58"W	24.72
L4	S43°41'42"E	10.86
L5	N23°50'43"W	10.35
L6	N83°26'16"E	50.00
L7	S33°43'19"W	50.00
L8	N29°16'41"E	50.00
L9	S79°06'41"W	50.00

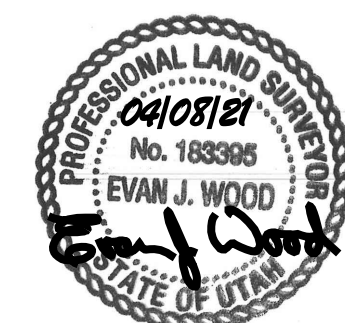
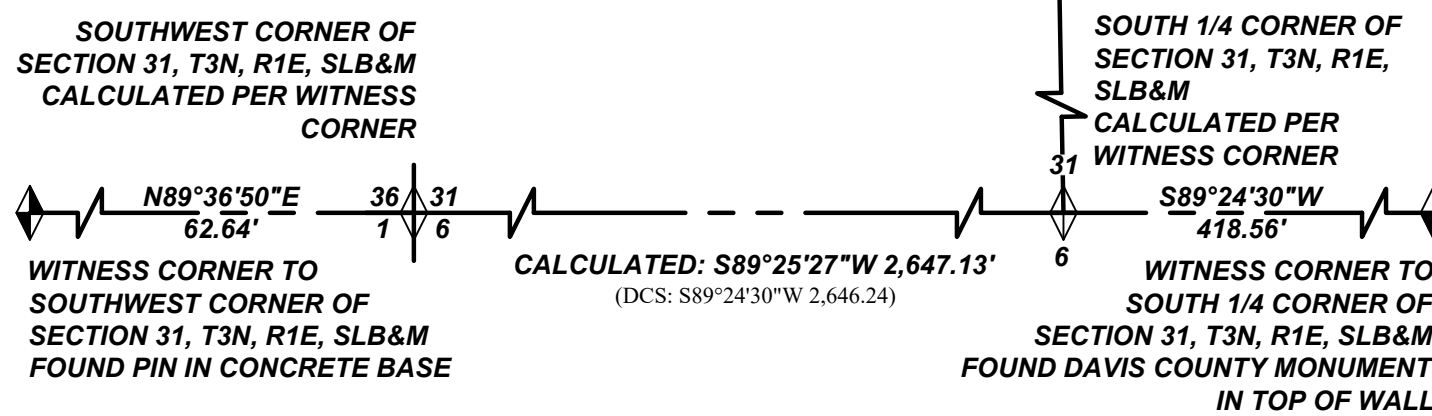
Line Table		
LINE	DIRECTION	LENGTH
L10	S17°10'38"W	50.00
L11	S89°29'07"E	50.00
L12	N34°47'13"E	16.79
L13	S00°34'47"W	25.67
L14	N00°00'00"E	28.88
L15	N36°01'08"E	50.00
L16	N38°32'45"W	50.00
L17	N00°27'33"E	34.32
L18	N16°12'46"W	9.22



A tract of land situate in the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base & Meridian, comprised of six (6) parcels identified by Davis County Tax ID Numbers 07-072-0005, 07-072-0034, 07-072-0132, 07-072-0160, 07-072-0161 & 07-072-0175, located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Main Street (SR-106) as established by UDOT Project No. S-0116(1), located S01°03'04"E 412.51 feet along the Section line and S88°56'56"W 147.88 feet from the Center 1/4 Corner of Section 31, T3N, R1E, SLB&M (Basis of Bearing: N0°15'20"E along the 1/4 Section line between the Center 1/4 Corner and the North 1/4 Corner of Section 31, T3N, R1E, SLB&M); thence southerly along said right-of-way line the following two (2) courses: (1) S12°38'06"E 12.55 feet; thence (2) along the arc of a non-tangent curve to the left having a radius of 5,762.65 feet (radius bears: N77°21'22"E) a distance of 437.49 feet through a central angle of 04°20'59" Chord: S14°49'07"E 437.39 feet; thence to and along the northerly line of that Real Property described by Special Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 2345813 in Book 4481 at Page 952, N89°45'38"W 750.06 feet to the easterly line of that Real Property identified by Davis County Tax ID No. 07-072-0165, the boundary of which was determined by Survey No. 5493 on file in the Office of the Davis County Surveyor; thence along said boundary N01°02'54"E 47.91 feet; thence N89°42'24"W 358.00 feet to the westerly line of said as-surveyed boundary; thence along said as-surveyed boundary the following two (2) courses: (1) N89°48'11"W 71.09 feet; thence (2) N89°42'24"W 55.68 feet to and along a northeasterly line of LEXINGTON PARK SUBDIVISION PHASE 4, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 1649844 in Book 2776 at Page 547; thence along said plat the following five (5) courses: (1) N12°28'19"W 34.03 feet; thence (2) S77°31'41"W 100.00 feet; thence (3) S45°52'13"W 70.49 feet; thence (4) S77°31'41"W 105.00 feet; thence (5) S12°28'16"E 161.93 feet to the northerly line of LEXINGTON PARK SUBDIVISION PHASE 3, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 1490619 in Book 2454 at Page 223; thence along said plat the following two (2) courses: (1) N89°32'27"W 392.27 feet; thence (2) N89°51'45"W 419.80 feet to the easterly right-of-way line of a Frontage Road (800 feet) as established by UDOT Project No. 1-15-7(19)315; thence along said right-of-way N00°13'11"E 432.00 feet to the south line of that Real Property identified by Davis County Tax ID No. 07-072-0028, the boundary of which was determined by Survey No. 6219 on file in the Office of the Davis County Surveyor; thence along said as-surveyed boundary S89°46'49"E 421.68 feet to a southwesterly corner of that Real Property described by Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 1347577 in Book 2176 at Page 915; thence along said deed the following two (2) courses: (1) S89°51'23"E 497.27 feet; thence (1) N12°59'38"W 1.00 foot to a point on the northerly line of that Real Property described by Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 1544114 in Book 2554 at Page 1169; thence along said deed S89°45'41"E 723.67 feet to a westerly line of CUTLER SUBDIVISION PHASE 5, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 2571788 in Book 5165 at Page 1697; thence along said plat the following four (4) courses: (1) S00°14'43"W 2.88 feet; thence (2) N89°14'56"E 192.21 feet; thence (3) N00°45'01"W 100.54 feet; thence (4) N89°15'01"E 21.25 feet; thence S89°36'24"E 239.38 feet to the point of beginning.

Contains: 17.81 acres +/- 63 LOTS & 2 PARCELS



SUMMERHILL LANE

CENTERVILLE

PRELIMINARY PLAT

REVISION BLOCK	
#	DATE
1	---
2	---
3	---
4	---
5	---
6	---

PRELIMINARY PLAT	
Scale: 1"=80'	Drawn: JPW
Date: 01/04/21	Job #: 19-0378
Sheet:	

C 2.0

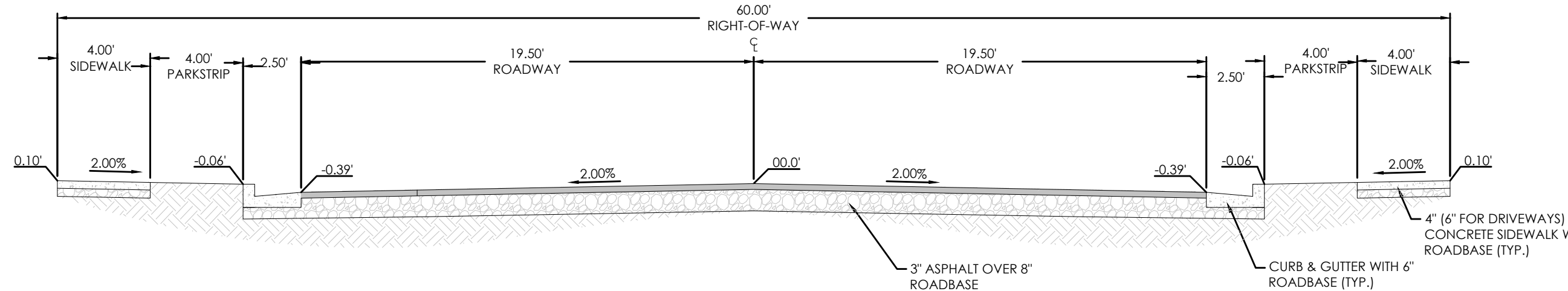
LOCATED IN:	CENTERVILLE CITY, DAVIS COUNTY
ORIGINAL PROPERTY	17.81 ACRES
TOTAL LOTS	63
TOTAL DENSITY	3.54 UNITS/ACRE
FLOOD ZONE DESIGNATION	ZONE X

Lots: 2, 62, 53-52, 12-18, 21-26, 43-48. Front= 20" Side= 6'; 12' Total Rear= 20'	Lots: 4-5, 7-8, 11, 60-61, 56-57, 50 Front= 20" Side= 6'; 12' Total Rear= 15'
--	--

Lots: 1, 63
Front= 20"
Side= 6' & 15'
Rear= 20'

Lots: 54-55, 6
Front= 20"
Side= 6' & 8'
Rear= 20'

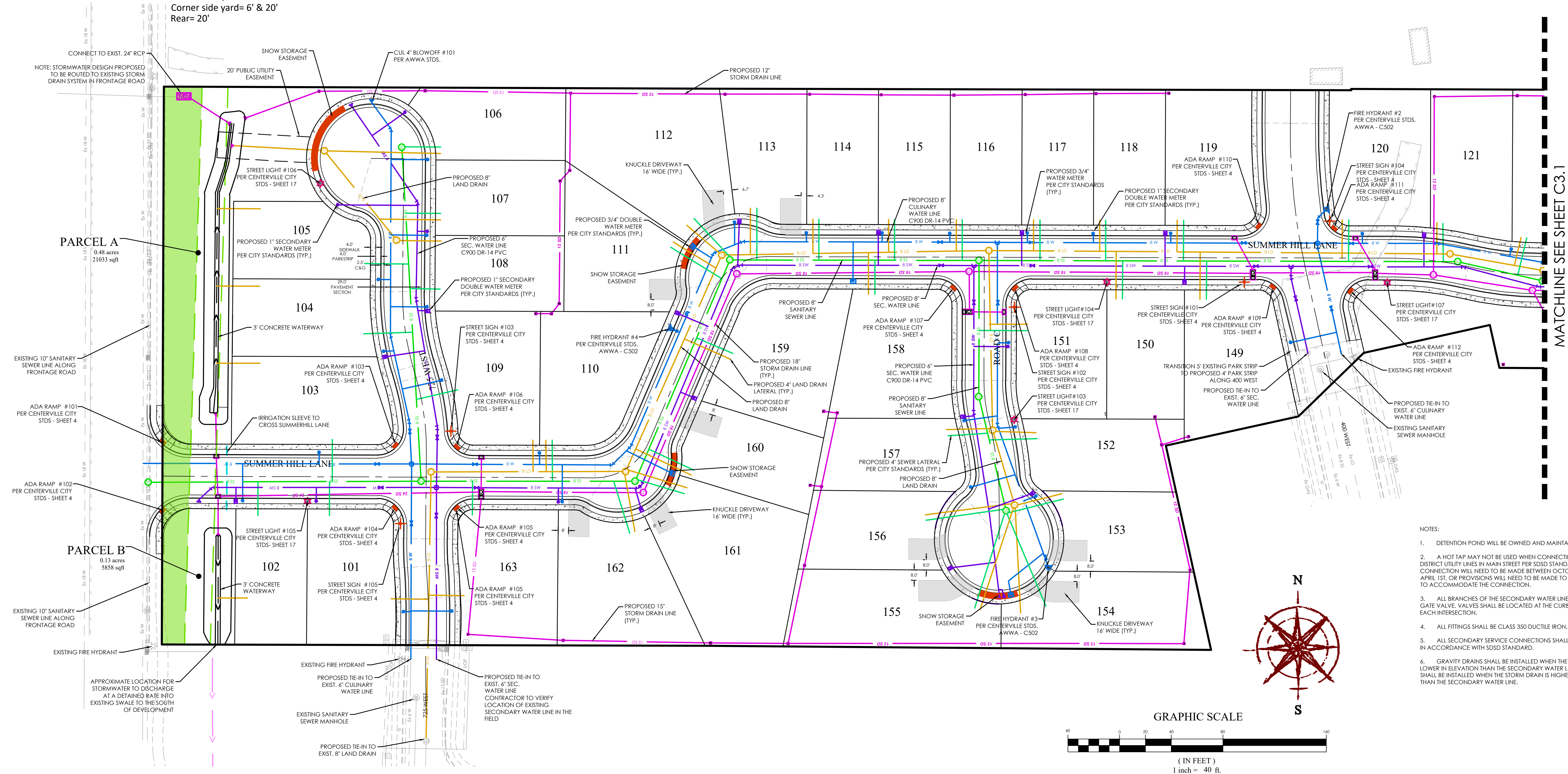
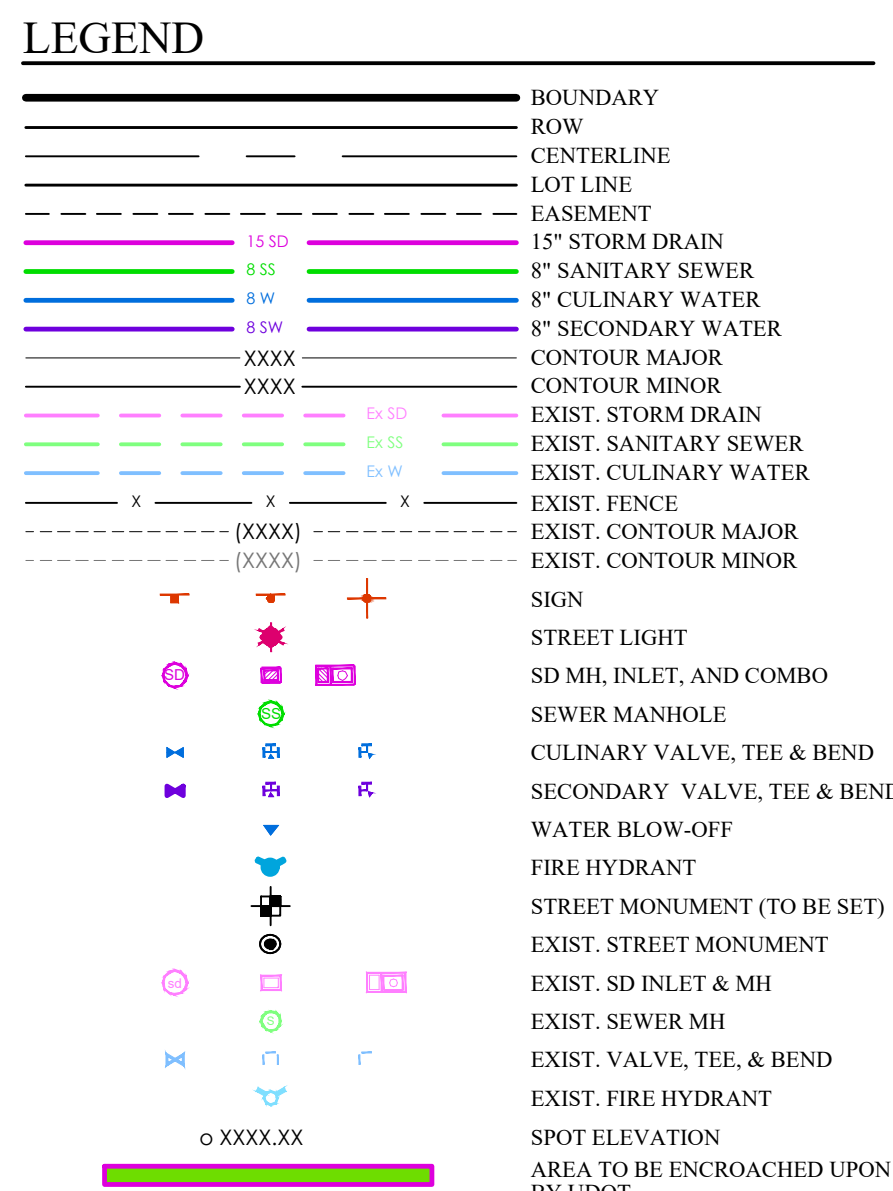
ZONE:	PDO
MINIMUM AVERAGE LOT SIZE:	5,000 SQFT
FRONTAGE:	40'
LOT WIDTH:	50'
CORNER LOT WIDTH:	60'
CUL-DE-SAC RADIUS:	50'
ROW WIDTH:	50'-60'



N.T.S.

SUMMERHILL LANE ROAD
725 WEST
PROPOSED CUL-DE-SAC ROAD C

N.T.S.
400 WEST



NOTES:

1. DETENTION POND WILL BE OWNED AND MAINTAINED BY H.O.A.
2. A HOT TAP MAY NOT BE USED WHEN CONNECTING TO THE EXISTING DISTRICT UTILITY LINES IN MAIN STREET PER SSDS STANDARDS. THE CONNECTION WILL NEED TO BE MADE BETWEEN OCTOBER 15TH AND APRIL 1ST. OR PROVISIONS WILL NEED TO BE MADE TO SHUTDOWN LINES TO ACCOMMODATE THE CONNECTION.
3. ALL BRANCHES OF THE SECONDARY WATER LINES WILL REQUIRE A GATE VALVE. VALVES SHALL BE LOCATED AT THE CURB TANGENT POINT OF EACH INTERSECTION.
4. ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON.
5. ALL SECONDARY SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SSDS STANDARD.
6. GRAVITY DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS LOWER IN ELEVATION THAN THE SECONDARY WATER LINE. PUMP DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS HIGHER IN ELEVATION THAN THE SECONDARY WATER LINE.



GRAPHIC SCALE



(IN FEET)
inch = 40 ft.

FOR
REVIEW
ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
SITE & UTILITY PLAN

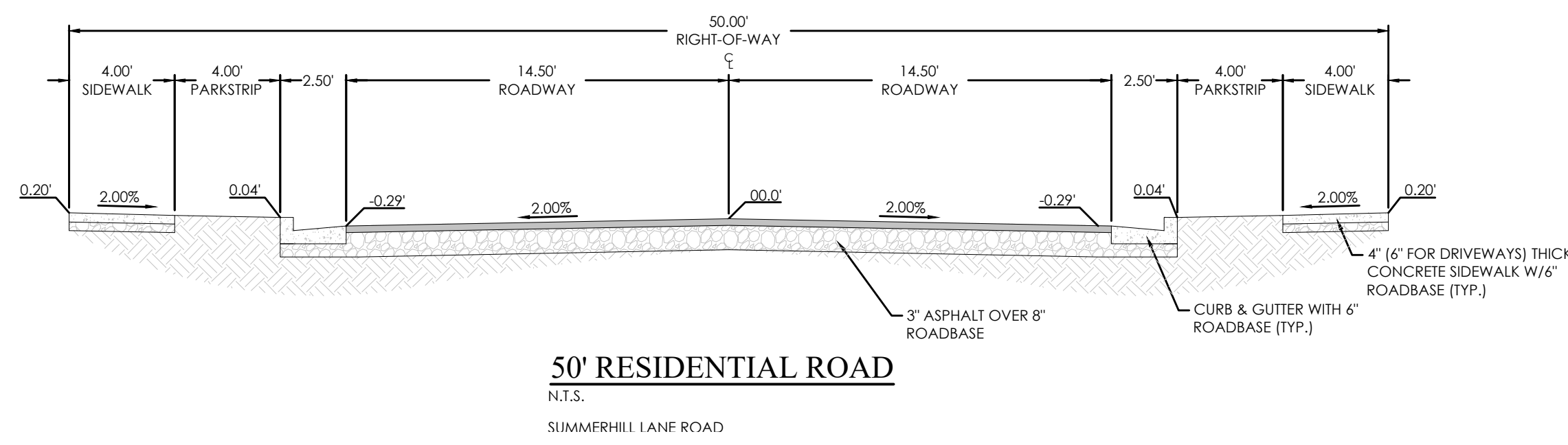
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	5	04-11-2004	
	6	04-11-2004	

SITE & UTILITY PLAN

Scale: 1"=40'	Drawn: RSH
Date: 04/06/2021	Job #: 19-0378
Sheet:	

C3





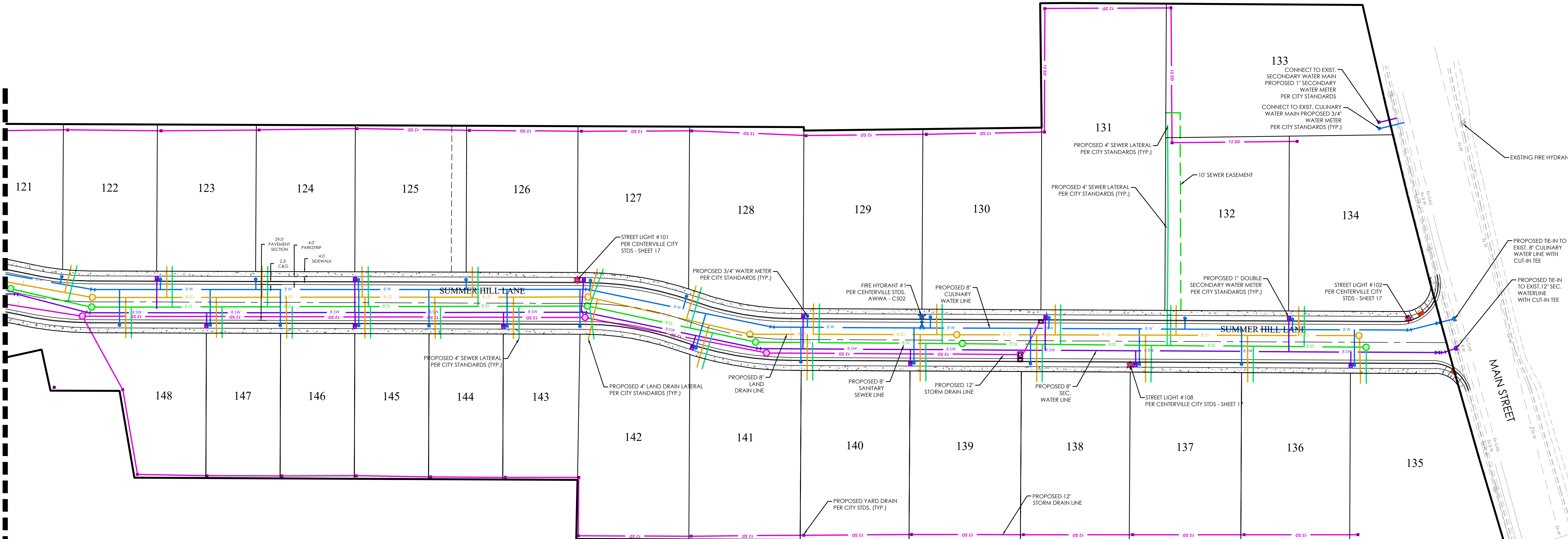
LEGEND

BOUNDARY	15" STORM DRAIN
ROW	8" SANITARY SEWER
CENTERLINE	8" CULINARY WATER
LOT LINE	8" SECONDARY WATER
EASEMENT	CONTOUR MAJOR
CONTOUR MAJOR	CONTOUR MINOR
CONTOUR MINOR	EXIST. STORM DRAIN
EXIST. STORM DRAIN	EXIST. SANITARY SEWER
EXIST. SANITARY SEWER	EXIST. CULINARY WATER
EXIST. CULINARY WATER	EXIST. FENCE
EXIST. FENCE	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MINOR
EXIST. CONTOUR MINOR	SIGN
SIGN	STREET LIGHT
STREET LIGHT	SD MH, INLET, AND COMBO
SD MH, INLET, AND COMBO	SEWER MANHOLE
SEWER MANHOLE	CULINARY VALVE, TEE & BEND
CULINARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	WATER BLOW-OFF
WATER BLOW-OFF	FIRE HYDRANT
FIRE HYDRANT	STREET MONUMENT (TO BE SET)
STREET MONUMENT (TO BE SET)	EXIST. STREET MONUMENT
EXIST. STREET MONUMENT	EXIST. SD INLET & MH
EXIST. SD INLET & MH	EXIST. SEWER MH
EXIST. SEWER MH	EXIST. VALVE, TEE, & BEND
EXIST. VALVE, TEE, & BEND	EXIST. FIRE HYDRANT
EXIST. FIRE HYDRANT	SPOT ELEVATION
SPOT ELEVATION	AREA TO BE ENCROACHED UPON BY UDOT

N
S

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

MATCHLINE SEE SHEET C3



- NOTES:
1. DETENTION POND WILL BE OWNED AND MAINTAINED BY H.O.A.
 2. A HOT TAP MAY NOT BE USED WHEN CONNECTING TO THE EXISTING DISTRICT UTILITY LINES IN MAIN STREET PER SSDS STANDARDS. THE CONNECTION WILL NEED TO BE MADE BETWEEN OCTOBER 15TH AND APRIL 1ST, OR PROVISIONS WILL NEED TO BE MADE TO SHUTDOWN LINES TO ACCOMMODATE THE CONNECTION.
 3. ALL BRANCHES OF THE SECONDARY WATER LINES WILL REQUIRE A GATE VALVE. VALVES SHALL BE LOCATED AT THE CURB TANGENT POINT OF EACH INTERSECTION.
 4. ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON.
 5. ALL SECONDARY SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SSDS STANDARD.
 6. GRAVITY DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS LOWER IN ELEVATION THAN THE SECONDARY WATER LINE. PUMP DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS HIGHER IN ELEVATION THAN THE SECONDARY WATER LINE.

FOR
REVIEW
ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
SITE & UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE & UTILITY PLAN

Scale: 1"=40'
Date: 04/06/2021
Sheet: C3.1

Drawn: RSH
Job #: 19-0378

FOR
REVIEW
ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
SEWER PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	04/06/2021	ISSUED FOR PERMITS
2	04/06/2021	REVISED PER COMMENTS
3	04/06/2021	REVISED PER COMMENTS
4	04/06/2021	REVISED PER COMMENTS
5	04/06/2021	REVISED PER COMMENTS
6	04/06/2021	REVISED PER COMMENTS

SEWER PLAN

Scale: 1"=40'
Date: 04/06/2021
Sheet: C4

Drawn: RSH
Job #: 19-0378

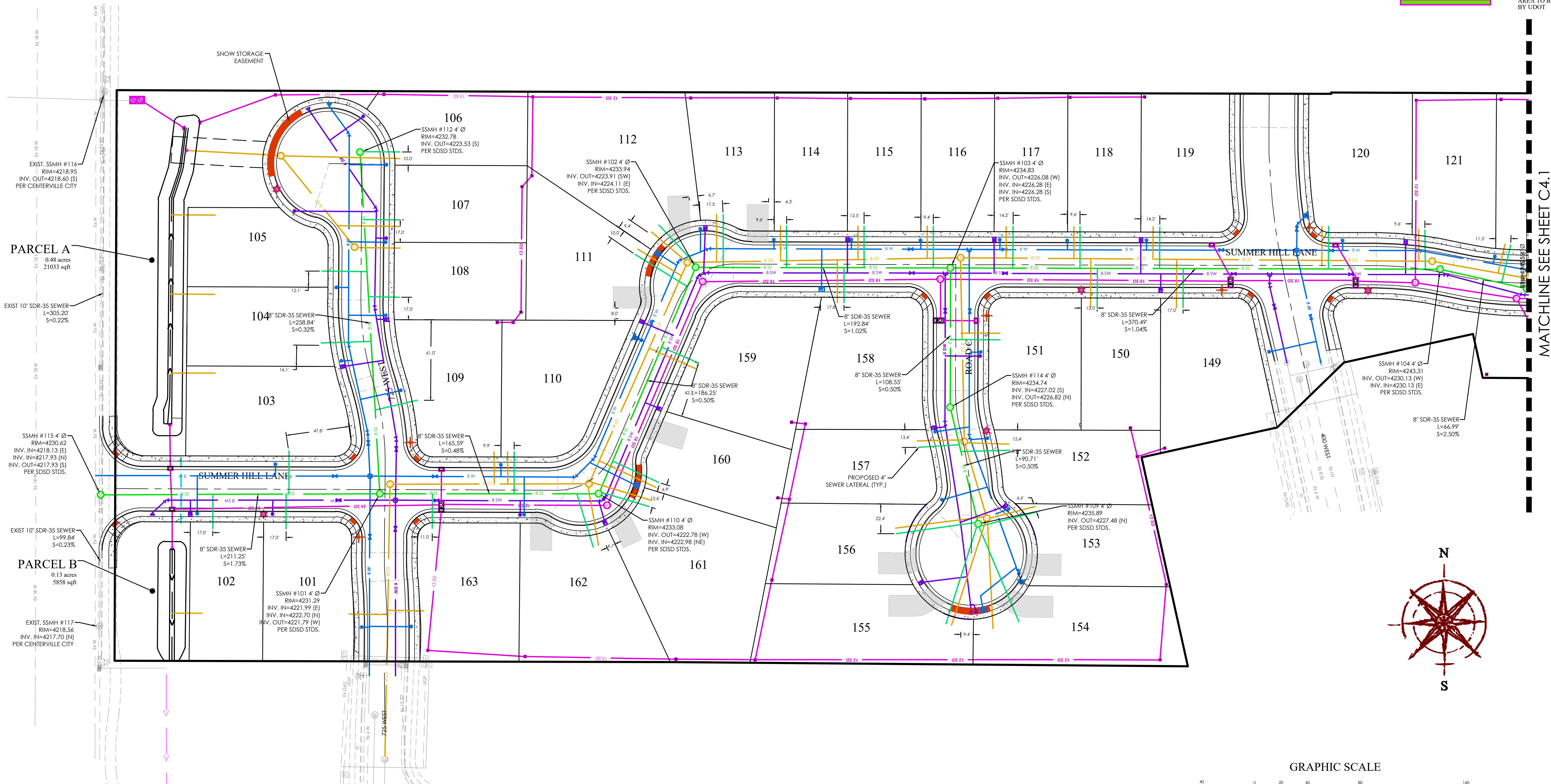
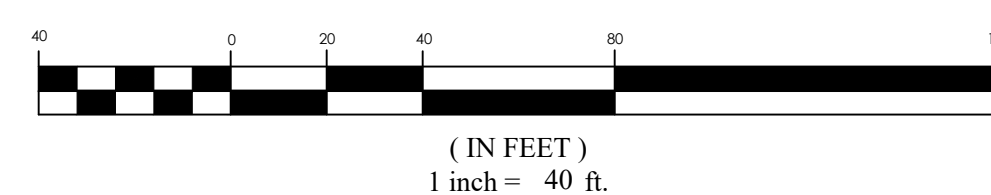
C4

LEGEND

BOUNDARY	15" SD	15" STORM DRAIN
ROW	8" SS	8" SANITARY SEWER
CENTERLINE	8" W	8" CULINARY WATER
LOT LINE	8" SW	8" SECONDARY WATER
EASEMENT	XXXX	CONTOUR MAJOR
CONTOUR MAJOR	XXXX	CONTOUR MINOR
EXIST. STORM DRAIN	XXXX	EXIST. SANITARY SEWER
EXIST. SANITARY SEWER	XXXX	EXIST. CULINARY WATER
EXIST. CULINARY WATER	XXXX	EXIST. FENCE
EXIST. FENCE	XXXX	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MAJOR	XXXX	EXIST. CONTOUR MINOR
EXIST. CONTOUR MINOR	XXXX	SIGN
SIGN	XXXX	STREET LIGHT
STREET LIGHT	XXXX	SD MH, INLET, AND COMBO
SD MH, INLET, AND COMBO	XXXX	SEWER MANHOLE
SEWER MANHOLE	XXXX	CULINARY VALVE, TEE & BEND
CULINARY VALVE, TEE & BEND	XXXX	SECONDARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	XXXX	WATER BLOW-OFF
WATER BLOW-OFF	XXXX	FIRE HYDRANT
FIRE HYDRANT	XXXX	STREET MONUMENT (TO BE SET)
STREET MONUMENT (TO BE SET)	XXXX	EXIST. STREET MONUMENT
EXIST. STREET MONUMENT	XXXX	EXIST. SD INLET & MH
EXIST. SD INLET & MH	XXXX	EXIST. SEWER MH
EXIST. SEWER MH	XXXX	EXIST. VALVE, TEE, & BEND
EXIST. VALVE, TEE, & BEND	XXXX	EXIST. FIRE HYDRANT
EXIST. FIRE HYDRANT	XXXX	SPOT ELEVATION
SPOT ELEVATION	XXXX	AREA TO BE ENCROACHED UPON
AREA TO BE ENCROACHED UPON	XXXX	BY UDOT



GRAPHIC SCALE



LEGEND

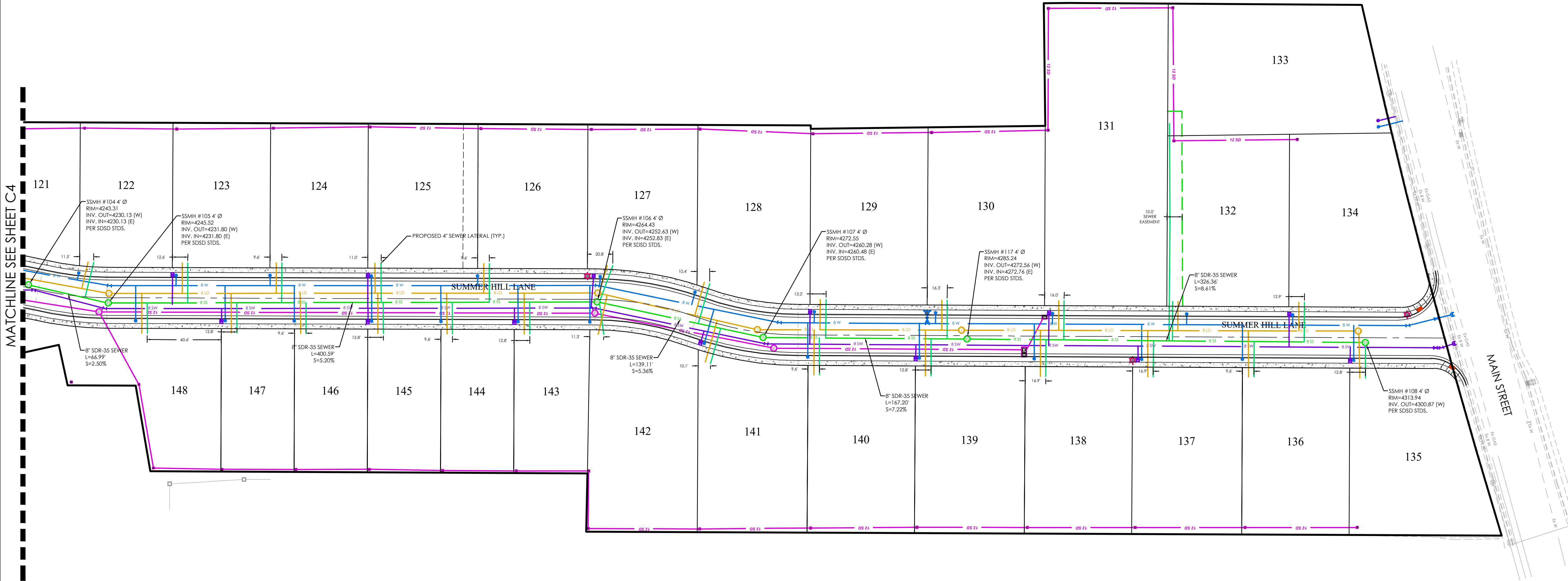
BOUNDARY	15" STORM DRAIN
ROW	8" SANITARY SEWER
CENTERLINE	8" CULINARY WATER
LOT LINE	8" SECONDARY WATER
EASEMENT	CONTOUR MAJOR
CONTOUR MAJOR	CONTOUR MINOR
CONTOUR MINOR	EXIST. STORM DRAIN
EXIST. STORM DRAIN	EXIST. SANITARY SEWER
EXIST. SANITARY SEWER	EXIST. CULINARY WATER
EXIST. CULINARY WATER	EXIST. FENCE
EXIST. FENCE	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MINOR
EXIST. CONTOUR MINOR	SIGN
SIGN	STREET LIGHT
STREET LIGHT	SD MH, INLET, AND COMBO
SD MH, INLET, AND COMBO	SEWER MANHOLE
SEWER MANHOLE	CULINARY VALVE, TEE & BEND
CULINARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	WATER BLOW-OFF
WATER BLOW-OFF	FIRE HYDRANT
FIRE HYDRANT	STREET MONUMENT (TO BE SET)
STREET MONUMENT (TO BE SET)	EXIST. STREET MONUMENT
EXIST. STREET MONUMENT	EXIST. SD INLET & MH
EXIST. SD INLET & MH	EXIST. SEWER MH
EXIST. SEWER MH	EXIST. VALVE, TEE, & BEND
EXIST. VALVE, TEE, & BEND	EXIST. FIRE HYDRANT
EXIST. FIRE HYDRANT	SPOT ELEVATION
SPOT ELEVATION	AREA TO BE ENCROACHED UPON BY UDOT

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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



FOR
REVIEW
ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
SEWER PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	04/06/2021	
2		
3		
4		
5		
6		

SEWER PLAN

Scale: 1"=40'
Date: 04/06/2021
Sheet: C4.1

Drawn: RSH
Job #: 19-0378



REVISION BLOCK		DESCRIPTION
#	DATE	
1	10-1-2010	10-1-2010
2	10-1-2010	10-1-2010
3	10-1-2010	10-1-2010
4	10-1-2010	10-1-2010
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C5



(IN FEET)
1 inch = 10 ft



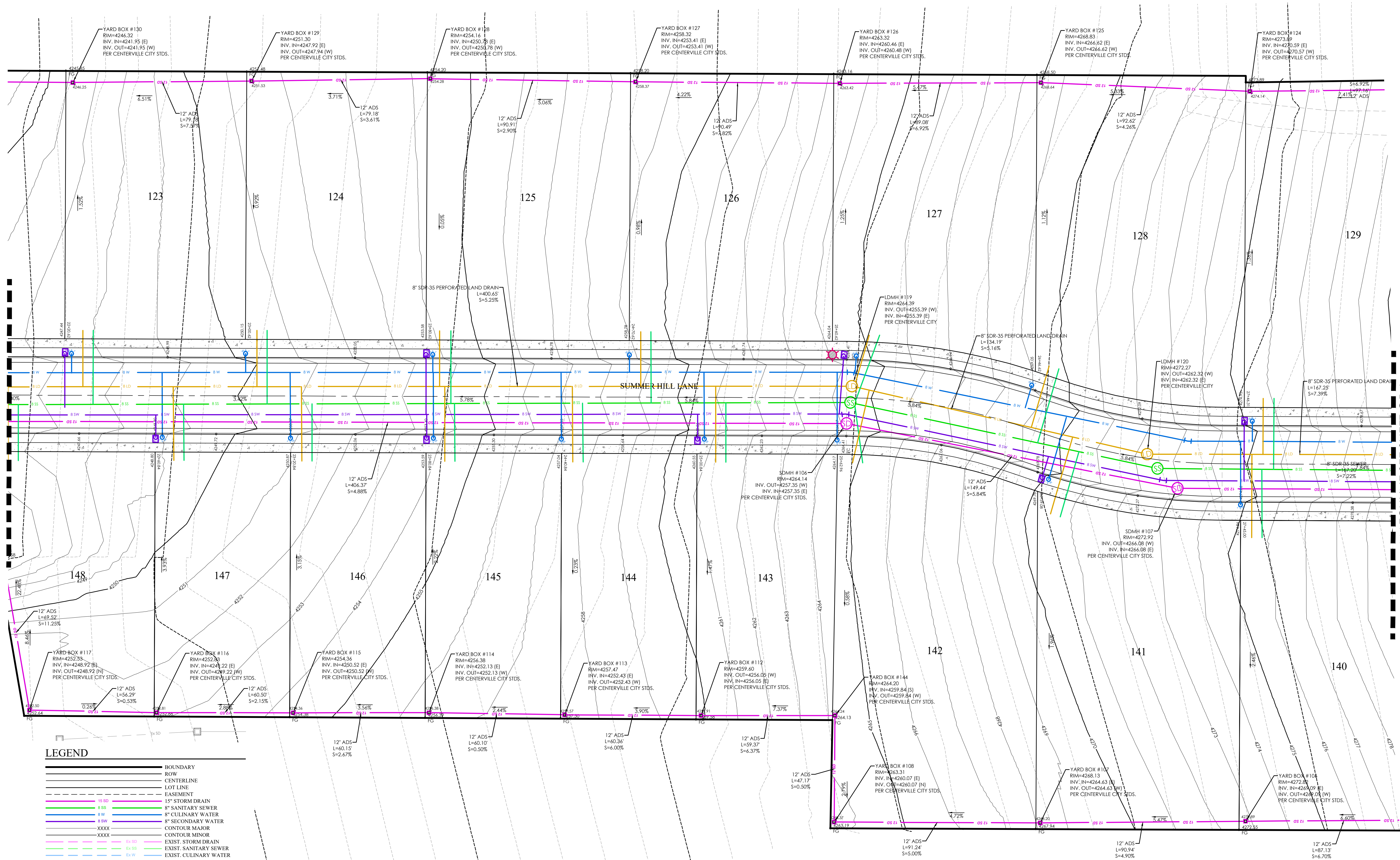


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#	DATE	
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2	10-1-2010	
3	10-1-2010	
4	10-1-2010	
5	10-1-2010	

Scale: 1"=20'	Drawn: RSH
Date: 04/06/2021	Job #: 19-0378
Sheet:	
C5.1	



MATCHLINE SEE SHEET C5.2



MATCHLINE SEE SHEET C5.4

LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
—	15" STORM DRAIN
—	8" SANITARY SEWER
—	8" CULINARY WATER
—	8" SECONDARY WATER
—	CONTOUR MAJOR
—	CONTOUR MINOR
—	EXIST. STORM DRAIN
—	EXIST. SANITARY SEWER
—	EXIST. CULINARY WATER
—	EXIST. FENCE
—	EXIST. CONTOUR MAJOR
—	EXIST. CONTOUR MINOR
—	SIGN
—	STREET LIGHT
—	SD MH, INLET, AND COMBO
—	SEWER MANHOLE
—	CULINARY VALVE, TEE & BEND
—	SECONDARY VALVE, TEE & BEND
—	WATER BLOW-OFF
—	FIRE HYDRANT
—	STREET MONUMENT (TO BE SET)
—	EXIST. STREET MONUMENT
—	EXIST. SD INLET & MH
—	EXIST. SEWER MH
—	EXIST. VALVE, TEE, & BEND
—	EXIST. FIRE HYDRANT
—	SPOT ELEVATION
—	AREA TO BE EXCAVATED

811
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Call 811 before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

COMPASS

N
S

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SUMMERHILL LANE SUBDIVISION
Centerville, UT
GRADING & DRAINAGE PLAN

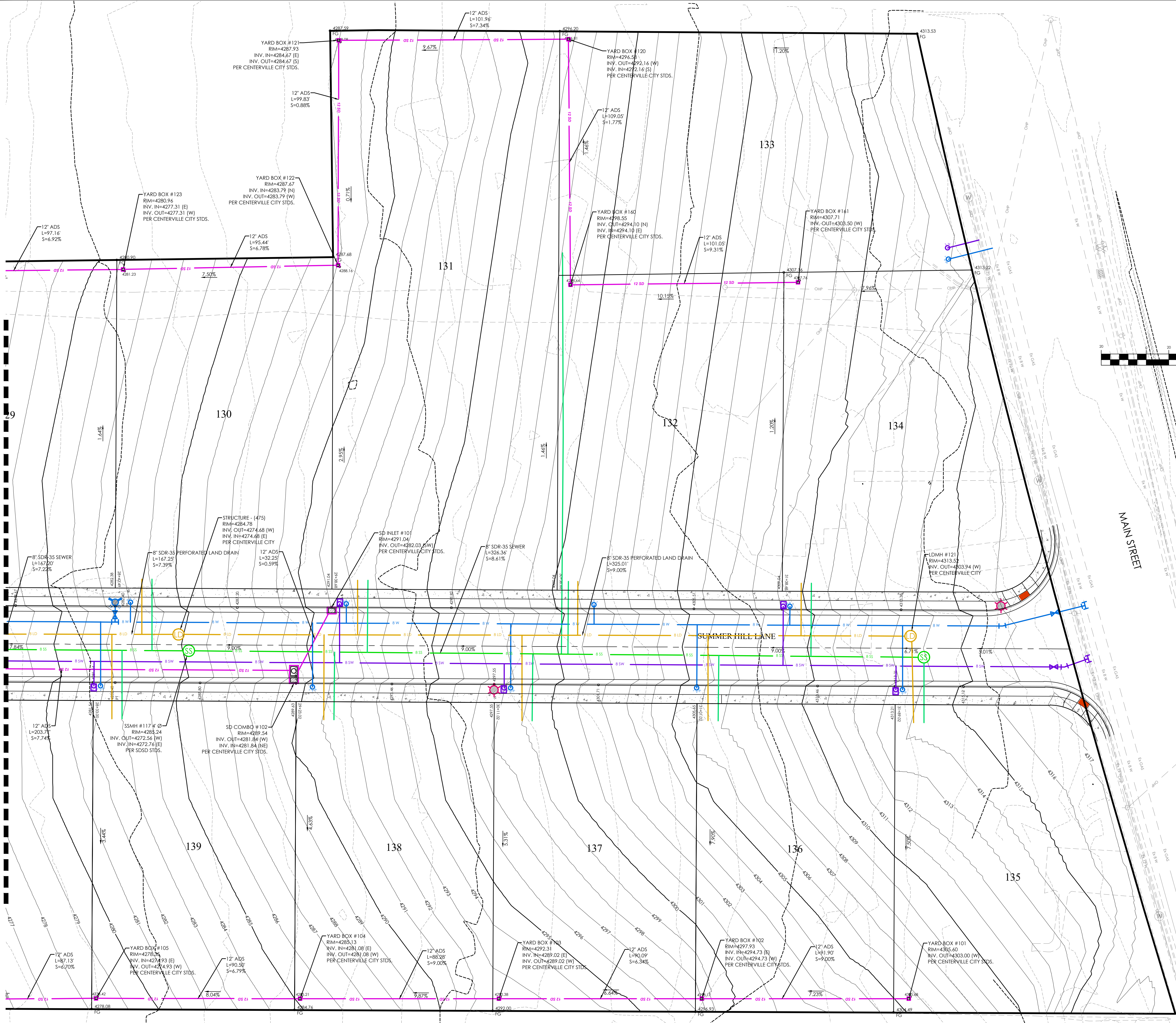
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#	DESCRIPTION
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2	
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4	
5	
6	

GRADING & DRAINAGE PLAN

Scale: 1"=20'	Drawn: RSH
Date: 04/06/2021	Job #: 19-0378
Sheet:	C5.3

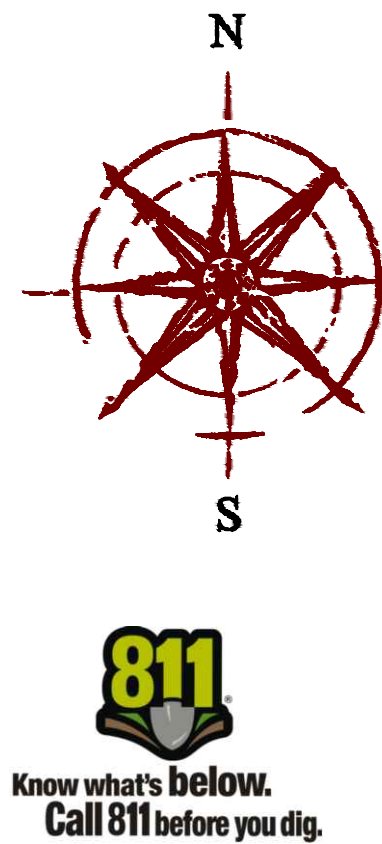
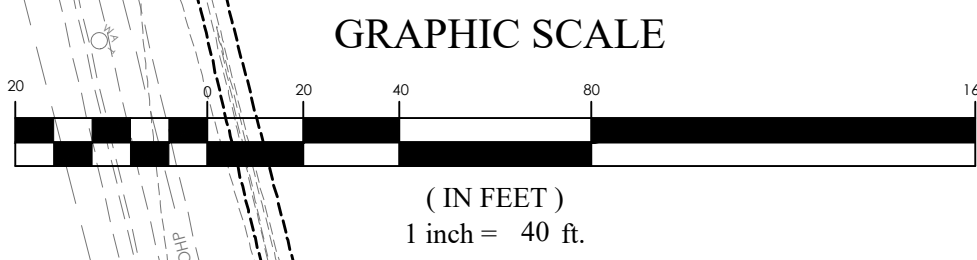
Z:\2019\19-0378\Symphony 60 Lots Centerville\Design\19-0378 C5.3 GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C5.3



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE, & BEND
+	SECONDARY VALVE, TEE, & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION
+	AREA TO BE ENCROACHED UPON BY UDOT



SUMMERHILL LANE SUBDIVISION
Centerville, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
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2	---	---
3	---	---
4	---	---
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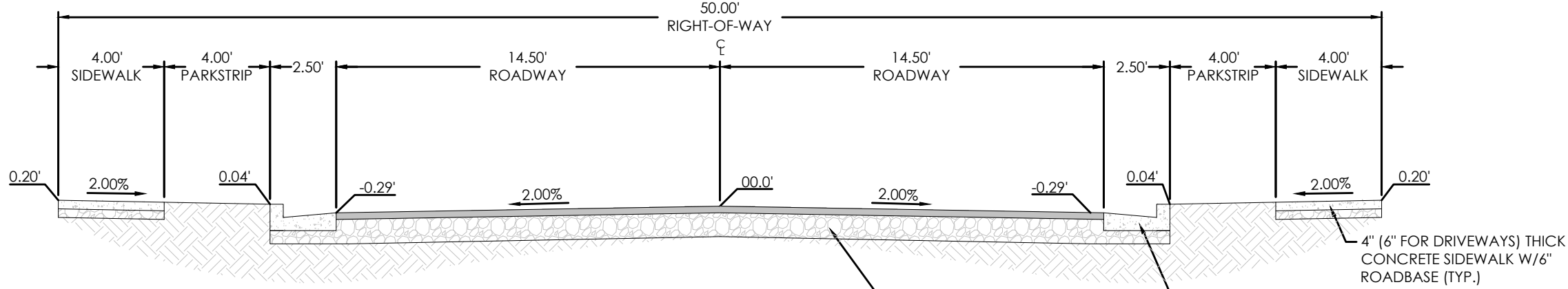
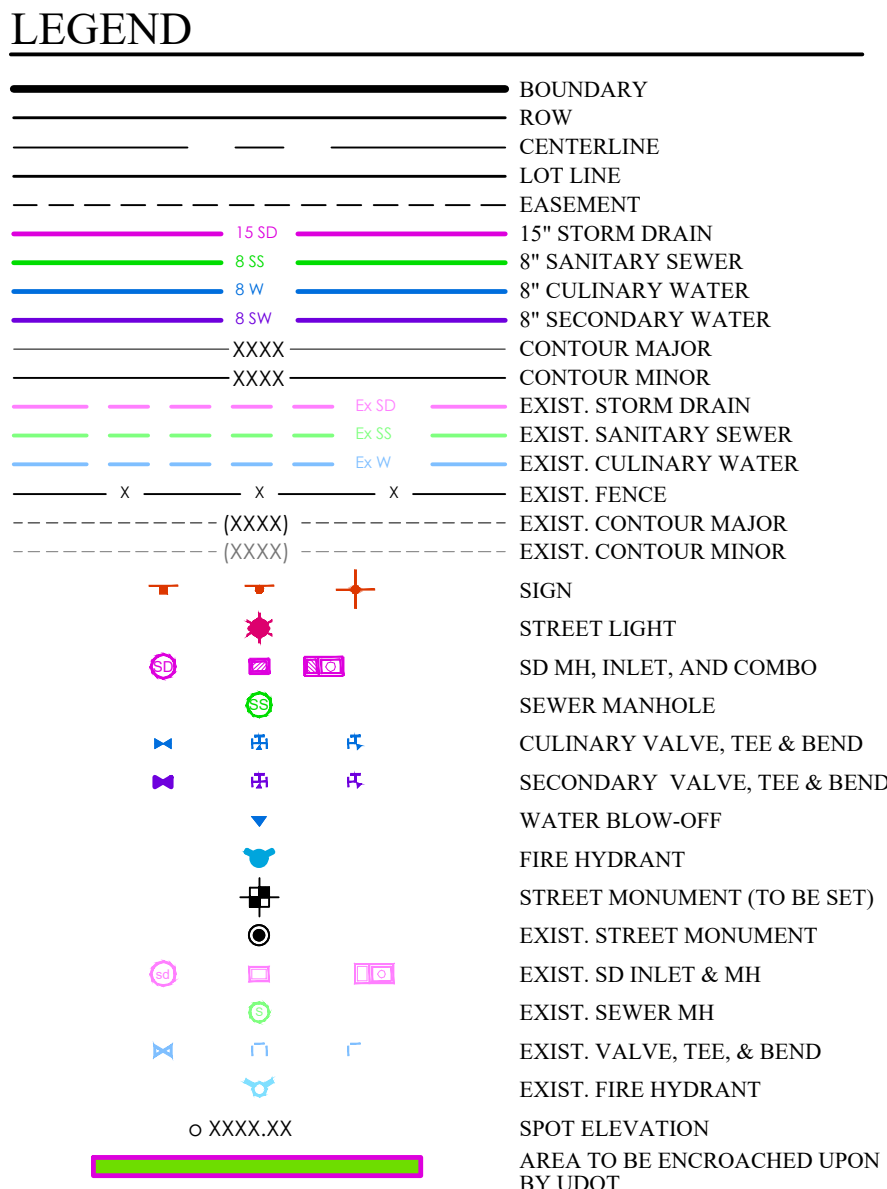
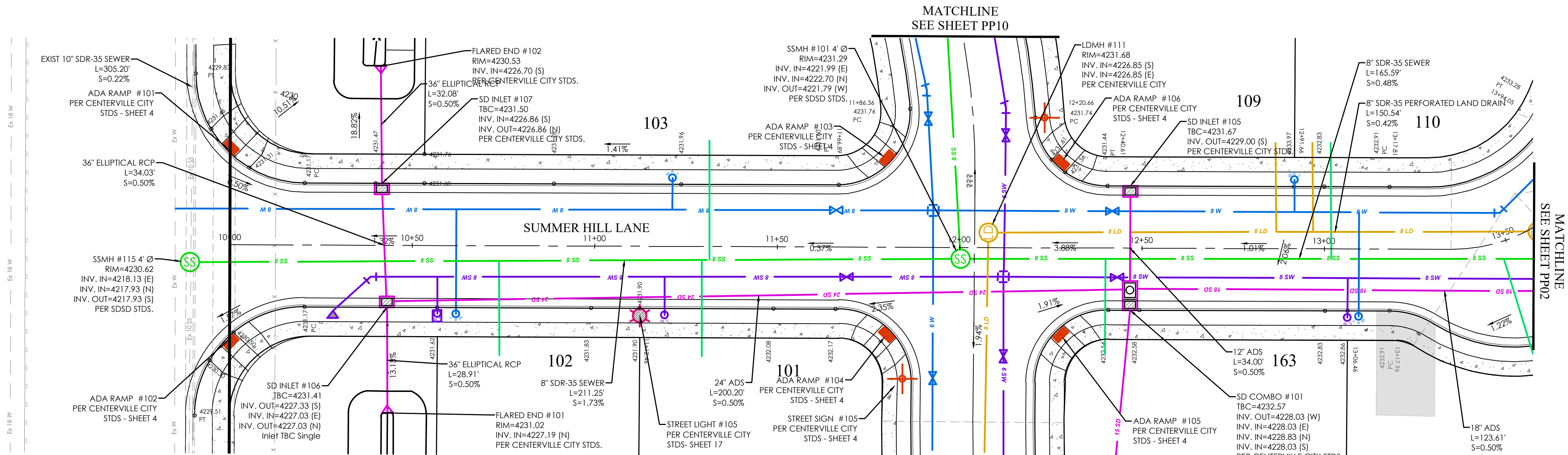
GRADING & DRAINAGE PLAN

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Date: 04/06/2021
Sheet: C5.4

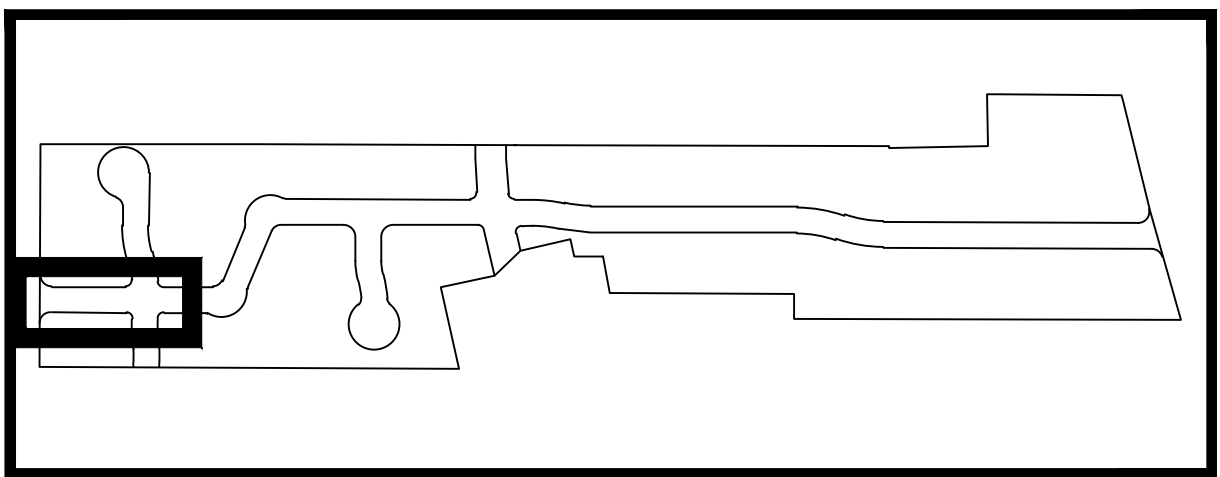
Drawn: RSH
Job #: 19-0378

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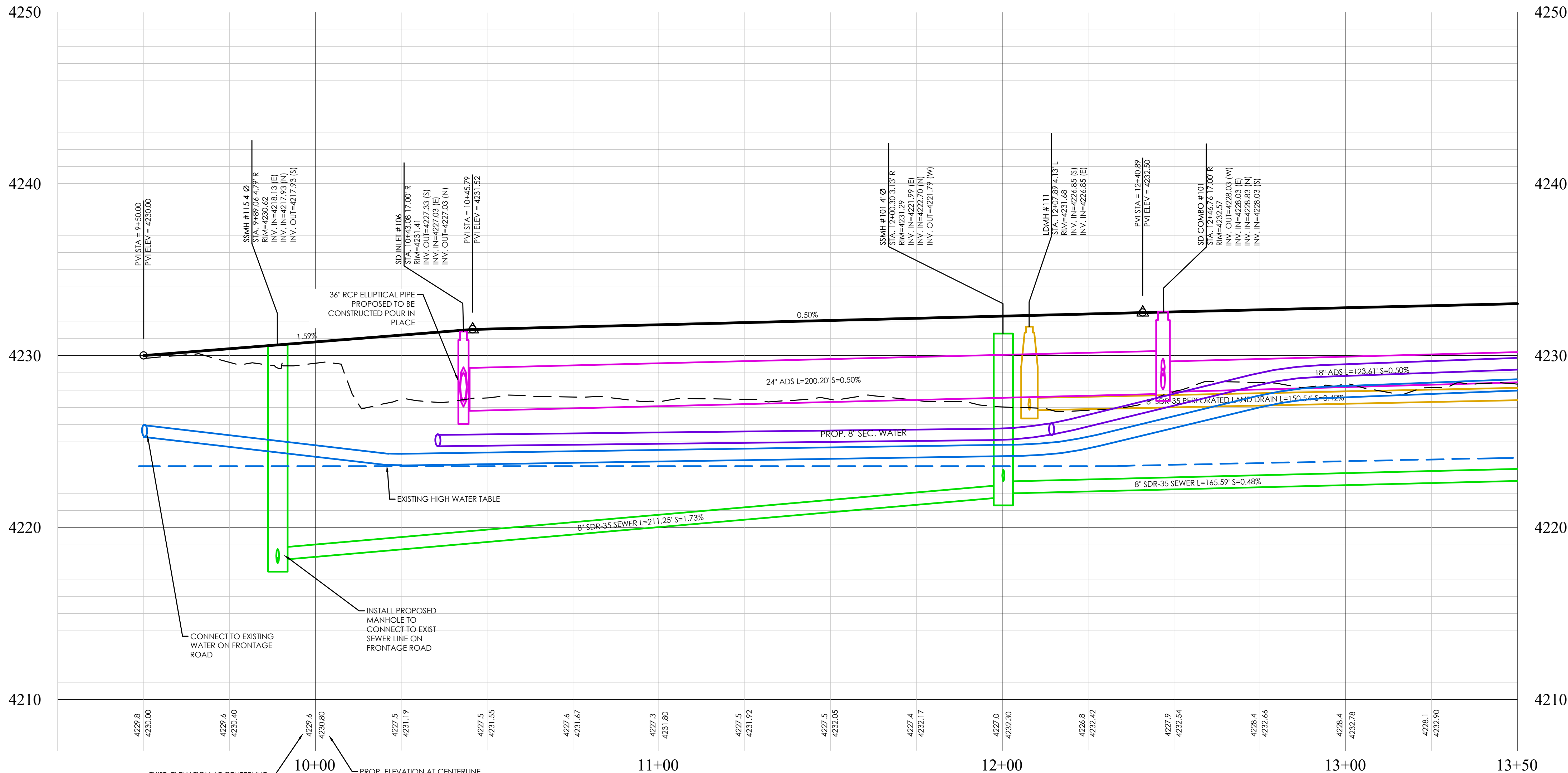
FOR REVIEW ONLY



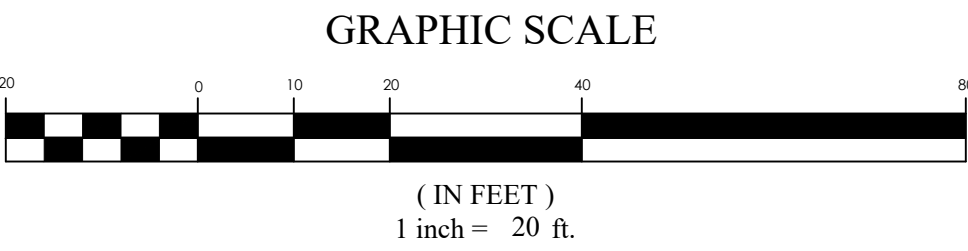
50' RESIDENTIAL ROAD
N.T.S.
SUMMERHILL LANE ROAD



KEY MAP
N.T.S.



SUMMER HILL LANE PROFILE



FOR
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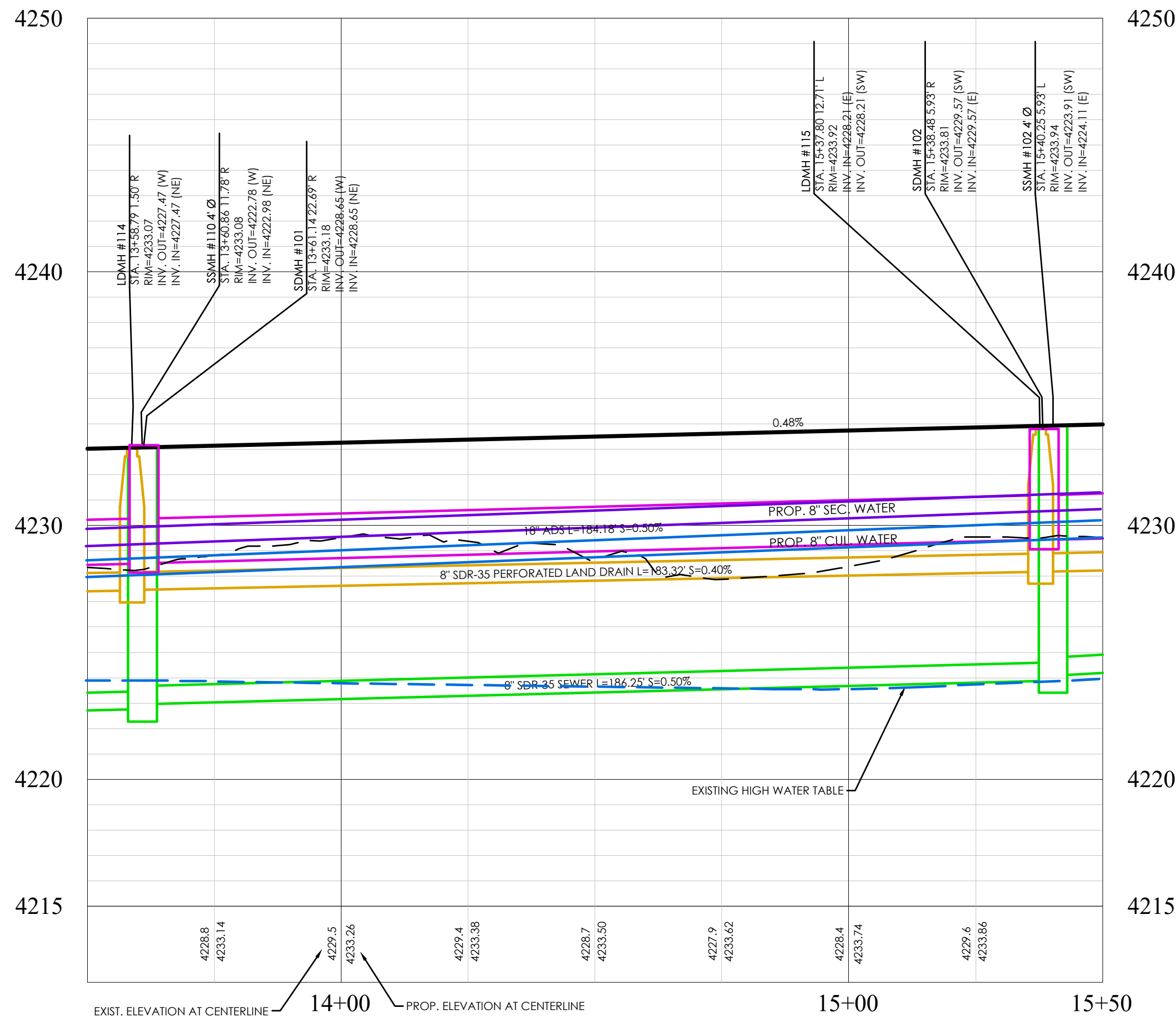
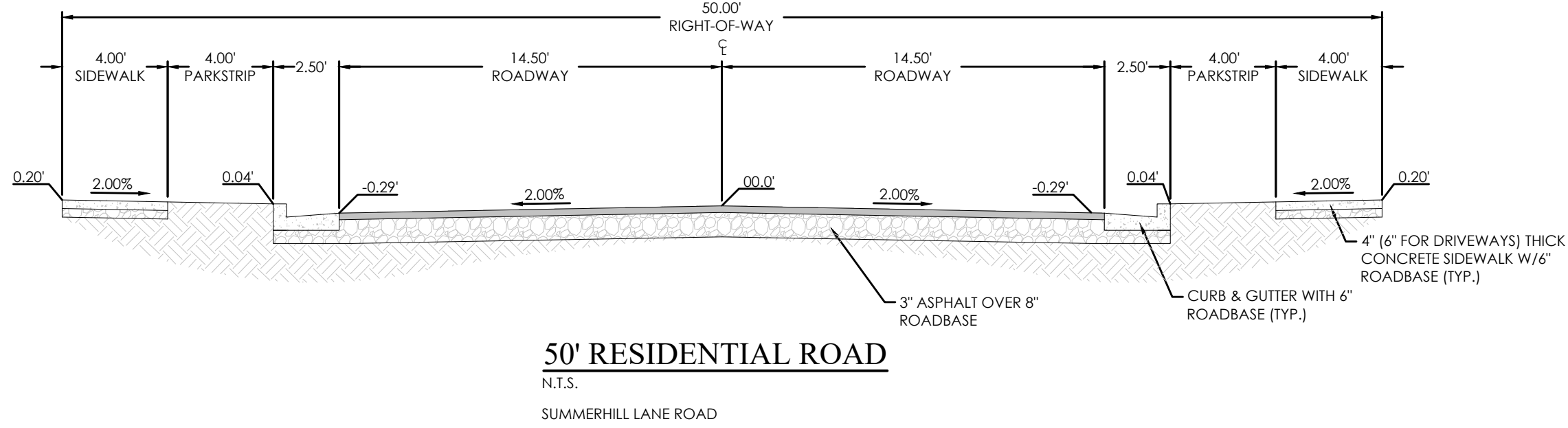
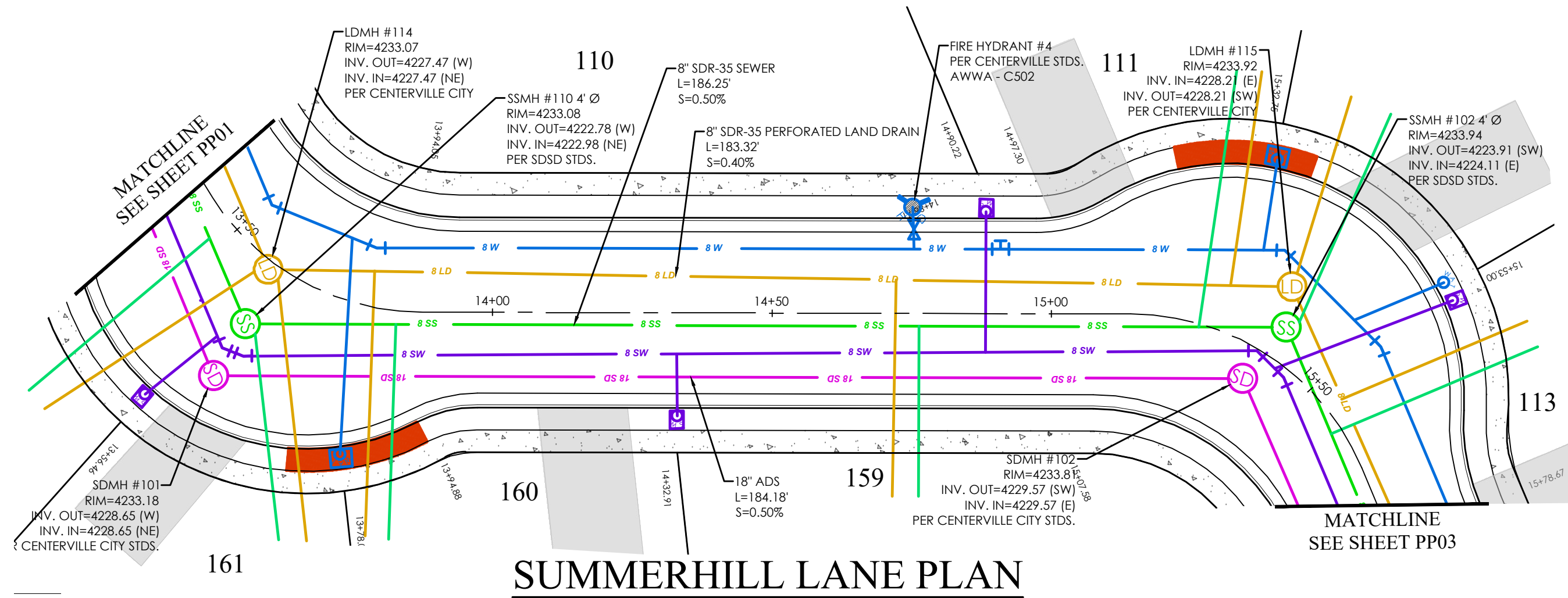
SUMMERHILL LANE SUBDIVISION
Centerville, UT
SUMMERHILL LANE P&P

REVISION BLOCK	DATE	DESCRIPTION
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3	4/7/2021	3.00
4	4/7/2021	4.00
5	4/7/2021	5.00
6	4/7/2021	6.00

SUMMERHILL LANE P&P

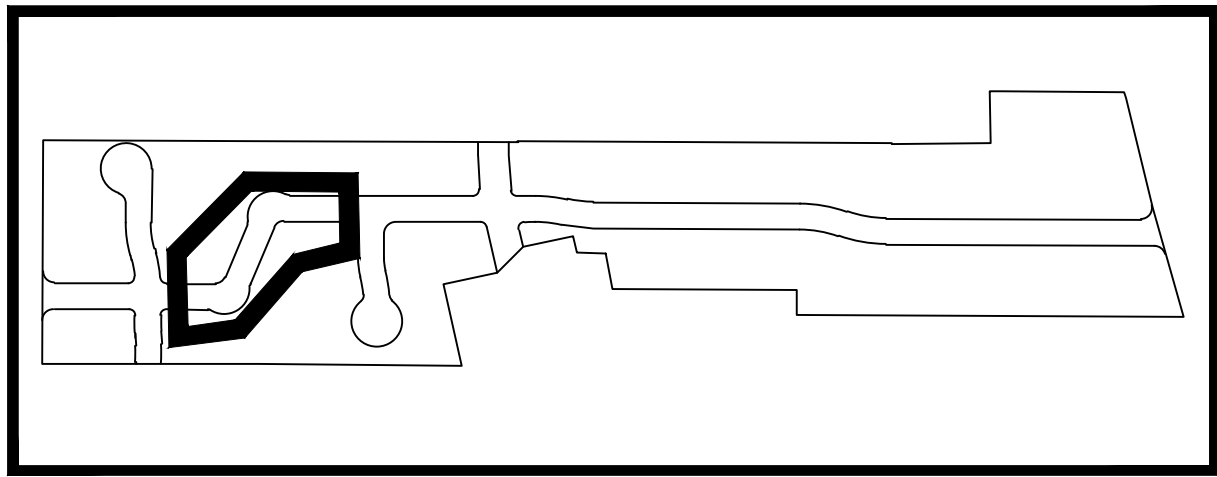
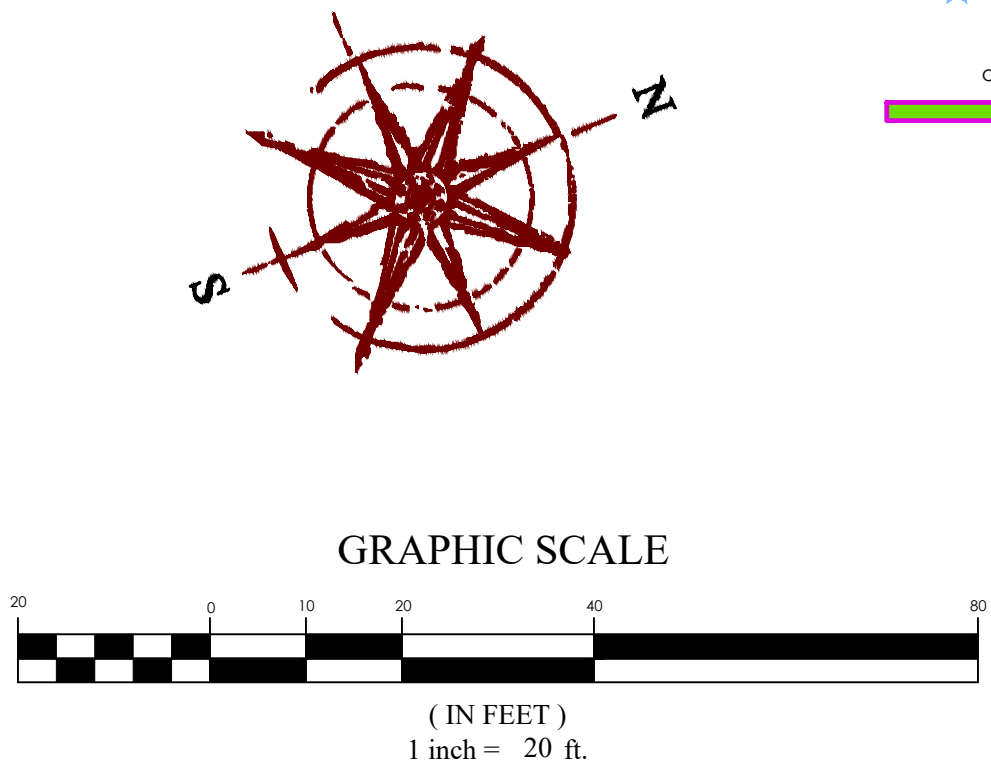
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Date: 4/7/2021	Job #: 19-0378
Sheet:	PP01





LEGEND

BOUNDARY	ROW	LOT LINE	EASEMENT
15\"/>			



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SUMMERHILL LANE P&P

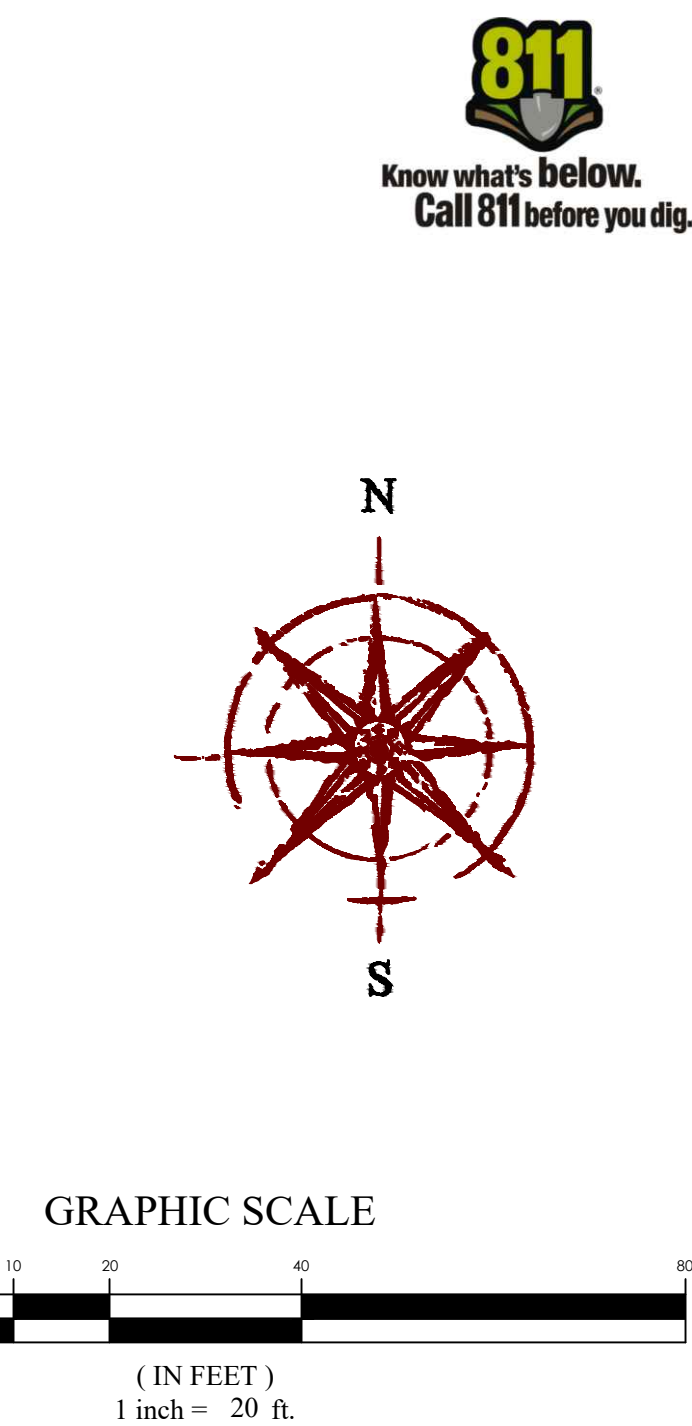
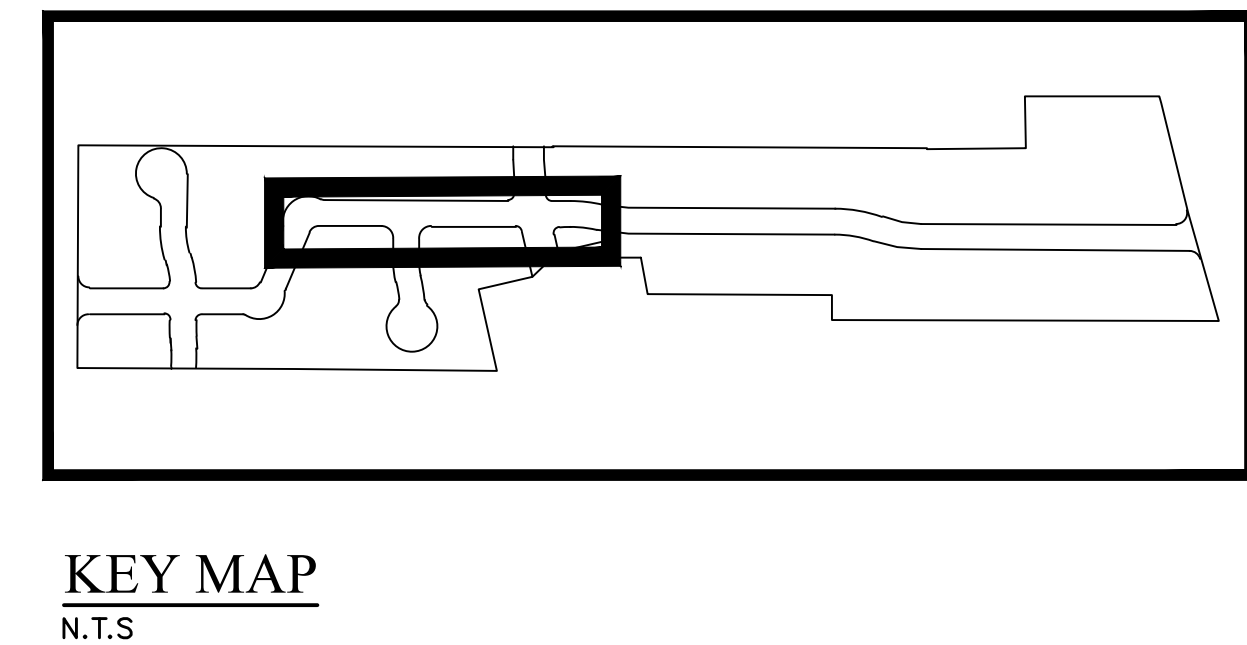
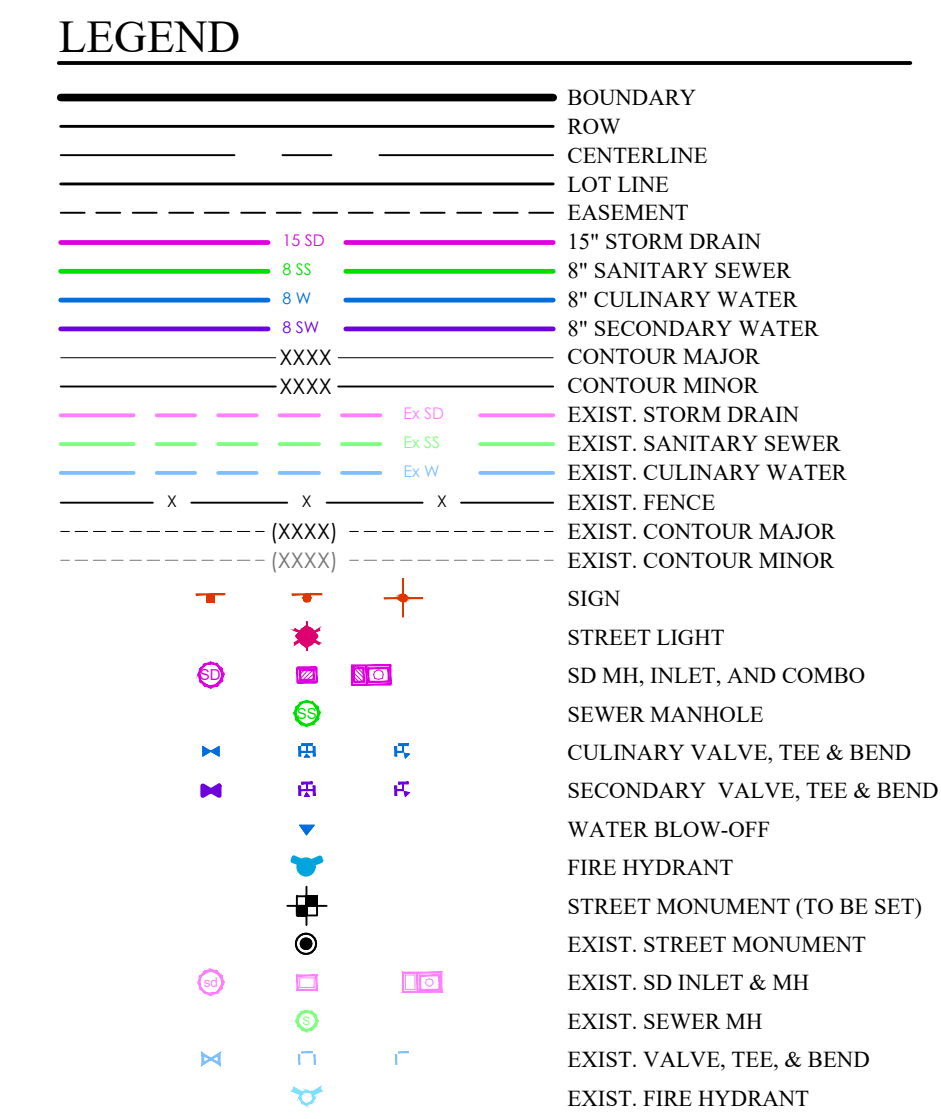
REVISION BLOCK	
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SUMMERHILL LANE P&P

Scale: 1"=20'	Drawn: RSH
Date: 4/7/2021	Job #: 19-0378
Sheet: PP02	

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Z:_2019\19-0378\Symphony 60 Lots Centerville\Design\19-0378\DWG\Sheets\19-0378 PP02 Summerhill Lane Road.dwg

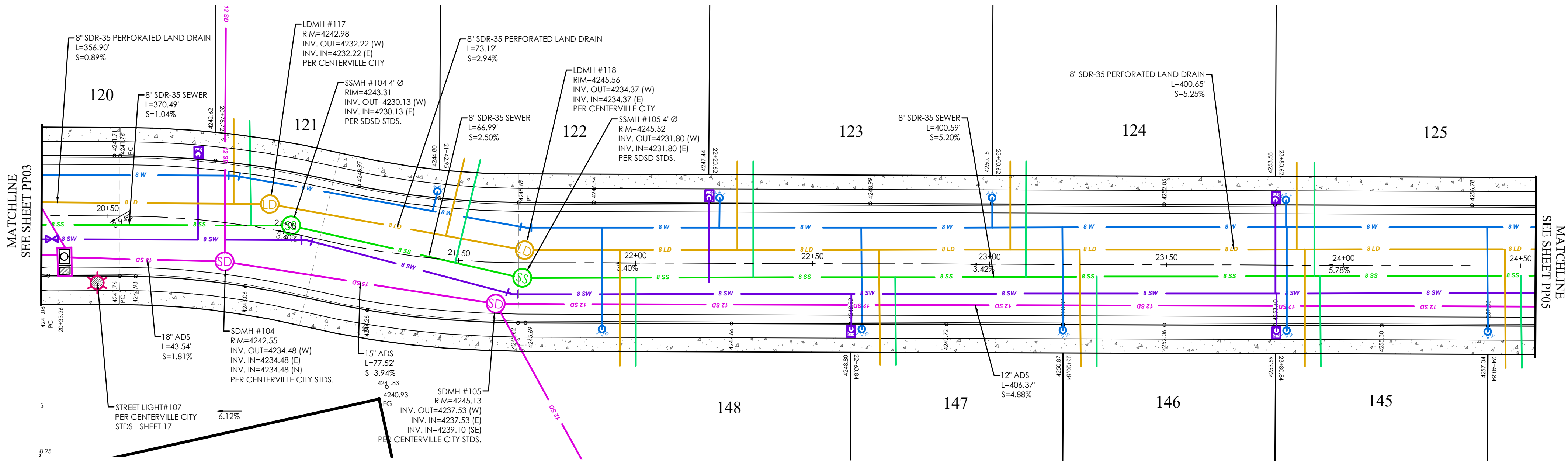


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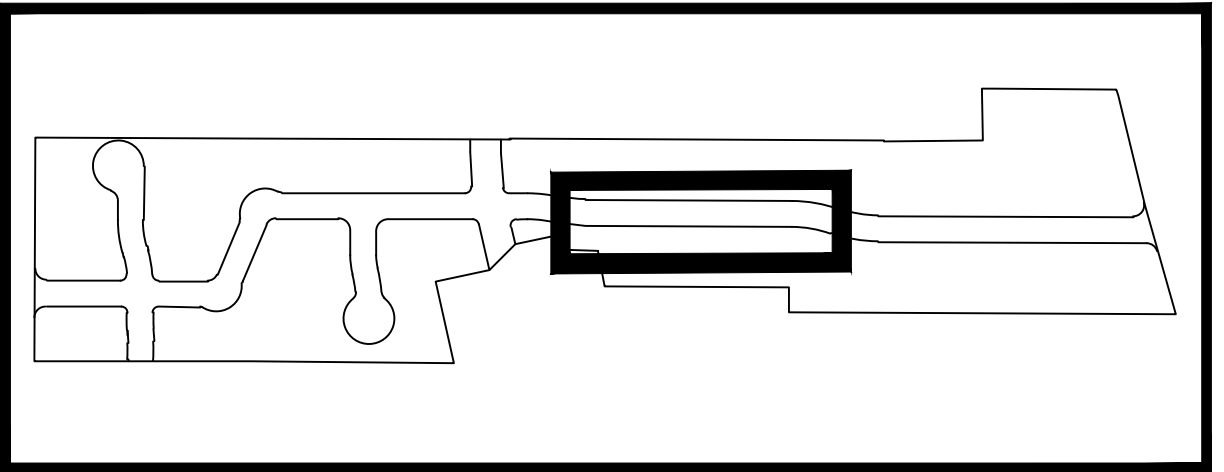
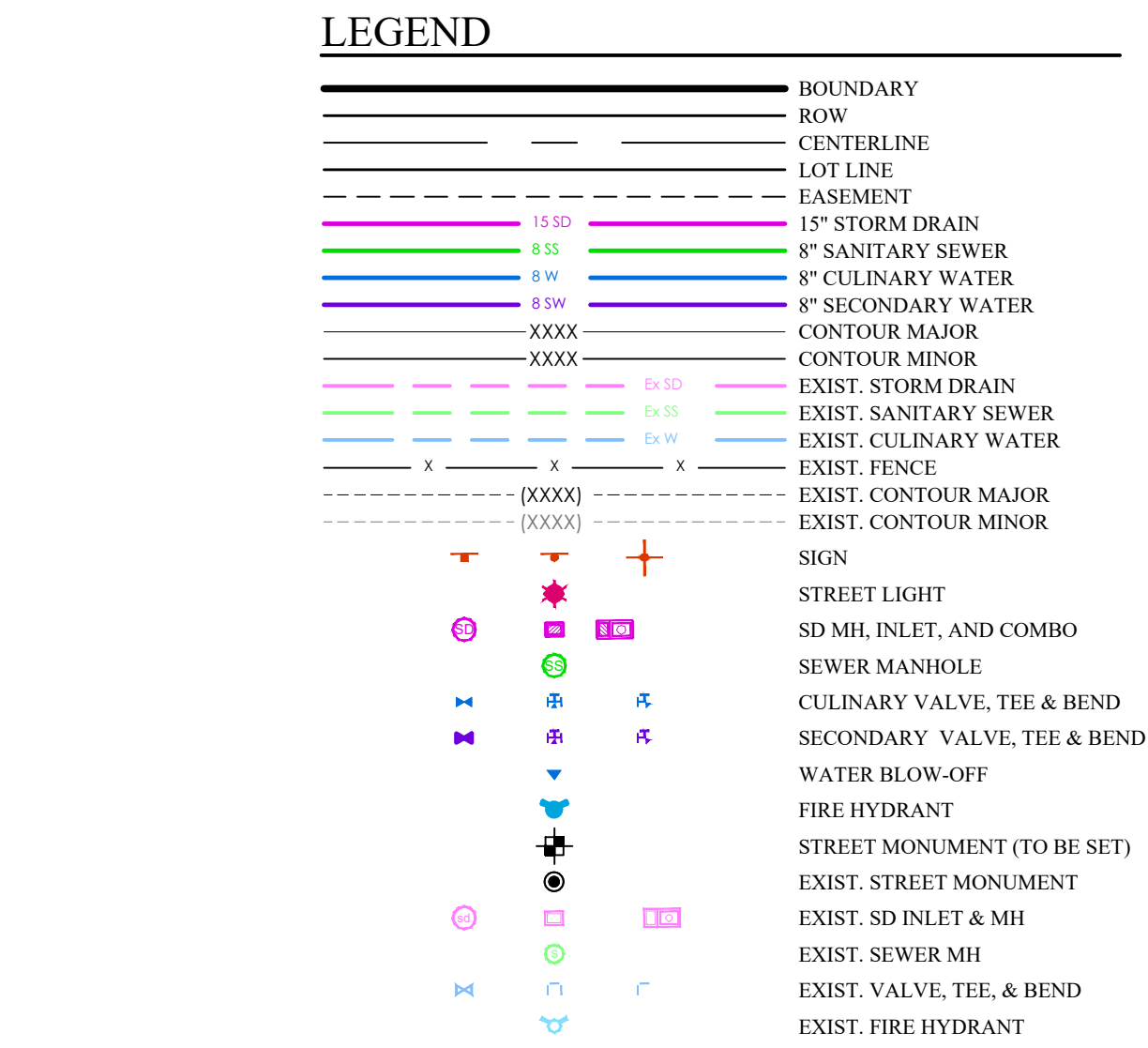
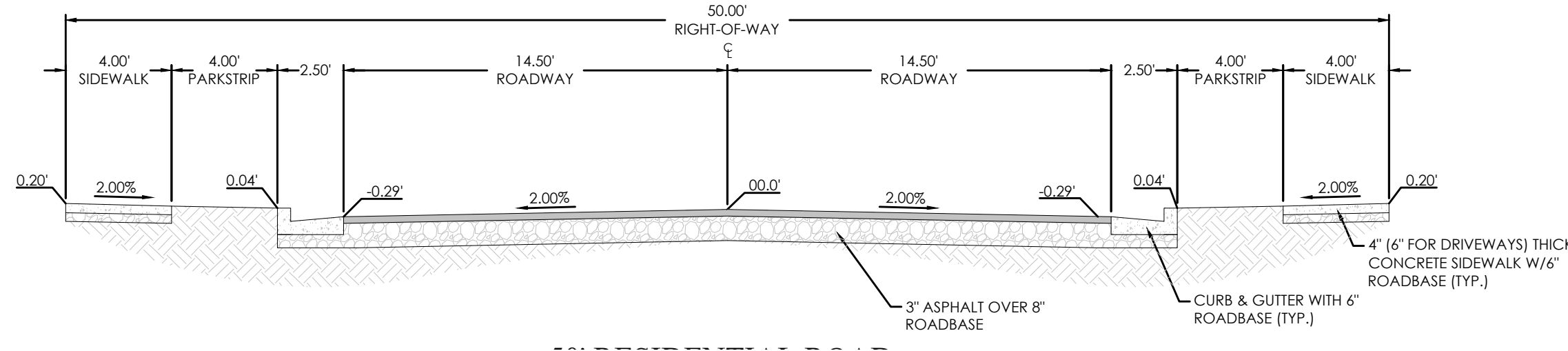
SUMMERHILL
LANE P&P

Scale: 1"=20'	Drawn: RSH
Date: 4/7/2021	Job #: 19-0378
Sheet:	

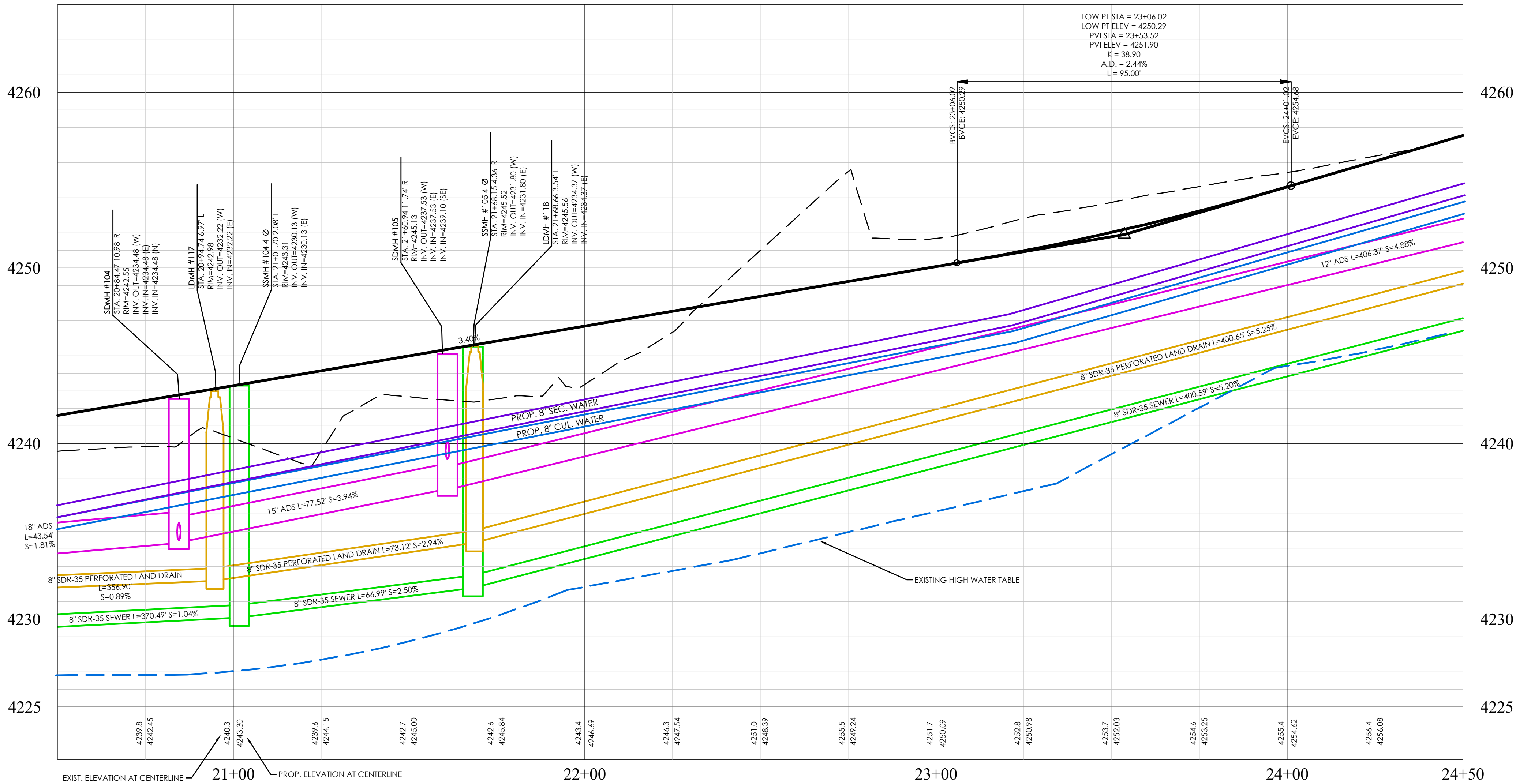
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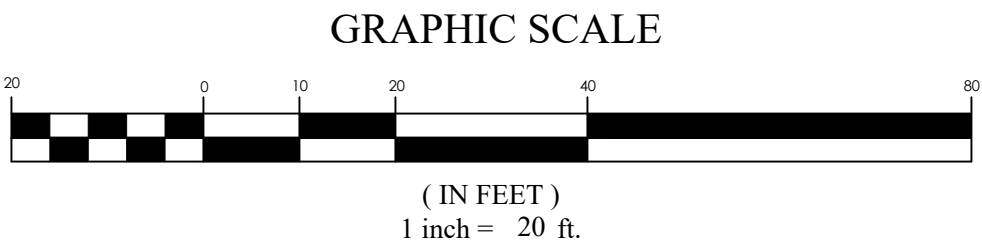
SUMMERHILL LANE PLAN



KEY MAP
N.T.S.



SUMMER HILL LANE PROFILE

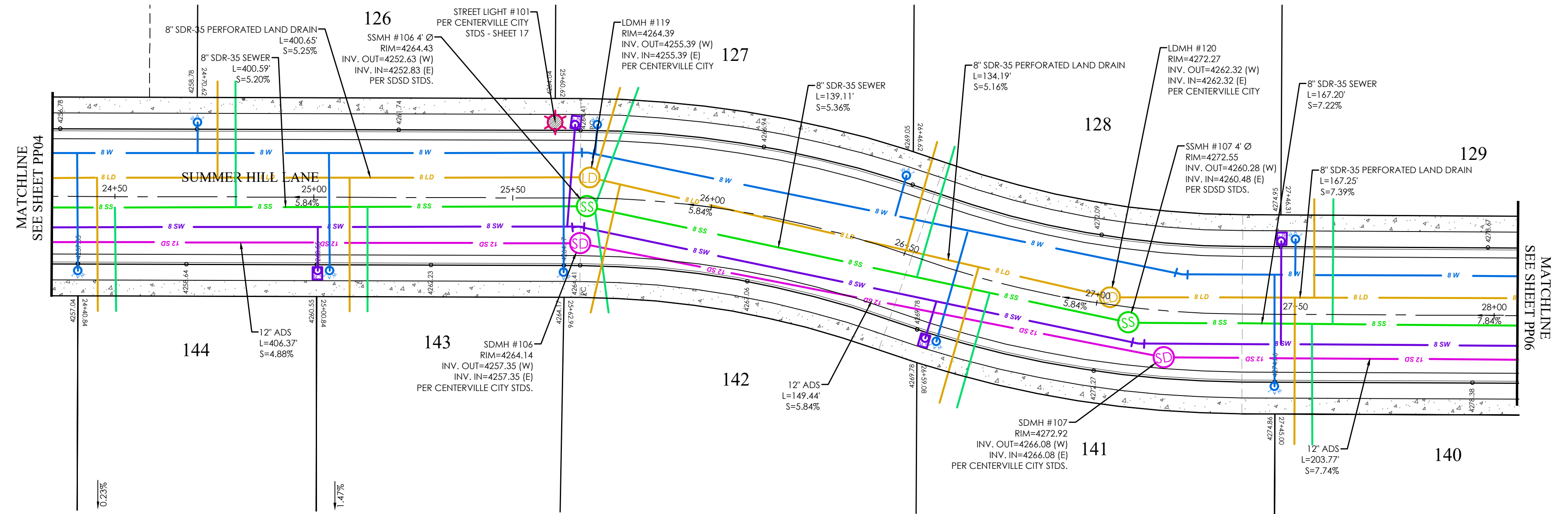


SUMMERHILL LANE SUBDIVISION
Centerville, UT
SUMMERHILL LANE P&P

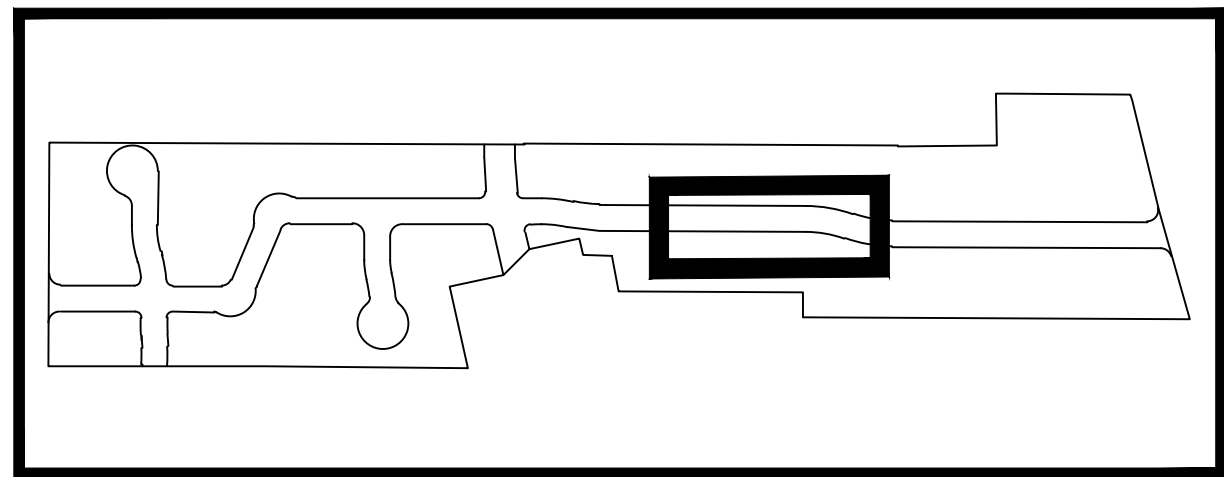
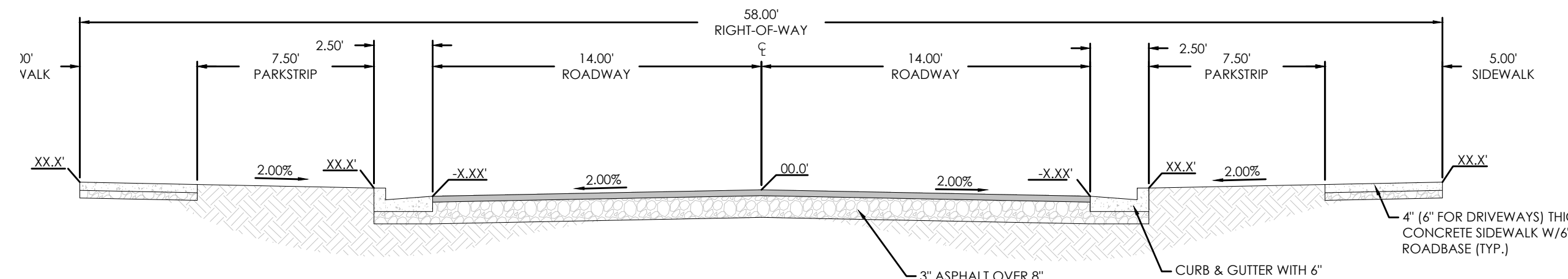
REVISION BLOCK	
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SUMMERHILL LANE P&P	
Scale: 1"=20'	Drawn: RSH
Date: 4/7/2021	Job #: 19-0378
Sheet:	PP04

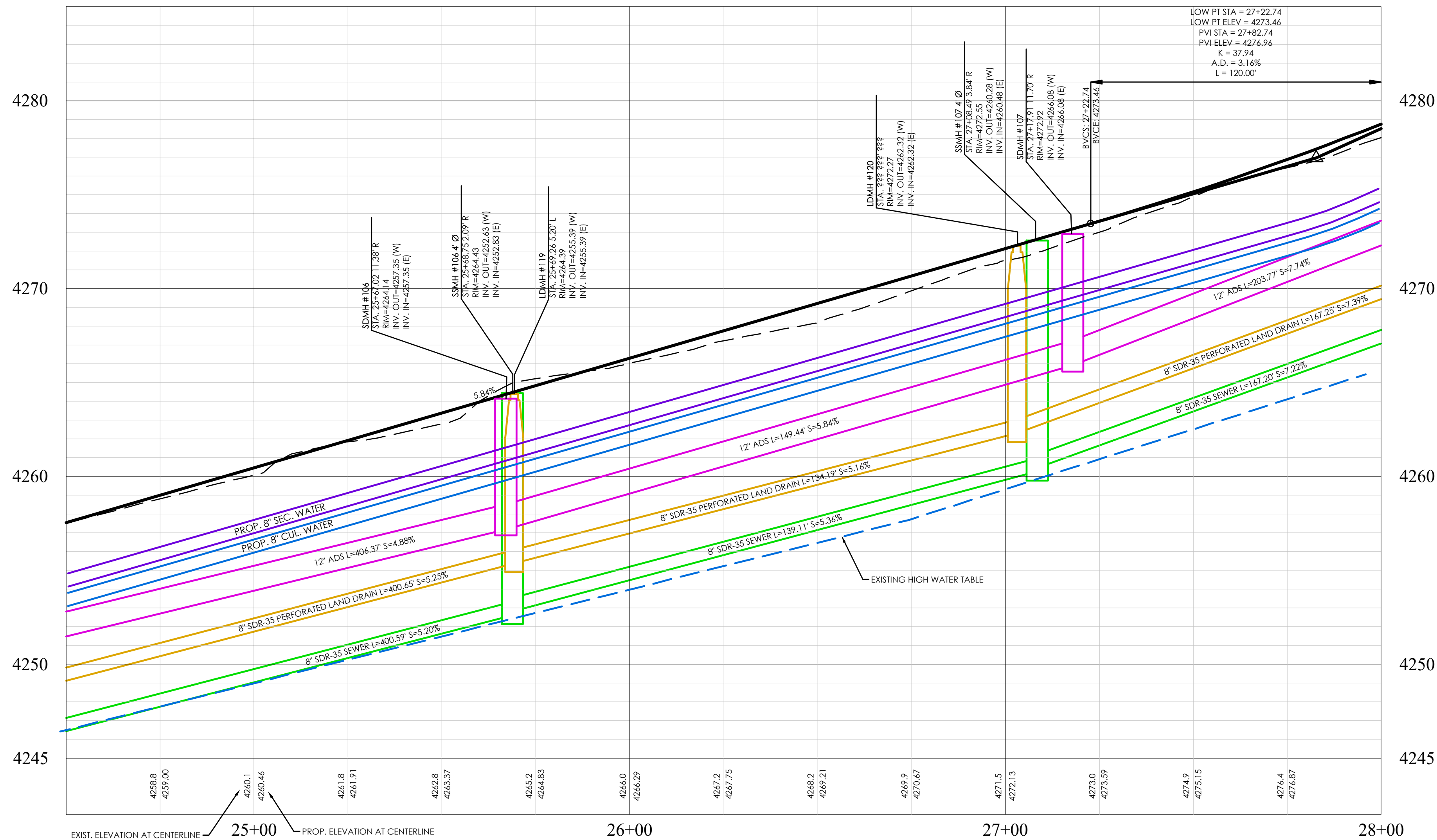
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SUMMERHILL LANE PLAN



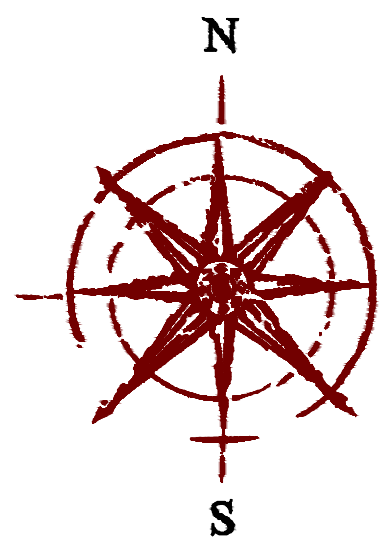
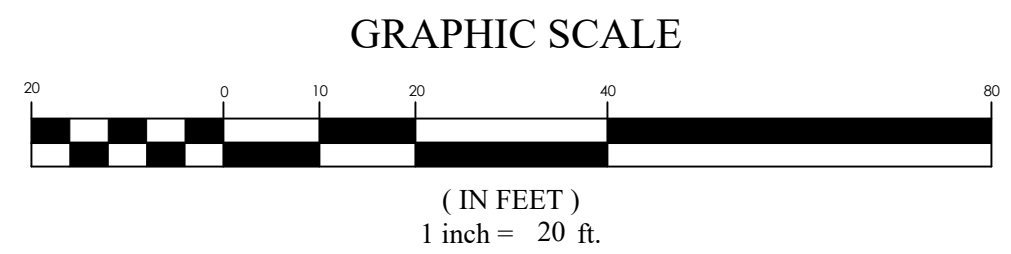
KEY MAP
N.T.S.



SUMMER HILL LANE PROFILE

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	1" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT

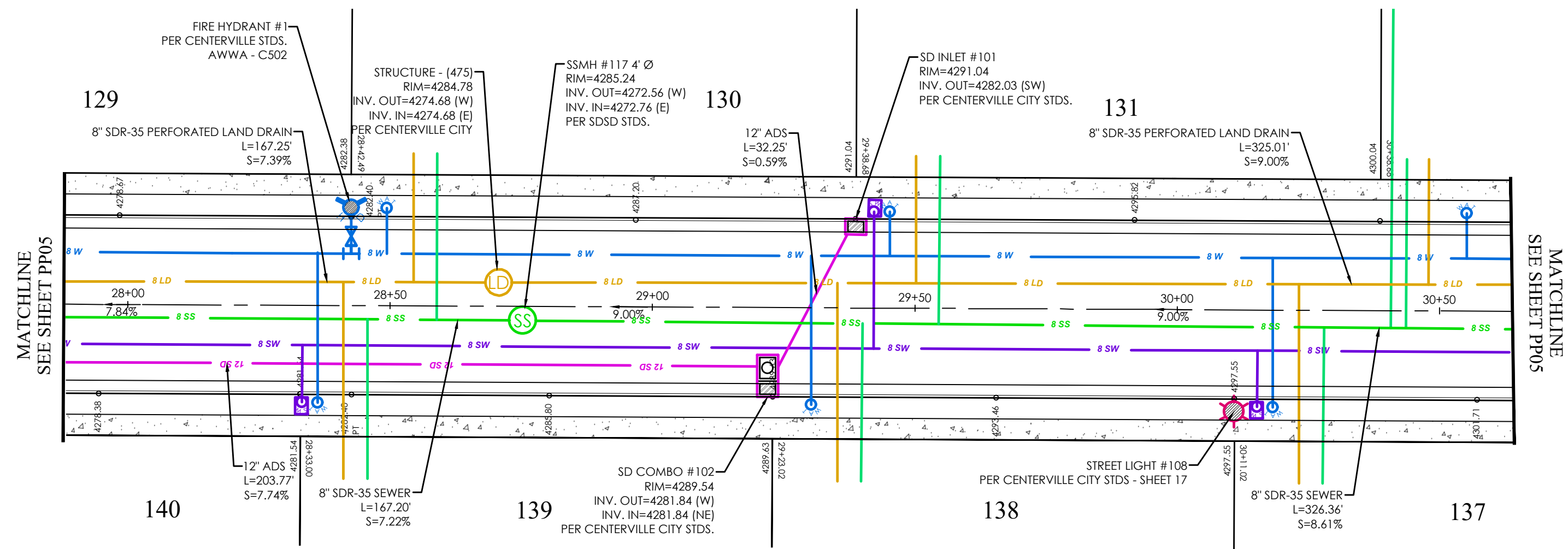


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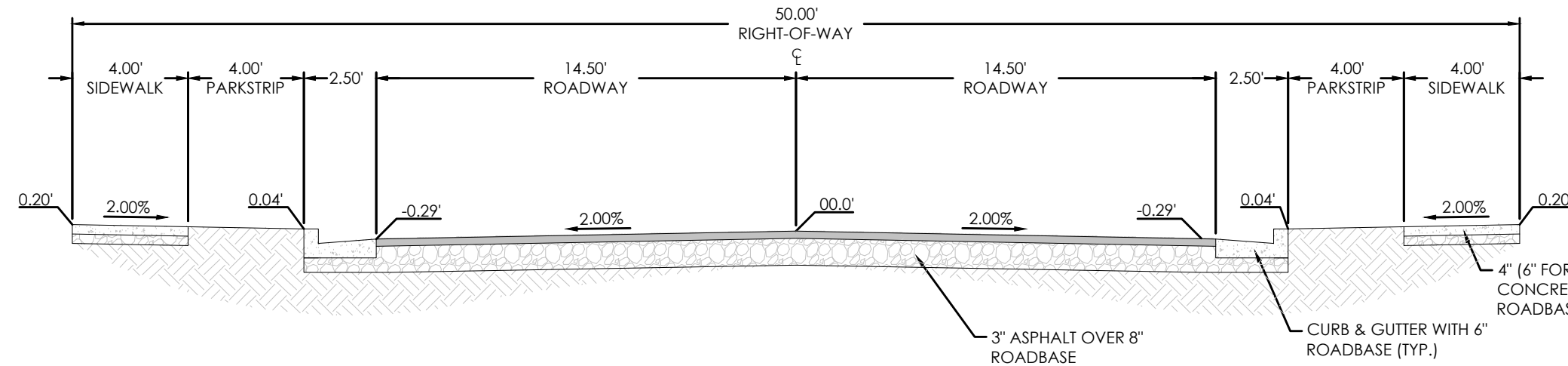
SUMMERHILL LANE SUBDIVISION
Centerville, UT
SUMMERHILL LANE P&P

REVISION BLOCK	
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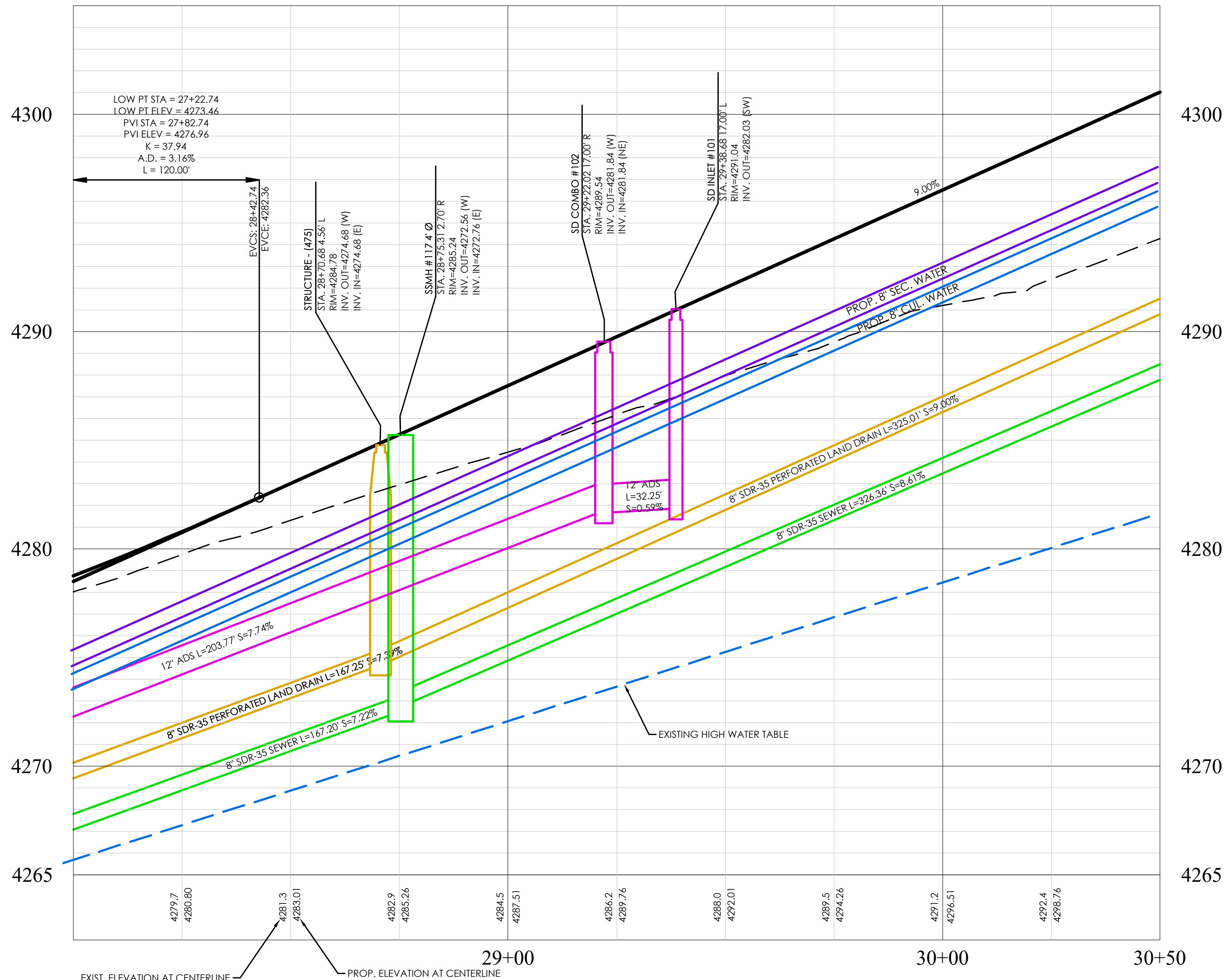
SUMMERHILL LANE P&P	
Scale: 1"=20'	Drawn: RSH
Date: 4/7/2021	Job #: 19-0378
Sheet:	PP05



SUMMERHILL LANE PLAN



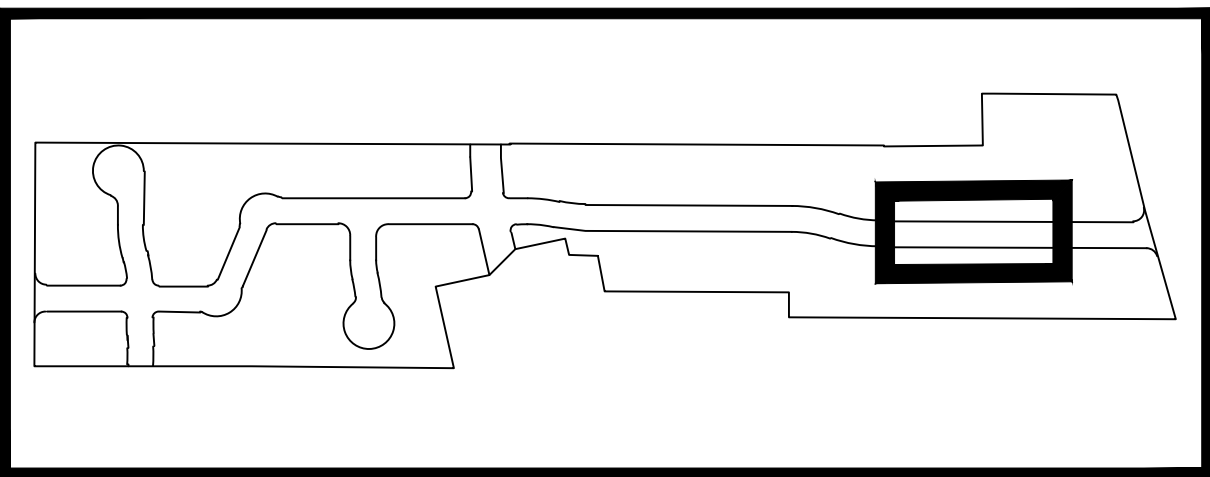
50' RESIDENTIAL ROAD



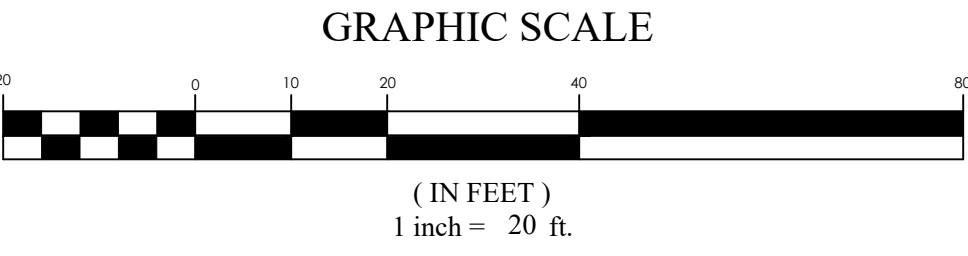
SUMMER HILL LANE PROFILE

LEGEND

BOUNDARY	BOUNDARY
ROW	ROW
CENTERLINE	CENTERLINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
15" STORM DRAIN	15" STORM DRAIN
8" SANITARY SEWER	8" SANITARY SEWER
8" CULINARY WATER	8" CULINARY WATER
8" SECONDARY WATER	8" SECONDARY WATER
CONTOUR MAJOR	CONTOUR MAJOR
CONTOUR MINOR	CONTOUR MINOR
EXIST. STORM DRAIN	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	EXIST. CULINARY WATER
EXIST. FENCE	EXIST. FENCE
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
CULINARY VALVE, TEE & BEND	CULINARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION



KEY MAP



SUMMERHILL LANE SUBDIVISION

Centerville, UT

SUMMERHILL LANE P&P

REVISION BLOCK

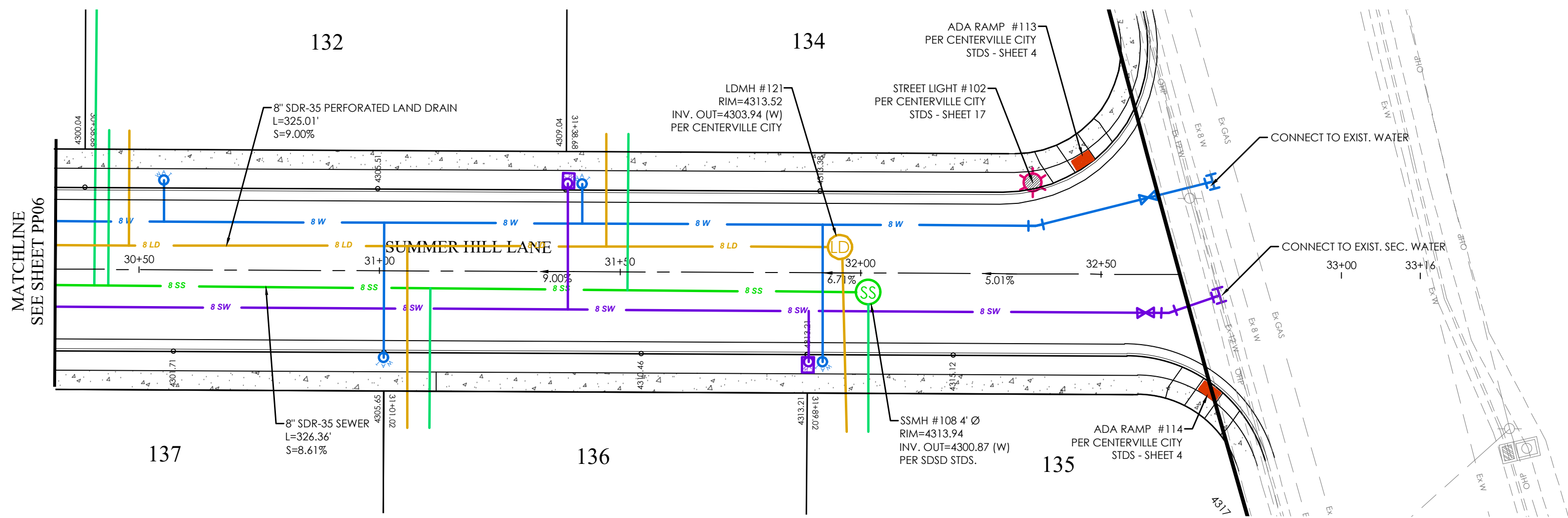
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SUMMERHILL LANE P&P

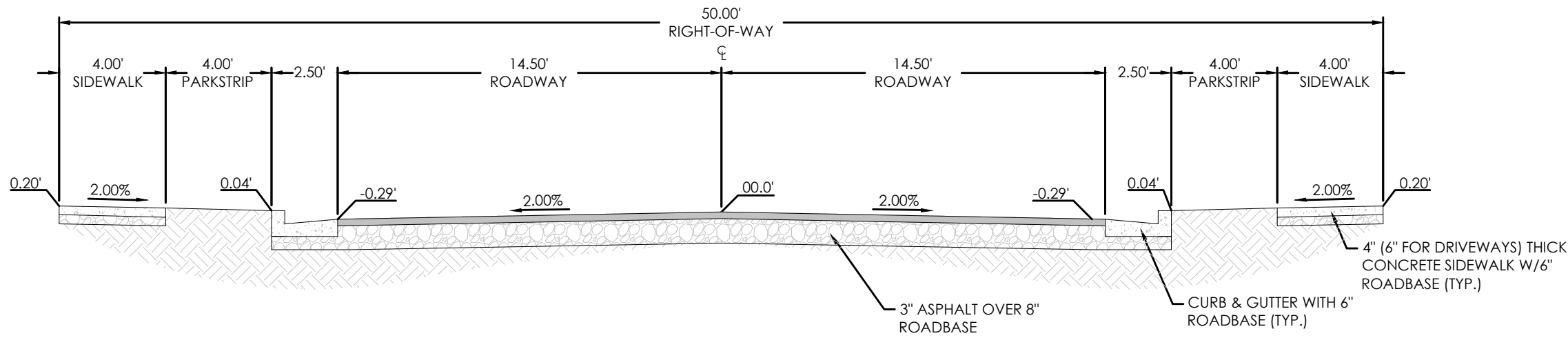
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Date: 4/7/2021 Job #: 19-0378

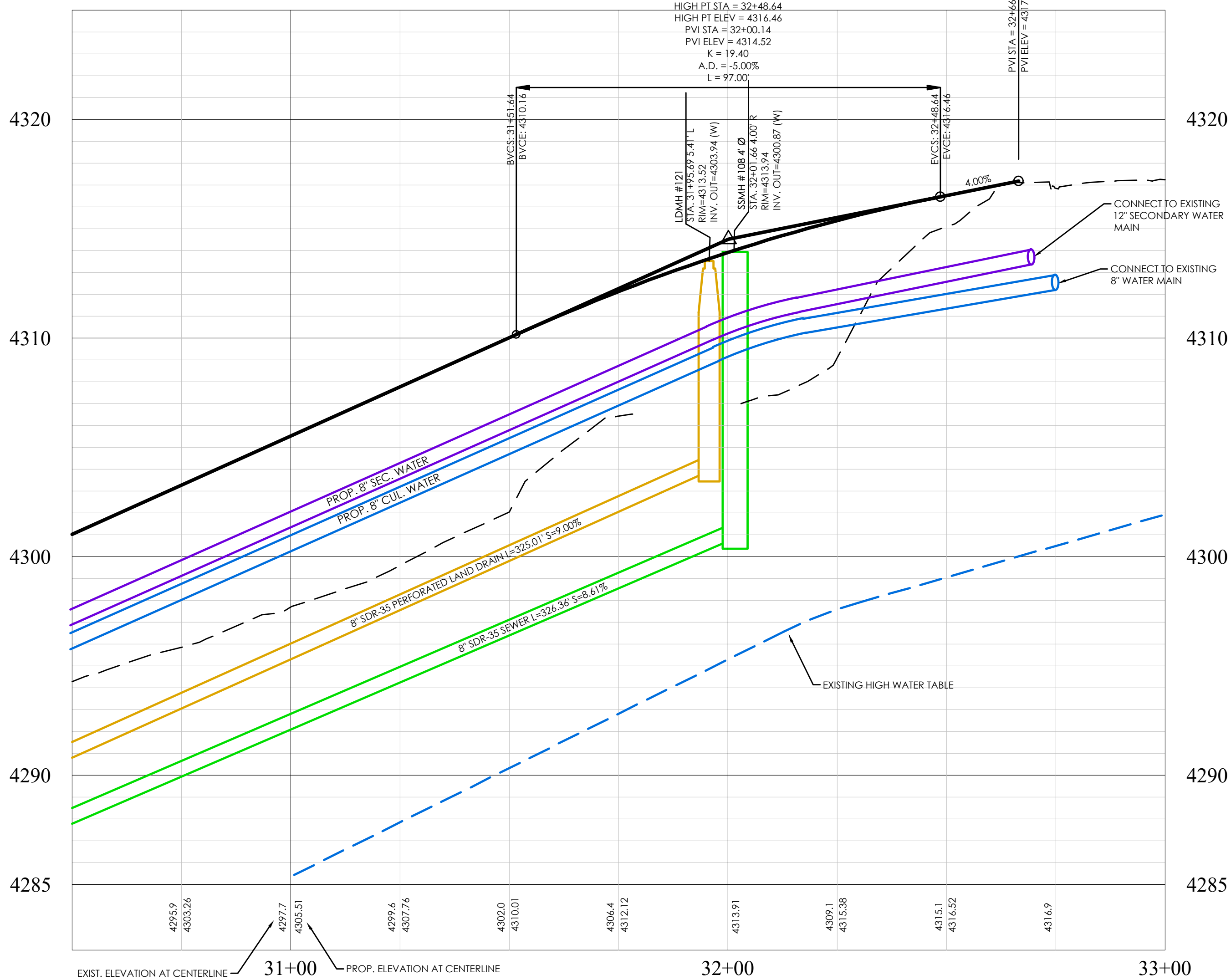
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SUMMERHILL LANE PLAN

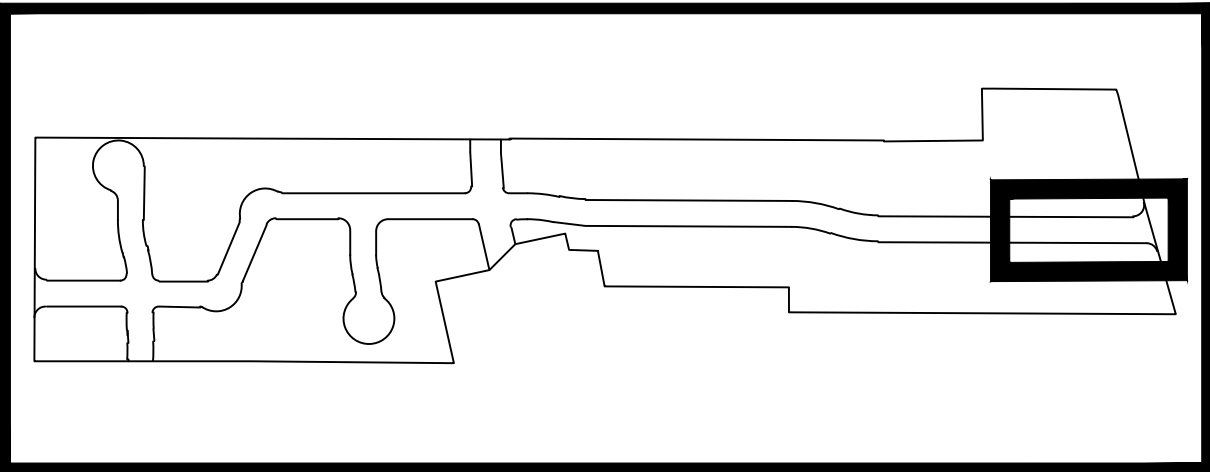


50' RESIDENTIAL ROAD
N.T.S.
SUMMERHILL LANE ROAD

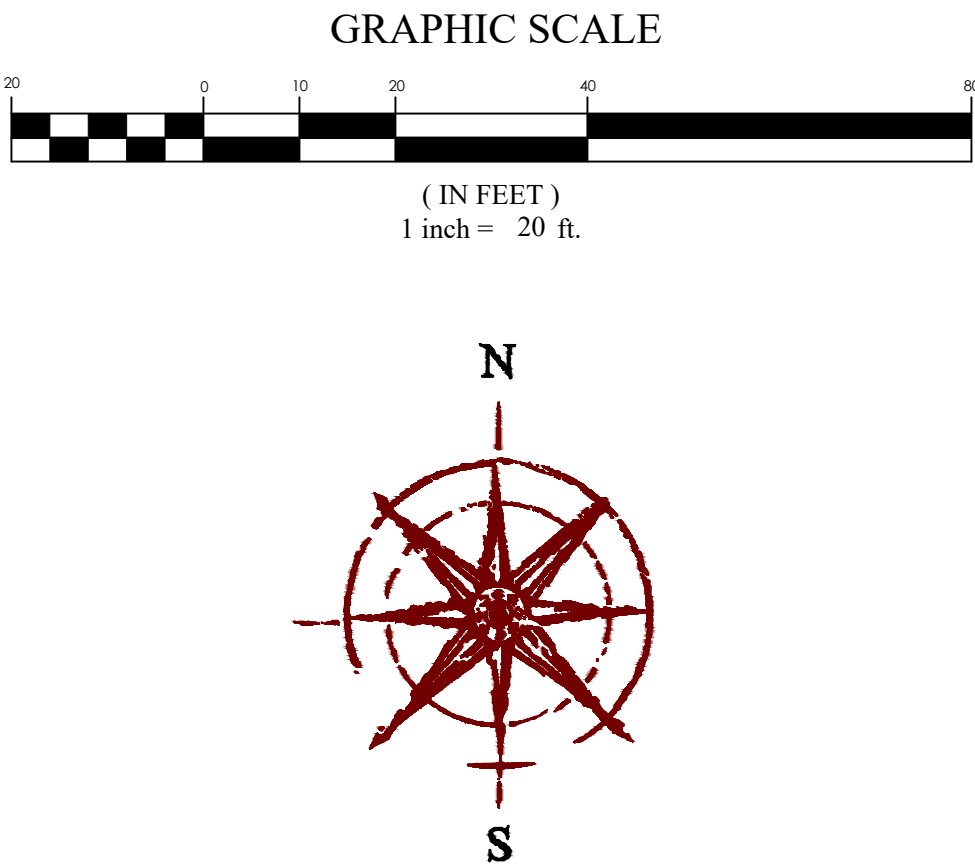


SUMMER HILL LANE PROFILE

LEGEND	
[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT



KEY MAP
N.T.S.



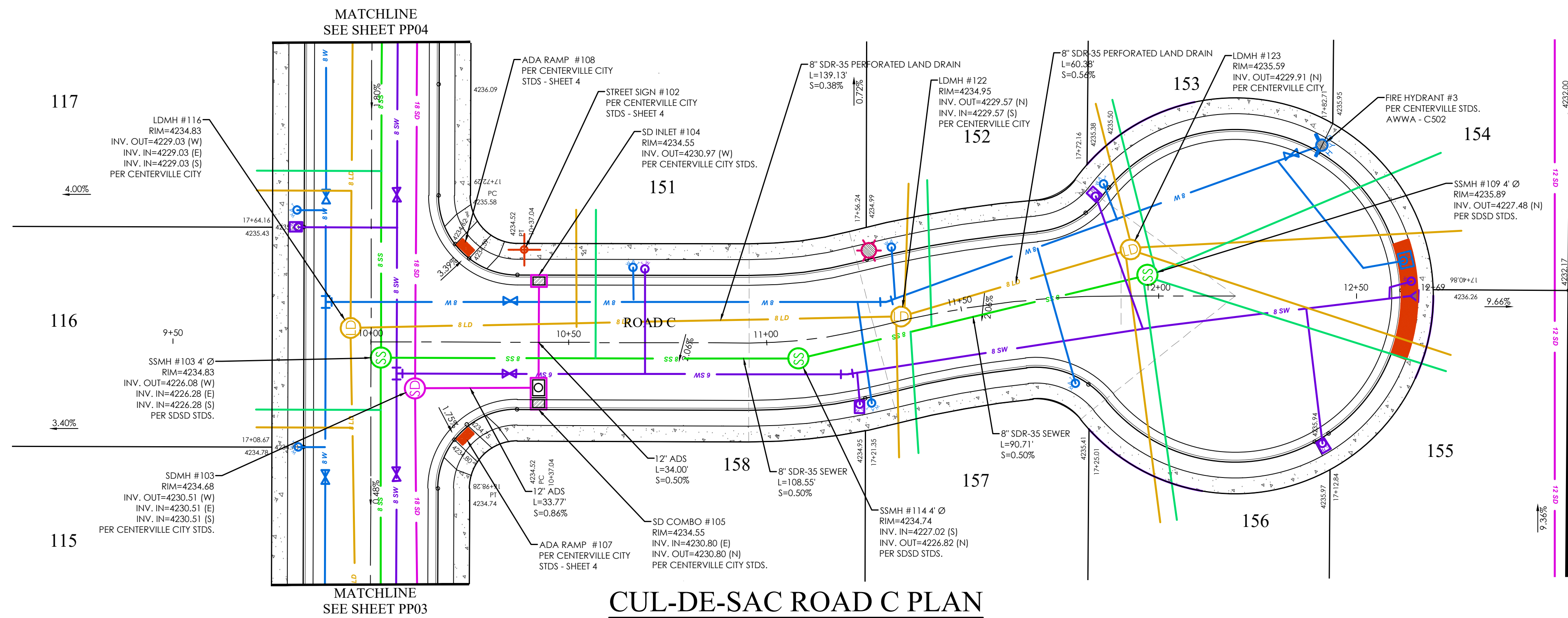
FOR
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SUMMERHILL LANE SUBDIVISION
Centerville, UT
SUMMERHILL LANE P&P

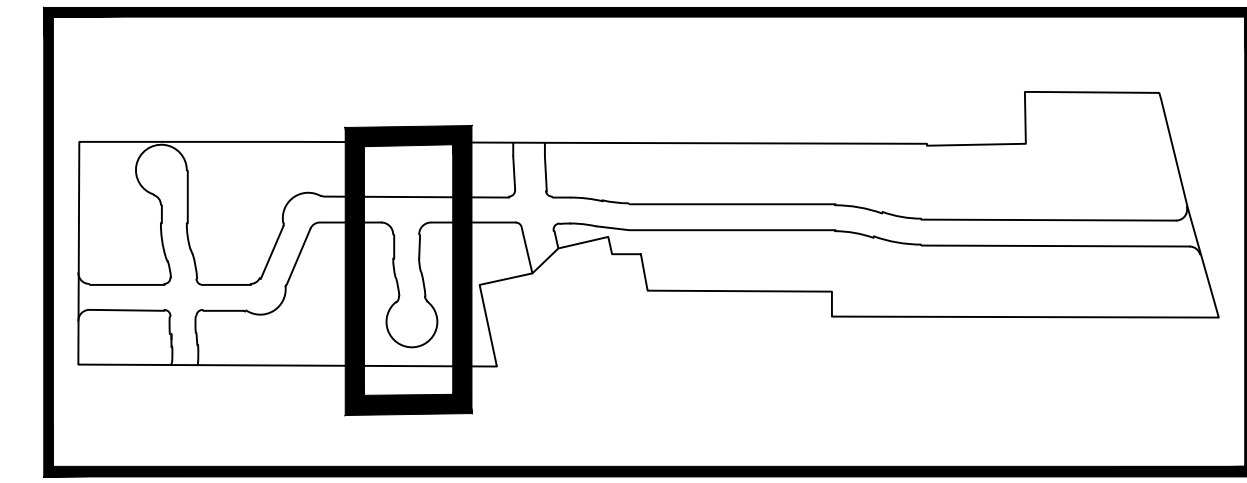
REVISION BLOCK	
#	DESCRIPTION
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SUMMERHILL LANE P&P	
Scale: 1"=20'	Drawn: RSH
Date: 4/7/2021	Job #: 19-0378
Sheet:	PP07

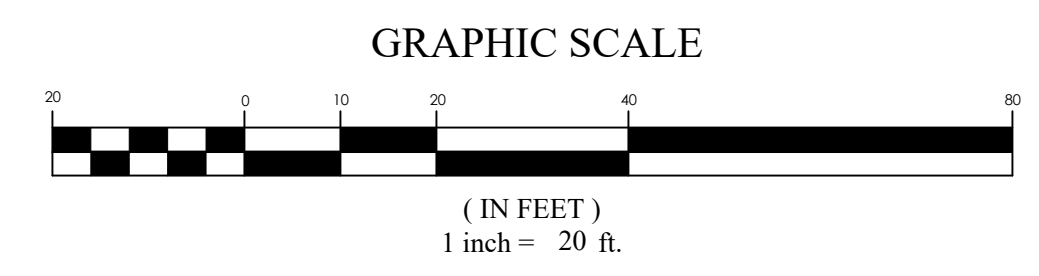
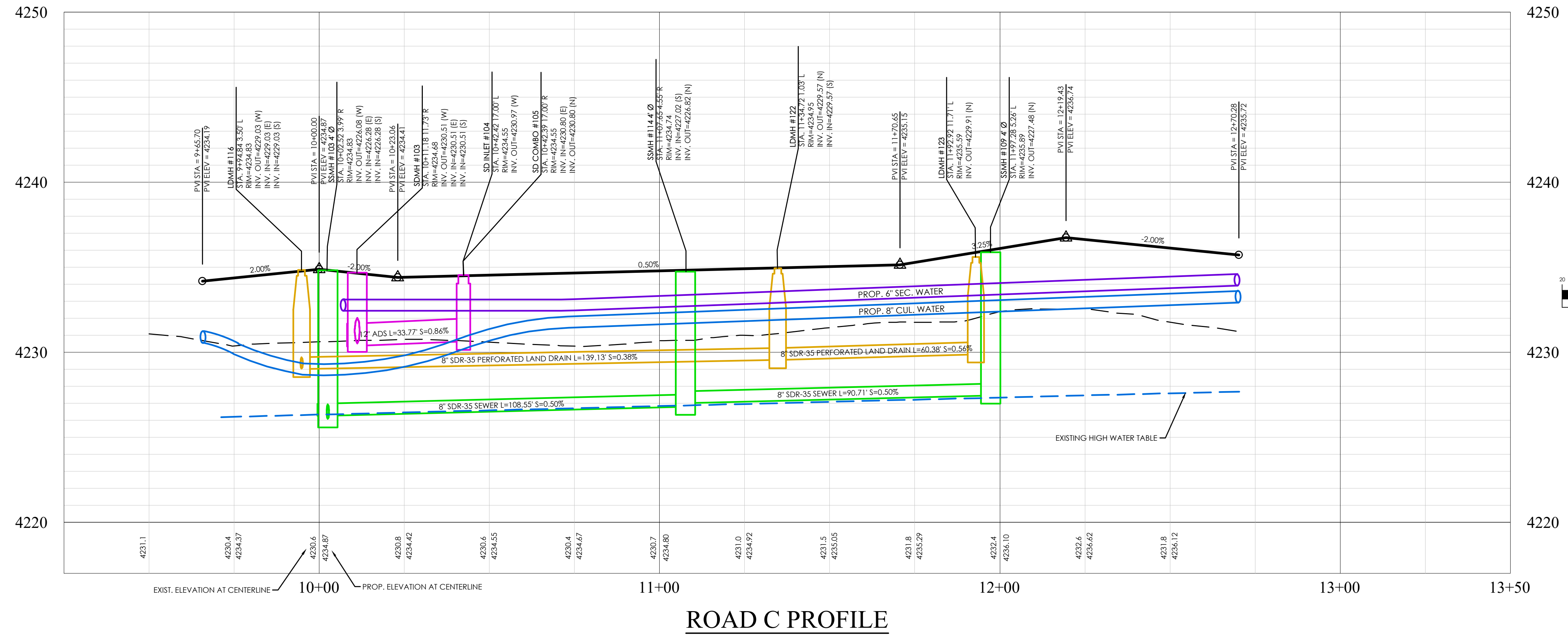
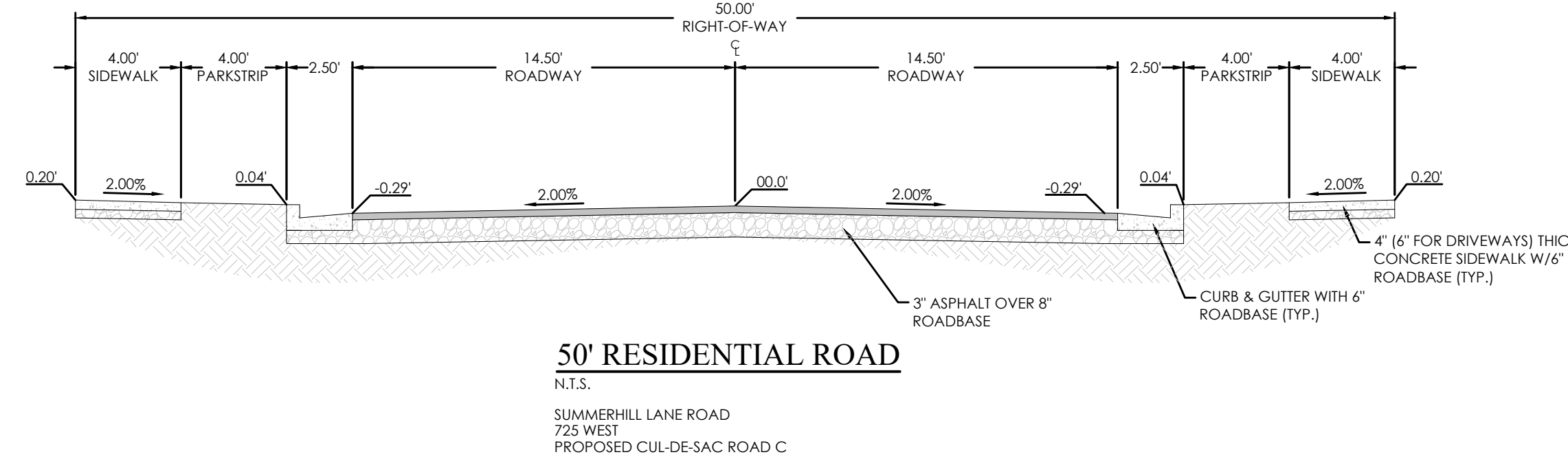




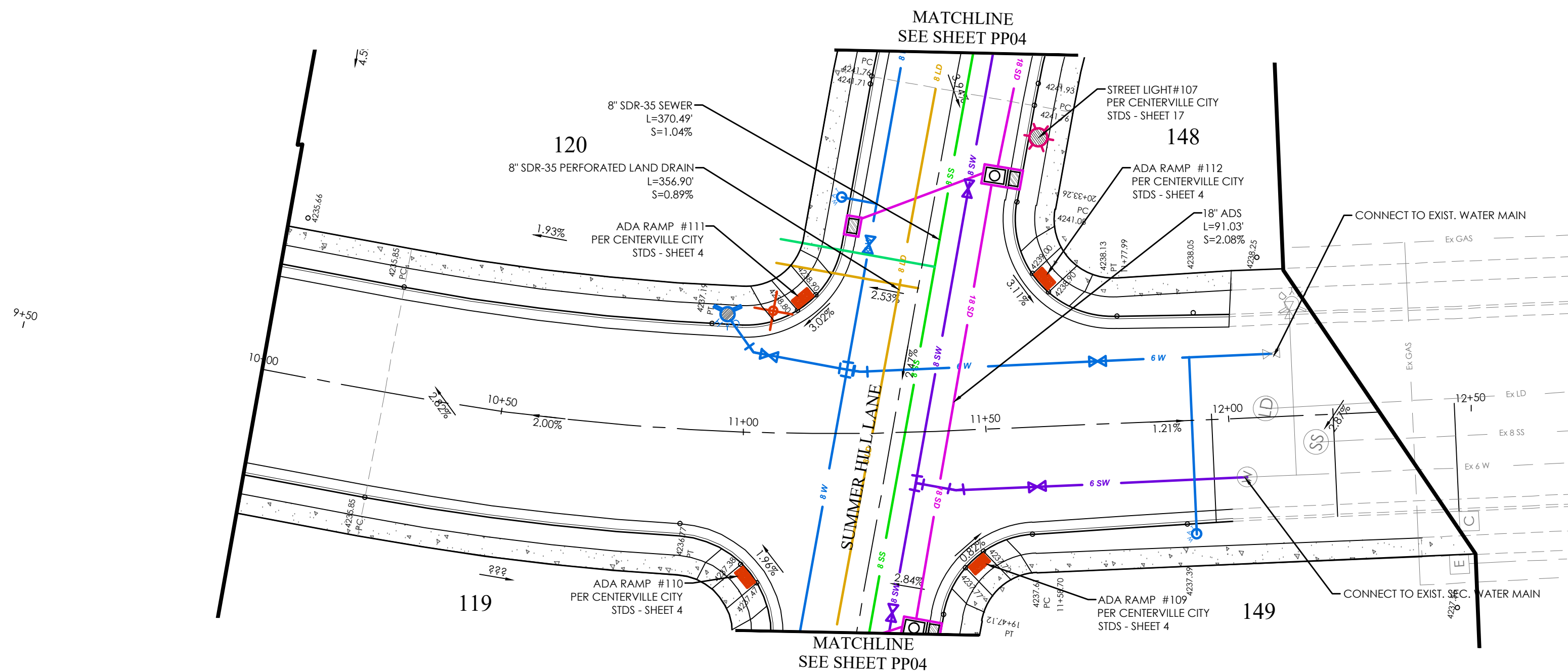
- LEGEND
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - CULINARY VALVE, TEE & BEND
 - SECONDARY VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT



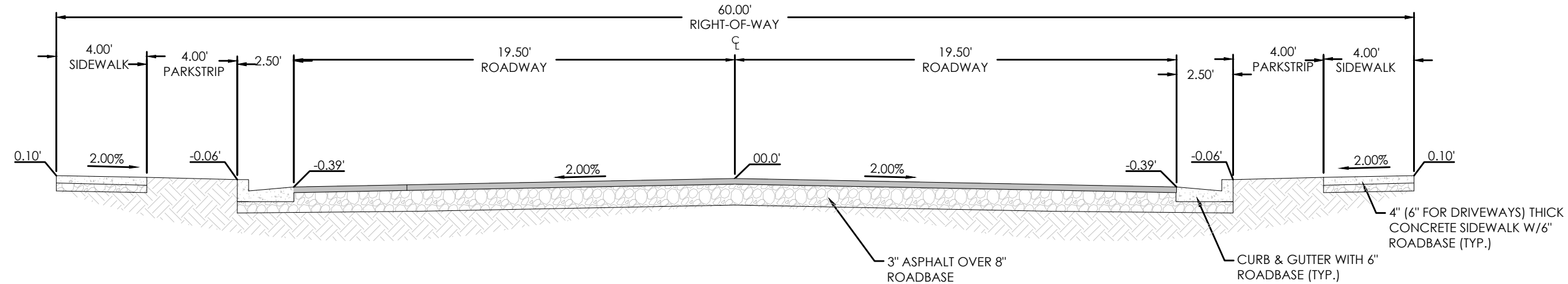
KEY MAP
N.T.S.



REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	



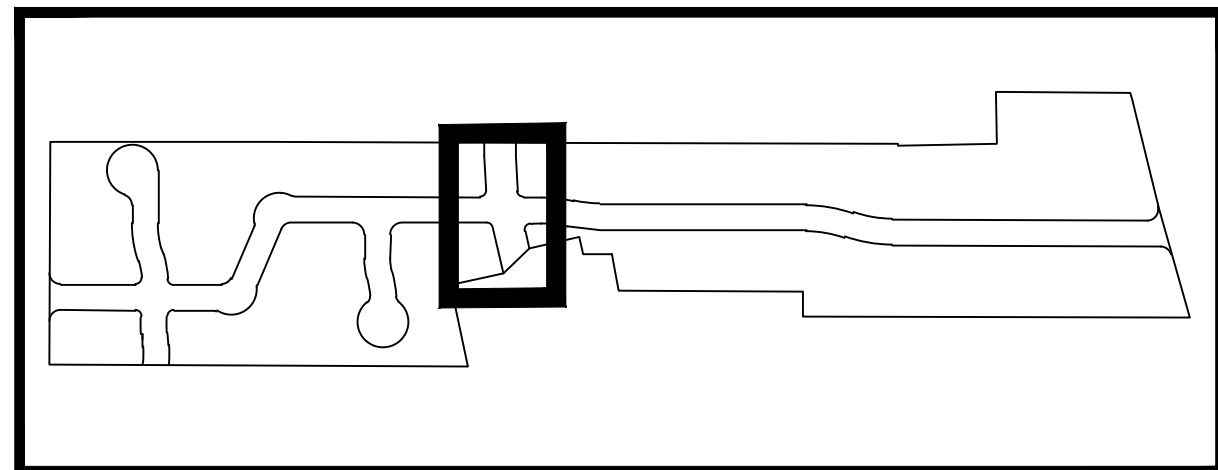
400 WEST PLAN



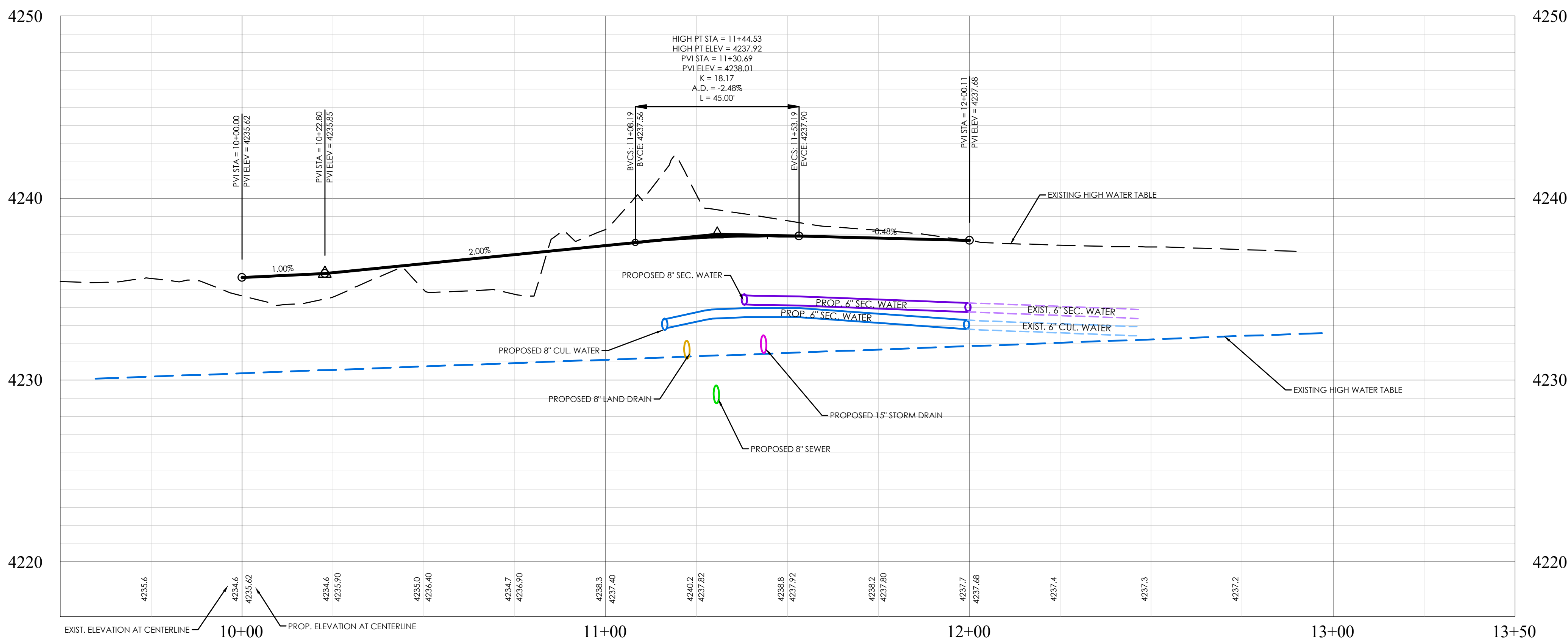
60' RESIDENTIAL ROAD

N.T.S.

400 WEST



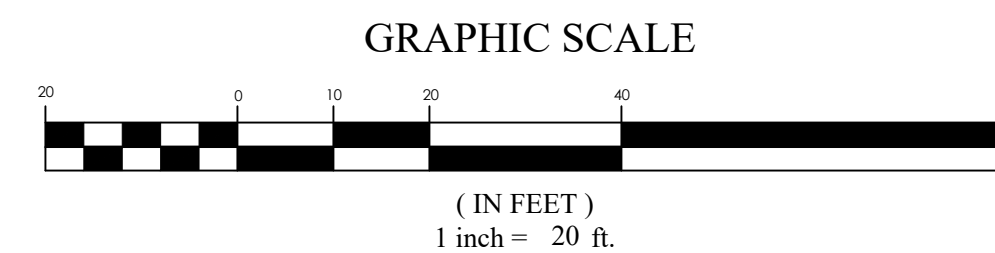
KEY MAP
N.T.S.



400 WEST PROFILE

LEGEND

BOUNDARY	BOUNDARY
ROW	ROW
CENTERLINE	CENTERLINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
15" STORM DRAIN	15" STORM DRAIN
8" SANITARY SEWER	8" SANITARY SEWER
8" CULINARY WATER	8" CULINARY WATER
8" SECONDARY WATER	8" SECONDARY WATER
CONTOUR MAJOR	CONTOUR MAJOR
CONTOUR MINOR	CONTOUR MINOR
EXIST. STORM DRAIN	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	EXIST. CULINARY WATER
EXIST. FENCE	EXIST. FENCE
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
CULINARY VALVE, TEE & BEND	CULINARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT



SUMMERHILL LANE SUBDIVISION
Centerville, UT
400 WEST P&P

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

400 WEST P&P

Scale: 1"=20'
Date: 4/7/2021
Drawn: RSH
Job #: 19-0378

Sheet:
PP09

FOR
REVIEW
ONLY

AMERICAN LAND TITLE ASSOCIATION Commitment for Title Insurance

Issued by North American Title Insurance Company

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, North American Title Insurance Company, a Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

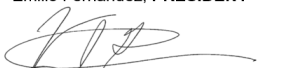
If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

NORTH AMERICAN TITLE INSURANCE COMPANY

BY


Emilio Fernandez, **PRESIDENT**

ATTEST


Valerie Jahn-Grandin, **SECRETARY**



This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements;
- (f) Schedule B, Part II - Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

SCHEDULE A
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Transaction Identification Data for reference only:

Issuing Agent: North American Title, LLC
Issuing Office: 290 South Main Street, Bountiful, UT 84010
ALTA Universal ID:
Loan ID No.:
Commitment No.: 40902-21-14049
Issuing Office File No.: 40902-21-14049
Property Address: Centerville, UT 84014
Revision No.: 4th Amendment

1. Commitment Date: March 12, 2021 at 08:00 AM

2. Policy to be issued:

A. Loan Policy (ALTA Extended Loan Policy (6/17/06))
Proposed Insured: , **its successors and/or assigns as their** **\$0.00**
respective interests may appear. Premium: **\$0.00**

Endorsements to be issued:

Loan Policy - ALTA Endorsement 8.1 (Environmental Protection Lien) **\$25.00**
Loan Policy - 100-06 (Restrictions, Encroachments & Minerals) **\$25.00**
Loan Policy - 116 (Designation Of Improvements, Address) **\$10.00**

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land at the date of this Commitment vested in:
Summerhill Lane LLC

5. The estate herein described upon issuance of the Policy shall be held as follows:
Summerhill Lane LLC

6. The Land is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions. and a counter-signature by the Company or its issuing agent that may be in electronic form.

NORTH AMERICAN TITLE, LLC, as
issuing agent for

NORTH AMERICAN TITLE INSURANCE COMPANY

By: 
Authorized Officer or Agent

SCHEDULE B-I
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Issuing Office File No.: 40902-21-14049 Revision No.: 4th Amendment
Commitment No.: 40902-21-14049

Requirements

All of the following Requirements must be met:

1. Pay the full consideration to, or for the account of, the grantors or mortgagors.
2. Pay all taxes, charges and assessments levied and assessed against the subject premises, which are due and payable.
3. Satisfactory documentation evidencing that improvements and/or repairs or alterations thereto are completed, that contractor, sub-contractor, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien for labor or material.
4. Pay all premiums, fees and charges for this report, and any policy issued hereunder.
5. Provide the Company, in writing, with instructions as to the full nature of the transaction, including but not limited to: Names of any party not referred to in this Commitment who will receive an interest in the Land, or who will be named as a proposed insured (Owner and/or Lender) and amounts (Owners and/or Lenders) of policies to be issued. Additional requirements or exceptions may then be made.
6. Furnish the Company with a copy of the Articles of Organization of Summerhill Lane LLC, bearing the filing stamp of the appropriate state office from the state of the organization. Also, furnish a copy of the executed Operating Agreement and any amendments thereto, or equivalent which contains the identity of all members of said organization.
7. Furnish the Company with a copy of the Articles of Organization of SDC Investments LLC, bearing the filing stamp of the appropriate state office from the state of the organization. Also, furnish a copy of the executed Operating Agreement and any amendments thereto, or equivalent which contains the identity of all members of said organization.
8. Furnish the Company with a copy of the Articles of Incorporation of Symphony Development Corp. and a Resolution executed by the Board of Directors authorizing this transaction.
9. Prior to funding and/or recording of the executed documents for this transaction, an inspection of the subject property is required for the purpose of determining the construction status of the project. Further requirements or exceptions may then be made.

It will be necessary to have an Indemnity Agreement by the owner/builder, contractor, sub-contractor, labor and materialmen turned in to the Company before closing, recordation or a policy of title can be issued under this commitment.
10. Issuance of Endorsement Forms 100 and 116 contemplate the existence of existing improvements located upon the subject property. Without such improvements being in existence at the date of the policy, no commitment can be made for the said endorsements until said improvements are completed.

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Schedule B-I – Requirements - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1002

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SCHEDULE B-I

(Continued)

11. Certificate of Completion for the improvement to be located on the subject property delivery to the Company at which time the 116 Endorsement will be issued.
12. Deed of Trust or other approved security instrument, executed by the appropriate parties.

SCHEDULE B-II
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Issuing Office File No.: 40902-21-14049 Revision No.: 4th Amendment
Commitment No.: 40902-21-14049

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency, which may result in taxes or assessments, or notices of proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

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Schedule B-II – Exceptions - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006.

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SCHEDULE B-II

(Continued)

9. Taxes for the year 2021 are now a lien, but not yet due.
- 2020 taxes paid \$2,584.57 under Tax ID No. 07-072-0034
- 2020 taxes paid \$3,867.75 under Tax ID No. 07-072-0132
- 2020 taxes paid \$5,372.97 under Tax ID No. 07-072-0160
- 2020 taxes paid \$1,268.27 under Tax ID No. 07-072-0161
- 2020 taxes paid \$14,535.57 under Tax ID No. 07-072-0175
- 2020 taxes paid, with other property, in the amount of \$4,294.58 under Parent Tax ID No. 07-072-0165 for current Tax ID No. 07-072-0188
- 2020 taxes paid, with other property, in the amount of \$2,486.55 under Parent Tax ID No. 07-072-0005 for current Tax ID No. 07-072-0189
10. Said property is located within the boundaries of Weber Basin Water Conservancy District, Mosquito Abatement District, South Davis Sewer Improvement District and Centerville City, and is subject to the charges and assessments levied thereunder.
11. Resolution No. 2004-212 establishing and organizing the South Davis Recreation Special Service District, and prescribing and setting forth other details and matters in connection therewith, recorded September 14, 2004, as Entry No. 2017602, in Book 3623, Page 1144, records of Davis County, Utah.
12. The terms and conditions of that certain Certificate of Creation, creating and establishing the South Davis Metro Fire Service Area, and any future charges and assessments that may be levied thereunder, recorded December 23, 2015, as Entry No. 2911949, in Book 6419, Page 53, of Official Records.
13. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.
14. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
15. Right-of-Ways set forth in Order Approving Final Account and Decree of Distribution and the terms, conditions and limitations contained therein:
Recorded: September 14, 1964
Entry No.: 272615
Book/Page: 300/648
- (-0175)

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Schedule B-II – Exceptions - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1002

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SCHEDULE B-II

(Continued)

16. Right-of-Ways as set forth in Warranty Deed and the terms, conditions and limitations contained therein:
Recorded: August 20, 1971
Entry No.: 355089
Book/Page: 465/600

(-0175)
17. Easements and Right-of-Ways disclosed in Special Warranty Deed and the terms, conditions and limitations contained therein:
Recorded: September 20, 1972
Entry No.: 370300
Book/Page: 499/477

(-0175)
18. Underground Water Well disclosed by Certificate of Beneficial Use and the terms, conditions and limitations contained therein:
Recorded: February 22, 1995
Entry No.: 1166448
Book/Page: 1849/885

(-0034)
19. PUBLIC SIDEWALK AND SLOPE EASEMENT:
Grantee: Centerville City, a municipal corporation of the State of Utah
Recorded: July 30, 2015
Entry No.: 2883786
Book/Page: 6319/1048

(-0175)
20. The Right, Title and Interest of Summerhill Lane LLC as disclosed by Special Warranty Deed, dated March 30, 2020, and recorded April 2, 2020, as Entry No. 3239163, in Book 7483, at Page 320, of Official Records.

(-0161)

Note: at the time of execution and recording, the "Grantor" had NO interest in the property.

21. Any and all unrecorded rights or claims in the subject property of which notice is given by virtue of that certain Survey of Summerhill Lane prepared by Focus Engineering and Surveying, LLC, having been certified under the date of January 1, 2021, by Focus Engineering and Surveying, LLC, a Registered Land Surveyor.
22. Mechanics or materialmen's liens, if any, which do not appear of record.
23. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder.

Be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligations, please contact the Title Department for further review prior to close.

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Schedule B-II – Exceptions - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1002

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SCHEDULE B-II

(Continued)

NOTE: Judgments were checked as to Summerhill Lane LLC and no unsatisfied judgments were found.

Note: The records of the State of Utah report that the following named persons are Officers of Summerhill Lane LLC as shown from the latest annual reports filed therewith.

Registered Agent: Robert C Miller

NOTE: Judgments were checked as to SDC Investments, LLC and no unsatisfied judgments were found.

Note: The records of the State of Utah report that the following named persons are Officers of SDC Investments, LLC as shown from the latest annual reports filed therewith.

Registered Agent: Robert C Miller

NOTE: Judgments were checked as to Symphony Development, Corporation and no unsatisfied judgments were found.

Note: The records of the State of Utah report that the following named persons are Officers of Symphony Development, Corporation as shown from the latest annual reports filed therewith.

Registered Agent: Robert C Miller

Please direct any escrow questions to your Escrow Officer: Kaye Cazier at 801-296-2880 @ 290 South Main Street, Bountiful, UT 84010

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Schedule B-II – Exceptions - ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1002

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EXHIBIT "A"

Legal Description

Issuing Office File No.: 40902-21-14049 Revision No.: 4th Amendment
Commitment No.: 40902-21-14049

Record Legals

The following described tract of land in Davis County, State of Utah:

(07-072-0034)

Commencing at a point 32 rods South and 47 rods and 15 feet West and 24 rods and 14 feet South from the Northeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian; and running thence North 24 rods and 14 feet; thence West 28 rods and 10 feet, more or less, to the East line of the Bamberger right-of-way as it then existed; thence South 12°42' East along the East line of said right-of-way to a point due West of the point of beginning; thence East to the point of beginning.

TOGETHER WITH a perpetual right of way as created in Decree of Distribution recorded September 14, 1964, as Entry No. 272615, in Book 300, Page 648 of Official Records, for general purposes over and through a certain 2 rod lane running West from Davis County Highway No. 1, to and bounding tract of land on the North

LESS AND EXCEPTING THEREFROM: Beginning at a fence corner which point is South 1°04'10" East 947.13 feet along the Quarter Section line and West 794.65 feet from the Northeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, in the City of Centerville; and running thence North 0°58'53" East 218.28 feet along a fence line; thence North 89°43'56" West 425.84 feet to the Easterly line of the former Bamberger Railroad right-of-way; thence South 12°47'54" East 224.06 feet along the Easterly line of said right-of-way to the North line of the property of the board of Education of the Davis County School District, as conveyed in Warranty Deed recorded as Entry No. 674405, in Book 993, Page 798 of Official Records; thence South 89°43' East 372.47 feet along said property to the point of beginning.

(07-072-0132)

Beginning at a fence corner which point is South 1°4'10" East along the Quarter Section line 536.21 feet and due West 1822.96 feet from the center of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running thence along a fence South 89°45'5" East 267.62 feet, thence South 0°29'31" West 407.32 feet to a point on a fence line, thence North 89°34'55" West 267.22 feet along a fence line to a fence corner, thence North 0°29'31" East 406.53 feet along a fence line to the point of beginning.

TOGETHER WITH a right of way over a lane extending along the North line of said boundary and the North line extended Easterly to a State Road.

Together with and Less and Excepting all portions conveyed in Boundary Agreement, Recorded May 17, 1996 as Entry No. 1249526 in Book 2002 at Page 1129.

(07-072-0160)

Beginning at a point which is South 0°04'10" East along the 1/4 Section Line 536.21 feet and due West 1822.96 feet and South 89°45'05" East 267.62 feet from the center of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian; and running thence South 89°44'20" East along a fence line 243.37 feet; thence South 12°31'23"

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Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)
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Exhibit "A"



SCHEDULE B-II

(Continued)

East 174.18 feet along a fence line to the Northerly line of Lexington Park Phase 4; thence along said subdivision 4 courses as follows: South 77°30'00" West 41.68 feet, South 45°50'32" West 70.49 feet; South 77°30'00" West 105.00 feet and South 12°30'00" East 161.92 feet; thence North 89°43'11" West 125.94 feet along a fence line; thence North 00°29'31" East 407.32 feet to the point of beginning.

(07-072-0161)

Beginning at a point which is South 89°24'30" West 1085.23 feet along the Section Line & North 930.45 feet and North 12°42' West 1033.41 feet along the Westerly line of the former Bamberger Railroad Right-of-Way from the South 1/4 corner of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian; and running thence North 12°42' West 174.18 feet, more or less, along said right-of-way to the South side of a 2 rod right-of-way; thence East 68.2 feet to the Easterly line of said former Bamberger Railroad Right-of-Way; thence South 12°42' East 46 feet, more or less, to a point which is South 12°42' East 957.0 feet along said Easterly line from its point of intersection with the South line of Lund Lane; thence South 12°42' East 131.69 feet along said Easterly line to the Northerly line of Lexington Park Phase 4; thence South 77°30'00" West 58.32 feet to the point of beginning.

(07-072-0175)

Beginning at a point South 519.5 feet and 122.4 feet west from Northeast corner Southwest 1/4 of Section 31, Township 3 North, Range 1 East; Salt Lake Meridian; thence South 14°41' East 321.64 feet along West line of State Highway to Northeast corner of property conveyed in 587-769; thence South 89°05'50" West 747.97 feet; thence North 1°35' East 309.6 feet; thence North 89°52' West 776.58 feet to Boundary Line Agreement 2002-1129, thence along said line North 89°45'05" West 267.62 feet and South 0°29'31" West 406.53 feet; thence North 89°38" West 425.02 feet to East line of a Frontage Road as conveyed by 401-679; thence North 0°18' East 432 feet, more or less, along said East line; thence South 89°47' East 1642.5 feet; thence North 157 feet, thence East 152.5 feet, thence South 66 feet, thence East 37.3 feet; thence South 111 feet; thence East 296 feet to the point of beginning.

LESS AND EXCEPTING:

A Parcel of land in the Southwest quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah more particularly described as follows:

Beginning at a point on the South line of that certain property described in Entry 1347577 Book 2176, in Pages 916 and 917, said point also being the Northwest corner of that certain property as described in Entry No. 1528608, Book 2525, Page 724, as rotate to and parallel with the East/West quarter Section line bearing South 89°13'20" East (basis of bearing) between found Davis County Monuments at the center quarter and West quarter corners of said Section 31, said point also being South 1°04'10" East 408.50 feet and South 89°13'20" West 408.38 feet from said Davis County Monument at the center of said Section 31; thence South 0°46'40" East (Deed=South) 91.04 feet along the West line of property described in said Entry No. 1528608, Book 2525, Page 724; thence South 89°13'20" West 192.08 feet; thence North 91.05 feet; thence South 89°13'20" West 3.13 feet; thence along the Southerly Boundary Line as described in said Entry 1347577, Book 2176, in Pages 916 and 917, the following four courses, North 66.00 feet, North 89°13'20" East 156.8 feet, South 66.00 feet and North 89°13'20" East 37.18 feet to the point of beginning.

also less and excepting:

Beginning at the Southeast corner of that Parcel conveyed as Entry No. 2321400, said point being South 9°46'45" East 373.91 feet from the Centerville Monument shown in front of Lot 401, Cutler Subdivision, Phase 4, said point

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SCHEDULE B-II

(Continued)

also being South 89°13'20" West 21.25 feet and South 0°46'40" East 91.40 feet from the Southeast corner of said Lot 401, Cutler Subdivision, Phase 4, located in the Southwest quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah and running thence South 0°46'40" East 9.50 feet; thence South 89°13'20" West 192.21 feet; thence North 0°00'00" East 9.50 feet to the South line of the before mentioned Parcel; thence North 89°13'20" East 37.18 feet to the point of beginning.

Together with and Less and Excepting all portions conveyed in Boundary Agreement, Recorded May 17, 1996 as Entry No. 1249526 in Book 2002 at Page 1129.

(07-072-0188)

A portion of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base & Meridian, being a part of Davis County Tax Parcel ID Number 07-072-0165, located in Centerville City, Davis County, State of Utah, being more particularly described as follows:

Beginning at a Northeasterly corner that Real Property identified as Davis County Tax Parcel ID Number 07-072-0165, the boundary of which was determined by Survey No. 5493 on the file in the Office of the Davis County Surveyor, said Northeast corner located S01°03'04"E along the Section line 714.89 feet and S88°56'56"W 786.82 feet from the Center 1/4 Corner of Section 31, T3N, R1 E, SLB&M; running thence along said as-boundary S01°02'54"W 70.00 feet; thence N89°42'24"W 358.00 feet to the Westerly line of said as-surveyed boundary; thence along said as-surveyed boundary the following two (2) courses: (1) N09°48'11"W 71.09 feet; thence (2) S89°42'24"E 371.39 feet to the point of beginning.

(07-072-0189)

Beginning on the West line of a Highway at a point 408.5 feet South and 159.0 feet, more or less, West of the Northeast corner of the Southwest quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian; and running thence West 259.5 feet; thence South 111.0 feet; thence East 286.5 feet, more or less, to the West line of said Highway; thence Northwesterly along said Highway to the point of beginning.

Less and Excepting

Beginning at a point located N89°37'40"W 33.86 feet along the monument line of 2150 North Street to the Westerly right-of-way line of Main Street (SR-106) and S12°38'36"E 147.43 feet along said Westerly right-of-way line from an existing street monument found in the intersection of 2150 North Street & Main Street (SR-106), said monument located S01°03'04"E along the 1/4 Section line 267377 feet and N89°37'40"W 144.67 feet from the Center 1/4 Corner of Section 31, T3N, R1E, SLB&M; thence along said Westerly right-of-way line S12°38'36"E 4.86 feet to the extension of a fence line; thence along said fence line N89°36'24"W 239.38 feet to the Southwest corner of Lot 201, CUTLER SUBDIVISION PHASE II, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 1585713 in Book 2635 at Page 797; thence along said lot N89°15'22"E 238.34 feet extending to the point of beginning.

Proposed Insured Legal

Legal Description prepared for Summerhill Lane
Centerville City, Davis County, State of Utah

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SCHEDULE B-II

(Continued)

A tract of land situate in the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base & Meridian, comprised of seven (7) parcels identified by Davis County Tax ID Numbers 07-072-0034, 07-072- 0132, 07-072-0160, 07-072-0161, 07-072-0175, 07-072-0188 & 07-072-0189, located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of Main Street (SR-106) as established by UDOT Project No. S-0116(1), located S01°03'04"E 412.51 feet along the Section line and S88°56'56"W 147.88 feet from the Center 1/4 Corner of Section 31, T3N, R1E, SLB&M (Basis of Bearing: N0°15'20"E along the 1/4 Section line between the Center 1/4 Corner and the North 1/4 Corner of Section 31, T3N, R1E, SLB&M); thence Southerly along said right-of-way line the following two (2) courses: (1) S12°38'06"E 12.55 feet; thence (2) along the arc of a non-tangent curve to the left having a radius of 5,762.65 feet (radius bears: N77°21'22"E) a distance of 437.49 feet through a central angle of 04°20'59" Chord: S14°49'07"E 437.39 feet; thence to and along the Northerly line of that Real Property described by Special Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 2345813 in Book 4481 at Page 952, N89°45'38"W 750.06 feet to the Easterly line of that Real Property identified by Davis County Tax ID No. 07-072-0165, the boundary of which was determined by Survey No. 5493 on file in the Office of the Davis County Surveyor; thence along said boundary N01°02'54"E 47.91 feet; thence N89°42'24"W 358.00 feet to the Westerly line of said as-surveyed boundary; thence along said as-surveyed boundary the following two (2) courses: (1) N09°48'11"W 71.09 feet; thence (2) N89°42'24"W 55.68 feet to and along a Northeasterly line of LEXINGTON PARK SUBDIVISION PHASE 4, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 1649844 in Book 2776 at Page 547; thence along said plat the following five (5) courses: (1) N 12°28'19"W 34.03 feet; thence (2) S77°31'41"W 100.00 feet; thence (3) S45°52'13"W 70.49 feet; thence (4) S77°31'41"W 105.00 feet; thence (5) S12°28'16"E 161.93 feet to the Northerly line of LEXINGTON PARK SUBDIVISION PHASE 3, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 1490619 in Book 2454 at Page 223; thence along said plat the following two (2) courses: (1) N89°32'27"W 392.27 feet; thence (2) N89°51'45"W 419.80 feet to the Easterly right-of-way line of a Frontage Road (800 West) as established by UDOT Project No. 1-15-7(19)315; thence along said right-of-way N00°13'11"E 432.00 feet to the South line of that Real Property identified by Davis County Tax ID No. 07-072-0028, the boundary of which was determined by Survey No. 6219 on file in the Office of the Davis County Surveyor; thence along said as-surveyed boundary S89°46'49"E 421.68 feet to a Southwesterly corner of that Real Property described by Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 1347577 in Book 2176 at Page 915; thence along said deed the following two (2) courses: (1) S89°51'23"E 497.27 feet; thence (2) N12°59'38"W 1.00 feet to a point on the Northerly line of that Real Property described by Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 1544114 in Book 2554 at Page 1169; thence along said deed S89°45'54"E 723.67 feet to a Westerly line of CUTLER SUBDIVISION PHASE 5, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 2571788 in Book 5165 at Page 1697; thence along said plat the following four (4) courses: (1) S00°01'43"W 2.88 feet; thence (2) N89°14'56"E 192.21 feet; thence (3) N00°45'01"W 100.54 feet; thence (4) N89°15'01"E 21.25 feet; thence S89°36'24"E 239.38 feet to the point of beginning.

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The Doma Family of Companies

the Doma Family of Companies

FACTS	WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?		
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and income • Transaction history and payment history • Purchase history and account balances		
How?	All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.		
Reasons we can share your personal information		Does Doma share?	Can you limit this sharing?
For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes To offer our products and services to you		Yes	No
For joint marketing with other financial companies		No	We don’t share
For our affiliates’ everyday business purposes Information about your transactions and experiences		Yes	No
For our affiliates’ everyday business purposes Information about your creditworthiness		No	We don’t share
For our affiliates to market to you		No	We don’t share
For nonaffiliates to market to you		No	We don’t share
Questions?	Call 1 (650) 419-3827		

Other important information

*California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers' personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer's personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (650) 419-3827 or email info@statestitle.com.

SCHEDULE B-II

(Continued)

Page 2

Who we are	
Who is providing this notice?	The Doma Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
How does Doma protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
How does Doma collect my personal information?	We collect your personal information, for example, when you • Apply for insurance; • Apply for financing; • Give us your contact information • Provide your mortgage information • Show your government-issued ID We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, and consumer reporting agencies.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. • Doma doesn't jointly market.

The Doma Family of Companies consists of the following entities:

Doma Holdings, Inc.

States Title, LLC

States Title Agency, Inc.

Spear Agency Acquisition Inc.

Title Agency Holdco, LLC.

States Settlement Services, Inc.

NASSA LLC

North American Title Insurance Company

North American Title Agency, Inc.

North American Title Company, Inc.

North American Title Company

North American Title Company, LLC

North American Asset Development, LLC

North American Services, LLC

North American Title, LLC

North American Title Company of Colorado

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

Referring Party: North American Title Company, North American Title Company, Inc., North American Title Company of Colorado, North American Title, LLC, North American Title Agency, Inc., or North American Title Company, LLC, as applicable ("NAT")

This is to give notice that NAT has a business relationship with North American Title Insurance Company ("NATIC"). NAT and NATIC, directly or indirectly, are wholly owned subsidiaries of States Title Holding, Inc. Because of this relationship, this referral of services may provide NAT a financial or other benefit.

Set forth below are the estimated charges or range of charges for the settlement services provided by NATIC. You are NOT required to use NATIC as a condition for closing your transaction.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Title Insurance Fees

NAT provides closing services and title insurance through numerous title insurance underwriters, one of which is NATIC. If NATIC is selected as the title insurer, the following fees apply:

10% - 40% of costs for lender's and/or owner's title insurance, as applicable, depending on the property state, and as shown on the Loan Estimate and/or Closing Disclosure provided by your lender.

Contact your local NAT representative for a more detailed title insurance quote based on your specific transaction.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that NAT is referring me/us to purchase the above-described settlement service and may receive a financial or other benefit as the result of this referral.

Customer Signature Date



February 4, 2021

Symphony Homes
111 South Frontage Road
Centerville, Utah 84014

Attention: Jared Schmidt
EMAIL: Jschmidt@symphonyhomes.com

Subject: Percolation Testing
Summerhill Lane Subdivision - Devoe Property
2150 North Main Street
Centerville, Utah
Project No. 1190813

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to conduct percolation testing for retention basins to be constructed within the Summerhill Lane Subdivision (Devoe Property) located at 2150 North Main Street in Centerville, Utah.

PREVIOUS STUDY

AGEC previously conducted a geotechnical investigation for the proposed subdivision and presented our findings and recommendations in a report dated November 15, 2019 under AGECE Project No. 1190813.

PERCOLATION TESTING

Three exploratory test pits were excavated adjacent each of the percolation test locations shown on Figure 1 on February 2, 2021. The subsurface conditions encountered generally consist of fill and/or topsoil overlying natural lean clay and sandy lean clay. Subsurface water was encountered at depths ranging from approximately 1½ to 3 feet below the adjacent ground surface at the time of excavation.

Percolation test holes were prepared in adjacent shallow excavations at the depths indicated in the table below. Water was introduced in to the test holes and allowed to soak for approximately 30 to 60 minutes.

The percolation tests were conducted by adding more water into the test holes and measuring the rate of water drop in the test holes over several consecutive time intervals.

Test Location	Test Depth	Depth to Groundwater	Soil Conditions	Percolation Rate (mins per inch)
P-1	½'	1 ½'	Clay	120
P-2	½'	3'	Clay	240
P-3	¼'	2'	Clay and Sand	16

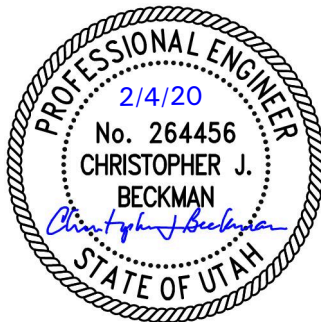
LIMITATIONS

This letter has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The test results and conclusions included within the letter are based on the results of the tests performed under the conditions described above. Variations in the subsurface conditions and percolation rates may not become evident until additional exploration or testing is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate the information provided.

If you have any questions concerning the design or if we can be of further service, please call.

Sincerely,

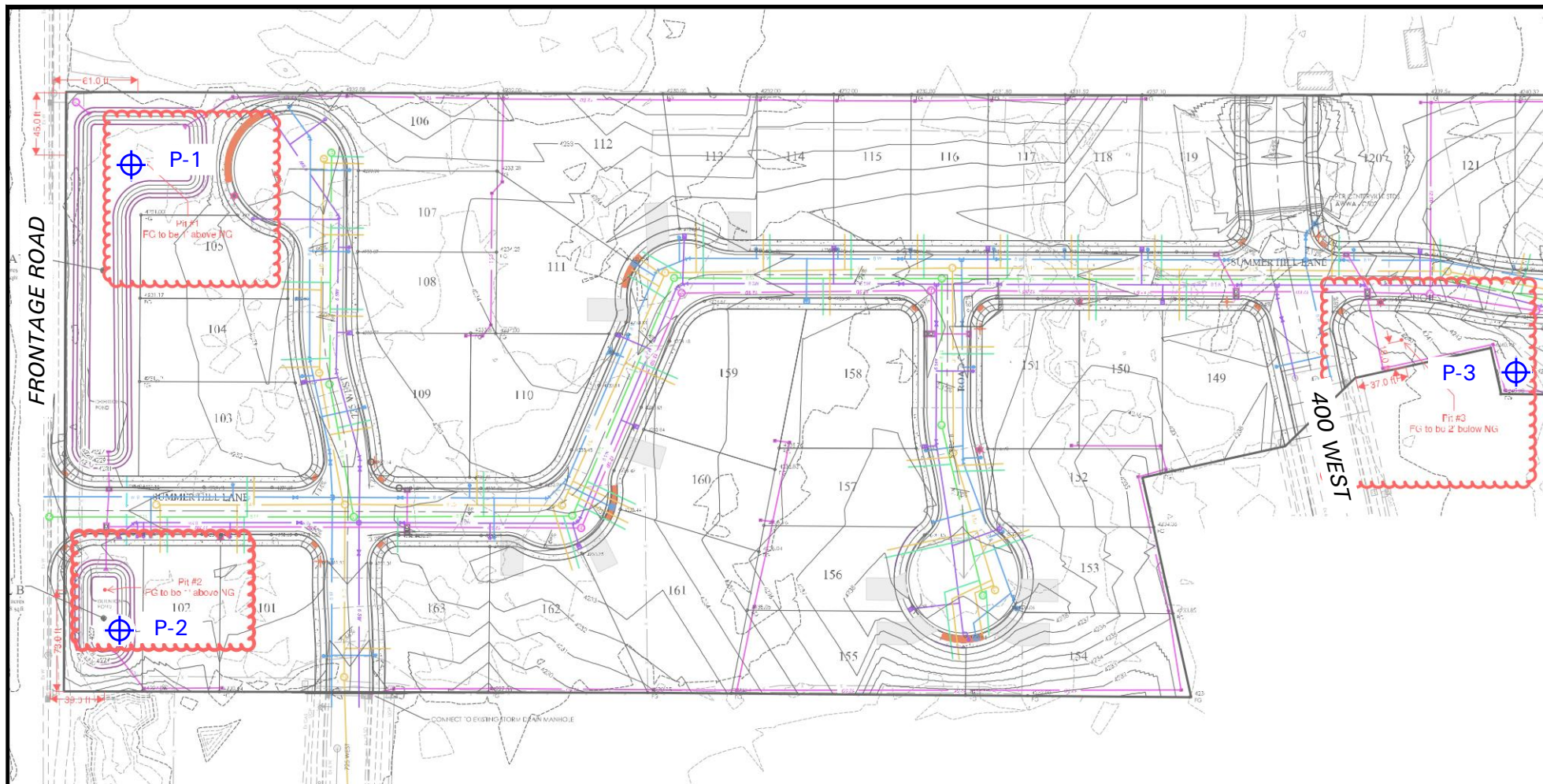
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Christopher J. Beckman, P.E.

Reviewed by DRH, P.E., P.G.
CJB/ln
Enclosure

cc: Russell Wilson, EMAIL: rwilson@symphonyhomes.com



SUMMERHILL LANE SUBDIVISION
2150 NORTH MAIN STREET
CENTERVILLE, UTAH



WEBER BASIN WATER CONSERVANCY DISTRICT

2837 East Highway 193 • Layton, Utah 84040 • Phone (801) 771-1677 • SLC (801) 359-4494 • Fax (801) 544-0103

February 9, 2021

Tage I. Flint
General Manager/CEO

Focus Engineering, LLC
Attention: Ryan Hopkins, EIT
6949 S. High Tech Drive
Midvale, UT 84047

Board of Trustees:

Dee Alan Waldron
President
Morgan County

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Davis County

John Petroff Jr.
Davis County

Paul C. Summers
Davis County

Dave Ure
Summit County

RE: Preliminary Plan Review, Summerhill Lane(S20026) - THIS IS NOT A FINAL APPROVAL - FINAL SUBMITTAL REQUIRED

Dear Mr. Hopkins:

The District has reviewed the subdivision construction drawings dated January 14, 2021 for the Summerhill Lane (63 building lots) located in Centerville. The District will provide secondary water to the referenced development provided the following updated requirements are met:

1. Water is an increasingly scarce resource, of limited supply, and subject to ever increasing demands. Consequently, the District has found it in the best interest of the public to promote water efficient landscapes. The District offers several water allocation methods promoting water-wise landscapes that may result in lower assessments and water development fees. Generally, these methods require the developer to agree to the installation of specific irrigation systems, plant materials, and restrictions on amounts of turf. Please contact the District for more information if interested in pursuing a water-wise development. The developer shall be responsible for ensuring the agreed upon landscape parameters for the development are in conformance with applicable municipal or county ordinances. The developer also shall be responsible for incorporation of the landscape requirements into any development documents such as CC&R's, such that homeowners within the development are fully aware of the requirements.
2. **UPDATED:** The property on which the Summerhill Lane is to be built has an existing secondary water allocation of 29.70 acre-feet. This allocation is comprised of pressurized and ditch water. The portion of ditch water (10.88 acre-feet) must be upgraded to pressurized irrigation water. Based on the proposed landscape area of the development, the current allocation of water on the property is 29.18 acre-feet per year for the proposed development. In order to address this 0.52 acre-feet/year over-allocation of water, you have two options. You must either (1) transfer the over-allocated water to other property that you own in an approved District secondary service area (if the District's policies regarding the transfer of water are met), or (2) cancel the over-allocated water. The reduction in the water allocation will

reduce the yearly assessments paid through property taxes every year for the water. Please contact Briant Jacobs in our office at bjacobs@weberbasin.com or 801.771.1677 to discuss how you would like to handle this over-allocation of water.

3. **UPDATED:** A petition to convert the ditch water to pressurized irrigation water is attached. It will need to be signed, notarized and returned to the District before connection to the secondary water system is allowed. Payment for the upgrade as well as the additional water fee for the first year's water assessments of **\$17,595.96** is due at the time the petition is submitted to the District. A petition for the required change in allocation is enclosed. Water assessments are periodically updated and subject to change. **Petitions must be submitted prior to a Notice to Proceed being issued.**
4. **UPDATED:** The following language shall be added to the final subdivision plat:

"For lots smaller than 0.25 acres, Weber Basin Water Conservancy District has allocated secondary water to parcels based on an anticipated Landscape Area (including the park strip) of no more than 64% of the gross parcel size and that 2/3 of the Landscape Area is planted in turf and 1/3 of the Landscape Area is planted in low water use plants. Larger total landscape areas, higher percentage turf areas, inefficient design of irrigation system, or inefficient operation of irrigation system may result in homeowner incurring additional billing charges and/or secondary water service being shut off. Please contact the District for more information at 801-771-1677"

"For lots larger than 0.25 acres, Weber Basin Water Conservancy District has allocated secondary water to parcels based on an anticipated Hardscape Area of 0.09 acres and that 2/3 of the remaining Landscape Area is planted in turf and 1/3 of the Landscape Area is planted in low water use plants. Larger total landscape areas, higher percentage turf areas, inefficient design of irrigation system, or inefficient operation of irrigation system may result in homeowner incurring additional billing charges and/or secondary water service being shut off. Please contact the District for more information at 801-771-1677"

5. An engineering review of the secondary water system pipelines and appurtenances has been conducted by the District. The construction

drawings shall incorporate the District's standards and details (see attached). In general the following shall apply and be required:

- 5.1. A secondary water utility plan that is stamped by a professional engineer shall be submitted to the District for approval. The plan shall include the District's specifications and shall be approved by the District in writing. When construction is complete, an as-built record of the subdivision drawings shall be submitted to the District. The one-year warranty period will not begin until as-built drawings are received. General: All work pertaining to installation of the secondary water system shall meet the requirements as set forth in District's Pressurized Irrigation Construction Specifications and Drawings. A copy of the specifications is attached to this review letter for reference.
- 5.2. **UPDATED:** Notes 2-6 on Pages C3 and C3.1 may only pertain to Weber Basin Water Conservancy District and not for all utilities.
- 5.3. All lines shall be a minimum of 72-inches from the top back of curb (TBC) in the asphalt and shall have a minimum burial depth of 30-inches. Burial depths are not to exceed 72-inches.
- 5.4. **UPDATED:** On sheet C3.1 secondary water meters call outs state "per City standards;" this should be changed to "per WBWCD standards."
- 5.5. Secondary water lines shall be C900 DR-14 PVC.
- 5.6. The developer shall be responsible for locating the pipe at the point of connections to the existing system. The District shall be notified at least 48 hours prior to potholing of the lines.
- 5.7. Connection to the District's secondary water distribution system will take place in three locations; to the existing 6-inch lines in 725 West and 400 West, and to the existing 12-inch line in Main street.
- 5.8. **UPDATED:** The irrigation line in 725 West is currently on the west side of the road. From Page C3, it looks like the survey may have mistaken the existing 6-inch water as the District's 6-inch irrigation line. Please verify.
- 5.9. Secondary water lines in the new east-west road shall be 8-inch diameter, whereas the water lines connecting to the 725 West and 400 West may be 6-inch diameter. Water lines in the new north-south cul-de-sac shall be 6-inch diameter.

- 5.10. Hot-tapping the District's lines is NOT allowed. The connections shall be made during the irrigation off season (October 15 – April 1).
- 5.11. All branches of the secondary water lines will require a gate valve. Valves shall be located at the curb tangent point of each intersection. This keeps our operators out of the intersection while operating valves.
- 5.12. All fittings shall be class 350 ductile iron that is protected from corrosion by a three-part wax tape system. See attached corrosion specifications for details.
- 5.13. All water valve lids shall be stamped "irrigation". All concrete collars around the secondary water valve cover and lids shall be square shaped.
- 5.14. All secondary service connections shall be constructed in accordance with the District's 1-inch Secondary Water Service Connection with Meter detail. This detail has been enclosed for reference.
- 5.15. Drains shall be 4-inch and shall be installed at all low points in the system. Gravity drains shall be installed when the storm drain is lower in elevation than the secondary water line. Pump drains shall be installed when the storm drain is higher in elevation than the secondary water line. The District's 4-inch drain and gravity drain details have been enclosed for reference.
- 5.16. Combination air-vacuum valves shall be installed at all high points in the system. The District's 2-inch combination air-vac detail has been enclosed for reference.
- 5.17. A 2-inch blow-off shall be installed at all dead-ends, including cul-de-sacs. The District's blow-off detail has been enclosed for reference.
- 5.18. Updated drawings that address the comments in this letter must be submitted to the District. If the updated plans address all issues and meet the standards and specifications of the District, including but not limited to the general standards and specifications of the District and those specifications outline in this letter, a Final Plan Approval Letter will be sent. **The pre-construction meeting shall not be scheduled prior to receiving the Final Plan Approval Letter.**

- 5.19. The District shall be present at the pre-construction meeting that shall be held prior to installation of the secondary water system.
- 5.20. At the conclusion of the pre-construction meeting, if all outstanding issues are resolved and other requirements are met, to the satisfaction of the District, the District will issue a Notice to Proceed document. **No construction on the secondary system shall begin until the Notice to Proceed is issued.**
- 5.21. Following Installation, the system shall be pressure tested to 200 psi for a minimum of two (2) hours.
6. **UPDATED:** An engineering and inspection fee of **\$29,980** (\$730.00 engineering review fee + \$450.00 inspection fee per connection) is due for the development. The District's Inspector must be present during installation and shall be scheduled at least 48 hours in advance.
7. **UPDATED:** A bonding fee of **\$32,500.00** is due for the development. The bond will be released once the following have occurred:
 - 7.1. The secondary system has been installed to meet the District's standards and specifications.
 - 7.2. As-built drawings for the system have been received.
 - 7.3. The system has passed the pressure test and has been signed off on by the District's Inspector, at which time the one-year warranty period will begin (assuming as-built drawings have already been received and accepted);
 - 7.4. The one-year warranty period has concluded and the system passes a Takeover Inspection by the District's Inspector.
8. A Subdivision Takeover Agreement, in a form acceptable to the District, will need to be signed, notarized and returned to the District before connection to our system is allowed. A Takeover Agreement for the subdivision has been enclosed.
9. Please note that prior to any secondary water being utilized on lots within this development the lot owners will need to activate a secondary service account with the District. Tags will be placed on both the user and District valves informing individuals of this requirement. The future end-user can activate their secondary service and set up an account by visiting setup.weberbasin.com and providing the required information. Upon completion of the account setup the District will complete the service connection by installing a meter and

radio. This process may take up to 10 business days after completion of the account setup by the future end-user.

10. All fees, specifications and details referenced in this review letter are subject to periodic changes by the District; therefore, should the referenced secondary connections associated with the Summerhill Lane not be completed to the District's current standards during the off season of this current calendar year, the connections will be subject to any updated fees and specifications that the District may implement.

If you have any questions, please contact Briant Jacobs of our office.

Sincerely,



Scott W. Paxman, PE
Assistant General Manager/CTO

SWP/BJ/dh

Enclosures

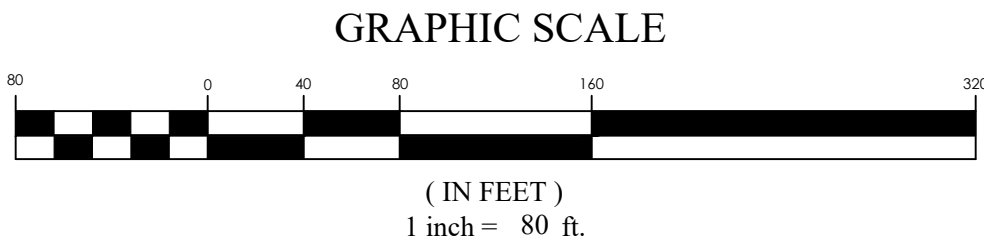


VICINITY MAP

NTS

SUMMERHILL LANE SUBDIVISION

PREPARED FOR:
SYMPHONY HOMES
LOCATED IN:
CENTERVILLE, UT



SITE MAP

GENERAL AREA TABULATION

TOTAL DEVELOPMENT AREA = 17.2 ACRES

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO CENTERVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH, D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINENWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: BRETT DUMAS

OWNER/DEVELOPER
SYMPHONY HOMES
111 S. FRONTAGE ROAD
CENTERVILLE, UTAH 84014
(801) 298-8555
CONTACT: RUSSELL WILSON



Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	SITE & UTILITY PLAN
C3.1	SITE & UTILITY PLAN
C4	SEWER PLAN
C4.1	SEWER PLAN
C5	GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
C5.3	GRADING & DRAINAGE PLAN
C5.4	GRADING & DRAINAGE PLAN
PP01	SUMMERHILL LANE P&P
PP02	SUMMERHILL LANE P&P
PP03	SUMMERHILL LANE P&P
PP04	SUMMERHILL LANE P&P
PP05	SUMMERHILL LANE P&P
PP06	SUMMERHILL LANE P&P
PP07	SUMMERHILL LANE P&P
PP08	CUL-DE-SAC ROAD C P&P
PP09	400 WEST P&P
PP10	725 WEST P&P

SUMMERHILL LANE SUBDIVISION
Centerville, UT
COVER SHEET

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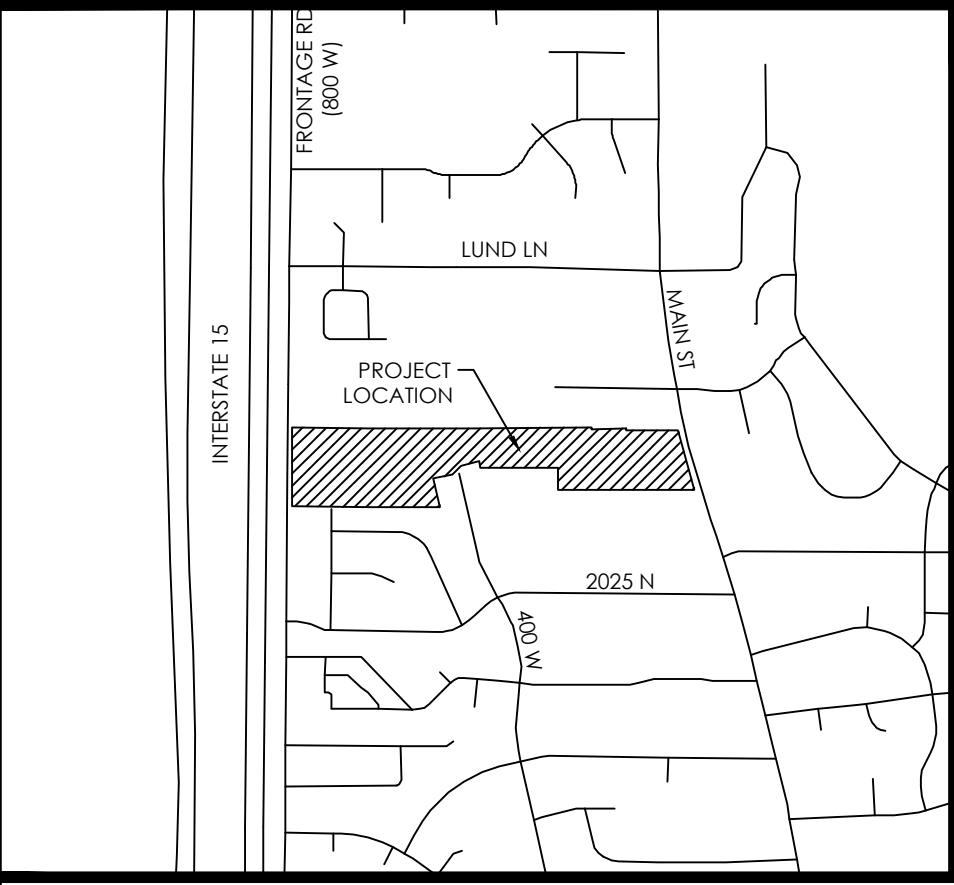
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Sheet: C1
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Job #: 19-0378

C1

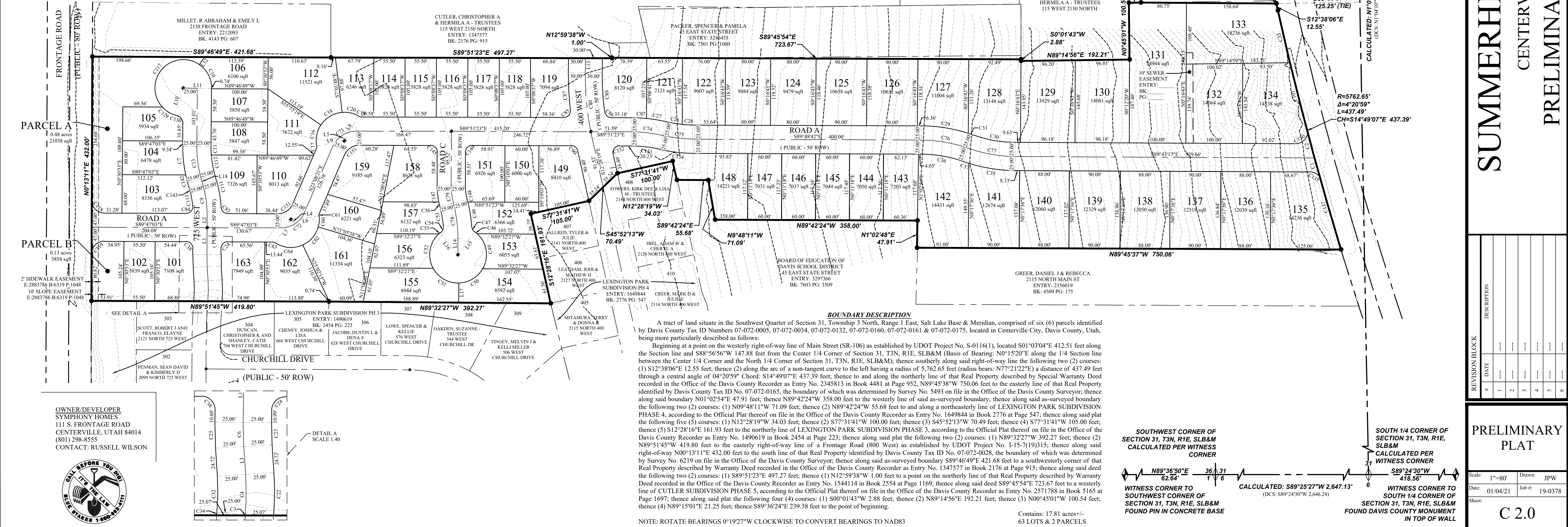
FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR
REVIEW
ONLY



NOTE:

- SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON ANA ANTICIPATED LANDSCAPE AREA (INCLUDING THE PARK STRIP) OF NO MORE THAN 64% OF THE GROSS PARCEL SIZE AND THAT 2/3 OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.
- FOR LOTS SMALLER THAN 0.25 ACRES, WEBER BASIN WATER CONSERVANCY DISTRICT HAS ALLOCATED SECONDARY WATER TO PARCELS BASED ON AN ANTICIPATED LANDSCAPE AREA (INCLUDING THE PARK STRIP) OF NO MORE THAN 64% OF THE GROSS PARCEL SIZE AND THAT 2/3 OF THE LANDSCAPE AREA IS PLANTED IN TURF AND 1/3 OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF. PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION AT 801-771-1677.
- FOR LOTS LARGER THAN 0.25 ACRES, WEBER BASIN WATER CONSERVANCY DISTRICT HAS ALLOCATED SECONDARY WATER TO PARCELS BASED ON AN ANTICIPATED HARDCAPE AREA OF 0.09 ACRES AND THAT 2/3 OF THE REMAINING LANDSCAPE AREA IS PLANTED IN TURF AND 1/3 OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF. PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION AT 801-771-1677.



CONCEPT NARRATIVE RESIDENTIAL

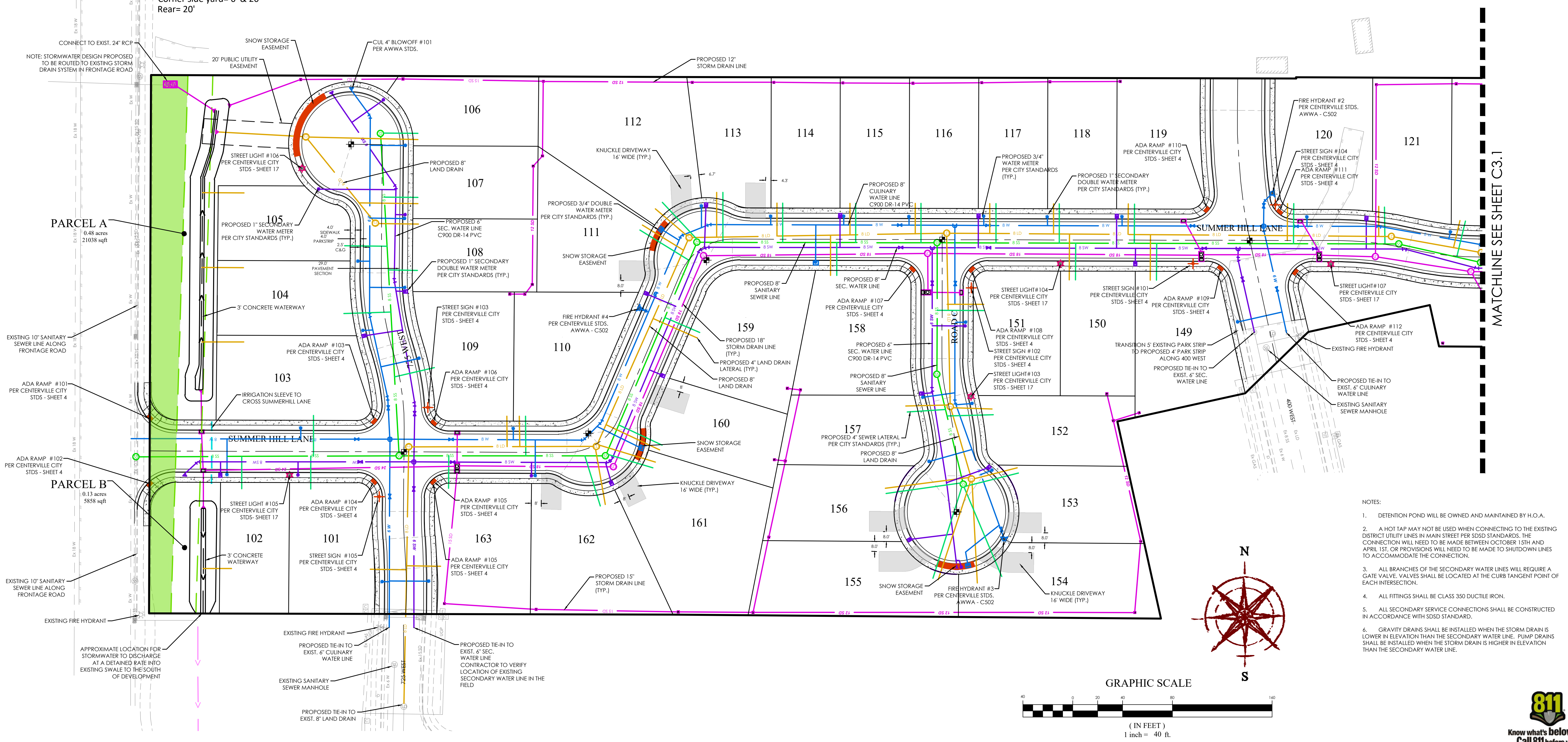
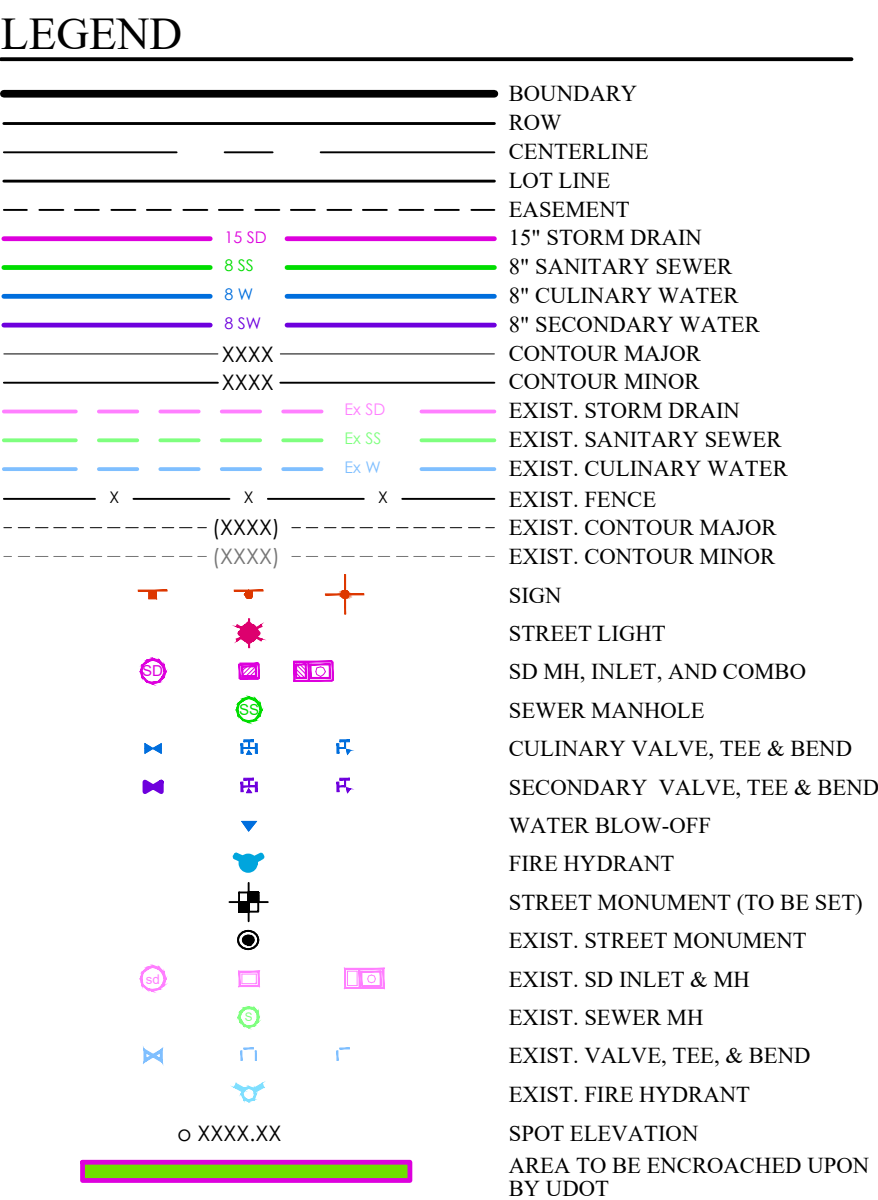
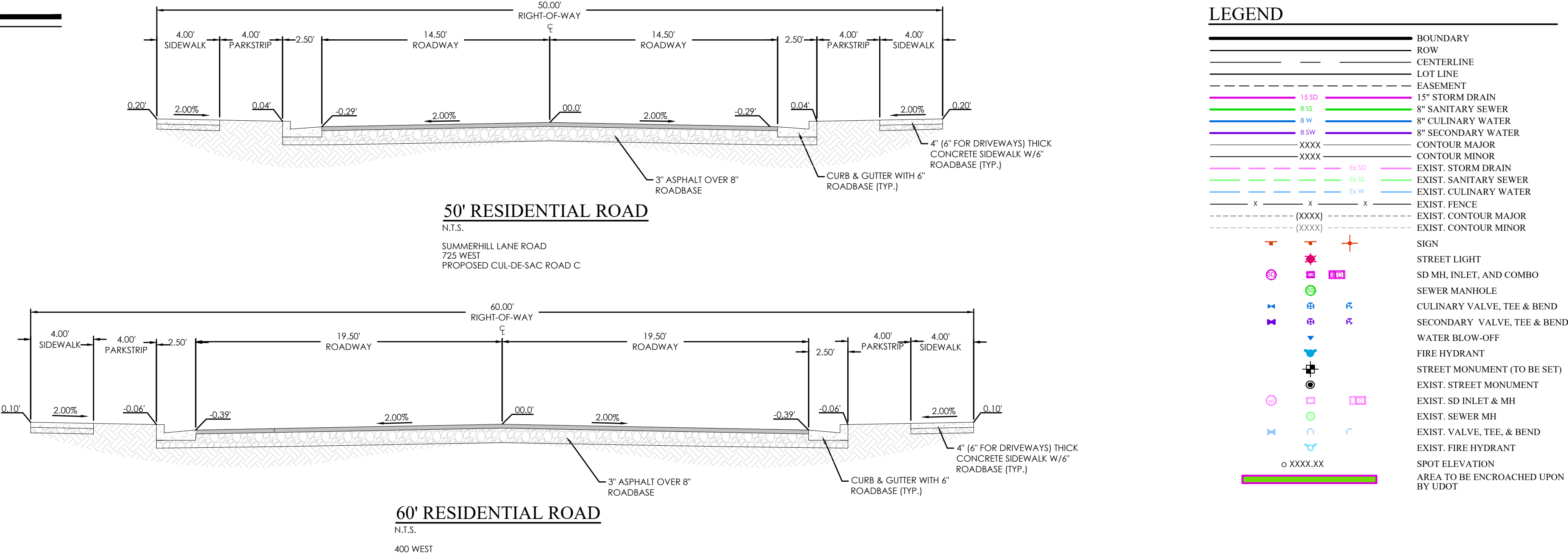
LOCATED IN:	CENTERVILLE CITY, DAVIS COUNTY
ORIGINAL PROPERTY	17.81 ACRES
TOTAL LOTS	63
TOTAL DENSITY	3.54 UNITS/ACRE
FLOOD ZONE DESIGNATION	ZONE X

LOT SETBACKS

Lots: 2, 62, 53-52, 12-18, 21-26, 43-48. Front= 20" Side= 6'; 12' Total Rear= 20'	Lots: 4-5, 7-8, 11, 60-61, 56-57, 50 Front= 20" Side= 6'; 12' Total Rear= 15'
Lots: 1, 63 Front= 20" Side= 6' & 15' Rear= 20'	Lots: 3, 9-10, 58-59, 51 Front= 20" Side= 6' & 15' Rear= 15'
Lots: 54-55, 6 Front= 20" Side= 6' & 8' Rear= 20'	Lots: 19-20, 49 Front= 20" Side= 6' & 20' Rear= 20'
	Lots: 27-42 Front= 25" Side= 6' & 8'; 14' Total Corner side yard= 6' & 20' Rear= 20'

PROPOSED ZONING

ZONE:	PDO
MINIMUM AVERAGE LOT SIZE:	5,000 SQFT
FRONTAGE:	40'
LOT WIDTH:	50'
CORNER LOT WIDTH:	60'
CUL-DE-SAC RADIUS:	50'
ROW WIDTH:	50'-60'



- NOTES:
1. DETENTION POND WILL BE OWNED AND MAINTAINED BY H.O.A.
 2. A HOT TAP MAY NOT BE USED WHEN CONNECTING TO THE EXISTING DISTRICT UTILITY LINES IN MAIN STREET PER SSDS STANDARDS. THE CONNECTION WILL NEED TO BE MADE BETWEEN OCTOBER 15TH AND APRIL 1ST, OR PROVISIONS WILL NEED TO BE MADE TO SHUTDOWN LINES TO ACCOMMODATE THE CONNECTION.
 3. ALL BRANCHES OF THE SECONDARY WATER LINES WILL REQUIRE A GATE VALVE. VALVES SHALL BE LOCATED AT THE CURB TANGENT POINT OF EACH INTERSECTION.
 4. ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON.
 5. ALL SECONDARY SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SSDS STANDARD.
 6. GRAVITY DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS LOWER IN ELEVATION THAN THE SECONDARY WATER LINE. PUMP DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS HIGHER IN ELEVATION THAN THE SECONDARY WATER LINE.

REVISION BLOCK	DATE	DESCRIPTION
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SITE & UTILITY PLAN	
Scale: 1"=40'	Drawn: RSH
Date: 04/06/2021	Job #: 19-0378
Sheet:	C3



FOR
REVIEW
ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
SEWER PLAN

REVISION BLOCK		DESCRIPTION
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SEWER PLAN

Scale: 1"=40'
Date: 04/06/2021
Sheet: C4

Drawn: RSH
Job #: 19-0378

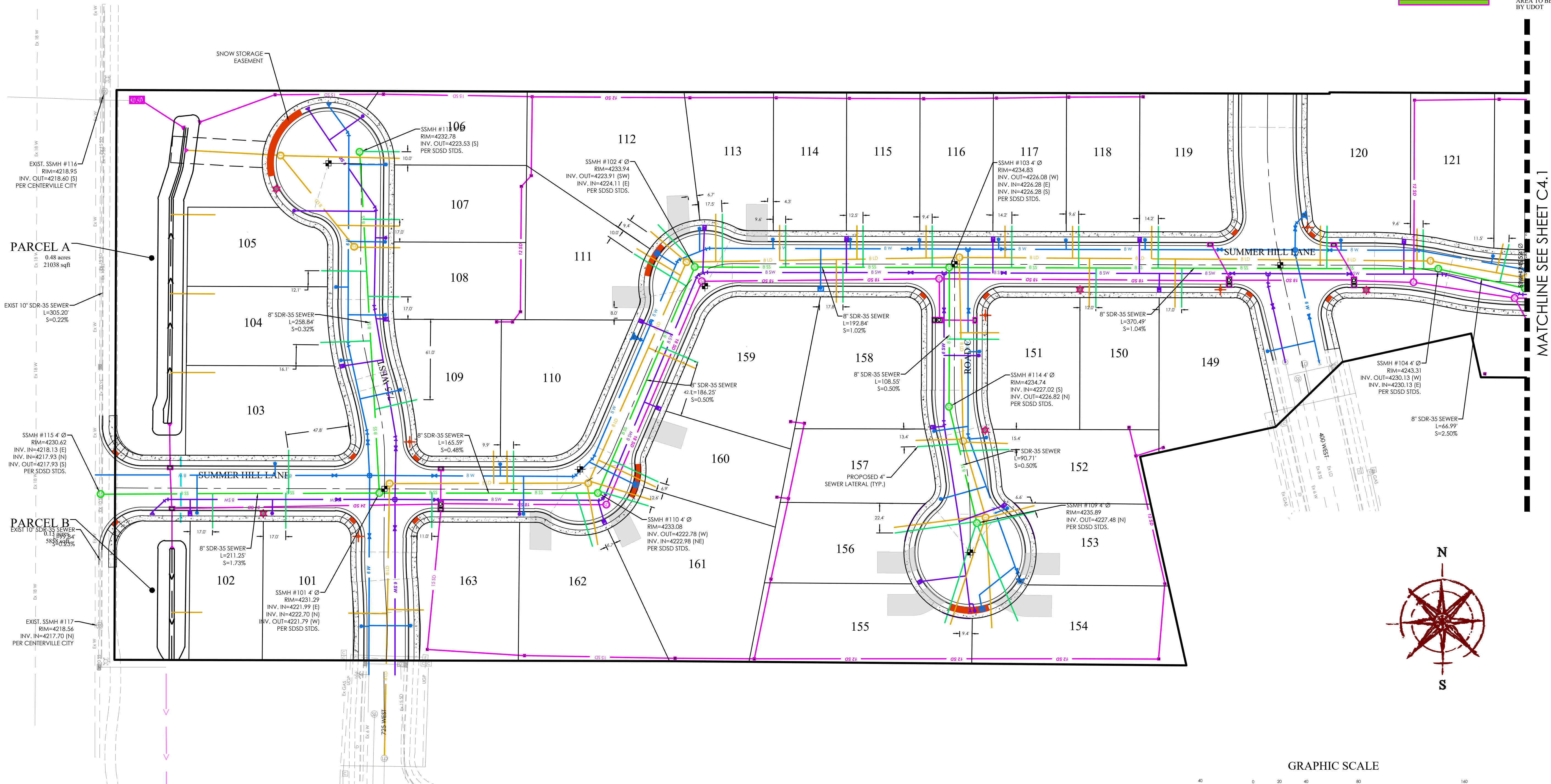
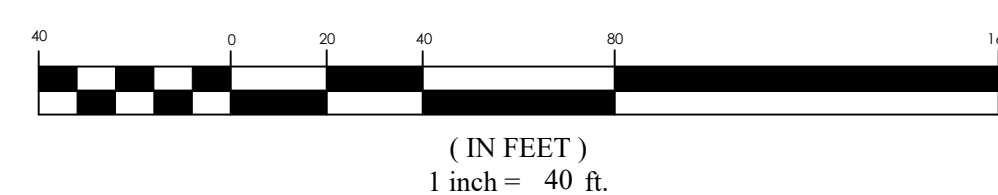
C4

LEGEND

BOUNDARY	15" SD	15" STORM DRAIN
ROW	8" S	8" SANITARY SEWER
CENTERLINE	8" W	8" CULINARY WATER
LOT LINE	8" SW	8" SECONDARY WATER
EASEMENT	XXXX	CONTOUR MAJOR
CONTOUR MAJOR	XXXX	CONTOUR MINOR
CONTOUR MINOR	XXXX	EXIST. STORM DRAIN
EXIST. STORM DRAIN	XXXX	EXIST. SANITARY SEWER
EXIST. SANITARY SEWER	XXXX	EXIST. CULINARY WATER
EXIST. CULINARY WATER	XXXX	EXIST. FENCE
EXIST. FENCE	XXXX	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MAJOR	XXXX	EXIST. CONTOUR MINOR
EXIST. CONTOUR MINOR	XXXX	SIGN
SIGN	XXXX	STREET LIGHT
STREET LIGHT	XXXX	SD MH, INLET, AND COMBO
SD MH, INLET, AND COMBO	XXXX	SEWER MANHOLE
SEWER MANHOLE	XXXX	CULINARY VALVE, TEE & BEND
CULINARY VALVE, TEE & BEND	XXXX	SECONDARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	XXXX	WATER BLOW-OFF
WATER BLOW-OFF	XXXX	FIRE HYDRANT
FIRE HYDRANT	XXXX	STREET MONUMENT (TO BE SET)
STREET MONUMENT (TO BE SET)	XXXX	EXIST. STREET MONUMENT
EXIST. STREET MONUMENT	XXXX	EXIST. SD INLET & MH
EXIST. SD INLET & MH	XXXX	EXIST. SEWER MH
EXIST. SEWER MH	XXXX	EXIST. VALVE, TEE, & BEND
EXIST. VALVE, TEE, & BEND	XXXX	EXIST. FIRE HYDRANT
EXIST. FIRE HYDRANT	XXXX	SPOT ELEVATION
SPOT ELEVATION	XXXX	AREA TO BE ENCROACHED UPON
AREA TO BE ENCROACHED UPON	XXXX	BY UDOT

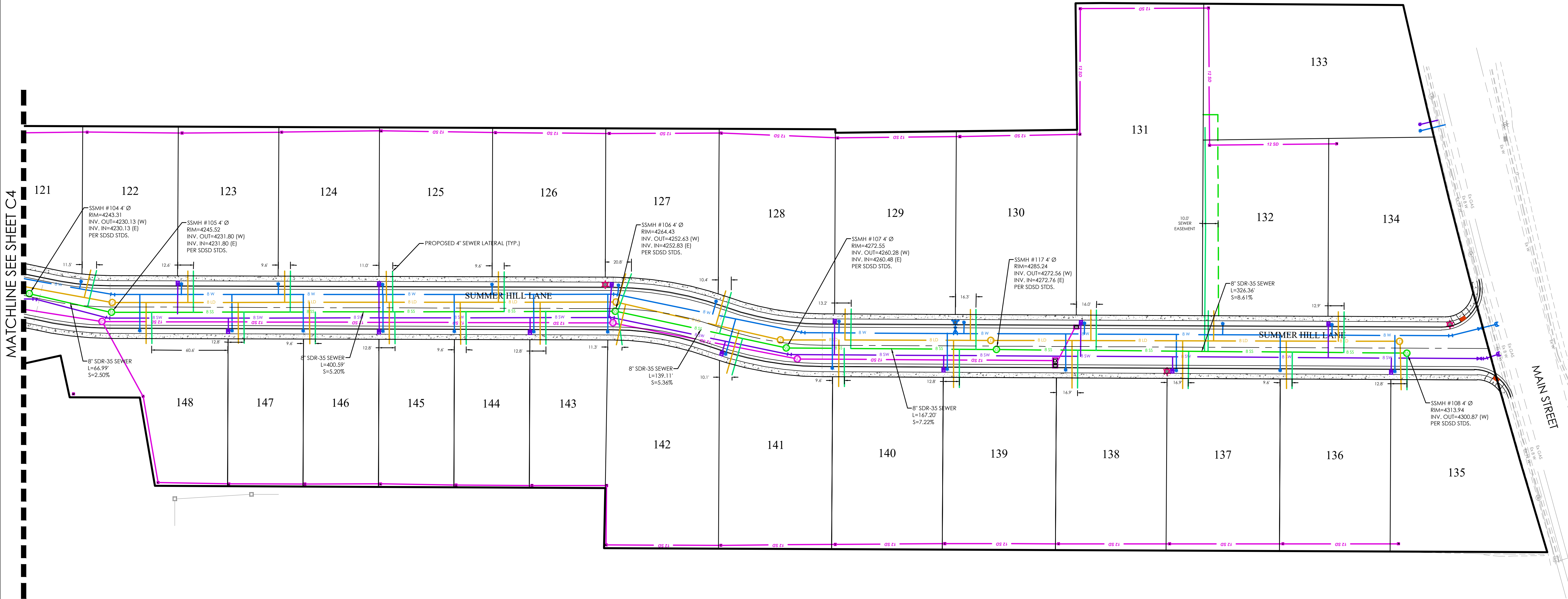
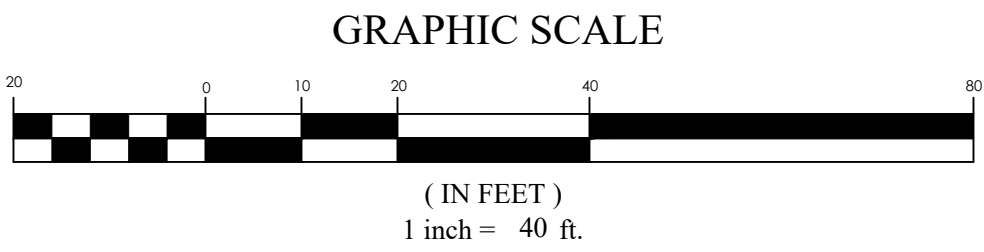


GRAPHIC SCALE



LEGEND

BOUNDARY	15" STORM DRAIN
ROW	8" SANITARY SEWER
CENTERLINE	8" CULINARY WATER
LOT LINE	8" SECONDARY WATER
EASEMENT	CONTOUR MAJOR
CONTOUR MAJOR	CONTOUR MINOR
CONTOUR MINOR	EXIST. STORM DRAIN
EXIST. STORM DRAIN	EXIST. SANITARY SEWER
EXIST. SANITARY SEWER	EXIST. CULINARY WATER
EXIST. CULINARY WATER	EXIST. FENCE
EXIST. FENCE	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MINOR
EXIST. CONTOUR MINOR	SIGN
SIGN	STREET LIGHT
STREET LIGHT	SD MH, INLET, AND COMBO
SD MH, INLET, AND COMBO	SEWER MANHOLE
SEWER MANHOLE	CULINARY VALVE, TEE & BEND
CULINARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	WATER BLOW-OFF
WATER BLOW-OFF	FIRE HYDRANT
FIRE HYDRANT	STREET MONUMENT (TO BE SET)
STREET MONUMENT (TO BE SET)	EXIST. STREET MONUMENT
EXIST. STREET MONUMENT	EXIST. SD INLET & MH
EXIST. SD INLET & MH	EXIST. SEWER MH
EXIST. SEWER MH	EXIST. VALVE, TEE, & BEND
EXIST. VALVE, TEE, & BEND	EXIST. FIRE HYDRANT
EXIST. FIRE HYDRANT	SPOT ELEVATION
SPOT ELEVATION	AREA TO BE ENCROACHED UPON BY UDOT



SUMMERHILL LANE SUBDIVISION
Centerville, UT
SEWER PLAN

REVISION BLOCK		DESCRIPTION
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SEWER PLAN

Scale: 1"=40'
Date: 04/06/2021
Sheet:

Drawn: RSH
Job #: 19-0378

C4.1

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ONLY

FOR
REVIEW
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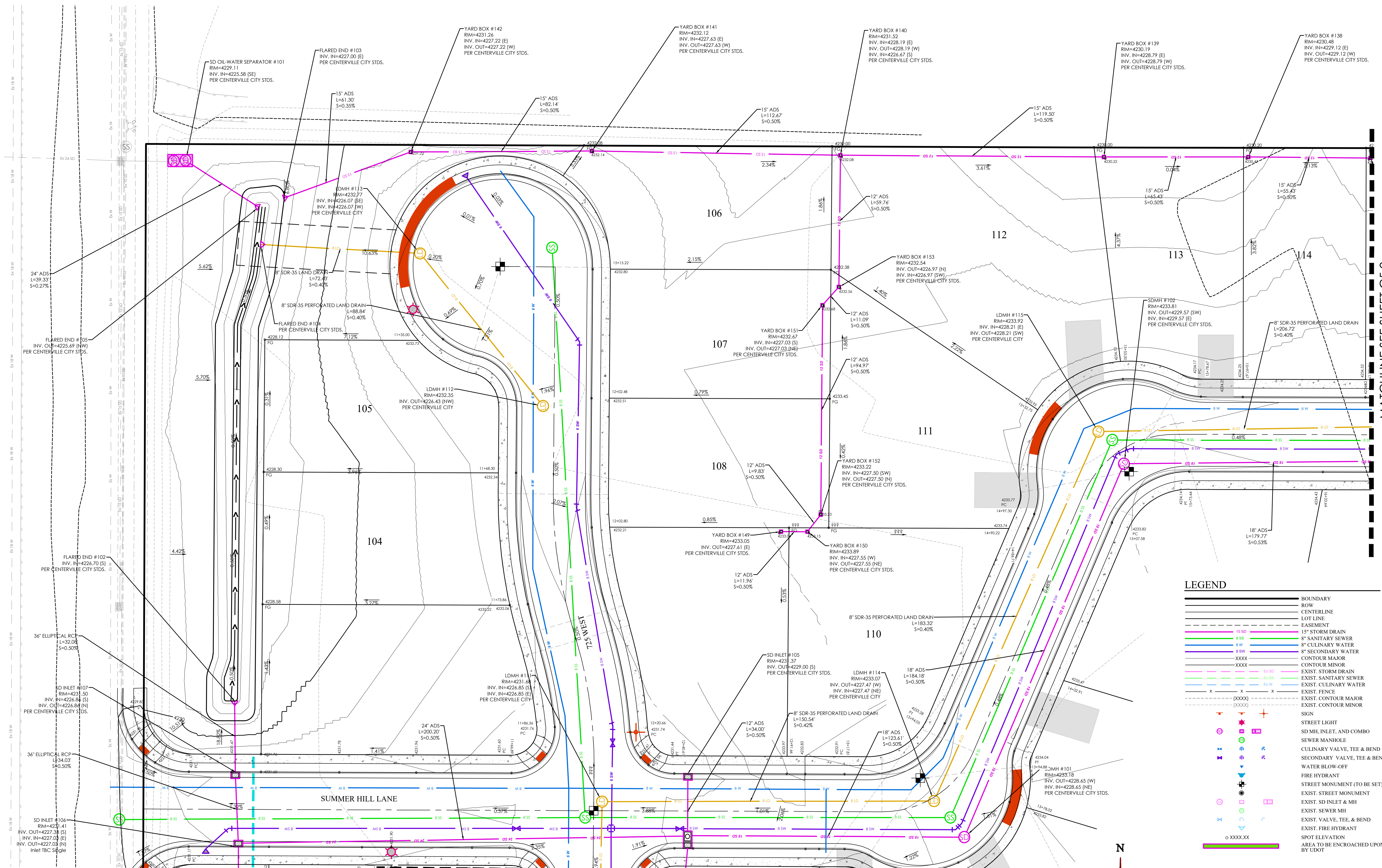
SUMMERHILL LANE SUBDIVISION
Centerville, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
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GRADING & DRAINAGE PLAN

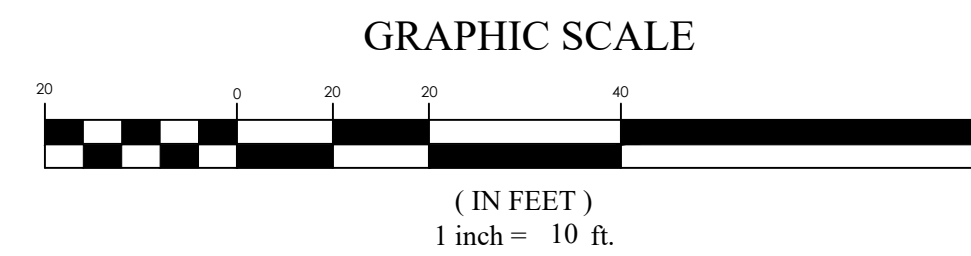
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Sheet: C5

C5



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	CULINARY VALVE, TEE & BEND
---	SECONDARY VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION
---	AREA TO BE ENCROACHED UPON BY UDOT





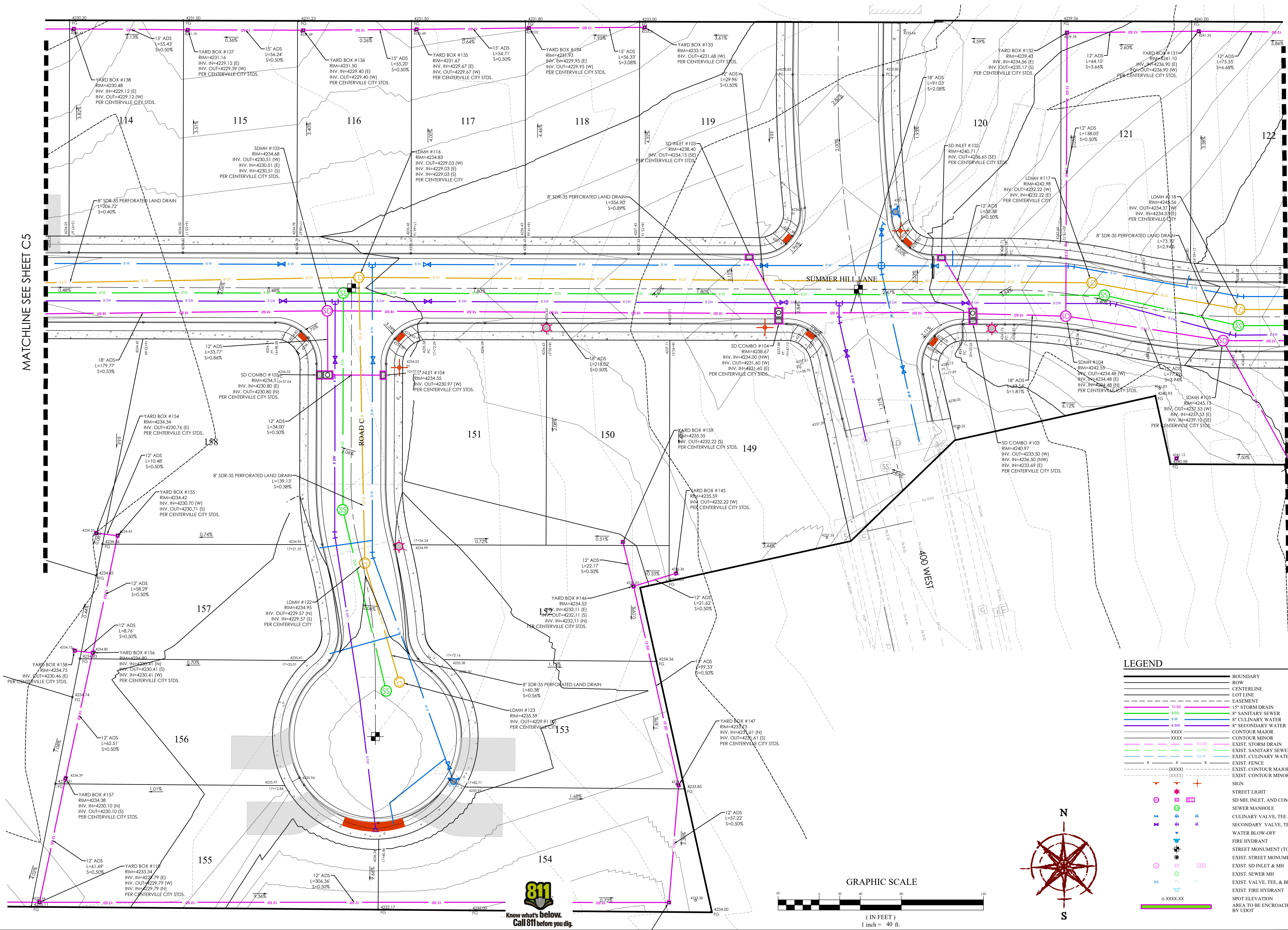
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Scale: 1"=20'	Drawn: RSH
Date: 04/06/2021	Job #: 19-0378
Sheet: C5.1	



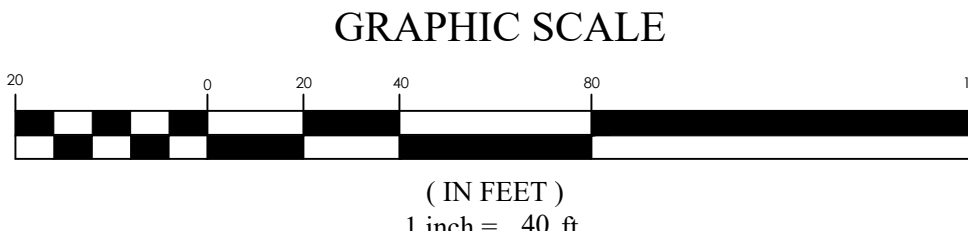
MATCHLINE SEE SHEET C5

MATCHLINE SEE SHEET C5.3

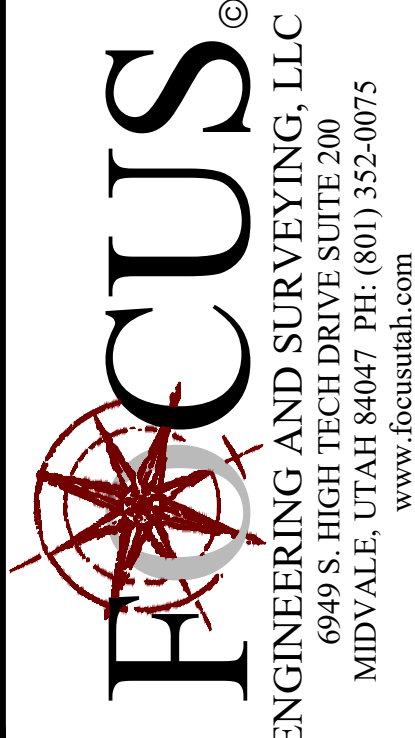


LEGEND

- | | | |
|-----------------------------|--------|------------------------------------|
| BOUNDARY | 15" SD | 15" STORM DRAIN |
| ROW | 8" SW | 8" SANITARY SEWER |
| CENTERLINE | 8" CW | 8" CULINARY WATER |
| LOT LINE | 8" SW | 8" SECONDARY WATER |
| EASEMENT | XXXX | CONTOUR MAJOR |
| CONTOUR MAJOR | XXXX | CONTOUR MINOR |
| CONTOUR MINOR | XXXX | EXIST. STORM DRAIN |
| EXIST. STORM DRAIN | XXXX | EXIST. SANITARY SEWER |
| EXIST. SANITARY SEWER | XXXX | EXIST. CULINARY WATER |
| EXIST. CULINARY WATER | XXXX | EXIST. FENCE |
| EXIST. FENCE | XXXX | EXIST. CONTOUR MAJOR |
| EXIST. CONTOUR MAJOR | XXXX | EXIST. CONTOUR MINOR |
| EXIST. CONTOUR MINOR | XXXX | SIGN |
| SIGN | XXXX | STREET LIGHT |
| STREET LIGHT | XXXX | SD MH, INLET, AND COMBO |
| SD MH, INLET, AND COMBO | XXXX | SEWER MANHOLE |
| SEWER MANHOLE | XXXX | CULINARY VALVE, TEE & BEND |
| CULINARY VALVE, TEE & BEND | XXXX | SECONDARY VALVE, TEE & BEND |
| SECONDARY VALVE, TEE & BEND | XXXX | WATER BLOW-OFF |
| WATER BLOW-OFF | XXXX | FIRE HYDRANT |
| FIRE HYDRANT | XXXX | STREET MONUMENT (TO BE SET) |
| STREET MONUMENT (TO BE SET) | XXXX | EXIST. STREET MONUMENT |
| EXIST. STREET MONUMENT | XXXX | EXIST. SD INLET & MH |
| EXIST. SD INLET & MH | XXXX | EXIST. SEWER MH |
| EXIST. SEWER MH | XXXX | EXIST. VALVE, TEE, & BEND |
| EXIST. VALVE, TEE, & BEND | XXXX | EXIST. FIRE HYDRANT |
| EXIST. FIRE HYDRANT | XXXX | SPOT ELEVATION |
| SPOT ELEVATION | XXXX | AREA TO BE ENCROACHED UPON BY UDOT |



SUMMERHILL LANE SUBDIVISION
Centerville, UT
GRADING & DRAINAGE PLAN

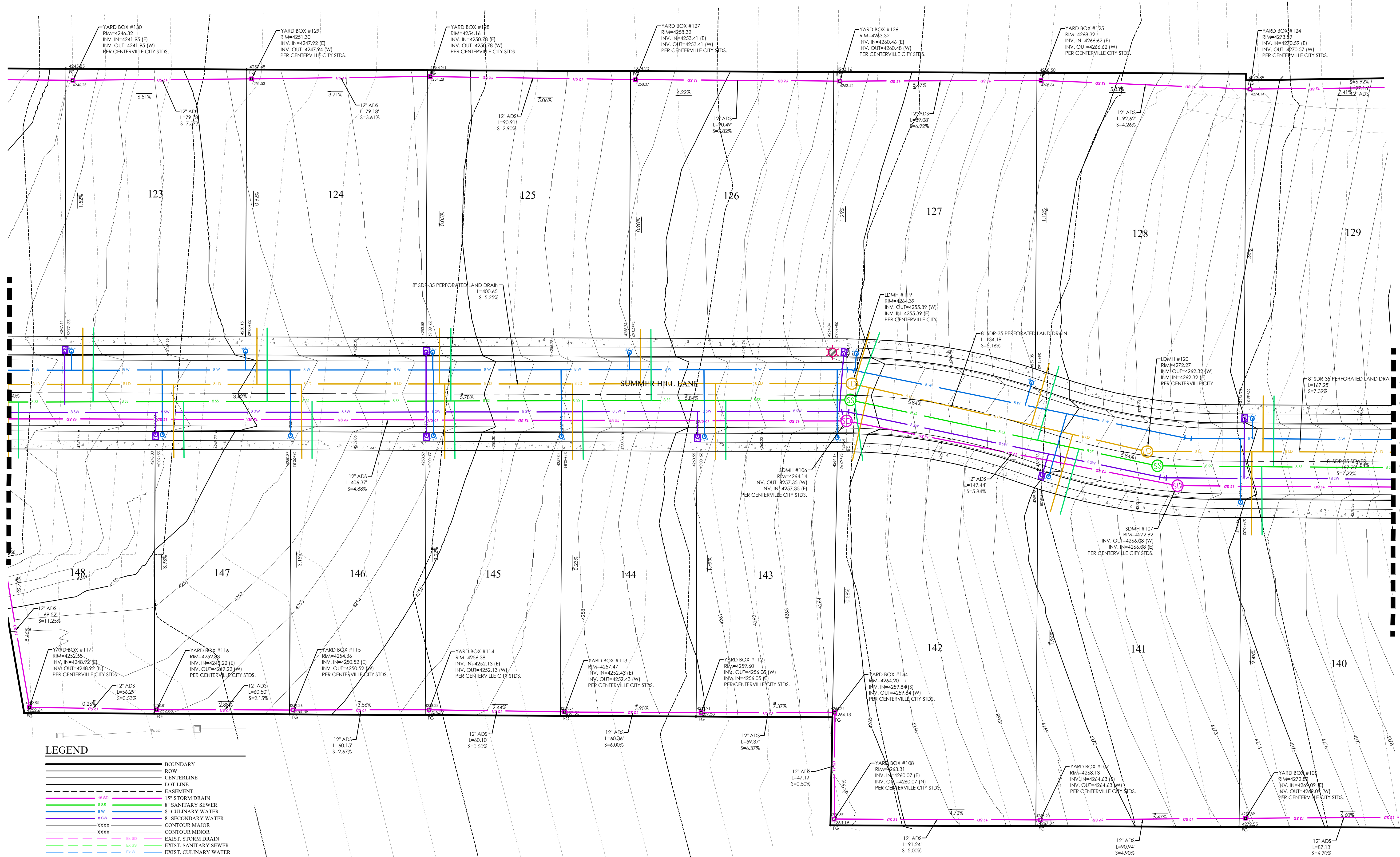


FOR REVIEW ONLY

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NO.	DATE	DESCRIPTION	
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4			
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6			

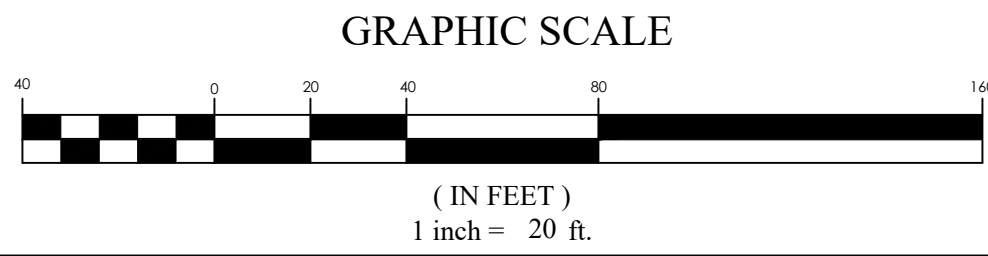
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Date: 04/06/2021	Job #: 19-0378
Sheet: C5.2	

MATCHLINE SEE SHEET C5.2



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- AREA TO BE EXCAVATED



MATCHLINE SEE SHEET C5.4

SUMMERHILL LANE SUBDIVISION
Centerville, UT
GRADING & DRAINAGE PLAN

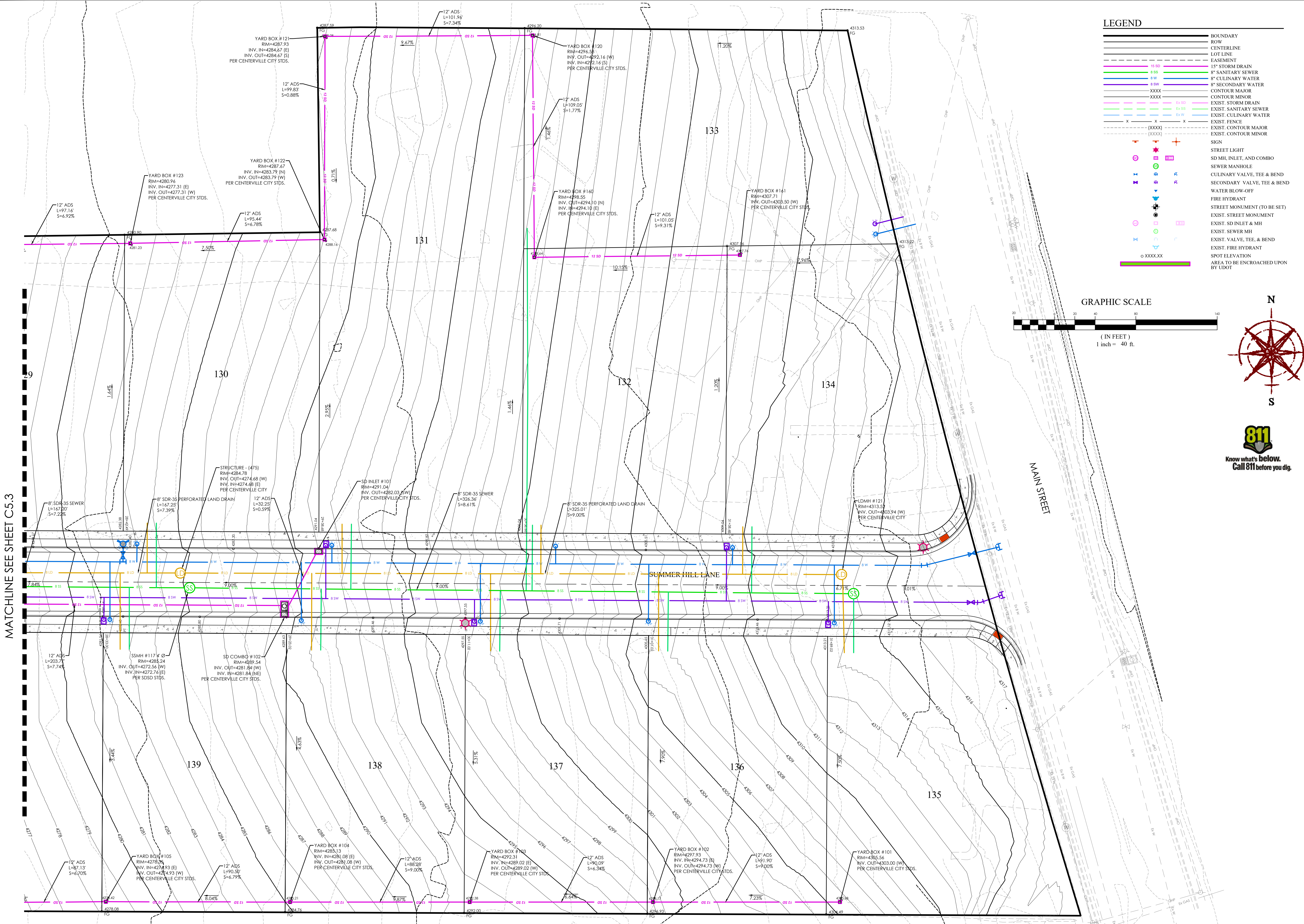
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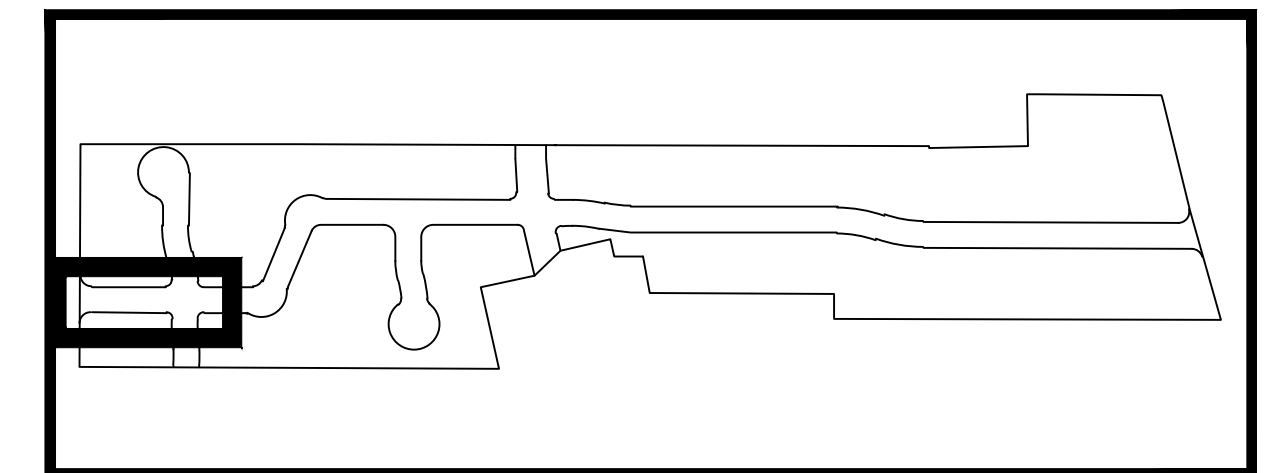
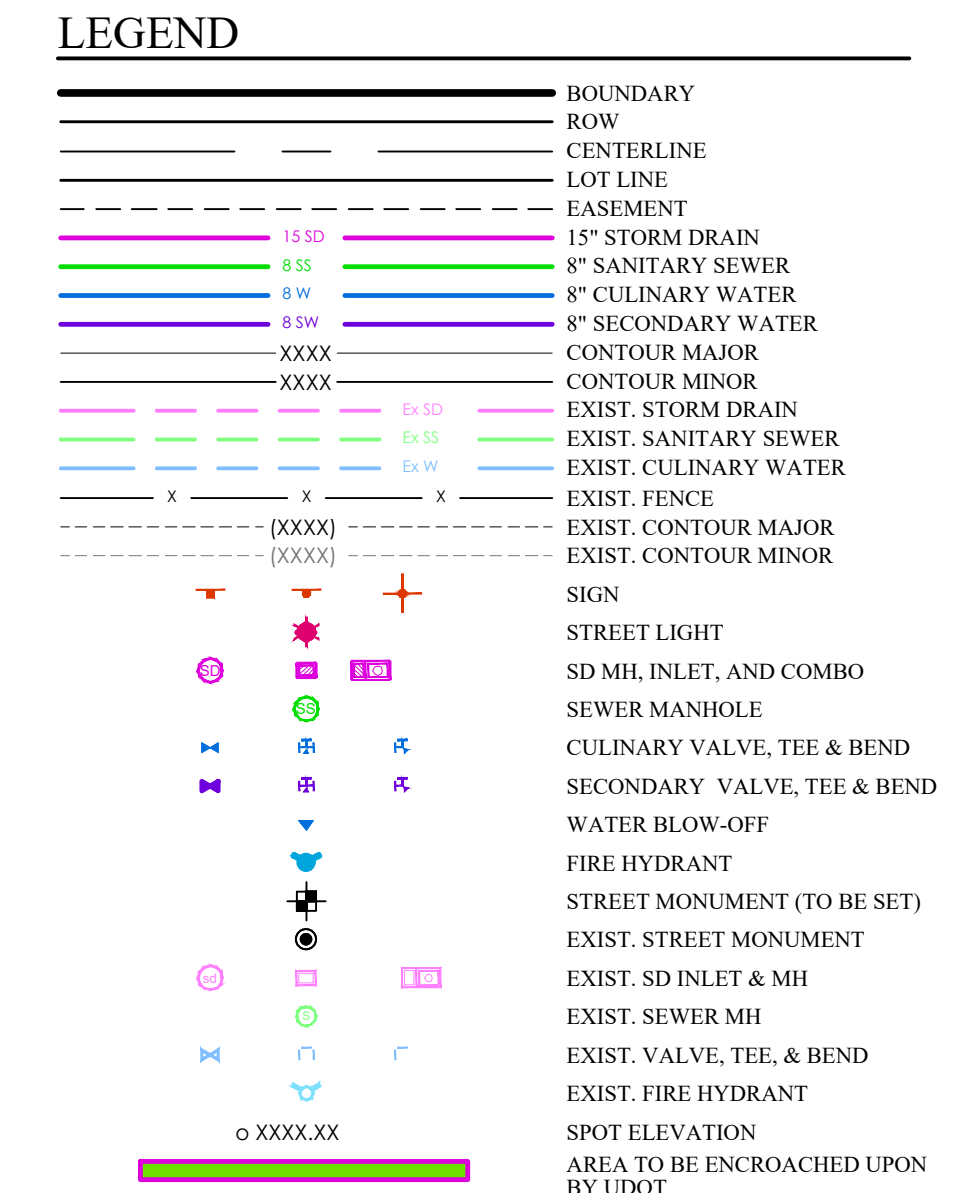
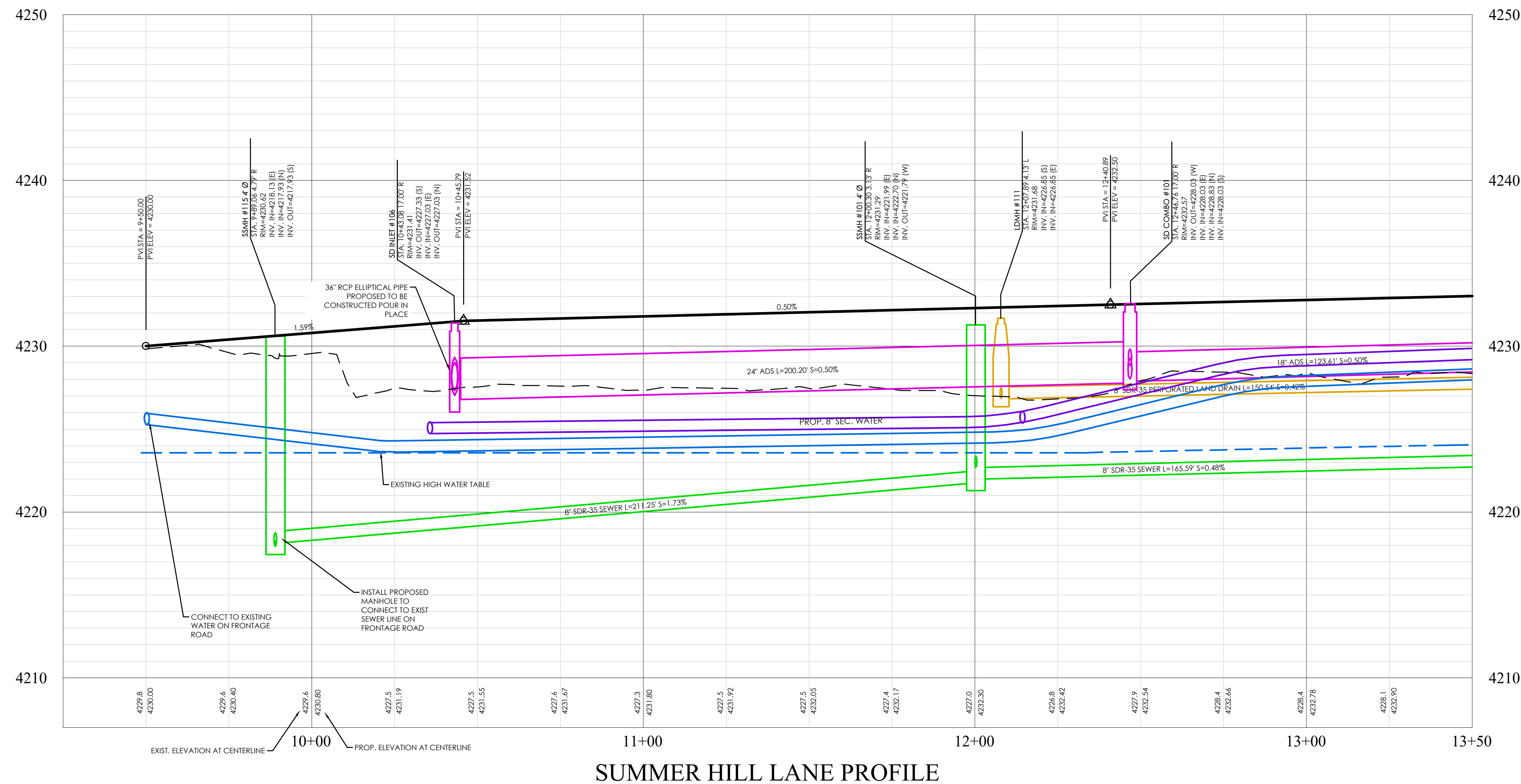
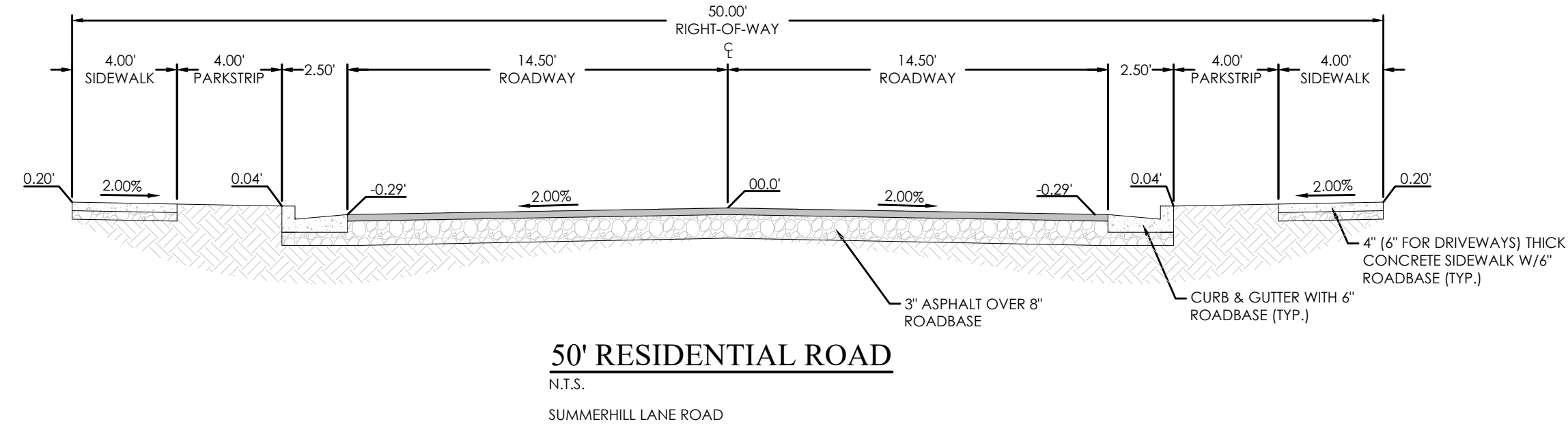
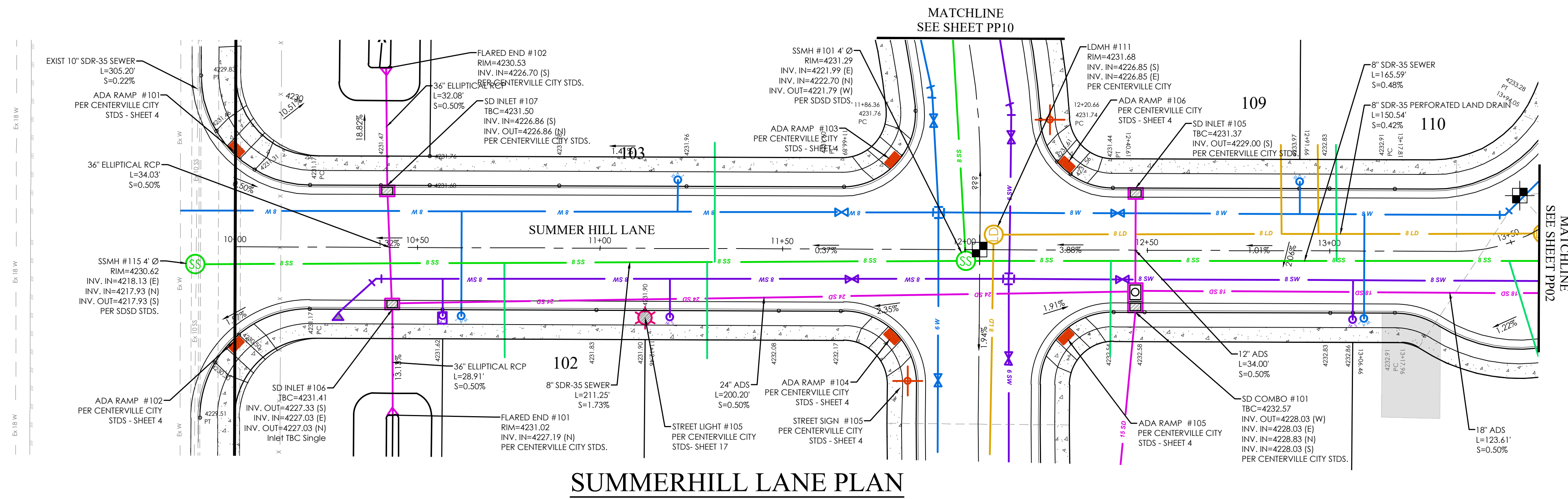
GRADING & DRAINAGE PLAN

Scale: 1"=20'
Date: 04/06/2021
Sheet: C5.3

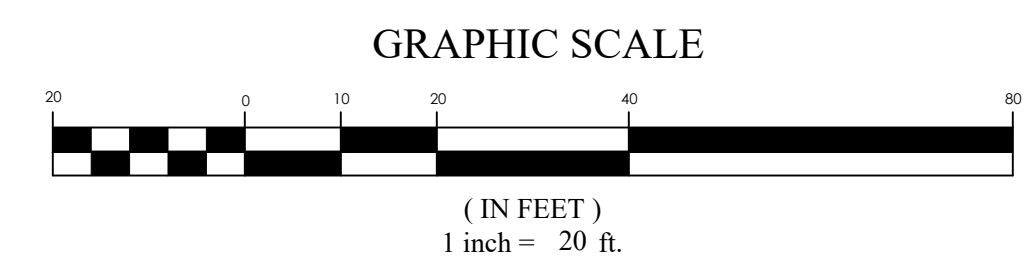
Drawn: RSH
Job #: 19-0378

FOR REVIEW ONLY





KEY MAP
N.T.S

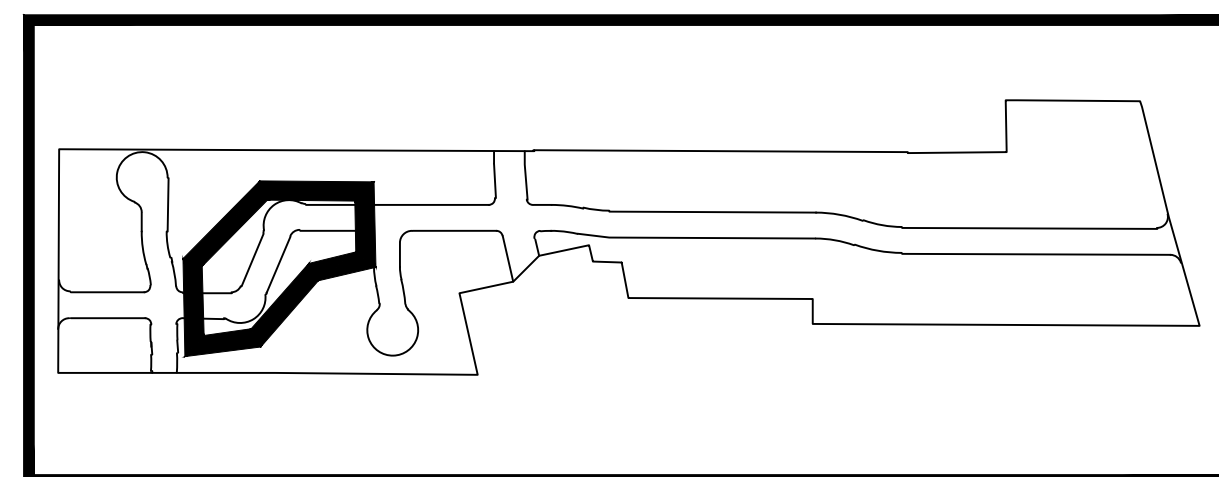
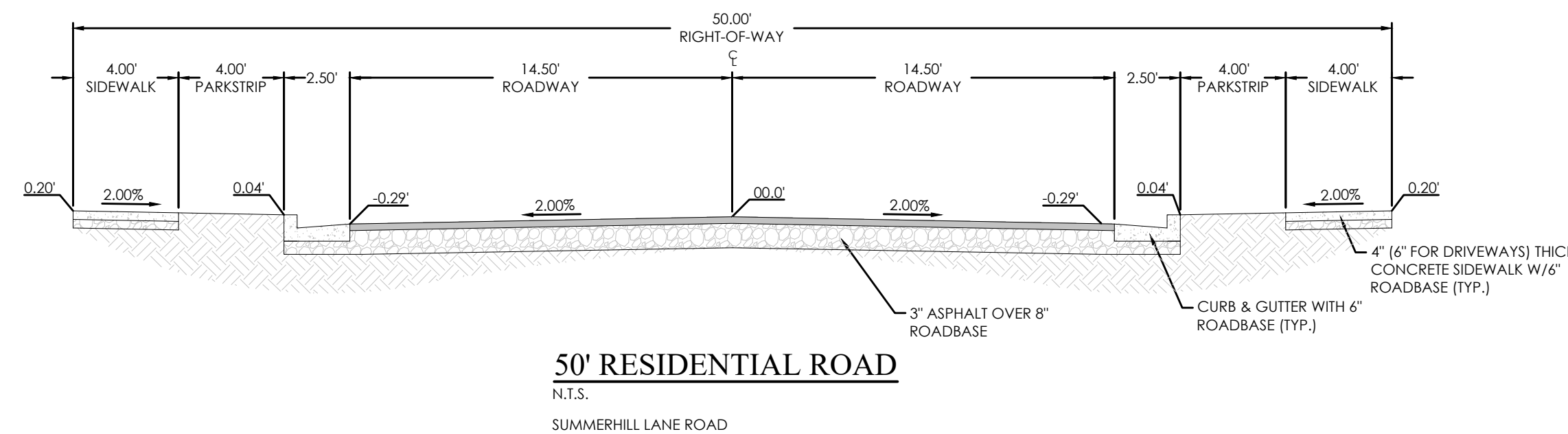


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5	04-04-00	04-04-00
6	04-04-00	04-04-00

SUMMERHILL
LANE P&P

Scale: 1"=20'	Drawn: RSH
Date: 4/27/2021	Job #: 19-0378
Sheet:	





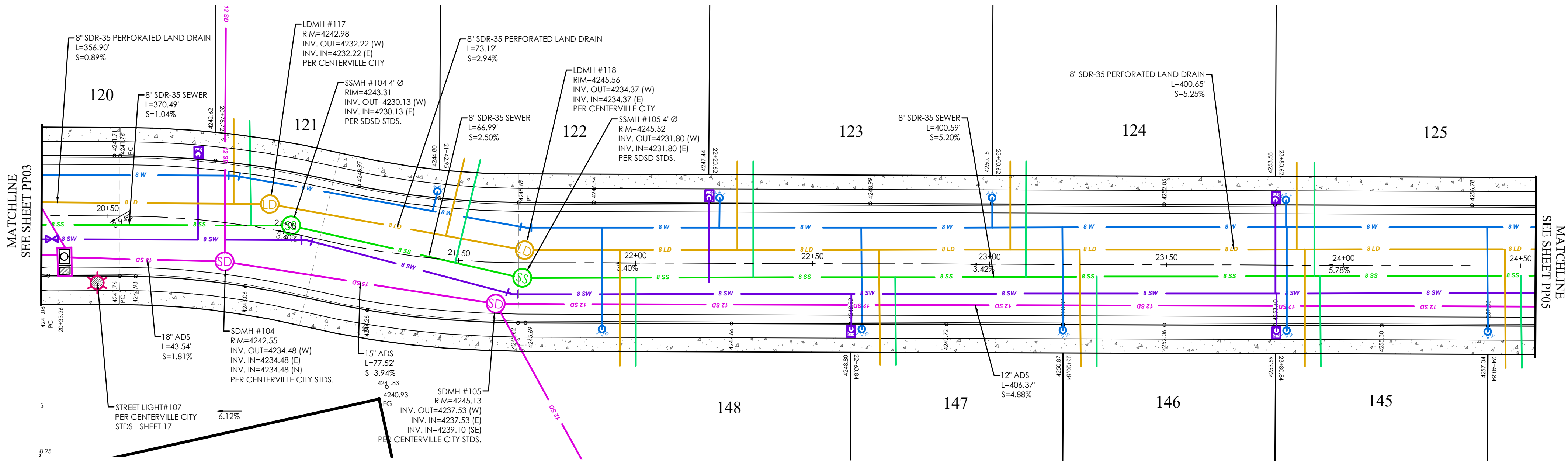
KEY MAP
N.T.S

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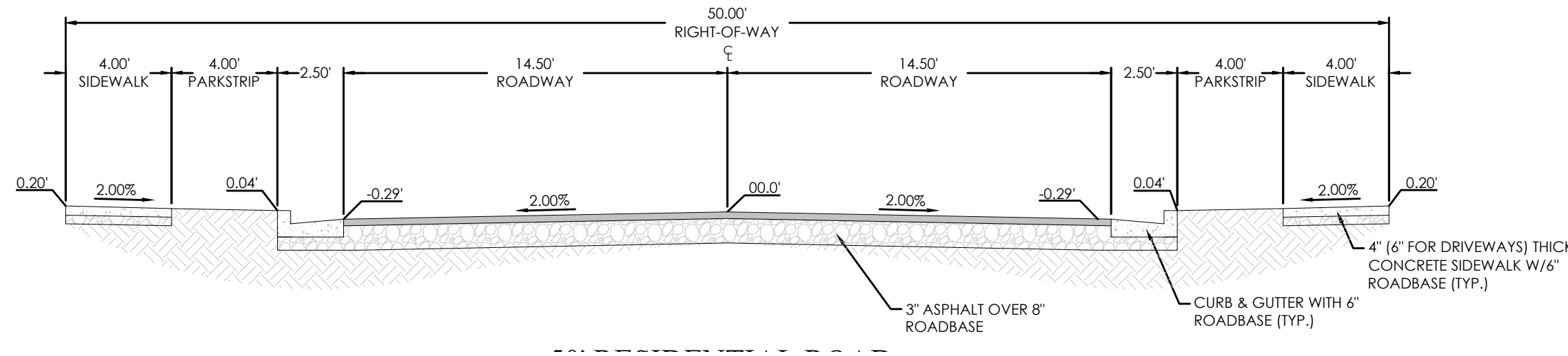
SUMMERHILL
LANE P&P

Scale: 1"=20'	Drawn: RSH
Date: 4/27/2021	Job #: 19-0378

PP02

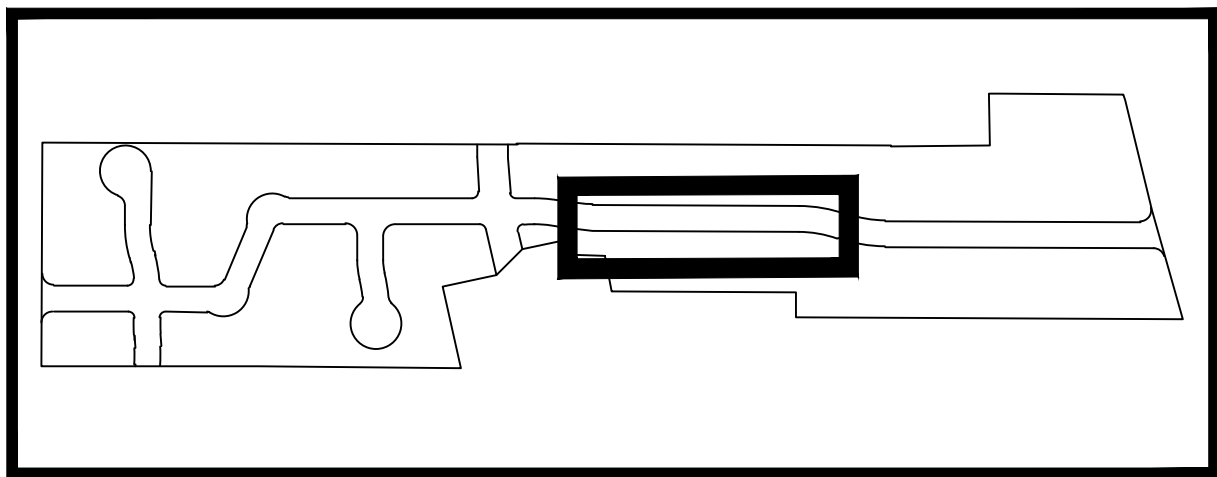


SUMMERHILL LANE PLAN

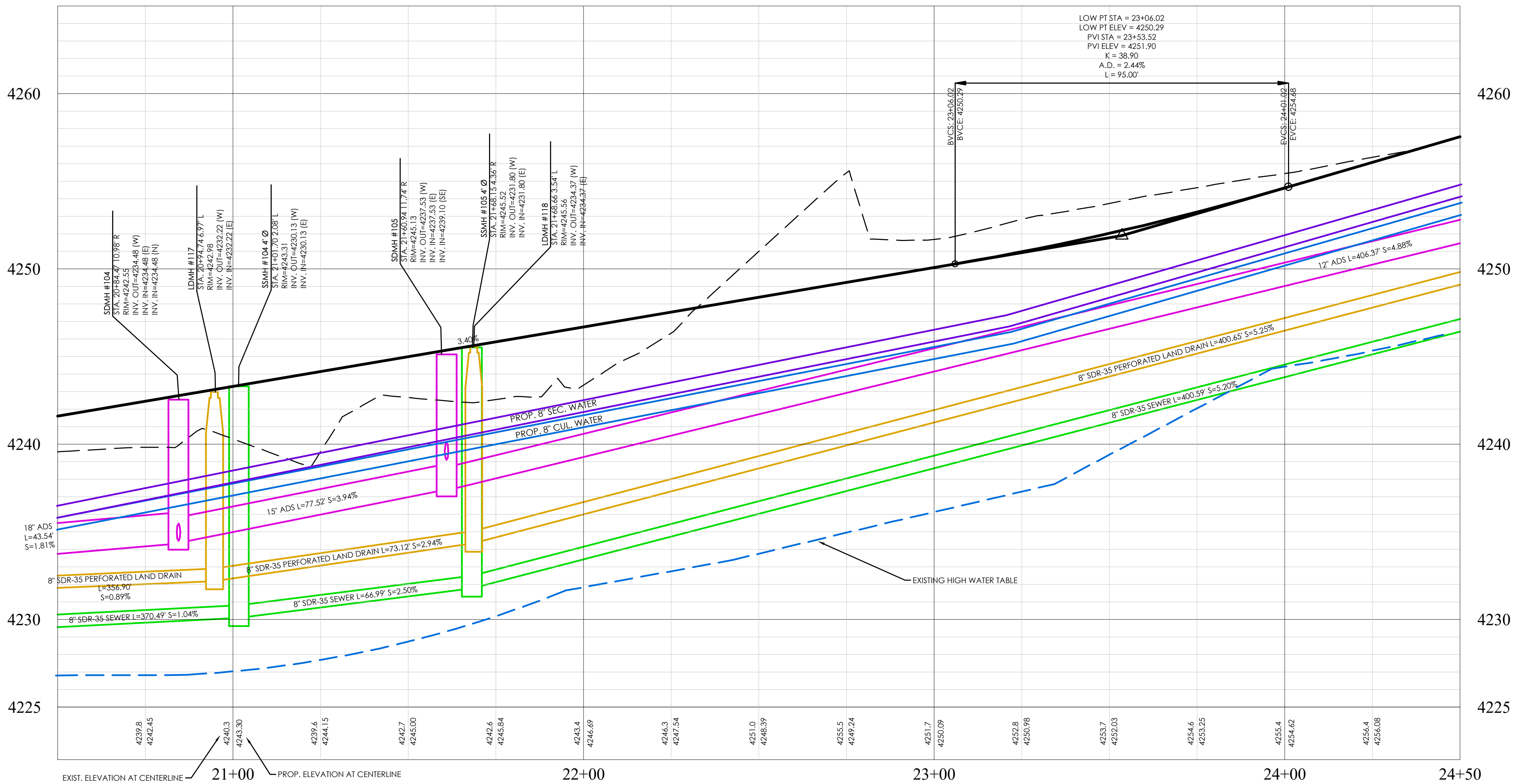


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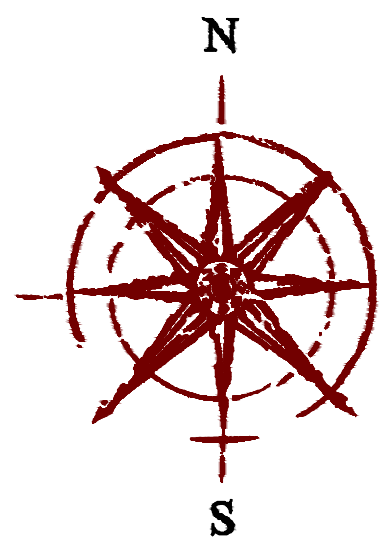
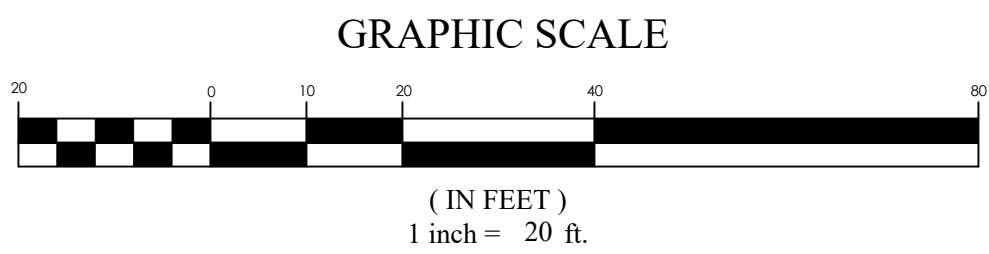
---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SDR-35 SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MINOR
---	CONTOUR MAJOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT



KEY MAP
N.T.S.



SUMMER HILL LANE PROFILE



SUMMERHILL LANE SUBDIVISION
Centerville, UT
SUMMERHILL LANE P&P

REVISION BLOCK

#	DATE	DESCRIPTION
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2		
3		
4		
5		
6		

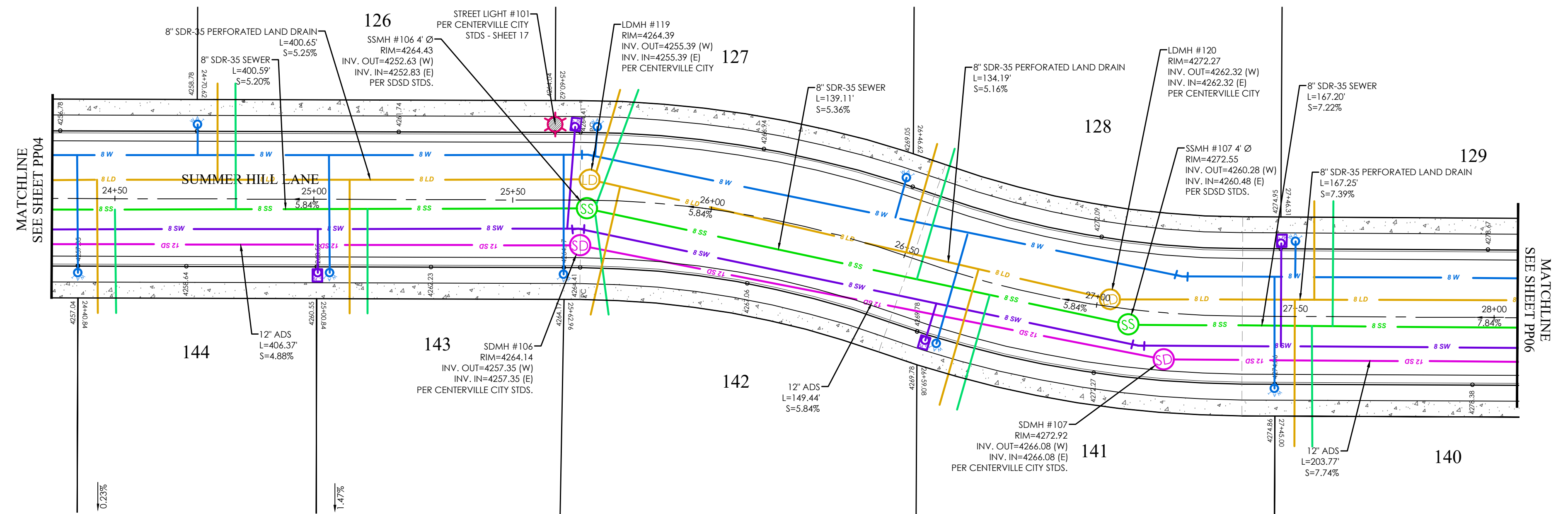
SUMMERHILL
LANE P&P

Scale: 1"=20'	Drawn: RSH
Date: 4/27/2021	Job #: 19-0378
Sheet:	

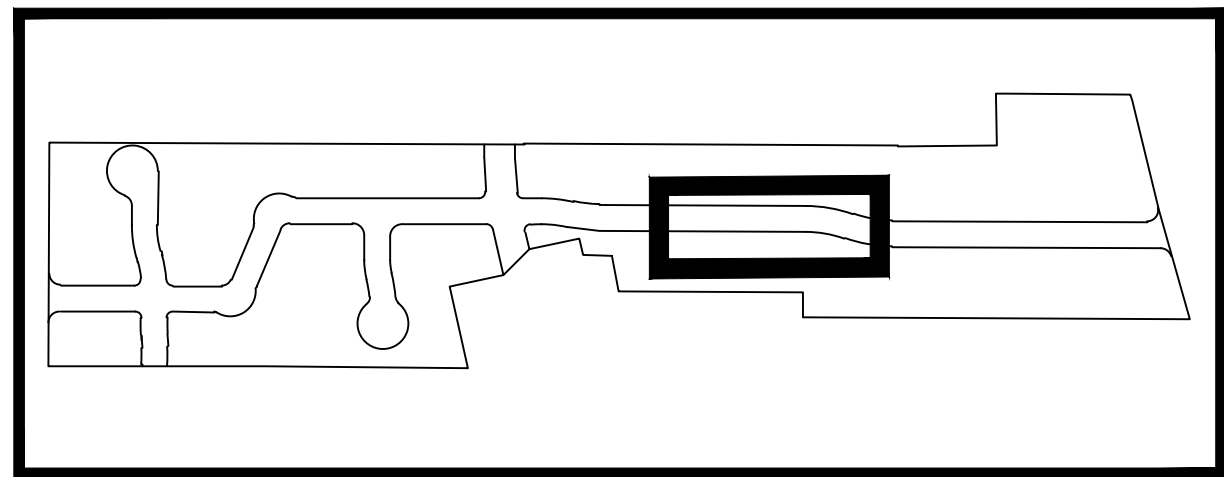
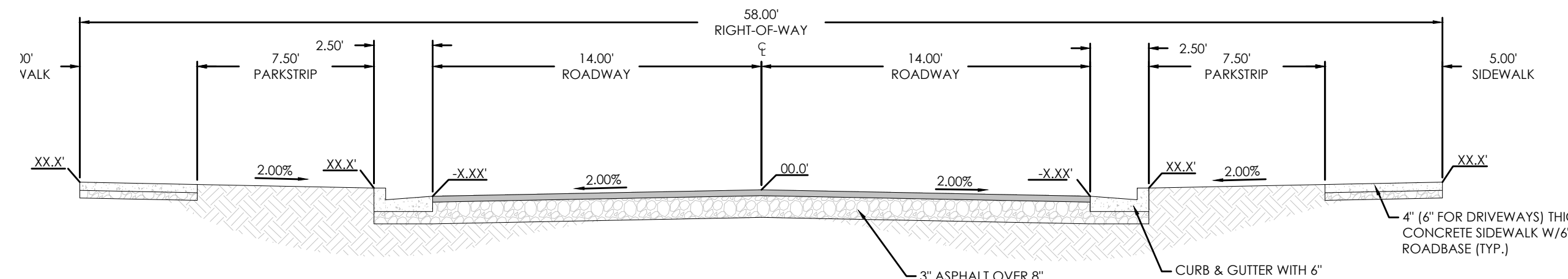
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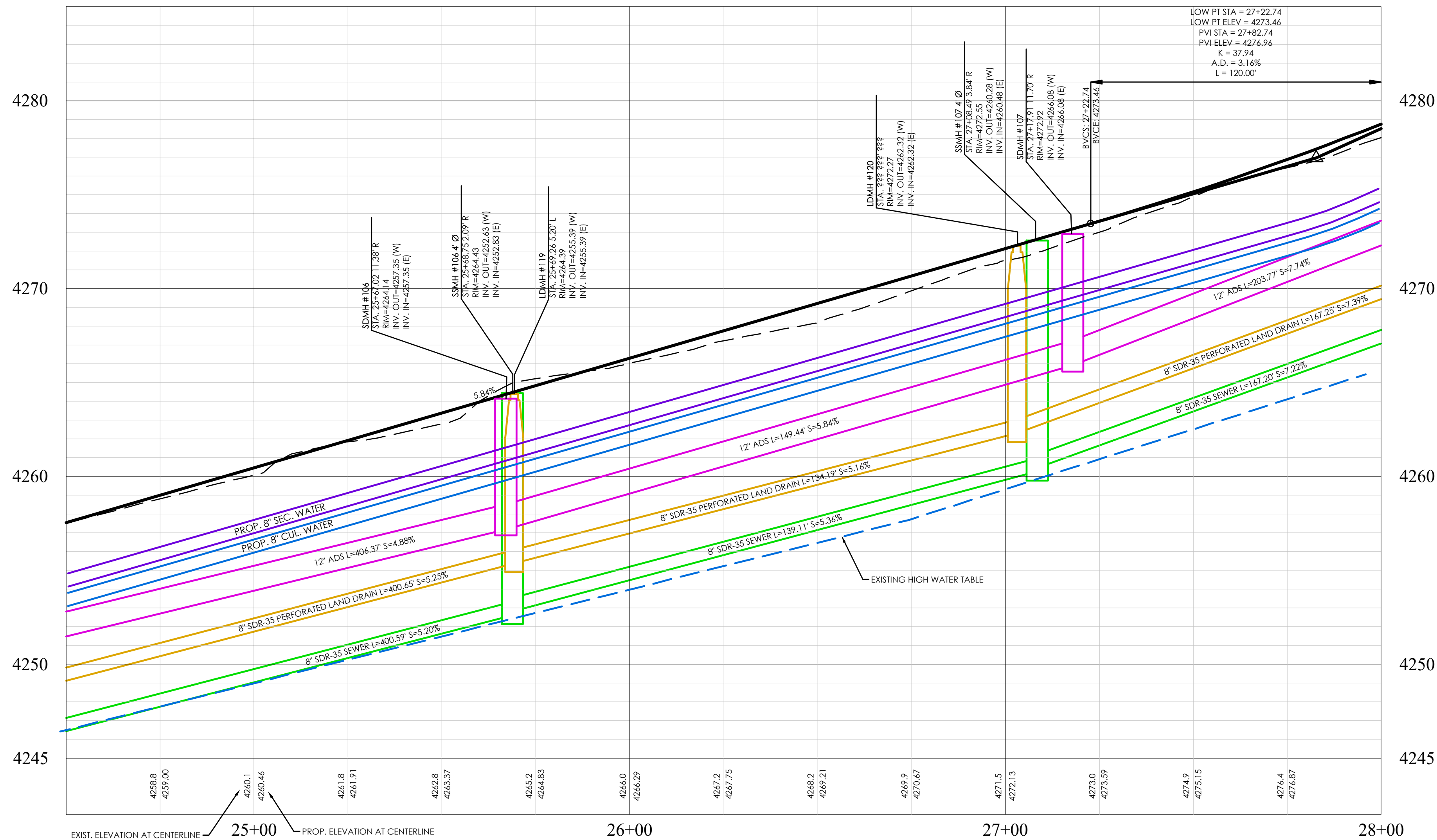
FOR
REVIEW
ONLY



SUMMERHILL LANE PLAN

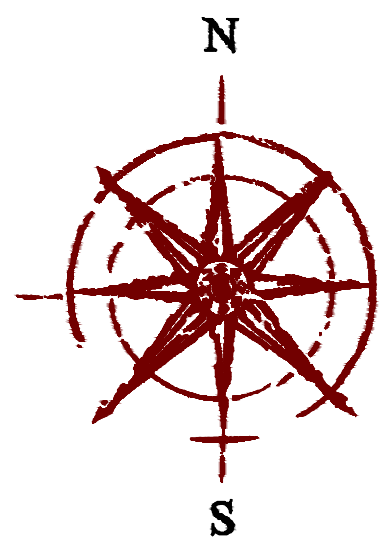
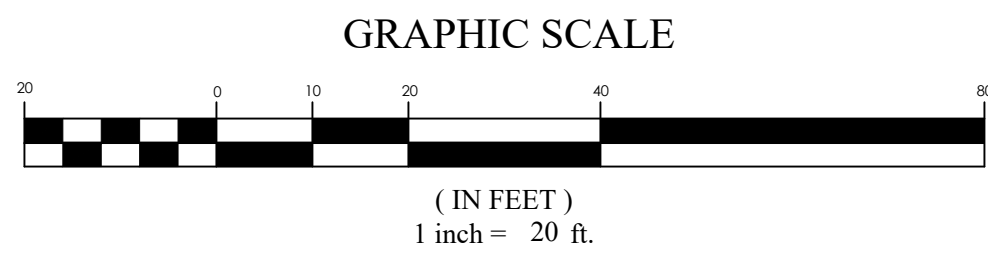


KEY MAP
N.T.S.



SUMMER HILL LANE PROFILE

LEGEND	
[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	1" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT



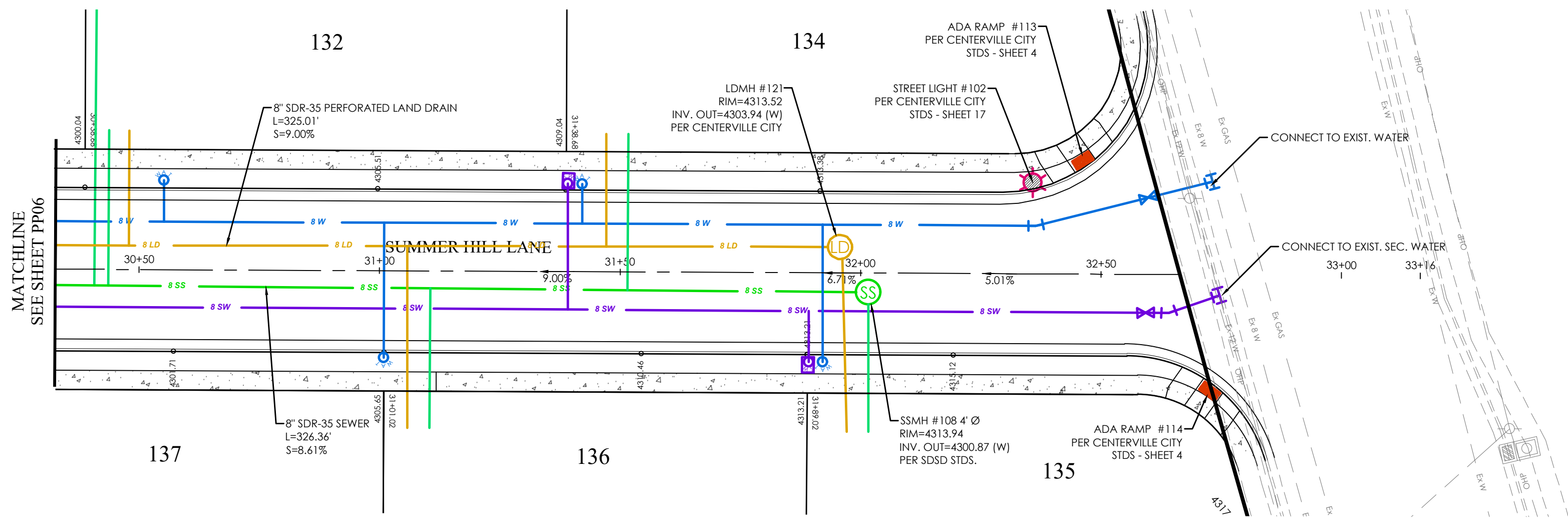
FOR
REVIEW
ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
SUMMERHILL LANE P&P

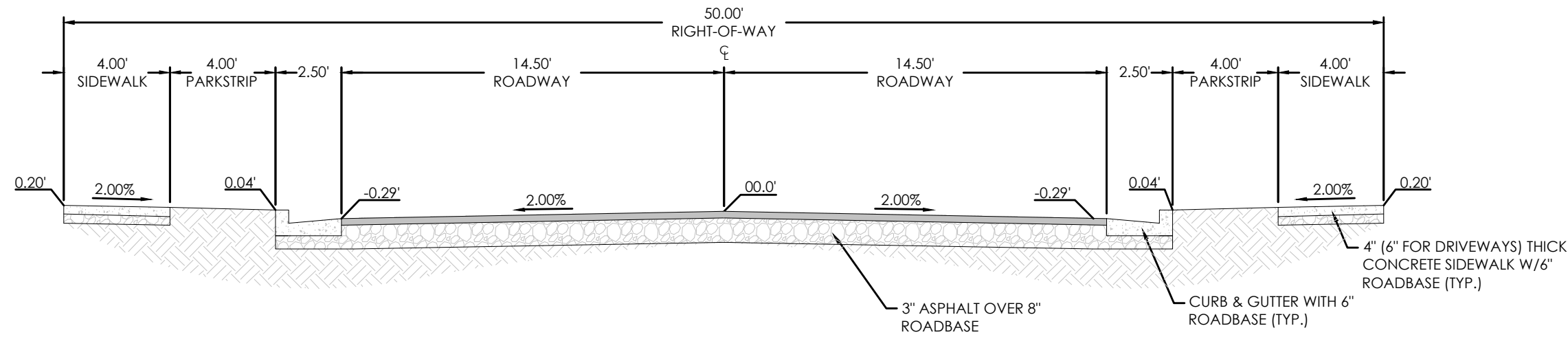
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SUMMERHILL LANE P&P	
Scale: 1"=20'	Drawn: RSH
Date: 4/27/2021	Job #: 19-0378
Sheet:	PP05

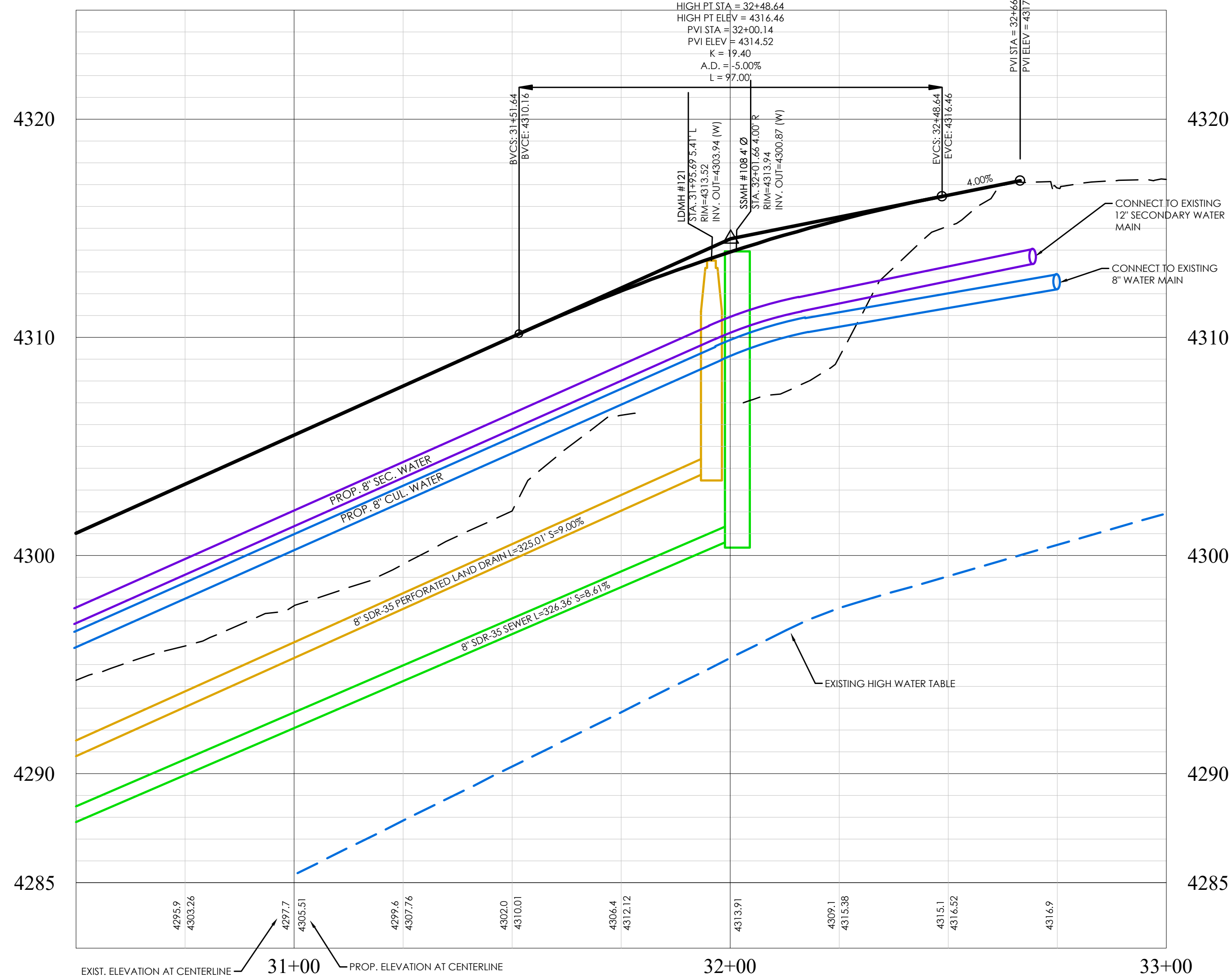




SUMMERHILL LANE PLAN



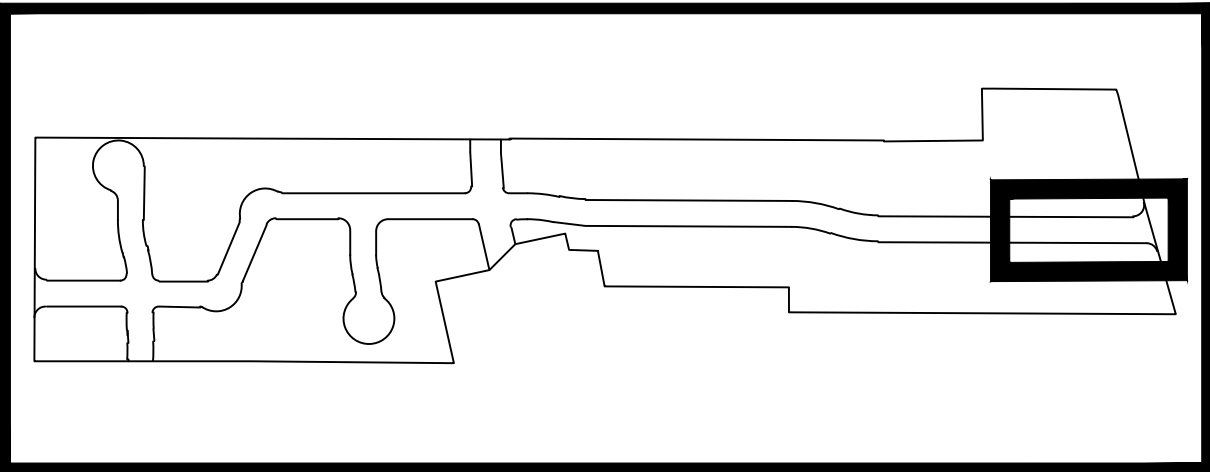
50' RESIDENTIAL ROAD
N.T.S.
SUMMERHILL LANE ROAD



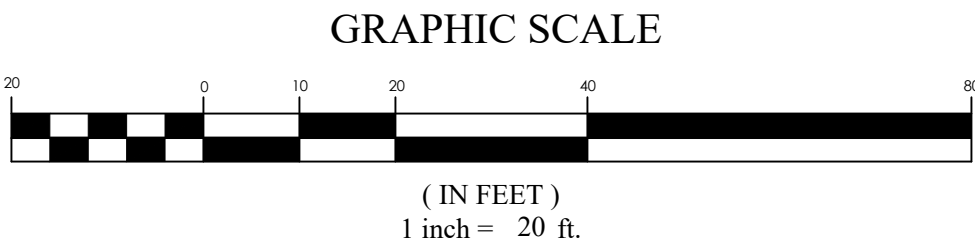
SUMMER HILL LANE PROFILE

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT



KEY MAP
N.T.S.

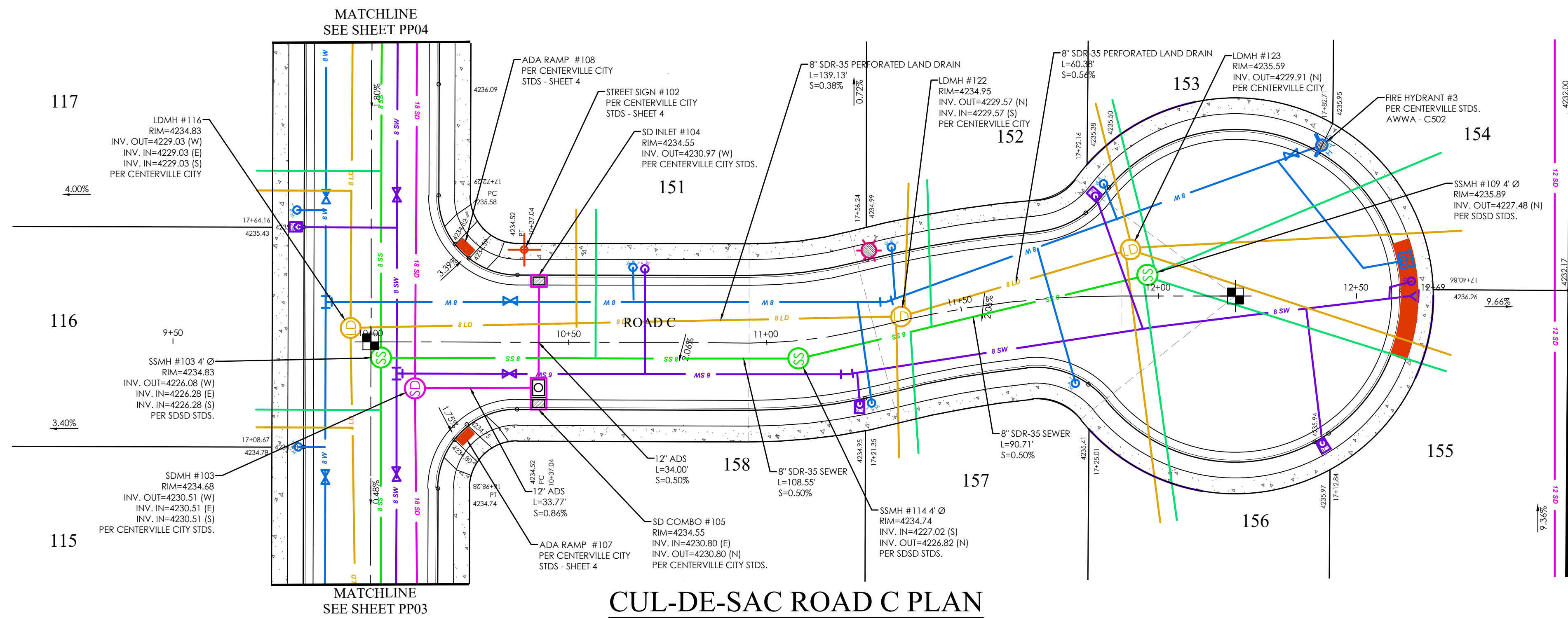


FOR
REVIEW
ONLY

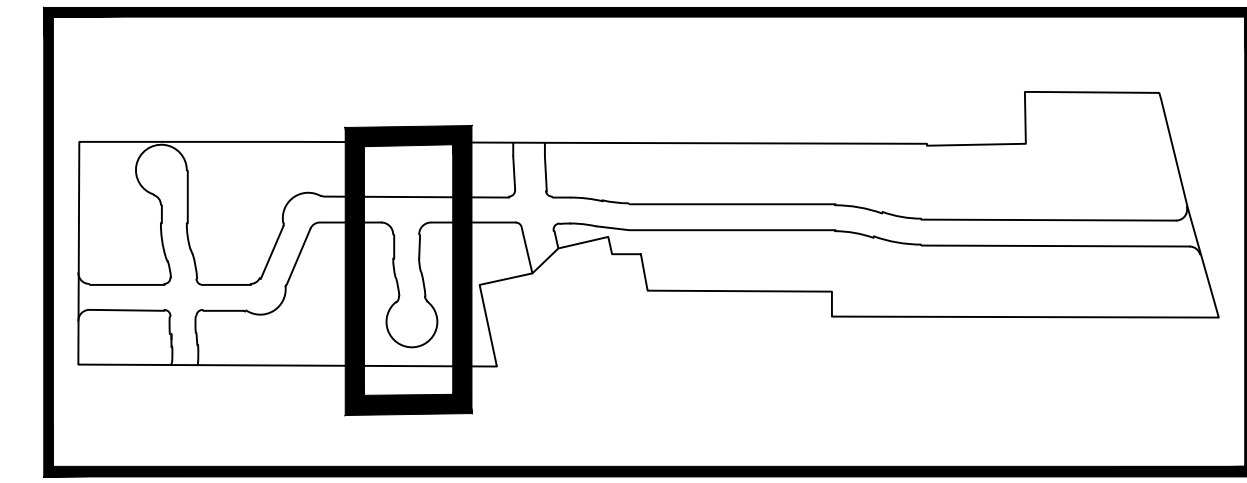
SUMMERHILL LANE SUBDIVISION
Centerville, UT
SUMMERHILL LANE P&P

REVISION BLOCK	
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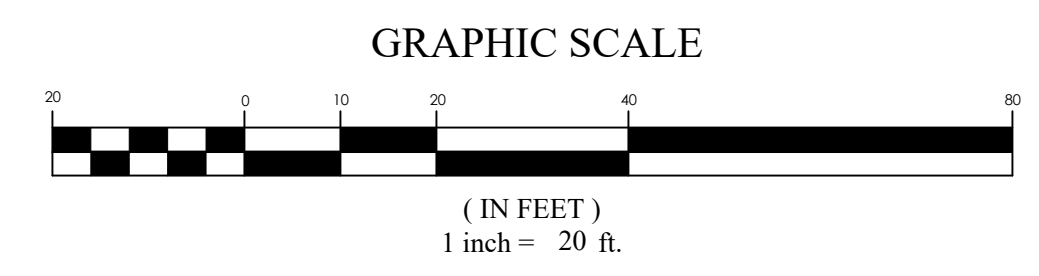
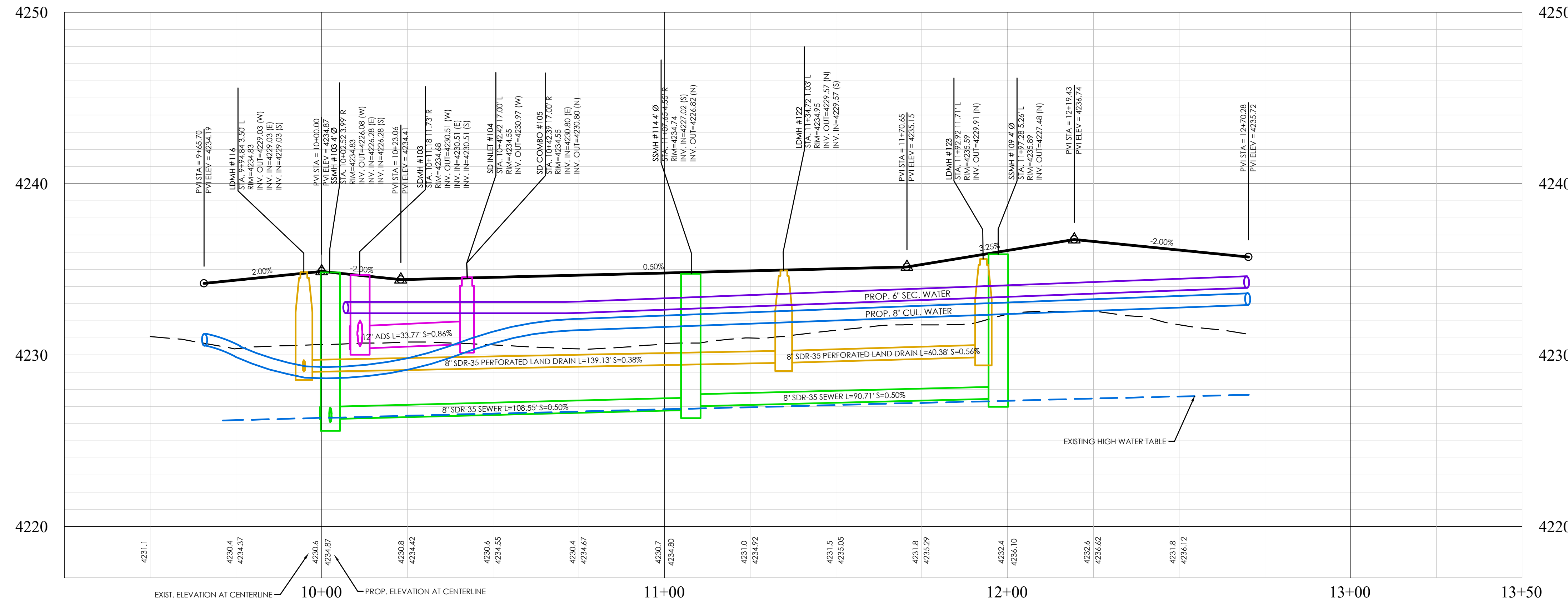
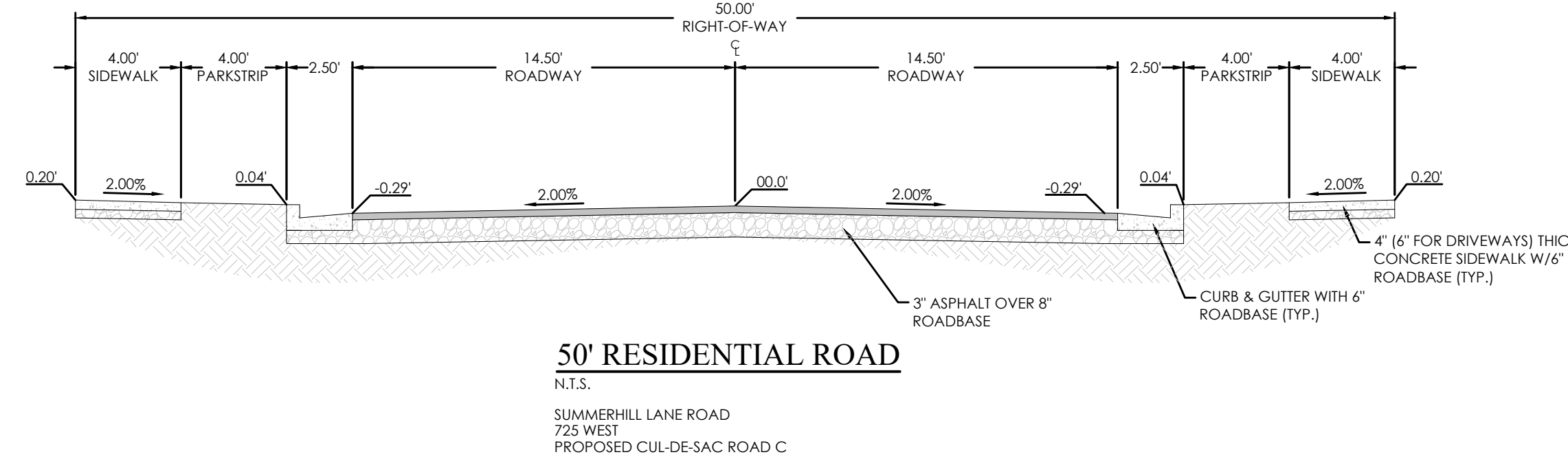
SUMMERHILL LANE P&P	
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Date: 4/27/2021	Job #: 19-0378
Sheet:	PP07



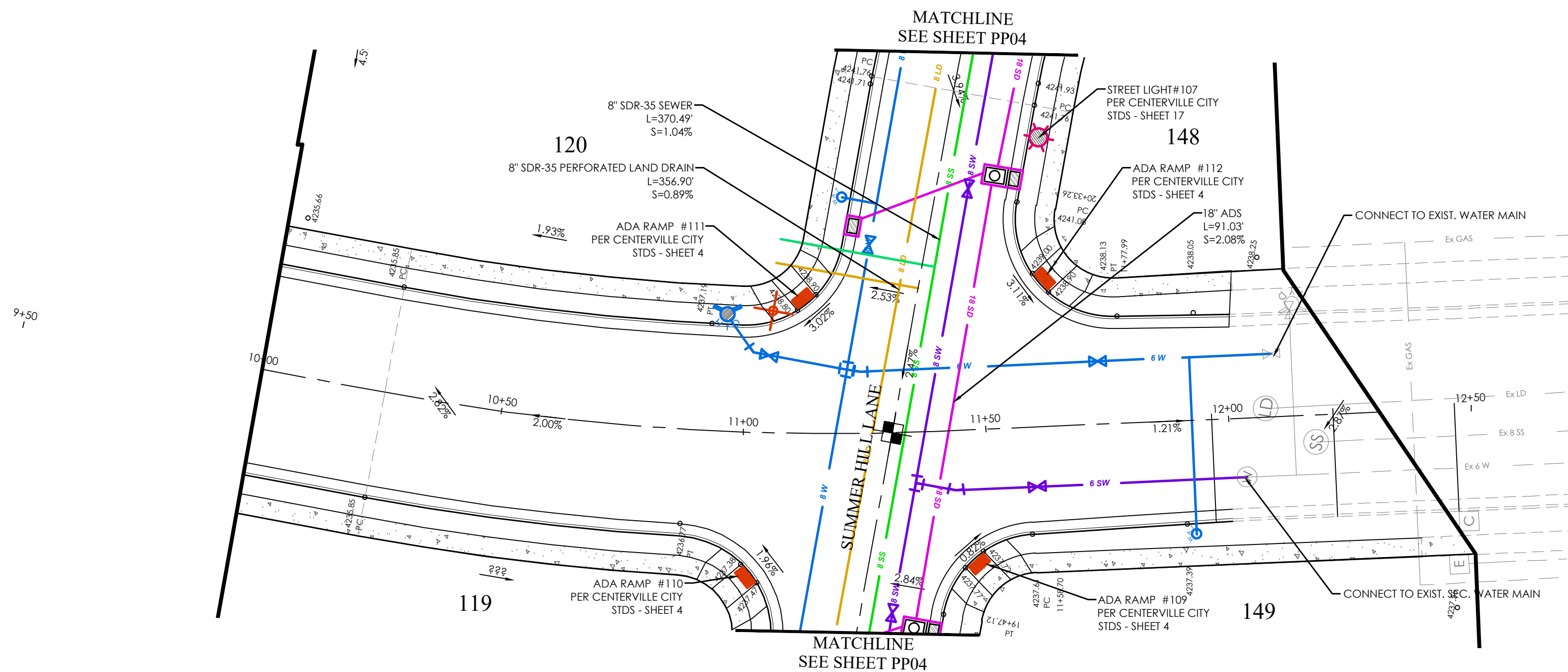
- LEGEND
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - CULINARY VALVE, TEE & BEND
 - SECONDARY VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT



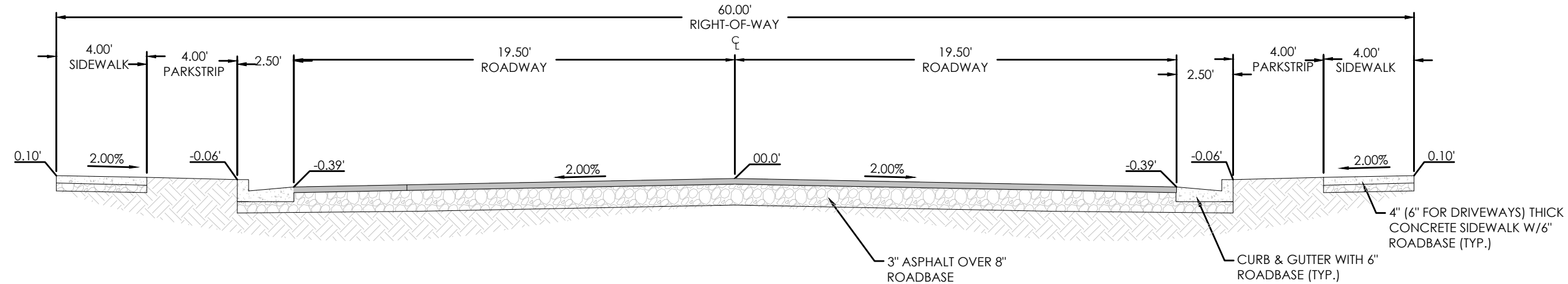
KEY MAP
N.T.S.



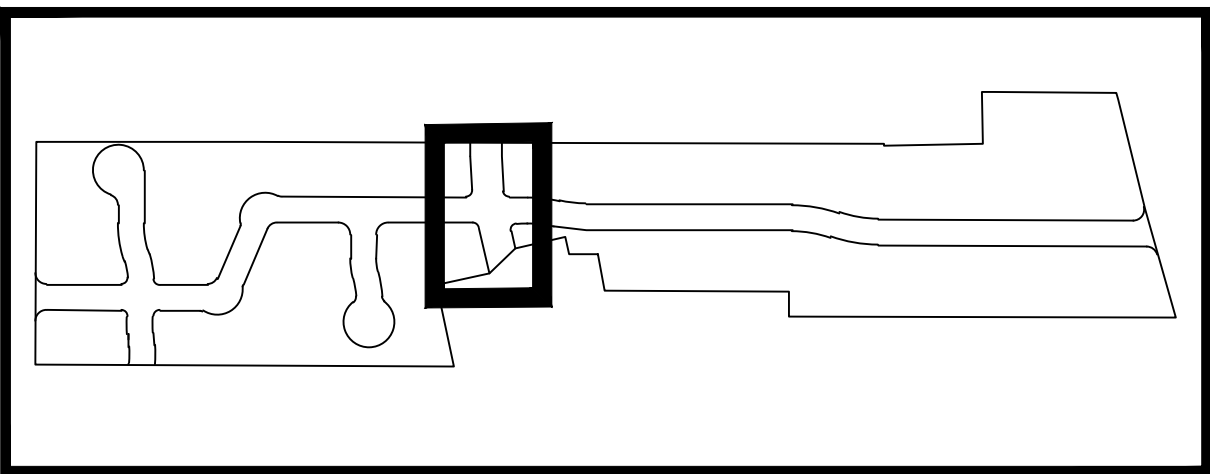
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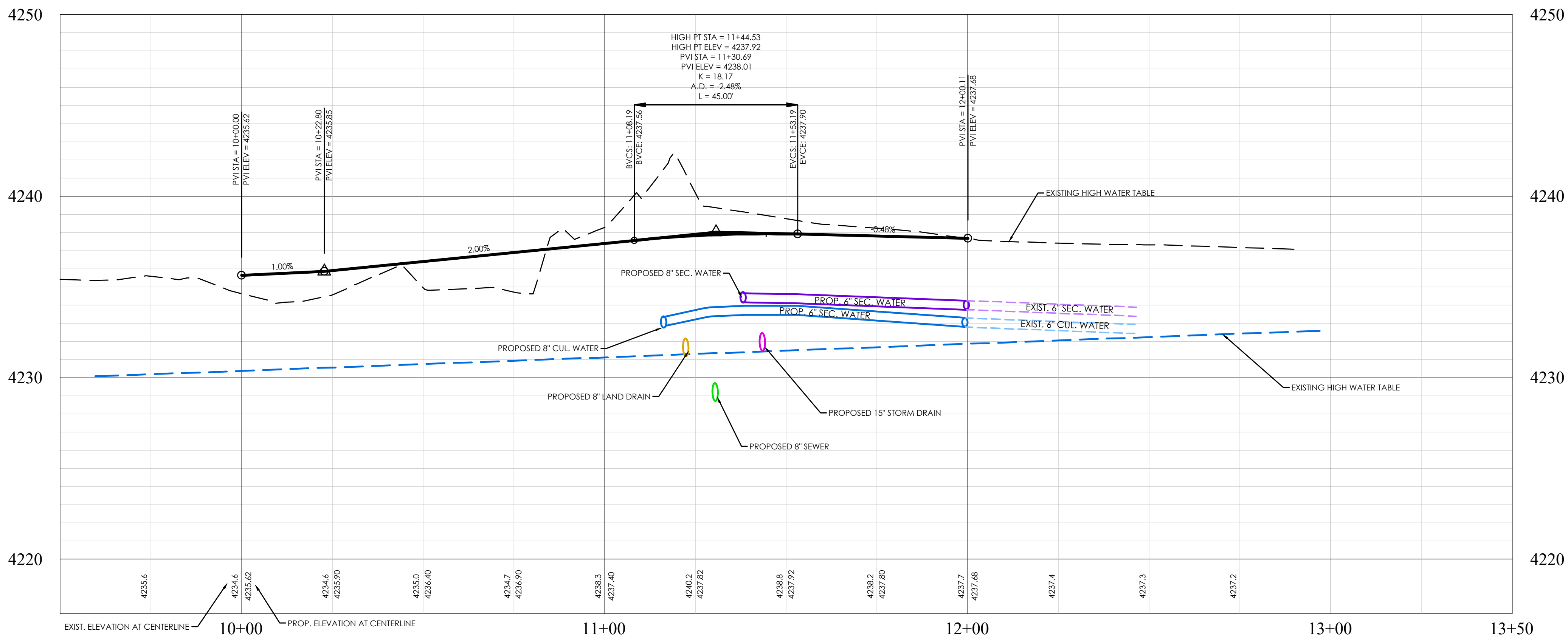
400 WEST PLAN



60' RESIDENTIAL ROAD

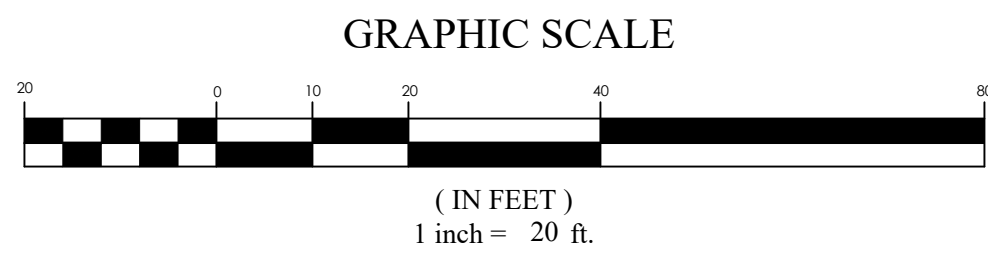


KEY MAP
N.T.S.



400 WEST PROFILE

LEGEND	
[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT



SUMMERHILL LANE SUBDIVISION
Centerville, UT
400 WEST P&P

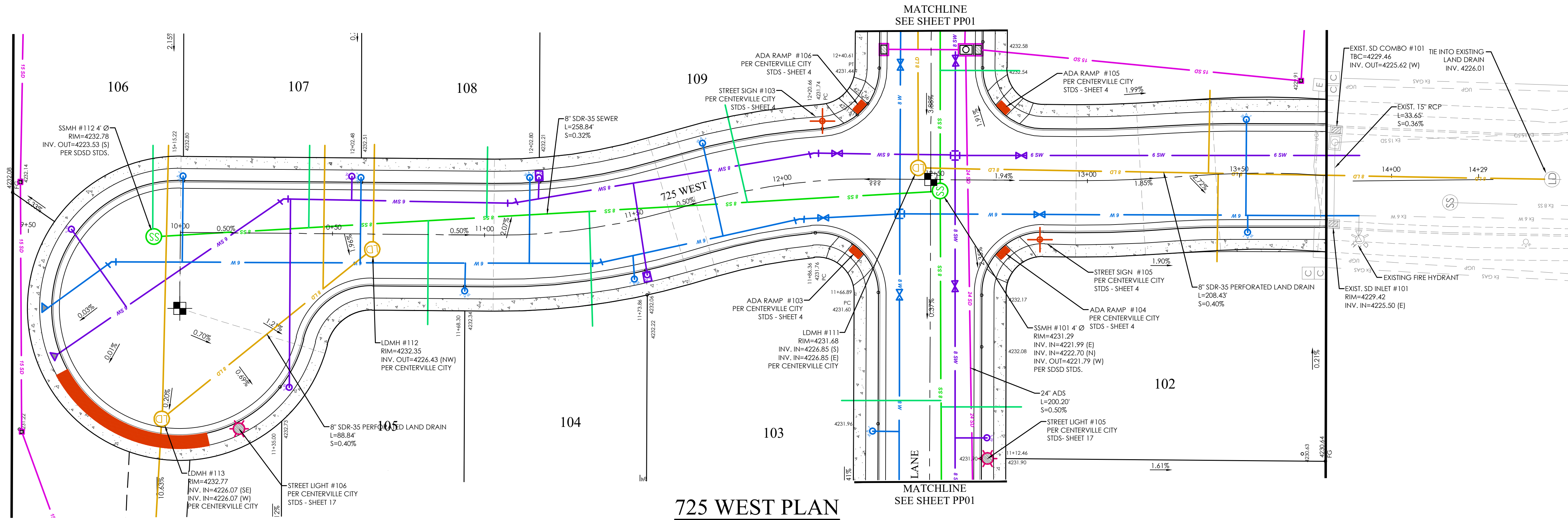
REVISION BLOCK	
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400 WEST P&P

Scale: 1"=20'	Drawn: RSH
Date: 4/27/2021	Job #: 19-0378

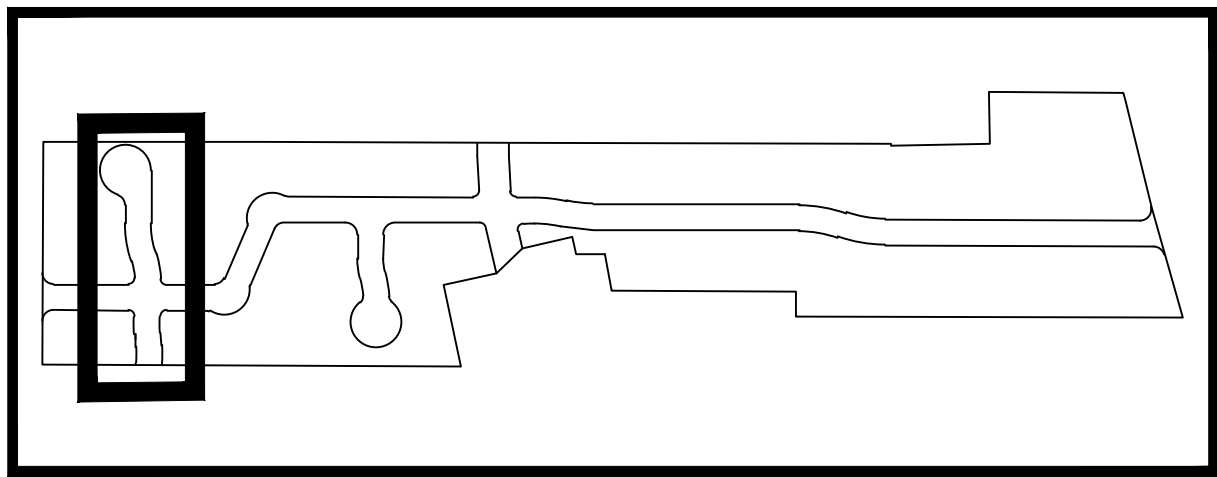
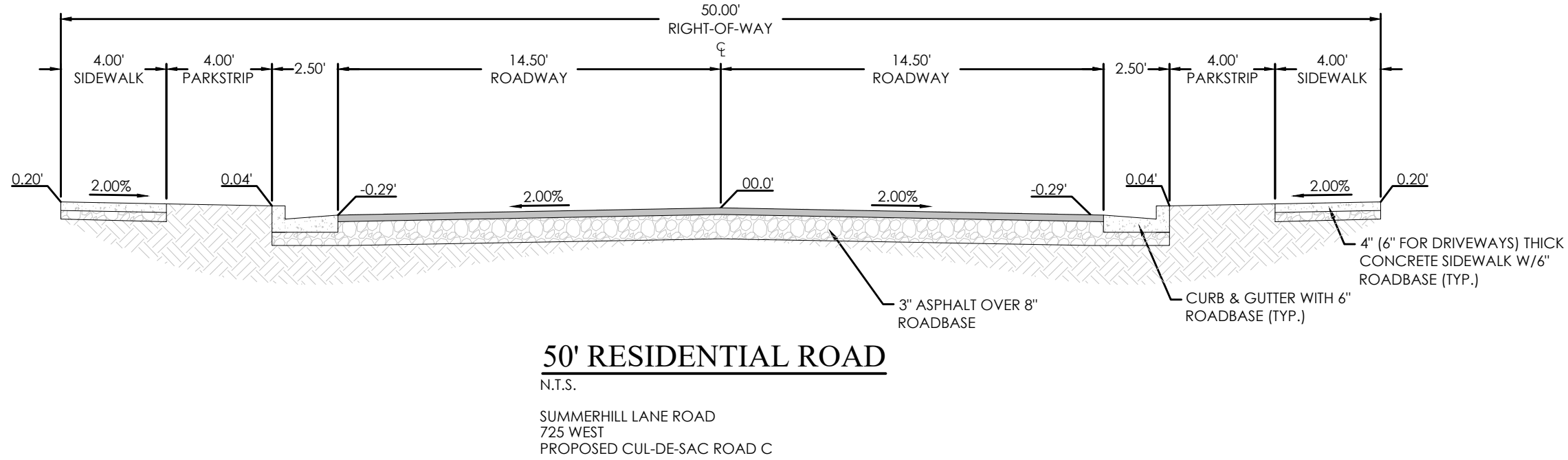
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FOR
REVIEW
ONLY

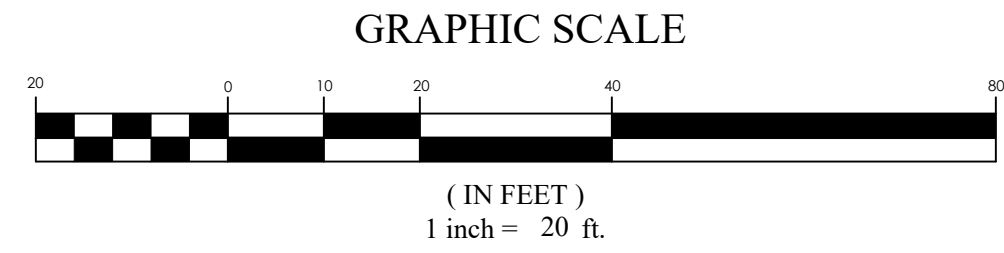
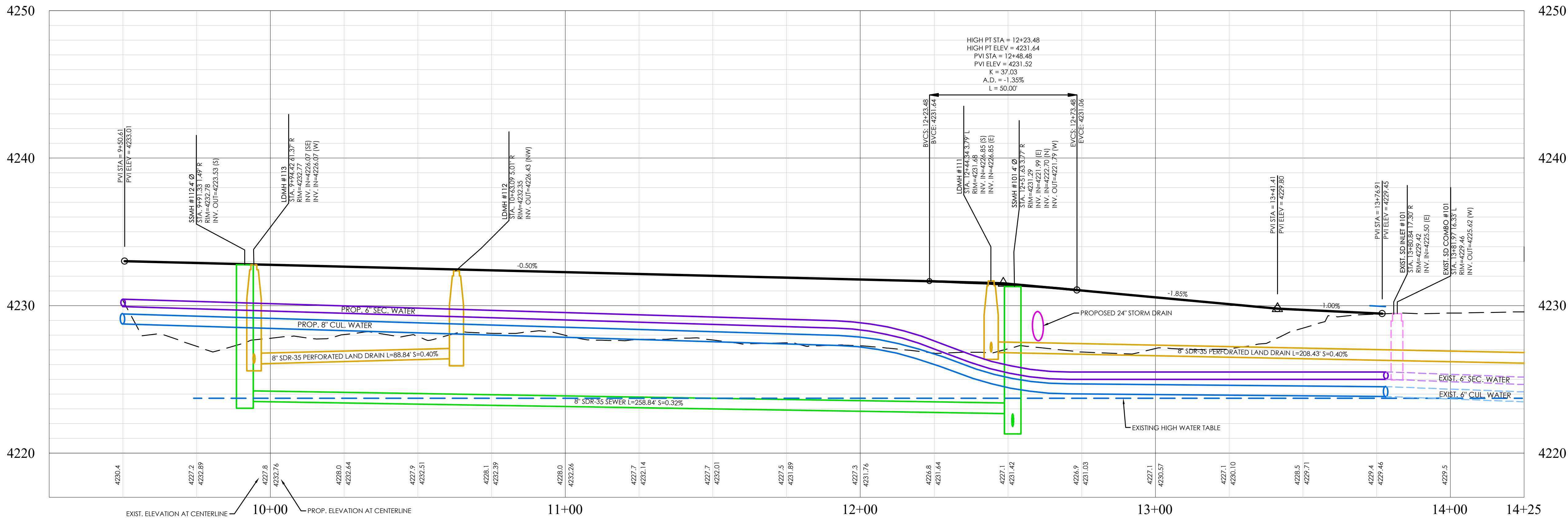


LEGEND

	BOUNDARY
	CENTERLINE
	LOT LINE
	EASEMENT
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION
	AREA TO BE ENCROACHED UPON BY UDOT



KEY MAP
N.T.S.



FOR REVIEW ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
725 WEST P&P

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

725 WEST P&P

Scale: 1"=20'
Date: 4/27/2021
Sheet:

Drawn: RSH
Job #: 19-0378
PP10



April 28, 2021

VIA HAND-DELIVERY

Centerville Planning Commission
250 N. Main Street
Centerville, UT 84014

**Re: Packers' Statement RE: Item # 4, April 28, 2021, Summerhill Lane
Preliminary Plat Public Hearing**

Dear Commission:

Thank you for your time and service. This is a short letter with documentation explaining that the Packers own an easement as a matter of public record (see attached documentation, the "Easement"). **Because of this Easement, the Preliminary Plat for Summerhill Lane Development (Item # 4) should not be approved, but because it fails to recognize and plan for the Easement.** Thus, Preliminary Plat should be denied, tabled, or at least conditioned on a reconfiguration of the Development that accounts for the Easement or another mutually agreed upon compromise that provides adequate access for the Packers.

Centerville Municipal Code requires that an Application for Preliminary Plat Approval include a plat map that accounts for all easements (per 15.03.030(I), the plat must show the "location, principal dimension, and names of all existing or recorded streets, alleys, **and easements**, both within the proposed subdivision and within 100 feet of the boundary thereof, showing whether recorded or claimed by usage"). The Summerhill Application does not. Yet there is no question that the developer is aware of the Easement. In fact, it appears in title commitment included in the Application (see title commitment, Exception to Coverage #17).

This is not just a technical defect in the Application. The Development, as it is currently constituted, ignores the Easement and land locks the Packers. Furthermore, it purports to create multiple lots with backyards encumbered by the Easement. That is not good planning. Presumably, it is for this reason that the Code requires Applications

to reflect easements in the required title report (pursuant to 15.03.030.(y)(3)) as well as in the plat as discussed above.

Contrary to prior statements from the Developer, the Packers own the Easement, which grants them the right to use Drake Lane to access their property. Please see the attached packet for the documentation and details. Simply put, the Easement was recorded as one that runs with the land. This means that whoever owns the land will also own the right to access that land by the Easement. Utah law states that unless there is a clear extinguishment of that easement, it does not matter if the deed conveying the property specifically mentions the easement or not.¹ It is tied to the land that that it serves (sometimes referred to as "appurtenant").

The Easement was a matter of record since 1908. For some unknown reason, it was left off of the deeds conveying the property to Symphony Homes and when the property was conveyed to the Packers' predecessors. But the Easement remains a matter of record and Symphony knew of **it prior to its purchase** of the property. Moreover, a simple examination of the land would make the existence of the access road undeniable.

In real life, on the ground, the Easement has been in frequent use for decades. It is improved (partially paved), fenced and clearly a road. Among others, the Packers have been using the Easement to access the property since the early '90s. They must have this Easement to access the property. That said, the Packers are not against the Development generally, but insist that the current Preliminary Plat must not be approved because it fails to account for the Easement.

Again, thank you for your time and your public service.

Sincerely,



Matthew L. Anderson
FabianVanCott

¹ See e.g., *Hampton v. State By & Through Rd. Comm'n*, 445 P.2d 708, 710 (Utah 1968) ("[A]ll easements of a permanent character, that have been created in favor of the land sold, and which are open and plain to be seen, and are reasonably necessary for its use and convenient enjoyment, unless expressly reserved by the grantors, pass as appurtenances to the land. Therefore, respondents can place no reliance on the fact that an easement appurtenant is not specifically contained within the property's legal description."); see also *Dansie v. Hi Country Est Homeowners Ass'n*, 92 P.3d 162, 165 (Utah Ct. App. 2004) ("The easement at issue here is an 'easement appurtenant [because] there [is] a dominant tenement. The law presumes the easement to be appurtenant and to run with the land.'") (quoting *Ernst v. Allen*, 184 P. 827, 829 (Utah 1919)); *Alvey Dev. Corp. v. Mackelprang*, 51 P.3d 45, 51 ("[A]n appurtenant easement, such as one for access . . . 'inheres in the [grantee's] land, concerns the premises, and pertains to its enjoyment. It is incapable of existence separate from the particular land to which it is annexed.'" (quoting *Johnson v. Higley*, 989 P.2d 61, 67 (Utah Ct. App. 1999)).

E 3365360 B 7727 P 2144-2190
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/30/2021 03:21 PM
FEE \$40.00 Pgs: 47
DEP RTT REC'D FOR MATTHEW L ANDERS
ON

RECORDED AT THE REQUEST OF:

**Matthew L. Anderson
215 South State Street, Suite 1200
Salt Lake City, UT 84111-2323**

RETURNED

MAR 30 2021

Tax ID Nos. 07-072-0175
07-072-0031

NOTICE OF CLAIM OF INTEREST

The undersigned, Spencer Packer and Pamela Packer, husband and wife as joint tenants (the "Packers"), do hereby assert and claim an easement interest in and to the following-described property:

A perpetual right of way for general purposes over and through a certain 2 rod lane running West from Davis County Highway No. 1, to and bounding the Dominant Estate on the South, and also the right to convey water to said land for irrigating purposes through and along said lane by ditch or other means.

(the "Easement Property").

This claim of interest is based on the following:

- A. The fact that the Easement Property is appurtenant, attached to, and runs with the land owned by the Packers (Parcel 07-072-0031, the "Dominant Estate");
- B. Utah law provides that access easements that are of a permanent character, observable, and reasonably necessary are appurtenant to the land and need not be contained within the conveying deed to be effective¹;

¹ See e.g., *Hampton v. State By & Through Rd. Comm'n*, 445 P.2d 708, 710 (Utah 1968) ("[A]ll easements of a permanent character, that have been created in favor of the land sold, and which are open and plain to be seen, and are reasonably necessary for its use and convenient enjoyment, unless expressly reserved by the grantors, pass as appurtenances to the land. Therefore, respondents can place no reliance on the fact that an easement appurtenant is not specifically contained within the property's legal description."); see also *Dansie v. Hi Country Est Homeowners Ass'n*, 92 P.3d 162, 165 (Utah Ct. App.

- C. The Easement Property crosses the adjoining property owned by Summerhill Lane LLC (“Summerhill”) (Parcel 07-072-0175, the “Servient Estate”);
- D. The Easement Property is historically recorded against the Servient Estate (*see e.g.*, ¶ 13 below) and in favor of the Dominant Estate, (*see e.g.*, ¶ 2 below);
- E. At no time have the Dominant Estate owners terminated, released or relinquished their right to use the Easement Property as “a perpetual right of way for general purposes” that continues to provide the sole means of deeded access to and from the Public Highway; and
- F. Pursuant to the Marketable Title Act, Utah Code Ann. § 57-9.

A more detailed description of the basis for this Notice of Claim of Interest is more fully set forth below.

SUPPORT FOR CLAIM OF INTEREST

1. **Parent Property.** Hyrum Drake acquired three adjoining parcels that, when combined, comprise the “Parent Property.”
 - a. Parcel 1 was acquired October 11, 1893, by Warranty Deed (**Exhibit 1a**) recorded the same day as Entry 6329 in the Davis County Recorder’s office described as follows:

Commencing at a point 32 rods and 11 ½ feet South from the northeast corner of the Southwest Quarter of Section thirty-one, Township 3 North, Range 1 East, Salt Lake Meridian, running thence South 5 rods and 13 feet; thence West 39 rods; thence North 5 rods and 13 feet; thence East 39 rods to the place of beginning. Reserving therefrom Highway No. 2, Davis County, as now located across said above described land, containing 23 square rods, more or less.

2004) (“The easement at issue here is an “easement appurtenant [because] there [is] a dominant tenement. The law presumes the easement to be appurtenant and to run with the land.”) (quoting *Ernst v. Allen*, 184 P. 827, 829 (Utah 1919)); *Alvey Dev. Corp. v. Mackelprang*, 51 P.3d 45, 51 (“[A]n appurtenant easement, such as one for access . . . ‘inheres in the [grantee’s] land, concerns the premises, and pertains to its enjoyment. It is incapable of existence separate from the particular land to which it is annexed.’” (quoting *Johnson v. Higley*, 989 P.2d 61, 67 (Utah Ct. App. 1999)).

- b. Parcel 2 was acquired November 23, 1903, by Warranty Deed (**Exhibit 1b**) recorded the same day as Entry 9935 in Book T at Page 84 in the Davis County Recorder's office described as follows:

Commencing at a point 38 rods 8 feet South from the Northeast corner of the Southwest Quarter of Section 31 in Township 3 North of Range 1 East, Salt Lake Meridian, running thence South 17 rods 14 ¼ feet; thence West 153 rods to East line of the Oregon Short Line Railway and 50 feet distant from the center of the same; thence North along said East line 28 rods 6 feet; thence East 104 rods; thence South 18 rods 3 feet; thence East 16 rods; thence North 5 rods 8 ½ feet; thence East 33 rods to the point of commencement, 20 ¾ acres, more or less. Subject, however, to the rights of way over the above described land as now constructed.

- c. Parcel 3 was acquired June 5, 1907, by Warranty Deed (**Exhibit 1c**) recorded the same day as Entry 13116 in Book V at Page 269 in the Davis County Recorder's office described as follows:

Commencing at a point 2 rods south of the northeast corner of the Southwest Quarter of Section 31, in Township 3 North, Range 1 East, Salt Lake Meridian, running thence West 156 rods to the east line of the O.S.L. Railway Company's right of way, thence South along said east line of right of way 26 rods and ¾ of a foot; thence east 104 rods; thence South 21 rods and 8 feet; thence East 16 rods; thence North 10 rods and 14 feet; thence West 3 rods; thence North 5 rods and 13 feet; thence East 39 rods; thence North 30 rods and 11 ½ feet to the point of commencement, containing 27 3/8 acres, more or less.

2. **Dominant Estate.** Hyrum Drake conveyed to Vernel L. Halliday a portion of the Parent Property on November 5, 1908, by Warranty Deed (**Exhibit 2**) recorded November 14, 1908, as Entry 14494 in Book V at Page 504 in the Davis County Recorder's office described as follows:

Commencing at a point twenty-four (24) rods 12 ½ feet South and forty-eight (48) rods West from the Northeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, running thence West 29 rods and 14 feet to East line of right of way of the Salt Lake and Ogden Railroad; thence Southeasterly 5 rods and 10 feet, more or less; thence East 28 rods and 14 feet; thence North 5 rods and 10 feet to point of commencement, containing 165 square rods, more or less.

3. The Dominant Estate was enlarged by merging an additional parcel conveyed from Hyrum Drake to V.L. Halliday by Warranty Deed (**Exhibit 3**) dated April 12, 1912, recorded on the same day as Entry 19167 in Book Y at Page 132 of the Davis County Recorder's records described as:

Commencing at a point 24 rods 12 ½ feet South and 37 rods and 2 feet West from the northeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, running thence West 10 rods 10 ½ feet, more or less, to east line of grantee's land; thence South along said east line 5 rods 8 ½ feet; thence East 10 rods 10 ½ feet, more or less, to a point 5 rods 8 ½ feet south of commencement point; thence North 5 rods 8 ½ feet to point of commencement, containing 60 rods of land, more or less. Together with the appurtenances, including 1 share of water in Ricks Creek.

4. The Dominant Estate is currently owned by Spencer Packer and Pamela Packer, husband and wife as joint tenants by Warranty Deed (**Exhibit 4**) dated February 11, 2015, and recorded February 17, 2015, as Entry 2848773 in Book 6205 at Pages 1084-1086, being described as:

Beginning at a point 408.5 feet South 612.5 feet West of the Northeast Corner of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, and running West 671.76 feet, more or less; along a line 408.5 feet South of the North line of said Southwest Quarter to the East line of the Old Bamberger Railroad right of way, 66.5 feet wide; thence South 12°42' East 94.52 feet, more or less, along said right of way to the North line of a private right of way; thence Easterly along said right of way to a point 91.0 feet due south of the point of beginning; thence North 91.0 feet to the point of beginning.

5. **Easement Property.** The 1908 Warranty Deed for the Dominant Estate (**Exhibit 2**) was conveyed together with an appurtenant easement described as follows:

Together with a perpetual right of way for general purposes over and through a certain 2 rod lane running West from Davis County Highway No. 1, to and bounding said tract of land on the South, and also the right to convey water to said land for irrigating purposes through and along said lane by ditch or other means.

6. The Easement Property adjoins the south boundary of Dominant Estate and extends eastward to Main Street (the Public Highway).
7. The Easement Property is comprised of a partially paved, partially graveled, and partially unimproved roadway extending west from Main Street (the Public Highway) known as Drake Lane.

8. Drake Lane has historically provided access to the Dominant Estate and as many as ten other properties adjoining north and south of Drake Lane that would otherwise have been landlocked.
9. Drake Lane continues to be used by the Dominant Estate as the sole means of deeded access to and from the Main Street (the Public Highway) located east of the property and to access property within the old Bamberger right of way adjoining west of the Dominant Estate.
10. The Easement Property description was copied to the successive Dominant Estate conveyances in 1921 as Entry 55140 (**Exhibit 2a**), 1937 as Entry 65863 (**Exhibit 2b**), and 1961 as Entry 256235 (**Exhibit 2c**). The 1961 deed omitted the term "2 rod" from the Easement Property description and inserted the words "as is now appurtenant to said premises" at the end of the description, all other terms being recited verbatim.
11. The Dominant Estate conveyance by Warranty Deed (**Exhibit 5**) from Seymour Rigby and William B. Rigby to Royce P. and Norma Ostergaard dated March 11, 1972 and recorded March 14, 1972, as Entry 362078 in Book 480 at Page 681, omitted the recital for the appurtenant Easement Property description.
12. A Quitclaim Deed (**Exhibit 6**) dated April 28, 2020, was recorded on the same day as Entry 3246453 at Book 7501 at Page 1060-1061, conveying the Dominant Estate (Tax ID No. 07-072-0031) from Helen S. Rigby, wife and heir of William B. Rigby, and Debra Pauline Rigby, Executor of the Estate of Seymour Rigby and Patricia A. Rigby, to Spencer Packer and Pamela Packer, as joint tenants, said Quitclaim Deed includes the Dominant Estate described in Paragraph 4 above, and includes the 1961 Easement Property description referenced in Paragraph 10 above. The 2020 Quitclaim Deed also includes a description of the Easement Property being more fully described as:

Beginning at a point on the North line of a 2 Rod Right of Way known as Drake lane which is given as South 24 Rods and 12 ½ feet and West 77 Rods and 14 feet to the easterly line of the old Bamberger Right of Way and Southeasterly 5 rods and 10 feet along the Easterly line of said Bamberger Right of Way from the Northeast Corner of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian; and running thence East to the West line of the state Highway formerly known as County Highway 1, thence S 14°20' E 34.06 feet along the Westerly line of said State Highway 1; thence West to the Easterly line of the old Bamberger Right of Way; thence N 12°42' W 33.83 feet along the Easterly line of said Bamberger Right of Way to the Point of Beginning.

13. **The Servient Estate.** The properties adjoining south of and including Drake Lane were, through an uninterrupted chain of title, acquired by Ernest Devore and Mabel Devore as joint tenants by Special Warranty Deed (**Exhibit 7** dated April 10, 1972, and recorded

September 20, 1972, as Entry 370300 in Book 499 at Page 477 in the Davis County Recorder's office, described as follows:

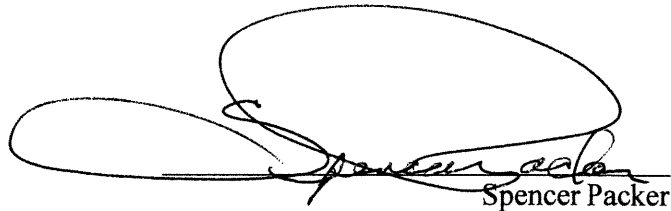
*A part of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 519.5 feet South and 122.4 feet West from the Northeast corner of said Southwest Quarter of said Section 31, and running thence South 14°41' East 427 feet along the West line of the State Highway; thence South 89°54' West 783.2 feet; thence North 1°35' East 409.6 feet; thence North 89°52' West 1044.2 feet; thence South 0°30' West 406.1 feet; thence North 89°38' West 418.4 feet more or less to the East line of a frontage road as conveyed by a warranty deed recorded in the office of the County Recorder of Davis County, Utah, in Book 401 of Official Records at page 679; thence North 0°18' East 432 feet, more or less, along said East line; thence South 89°47' East 1642.5 feet; thence North 157 feet; thence East 152.5 feet; thence South 66 feet; thence East 37.3 feet; thence South 111 feet; thence East 296 feet more or less to the point of beginning; **subject to private easements and rights-of-way on and over Drake Lane** and over a strip of land located immediately West of the course which runs North 111 feet from said Drake lane for the purpose of gaining access to the property located adjacent to or in the vicinity of said land, and subject also to existing pole line easements and to the right-of-way of Bamberger Electric Railroad Company and its successors, and to all other easements of record."*

14. The Servient Estate was merged with additional property owned by the Mabel Devore Family Trust and conveyed to Symphony Development Corp. in its current configuration by Warranty Deed (**Exhibit 8**) dated March 25, 2020, and recorded March 26, 2020 as Entry 3237273 in Book 7478 at Pages 1033-1035, described as follows:

Beginning at a point 519.5 feet South and 122.4 feet West from the Northeast corner of said Southwest Quarter of said Section 31, and running thence South 14°41' East 321.64 feet along the West line of the [State] Highway to the northeast corner of property conveyed in 587-769; thence South 89°05'50" West 747.97 feet; thence North 1°35' East 309.6 feet; thence North 89°52' West 776.58 feet to boundary line agreement 2002-1129; thence along said line North 89°45'05" West 267.62 feet and South 0°29'31" West 406.53 feet; thence North 89°38' West 425.02 feet to East line of a frontage road as conveyed by a 401-679; thence North 0°18' East 432 feet, more or less, along said East line; thence South 89°47' East 1642.5 feet; thence North 157 feet; thence East 152.5 feet; thence South 66 feet; thence East 37.3 feet; thence South 111 feet; thence East 296 feet to point of beginning.

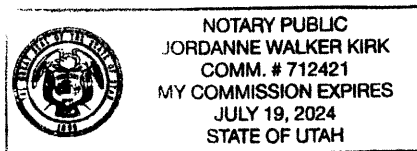
15. The Symphony Development Corp conveyed the Servient Estate (Tax ID No. 07-072-0175) to Summerhill Lane LLC by Warranty Deed (**Exhibit 9**) dated January 21, 2021, and recorded January 22, 2021, as Entry 3339248 in Book 7681 at Pages 363-365.

DATED March 30th, 2021.


Spencer Packer

STATE OF Utah)
COUNTY OF Davis) : ss.

On the 30th day of March, 2021, personally appeared before me Spencer Packer, who being by me duly sworn, says that he executed the above and foregoing instrument and that said instrument was signed by him.

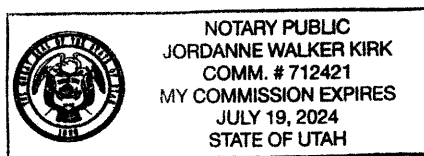


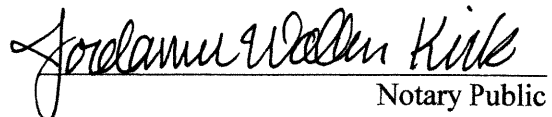

Jordanne Walker Kirk
Notary Public


Pamela Packer

STATE OF Utah)
COUNTY OF Davis) : ss.

On the 30th day of March, 2021, personally appeared before me Pamela Packer, who being by me duly sworn, says that she executed the above and foregoing instrument and that said instrument was signed by her.




Jordanne Walker Kirk
Notary Public

Parcel Vesting Information
07/12/2010 to Present
Serial Number: 07-072-0175
Mailing Address: 111 SOUTH FRONTAGE RD
CENTERVILLE, UT 84014

Tax District

8

Location

Location: 3 N 1 E 31 SW

Vested Owners

SUMMERHILL LANE LLC

Vesting Documents

Entry Number	Recorded Date & Time	KOI	Party	Execution Date	Fee
3339248	01/22/2021 08:53	WARRANTY DEED	Grantee SUMMERHILL LANE LLC	01/21/2021	\$40.00
3237273	03/26/2020 14:32	WARRANTY DEED	Grantee SYMPHONY DEVELOPMENT CORP	03/25/2020	\$40.00
1544114	09/02/1999 01:19	WARRANTY DEED	Grantee MABEL DEVORE FAMILY TRUST 8-31-99 DEVORE, MABLE	08/31/1999	\$12.00

Legal Description

BEG AT A PT S 519.5 FT & 122.4 FT W FR NE COR SW 1/4 OF SEC 31-T3N-R1E, SLM; TH S 14°41' E 321.64 FT ALG W LINE OF STATE HWY TO NE COR OF PPTY CONV IN 587-769; TH S 89°05'50" W 747.97 FT; TH N 1°35' E 309.6 FT; TH N 89°52' W 776.58 FT TO BNDRY LINE AGMT 2002-1129; TH ALG SD LINE N 89°45'05" W 267.62 FT & S 0°29'31" W 406.53 FT; TH N 89°38' W 425.02 FT TO E LINE OF FRONTAGE RD AS CONV BY 401-679; TH N 0°18' E 432 FT, M/L, ALG SD E LINE; TH S 89°47' E 1642.5 FT; TH S 20.14 FT; TH N 89°13'20" E 192.21 FT; TH S 10.46 FT; TH E 296 FT TO POB. CONT. 9.96 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcel Vesting Information

01/01/1981 to Present

Serial Number: 07-072-0031

Mailing Address: 581 WEST VALLEY DR
CENTERVILLE, UT 84014

Tax District

8

Location

Location: 3 N 1 E 31 SW

Vested Owners

PACKER, SPENCER -- JT
PACKER, PAMELA

Vesting Documents

Entry Number	Recorded Date & Time	KOI	Party	Execution Date	Fee
2848773	02/17/2015 15:25	WARRANTY DEED WITH W. Grantee	PACKER, PAMELA PACKER, SPENCER	02/11/2015	\$14.00
1309260	03/11/1997 11:03	QUIT CLAIM DEED Grantee	OSTERGAARD FAMILY TRUST OSTERGAARD, NORMA J OSTERGAARD, ROYCE P	03/10/1997	\$14.00

Legal Description

BEG 408.5 FT S & 612.5 FT W OF THE NE COR OF SW 1/4 SEC 31-T3N-R1E, SLB&M; TH W 671.76 FT, M/L, ALG A LINE 408.5 FT S OF N LINE SD SW 1/4 OF E LINE OF OLD BERR R/W 66.5 FT WIDE; TH S 12°42' E 94.52 FT, M/L, ALG SD R/W TO N LINE OF A PRIVATE R/W; TH E'LY ALG SD R/W TO A PT 91 FT S OF THE POB; TH N 91 FT TO POB. CONT. 1.405 ACRES

Exhibit 1a

Horace Drake and Wife to Cyrus Drake

Horace Drake and Diana C. Drake his wife grantors of Centerville, Davis Co. W. T. hereby convey and warrant to Cyrus Drake grantee of the same place for the sum of One Hundred \$100⁰⁰ Dollars, the following described tract of land in Davis County, Territory of Utah:

Commencing at a point 33 rods and 11 $\frac{1}{2}$ feet South from the North-east corner of the South-west quarter of Section thirty one Twp. 3 North, Range 1 East, Salt Lake Meridian, running thence South 5 rods and 13 feet, thence West 39 rods, thence North 5 rods and 13 feet, thence East 39 rods, to the place of beginning.

Reserving therefrom Highway No. 3, Davis County, as now located across said above described land, containing 23 square rods, more or less.

Witness the hand of said grantors this eleventh day of October A.D. 1893.
Signed in the Presence of

J. E. Robinson	} Horace Drake
Wm. O. Robinson	
Territory of Utah	
County of Davis	

On this 11th day of October, 1893, personally appeared before me Horace Drake and Diana C. Drake his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.

Joe. E. Robinson

Recorder Davis Co. W. T.



Recorded Oct. 11-93 at 10 A. M.

Chester Ball et al. to Alwood Brown

This Indenture, Made the 10th day of December in the year of our Lord one thousand eight hundred and ninety two at Bountiful in the County of Davis Territory of Utah, by and between Chester Ball, Israel Ball, and Willard C. Ball the duly appointed, qualified and acting executors of the Last Will and Testament of Anson Ball deceased, late of Bountiful in the County of Davis Territory aforesaid, the parties of the first part, and Alwood Brown of Centerville, County and Territory aforesaid the party of the second part. Witnesseth: That whereas, on the 5th day of December A.D. 1892 the Probate Court within and for the County of Davis Territory of Utah, made an order and decree confirming the sale of certain real and personal property and authorizing and directing the said parties of the first part, to deed and convey certain real estate of the said Anson Ball deceased, situated in said County of Davis, and specified

Exhibit 1b

Entry No. 9935

WARRANTY DEED.

Horace Drake and Diana E. Drake, husband and wife grantor-5
of Leuterville, County of Davis, State of Utah, hereby CONVEY AND WARRANT to Hyman Drake
grantee of Leuterville of Leuterville of Leuterville
for the sum of Five hundred 2.00 DOLLARS.
the following described tract of land in Davis County, State of Utah: to wit:-

Commencing at a point 38 rods 8 feet South from the North East corner of the South West $\frac{1}{4}$ of Section 31 in Twp. 3 North of Range 1 East, Salt Lake Meridian, running thence South 17 rods $\frac{1}{4}$ feet, thence West 15-3 rods to East line of the Oregon Short Line Ry. and 50 feet distant from the center of the same, thence North along said East line 28 rods 6 feet, thence East 10 $\frac{1}{4}$ rods, thence South 18 rods, 3 $\frac{1}{2}$ feet, thence East 16 rods, thence North 5 rods 8.5 feet, thence East 33 rods, to point of commencement, 20 $\frac{3}{4}$ acres, more or less.

Subject, however, to the rights of way over the above described land as now constructed.

WITNESS, the hand of said grantors, this 23rd day of November A.D. 1903.

Signed in the presence of

J. E. Worsley
J. E. Robinson

Horace Drake
Diana E. Drake

STATE OF UTAH, } ss.
COUNTY OF Davis, }
On the 23rd day of November A.D. 1903
personally appeared before me, Horace Drake and Diana E. Drake, husband and wife
the signer of the above instrument, who duly acknowledged to me that they executed the same.
My Commission expires Oct. 1, 1904.
Recorded at Request of Hyman Drake November 23, 1903, at 2:00 o'clock P. M.
in Book "T" of Warranty Deed Record, page 84, Records of Davis County, Utah. Abstracted A-235
Recording Fee paid \$0.75- Sarah A. Howard, County Recorder Davis County, Utah.



Entry No. 9936

WARRANTY DEED.

Joseph E. Flint (widower) grantor-
of Kaysville, County of Davis, State of Utah, hereby CONVEY AND WARRANTS to Elizabeth Beaumont Cook
grantee of Lyons, in the County of Davis, State of Utah,
for the sum of Two Thousand one hundred (\$2,100.00) DOLLARS.
the following described tract of land in Davis County, State of Utah:

Beginning at a point on the North line of Highway No. 4, Davis County Road Survey, 13.60 chains East and 50 links North from the Southwest corner of the Northwest quarter of Section 33, in Township 4 North, Range 1 West, Salt Lake Meridian, running thence East along said line of highway, 8.00 chains to its intersection with the West line of Highway No. 6, Davis County Road Survey; thence N. 23° 25' W, on said West line of Highway No. 6, 24.56 chains; thence S. 45° 25' W, 7.65 chains; thence S. 23° 44' E, 18.75 chains to the place of beginning, containing 15.69 acres, and being a portion of Block numbered 4, of John Flint Sr. Survey, said survey comprises the said Northwest quarter of Section 33.

Together with four shares of the capital stock of the Kaysvick Irrigation Company.

WITNESS, the hand of said grantor, this 7th day of April A.D. one thousand nine hundred and three.

Signed in presence of

Thomas H. Phillips

Joseph E. Flint

STATE OF UTAH, } ss.
COUNTY OF Davis, }
On the 7th day of April A.D. one thousand nine hundred and three
personally appeared before me, Joseph E. Flint (widower)
the signer of the above instrument, who duly acknowledged to me that he executed the same.
My Commission expires January 8, 1907.
Recorded at Request of John H. Cook December 1, 1903, at 11:30 o'clock A. M.



Exhibit 1c

Josephine E. Fisher, his wife grantor
of Salt Lake City, Salt Lake County, State of Utah, hereby CONVEY AND WARRANT to Josephine E. Fisher, his wife
the following described tract of land in Davis County, Utah:
for the sum of Two Hundred & 200.00 DOLLARS,

the following described tract of land in Davis County, Utah:
commencing in the center of a certain street five (5) rods, more or less, East
from the North East corner of the South West quarter of Section Five (5) in Town-
ship Four (4) North, Range Two (2) West, Salt Lake Meridian, U. S. Survey, and
running thence East Fifteen (15) rods, more or less, to West line of said
road owned by John E. Fisher, thence North along said West line One Hun-
dred Thirty-two (132) rods to the Ridge (132 ft) thence West One Hundred (100) rods
to center of certain Public Highway or street, thence South easterly along
center of said street One Hundred and sixty (160) rods, more or less, to place
of commencement, containing Fifty (50) acres of land, more or less.

WITNESS the hand of said grantor this 1st day of June, A.D. 1907.

Signed in presence of
M. S. Woolley

Josephine E. Fisher
Josephine E. Fisher

STATE OF UTAH,

COUNTY OF Salt Lake } ss. On the 1st day of June, A.D. 1907,
personally appeared before me Josephine E. Fisher, his wife
the signers of the above instrument, who duly acknowledged to me that they executed the same.
My commission expires June 3, 1911.
Recorded at request of A. T. Clark, Cashier.
in Book "V" of Warranty Deed Record, page 269, Records of Davis County, Utah. Abstracted 2-203-376, C-22X
Recording fee paid \$ 70.00.
County Recorder Davis County, Utah

Entry No. 13116 WARRANTY DEED.

Horace Drake (widower) grantor
of Centerville, County of Davis, State of Utah, hereby CONVEY AND WARRANT to
Hyman Drake grantee of the same place aforesaid
for the sum of Twenty-two hundred & fifty DOLLARS,
the following described tract of land in Davis County, Utah:

to wit: An undivided one half (1/2) interest in and to the following described
tracts of land to wit: Commencing at a point 2 rods south of the North east
corner of the South West 1/4 of Section 31, in Township 3 North of Range 1 East, Salt Lake Meridian,
running thence West 156 rods to the east line of U. S. L. Railway Company's right of way,
thence South along said east line of right of way 2 rods and 40 feet, thence east 16
rods, thence South 31 rods and 8 feet, thence east 16 rods, thence north 10 rods and 14 feet,
thence West 3 rods, thence north 5 rods and 13 feet, thence east 39 rods, thence north
30 rods and 11 1/2 feet to the point of commencement, containing 27 1/2 acres, more or less.
Also Commencing at a point 28 rods 4 feet 1/2 inches north of the North East corner of the
North West 1/4 of Section 31 aforesaid, running thence West 155 rods, thence in a southeasterly direction 155 rods,
thence north 28 1/2 feet to point of commencement, containing 78 1/2 rods, more or less. Together with the
appurtenances unto the said grantor to his heirs assigns forever. Subject, however, to the right of way of the Salt
Lake & Ogden Railway, Highway No. 1, Davis County Road survey, as now constructed.

WITNESS the hand of said grantor this 5th day of June, A.D. 1907.

Signed in the presence of
J. E. Robinson

Horace Drake

STATE OF UTAH,

COUNTY OF Davis } ss. On the 5th day of June, A.D. 1907,
personally appeared before me Horace Drake (widower)
the signers of the above instrument, who duly acknowledged to me that he executed the same.
My commission expires October 3, 1911.
Recorded at request of Hyman Drake.
in Book "V" of Warranty Deed Record, page 269, Records of Davis County, Utah. Abstracted 2-203-376, C-22X
Recording fee paid \$ 70.00.
County Recorder Davis County, Utah

Exhibit 2

Entry No. 14494

WARRANTY DEED.

Nyrum Drake and Mary Drake, Husband and wife, grantors.
 of Centerville, County of Davis, State of Utah, hereby CONVEY AND WARRANT to
Vernie L. Halliday grantee of Salt Lake City, Utah,
 for the sum of One Hundred and No/100 DOLLARS,
 the following described tract of land in _____ County, Salt Lake State of Utah:

Commencing at a point Twenty-four (24) rods, 12 1/2 feet South and Forty-eight (48) rods West from the North East corner of the South West quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, running thence West 29 rods and 14 feet to East line of right of way of the Salt Lake & Ogden Railroad, thence southeasterly 5 rods and 10 feet, more or less, thence East 28 rods and 14 feet, thence North 5 rods and 10 feet to point of commencement, containing 165 square rods, more or less. Together with a perpetual right of way for general purposes over and through a certain 2 rod lane running West from Davis County Highway No. 1, to and bounding said tract of land on the South, and also the right to convey water to said land for irrigating purposes through and along said lane by ditch or other means

WITNESS the hands of said grantors this fifth (5) day of November, A.D. 1908.

Signed in the presence of

Wm. H. Streeper, Jr.

Nyrum Drake
Mary Drake

STATE OF UTAH,

COUNTY OF Davis

ss.

On the Fifth day of November A. D. 1908

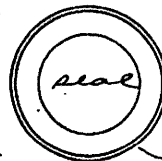
personally appeared before me Nyrum Drake and Mary Drake

the signers of the above instrument, who duly acknowledged

to me that they executed the same.

My commission expires April 2nd 1912.

Recorded at request of V. L. Halliday.



William H. Streeper, Jr.
 Notary Public.

Nov. 14 - A.D. 1908, at 11 o'clock A. M.,

See Warranty Deed in 1-2 of Deeds.
 Page 278.
 in many places
 in 1-2 of Deeds
 Page 339

Exhibit 2a

No. 55140

WARRANTY DEED.

Vernee L. Halliday, (otherwise known and described as V. L. Halliday), a widower and unmarried, residing in Salt Lake City, Utah, Grantor, hereby CONVEYS AND WARRANTS, unto John W. Walpole and Ernest Walpole, of Centerville, Davis County, Utah, Grantees, for the sum of Four thousand and no/100 (\$4000.00) Dollars, the following described tracts of land in Centerville, Davis County, State of Utah, to-wit:

Commencing 46 rods and 3 feet South from the Northwest corner of the Southeast $\frac{1}{4}$ of Section 31, Township 3 North of Range 1 East, Salt Lake Meridian, thence East 80 rods, thence South 10 rods, thence West 80 rods, thence North 10 rods, to the place of beginning, Area five acres.

I hereby further convey and warrant to said grantees, all my right, title and interest in the springs, as described in Deed to me recorded in Book "T" of Deeds page 556 of the Records of the County Recorder of Davis County, Utah Filing #12794; being the springs of Hyrum Drake and Mary Drake his wife, (source of which is about 2300 feet east of the residence of said Hyrum Drake and wife, and from which they are now using water for culinary purposes,) as follows:

All the flow of water from said springs exceeding five gallons per minute measured at said residence, which grantees hereof can develope and increase the flow thereof, by excavation, draining, proper screens and boxes at the source of said springs. If, however, the grantees shall by said development work increase the flow of water to more than ten gallons per minute the Hyrum Drake and wife are to have one half interest in said increase flow over and above ten gallons per minute.

Said grantees to pay all expenses of said development work, but in the event that breakages occur or repairs are necessary to be made in the future in the pipe line now laid and being used by said Hyrum Drake and wife, the said Hyrum Drake and wife, will pay one half of said expenses from the springs to the settling tank now being used, located about 1000 feet east of said residence.

Said grantees are hereby granted permission to construct a settling tank on the line of said pipe line now laid at any point suitable to their convenience, and the right of way is hereby granted to lay a pipe line from said main line to the land above described.

The above described water right and interest in said springs is subject to a right given to S. F. Worsley, in the use of water from said springs for Culinary and Domestic purposes only for his home situated next south of the above described property.

Said Grantor also hereby CONVEYS AND WARRANTS, unto said grantees, the following described property and tracts of land situated in Centerville, Davis County, Utah, to-wit:

Commencing at a point 42 rods 3 feet South from the Northwest corner of the Southeast $\frac{1}{4}$ of Section 31, in Township 3 North of Range 1 East, Salt Lake Meridian, running

thence East 80 rods, thence South 4 rods, thence West 80 rods, thence North 4 rods, the point of commencement, containing 2 acres,

PG 279

Together with the appurtenances, unto said grantees and to their heirs and assigns forever.

Said described tract deeded to V. L. Halliday by deed recorded in the office of the County Recorder of Davis County, Utah, in Book "V" of Deeds page 370 Filing No

ALSO the following described tract deeded to V. L. Halliday by deed dated December 31, 1909 recorded in the office of the County Recorder of Davis County, Utah, in Book of Deeds page 425 Filing No. 17646, to-wit:

Commencing at a point 24 rods $12\frac{1}{2}$ feet South and 111 rods West from the North corner of the Southwest $\frac{1}{4}$ of Section 31, in Township 3 North of Range 1 East of Salt Lake Meridian, and running thence West 45 rods, thence South 5 rods 15 feet, thence East 45 rods, thence North 5 rods $11\frac{1}{2}$ feet to the point of commencement, containing 1-5/8 more or less.

Together with appurtenances.

ALSO the following described tract of land deeded to Vernee L. Halliday by Deed dated November 5th, 1908 recorded in the office of the County recorder of said Davis County, Utah in Book "V" of Deeds page 504, to-wit: (Filing No. 14494)

Commencing at a point 24 rods $12\frac{1}{2}$ feet South and 48 rods West from the North corner of the Southwest $\frac{1}{4}$ of Section 31, Township 3 North Range 1 East, Salt Lake Meridian; running thence West 29 rods and 14 feet; to East line of right of way of the Lake and Ogden Railroad; thence Southeasterly 5 rods and 10 feet more or less; thence East 28 rods and 14 feet; thence North 5 rods and 10 feet to point of commencement containing 165 square rods more or less together with a perpetual right of way for grade purposes over and through a certain 2 rod lane running West from Davis County Highway 1, to and bounding said tract of land on the South; and also the right to convey water to said land for irrigating purposes through and along said lane by ditch or other

ALSO the following described tract of land deeded to V. L. Halliday by Deed April 19th, 1909 recorded in the office of the County Recorder of said Davis County Utah, in Book "X" of Deeds page 11, filing No. 15227, to-wit:

Commencing at a point 42 rods $6\frac{3}{4}$ feet South and 60 rods East from the North corner of the Southeast $\frac{1}{4}$ of Section 31, in Township 3 North of Range 1 East, Salt Lake Meridian, and running thence East 20 rods and 6 feet, thence South 14 rods, thence East 37 rods, thence in a northwesterly direction 36 rods, more or less, to the center of a certain revenue, thence in a southwesterly direction along the center of said revenue 36 rods, more or less to point of commencement, containing 7 acres, more or less. To be with appurtenances.

ALSO the following described tract of land deeded to V. L. Halliday, by deed April 12th, 1912, Recorded in the office of the County Recorder of Davis County, Utah in Book "Y" of Deeds page 132, filing No. 19167, to-wit:

Commencing at a point 24 rods $12\frac{1}{2}$ feet South and 37 rods 2 feet West from the

hereby understood that Hyrum Drake and wife are to have and use the said share of immediately after grantees' own shares in said corporation.

PG-280

ALSO, the following described land deeded to V. L. Halliday by deed dated 1909 recorded in the office of the County Recorder of said Davis County, Utah, in "X" of Deeds page 12, filing No. 15228, to-wit:

Commencing 56 rods and 3 feet South from the Northwest corner of the Southe of Section 31, Township 3 North of Range 1 East, Salt Lake Meridian, thence East thence South 4 rods, thence West 80 rods, thence North 4 rods, to place of beginn Area 2 acres.

ALSO the following described right of way deeded to V. L. Halliday by Deed July 13th, 1918 recorded in the office of the County Recorder of said Davis Count in book "F" of L.L. etc, page 266, filing #27344, to-wit:

A perpetual right of way on and over: Beginning at a point 43 rods South a West from the Northeast corner of the Southwest quarter of Section 31, Township 3 of Range 1 East, Salt Lake Meridian, thence South 15 feet, thence East 59 rods mo less thence North 15 feet, thence West 59 rods, more or less to County Road, the of beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED water right: As represented by Certi #13 for 4 shares of the Capital Stock of the Ricks Creek Irrigation Company and C cate #18 for one share of the Capital stock of the Ricks Creek Irrigation Company appurtenant to all of the land above described herein.

WITNESS the hand of said grantor, this Fourth day of APRIL A. D. 1921.

Signed in the presence of:

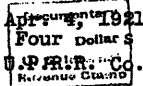
V. L. Halliday

Geo. Havercamp

STATE OF UTAH

COUNTY OF SALT LAKE

I ss I



On the Fourth day of APRIL, A. D. 1921, personally appeared before me Vernee Halliday (otherwise known and described as V. L. Halliday), a widower and unmarried signer of the above instrument, who duly acknowledged to me that he executed the s My commission expires Sept. 25, 1923.

R. Murray Stewart

NOTARY PUBLIC.

Salt Lake County, Uta

Recorded August 21st, 1933 at 1:30 P. M.

Abstracted

3/106



Wanda L. Brown County Recd

No. 55145

WARRANTY DEED.

William I. Layton, and Rose R. Layton, his wife, grantors, of Layton, County Davis, State of Utah, hereby CONVEY AND WARRANT to Elizabeth Sarah Layton, grantee Layton Davis County Utah for the sum of One Dollar

Exhibit 2b

JOHN W. WALPOLE and MARGARET K. WALPOLE, his wife GRANTORS, of CENTERVILLE, Davis County, State of Utah, hereby CONVEY and WARRANT, unto ERNEST WALPOLE, GRANTEE, of CENTERVILLE, Davis County, State of Utah, for the sum of ONE AND 00/100 (\$1.00) DOLLARS, All of our right, title and interest in and to the following described property and premises situated in CENTERVILLE, Davis County, State of Utah, to-wit:

COMMENCING 46 rods and 3 feet South from the Northwest corner of the SE $\frac{1}{4}$ of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, thence East 80 rods; thence South 10 rods; thence West 80 rods; thence North 10 rods to the place of beginning, Area 5.00 acres.

We hereby further Convey and Warrant to said grantee, all our right, title and interest in the SPRINGS, as described in Deed recorded in Book "T" of Deeds, page 556 of the records of the County Recorder of Davis County, Utah, Filing #12794 being the springs formerly owned by Hyrum Drake and Mary Drake his wife, (source of which is about 2300 feet East of residence formerly owned by said Hyrum Drake and Mary Drake, his wife)

The above described water right and interest in said springs is subject to a right given to S. F. Worsley, in the use of water from said springs for Culinary and Domestic purposes only, for the home formerly owned by the said S. F. Worsley, situated next South of the above described property.

ALSO COMMENCING at a point 42 rods 3 feet South from the Northwest corner of the SE $\frac{1}{4}$ of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, running thence East 80 rods; thence South 4 rods; thence West 80 rods; thence North 4 rods to the point of commencement, containing 2 acres.

Said described tract deeded to V. L. Halliday by deed recorded in the office of the County Recorder of Davis County, Utah, in Book "V" of Deeds, page 370, Filing No. 13731

ALSO COMMENCING at a point 24 rods 12 $\frac{1}{2}$ feet South and 111 rods West from the Northeast corner of the SW $\frac{1}{4}$ of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, and running thence West 45 rods; thence South 5 rods 15 feet; thence East 45 rods; thence North 5 rods 11 $\frac{1}{2}$ feet to the point of commencement, containing 1-5/8 acres, more or less.

Said described tract deeded to V. L. Halliday by deed dated Dec. 31, 1909 and recorded in the office of the County Recorder of Davis County, Utah, in Book "X" of Deeds page 425. Filing No. 17646.

ALSO COMMENCING at a point 24 rods 12 $\frac{1}{2}$ feet South and 48 rods West from the Northeast corner of the SW $\frac{1}{4}$ of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, running thence West 29 rods and 14 feet to East line of right of way of the Salt Lake and Ogden Railroad; thence Southeasterly 5 rods and 10 feet, more or less; thence East 28 rods and 14 feet; thence North 5 rods and 10 feet to point of commencement, containing 165 square rods, more or less.

Together with a perpetual right of way for general purposes over and through a certain 2 rod lane running West from Davis County Highway No. 1, to and bounding said tract of land on the South, and also the right to convey water to said land for irrigation purposes through and along said lane by ditch or other means.

Said described tract of land deeded to Vernee L. Halliday by deed dated Nov. 5, 1908, recorded in the office of the County Recorder of Davis County, Utah, in Book "V" of Deeds, page 504. Filing No. 14494.

ALSO COMMENCING at a point 42 rods 6-3/4 feet South and 60 rods East from the Northwest corner of the SE $\frac{1}{4}$ of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, and running thence East 20 rods and 6 feet; thence South 14 rods; thence East 37 rods; thence in a Northwesterly direction 36 rods, more or less, to the center of a certain ravine; thence in a

Southwesterly direction along the center of said ravine 46 rods, more or less, to point of commencement, containing 7 acres, more or less.

Said described tract of land deeded to Vernee L. Halliday by deed dated Apr. 19, 1909, recorded in the office of the County Recorder of Davis County, Utah, in Book "X" of Deeds, page 11. Filing No. 15227.

ALSO COMMENCING at a point 24 rods 12½ feet South and 37 rods 2 feet West from the Northeast corner of the SW¼ of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, running thence West 10 rods 10½ feet, more or less; thence South 5 rods 8½ feet; thence East 10 rods 10½ feet, more or less, to a point 5 rods 8½ feet South of the point of commencement; thence North 5 rods 8½ feet to the point of commencement containing 60 square rods of land, more or less.

Said described tract of land was deeded to V. L. Halliday by deed dated Apr. 12, 1912, recorded in the office of the County Recorder of Davis County, Utah, in Book "Y" of Deeds, page 132 Filing No. 19167.

ALSO COMMENCING 56 rods 3 feet South from the Northwest corner of the SE¼ of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, thence East 80 rods; thence South 4 rods; thence West 80 rods; thence North 4 rods to the place of beginning. Area 2.00 acres.

Said described tract of land deeded to V. L. Halliday by deed dated May 15, 1909, recorded in the office of the County Recorder of said Davis County, Utah, in Book "X" of Deeds, page 12. Filing No. 15228.

ALSO the following described right of way deeded to V. L. Halliday by deed dated Jul. 13, 1918, recorded in the office of the County Recorder of Davis County, Utah, in Book "F" of "L.L.ETC", page 266, filing No. 27344.

A Perpetual right of way over: BEGINNING at a point 42 rods South and 1 rod West from the Northeast corner of the SW¼ of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, thence South 15 feet; thence East 59 rods, more or less; thence North 15 feet; thence West 59 rods, more or less, to County Road, the point of beginning.

TOGETHER with the appurtenances, including the following described water right: As represented by Certificate No. 13 for 4 shares and Certificate No. 18 for 1 share of the Capital Stock of the Ricks Creek Irrigation Company.

WITNESS the hands of said Grantors this 4th day of May A. D. 1937.

Signed in the presence of
Nephi Palmer

John W Walpole
Margaret K Walpole

STATE OF UTAH)
) SS.
COUNTY OF DAVIS)

On this 4th day of May A. D. 1937, personally appeared before me JOHN WALPOLE and MARGARET K. WALPOLE, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.

My Commission Expires:

Aug. 20, 1937



Nephi Palmer
Notary Public.
Residing at Farmington, Utah.
Abstracted 3/106.

Recorded May 13th 1937, at 10:05 A. M.

Ruby M. [Signature] County Recorder.

Exhibit 2c

Recorded at Request of William B. Payton AUG 30 1963
 at 9²⁰ AM. Fee Paid \$ 2.00 EMILY T. ELDREDGE, DAVIS COUNTY RECORDER
 By Grace R. Byler Dep. Book 275 Page 17 Ref.: Sw 14-31-37-18
 Mail tax notice to _____ Address _____

256235

WARRANTY DEED

ERNEST WALPOLE, a widower, grantor
 of Centerville, County of Davis, State of Utah, hereby
 CONVEYS and WARRANTS to

LEIMOUR RICEY and WILLIAM B. PAYTON
 grantee
 of Centerville, County of Davis, State of Utah
 for the sum of Five Dollars and other valuable considerations--DOLLARS,

the following described tract of land in Davis County,
 State of Utah, to-wit:

Commencing at a point 11 rods 11 1/2 feet South and
 4 rods West from the Northeast corner of the Northeast
 Quarter of Section 31, Township 3 North, Range 1 East,
 Salt Lake Meridian, and running thence West 12 rods
 and 11 feet to East line of right of way of the Salt
 Lake and Ogden Railroad; thence South westerly 1 rod and
 10 feet, more or less; thence East 12 rods and 11 feet;
 thence North 5 rods and 10 feet to the point of commence-
 ment, containing 105 square rods, more or less.

Together with a perpetual right of way for water
 rights over and through a certain land owned by said
 from Davis County Highway No. 1, to and through said
 tract of land on the South, and also such right of way over
 water to said land for irrigation purposes thereof, and
 along said land by ditch or other means as is now or here-
 toafter tenant to said premises.

WITNESS the hand of said grantor, this 25th day of October A. D. 1961.

Signed in the presence of

Keith L. Stahl

Ernest Walpole

STATE OF UTAH,
 County of Davis.

ss.

On the 25th day of October A. D. 1961, personally
 appeared before me ERNEST WALPOLE, a widower,

the signer of the within instrument who duly acknowledged
 to me that he executed the same.



Keith L. Stahl
 Notary Public.

My Commission expires May 15, 1963. My residence is _____, Utah.

Platted ☒ Abstracted ☒
 Indexed ☒ Entered ☒
 Compared ☒ Confirmed ☒

Exhibit 3

Entry No. 19167.

WARRANTY DEED.

Lynn Drake and Mary Drake, husband and wife, grantor, S.
of *Centerville, County of Davis, State of Utah,* hereby CONVEY AND WARRANT to *V.L. Halliday,*
grantee of *Salt Lake City, Utah*
for the sum of *Fifty* \$
DOLLARS,
the following described tract of land in *Davis* County, State of Utah; to-wit:

Commencing at a point 24 rods 12-1/2 feet South and 37 rods and 2 feet west from the northeast corner of the Southwest 1/4 of Section 31 in Township 3 North of Range 1 East, Salt Lake Meridian, running thence west 10 rods 10-1/2 feet, more or less to east line of grantee's land, thence South along said east line 5 rods 8-1/2 feet, thence east 10 rods 10-1/2 feet more or less to a point 5 rods 8-1/2 feet South of commencement point, thence north 5 rods 8-1/2 feet to point of commencement, containing 60 rods of land, more or less.
Together with the appurtenances, including 1 share of water in Pickets Creek. It is hereby understood that the party of the first part is to have and use the said share of water immediately after his own share in said cooperation.

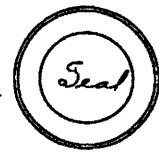
WITNESS the hand of said grantor S. this *12th* day of *April*, A.D. 1912.

Signed in the presence of
J.E. Robinson

Lynn Drake
Mary Drake

STATE OF UTAH, } ss.
COUNTY OF *Davis*, }
On the *12th* day of *April*, A.D. 1912,
personally appeared before me, *Lynn Drake and Mary Drake, husband and wife,*
the signer(s) of the *above* instrument, who duly acknowledged to me that they executed the same.

My Commission expires *October 5, 1912.*
Recorded at Request of *V.L. Halliday*
in Book "Y" of Warranty Deed Record, page *132*, Records of Davis County, Utah. Abstracted *E/111.*
Recording Fee paid \$ *.70*



J.E. Robinson
Notary Public.
May 16th 1912, at *9:05* o'clock *A.M.*
Quess L. Brown County Recorder, Davis County, Utah.

See Warranty Deed in 1000 17 of needs, filed in 1-0 of 1912 page 278.

Exhibit 4

2848773
BK 6205 PG 1084

E 2848773 B 6205 P 1084-1086
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/17/2015 3:25:00 PM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR NORTH AMERICAN TIT

WHEN RECORDED, MAIL TO:
Spencer Packer and Pamela Packer
581 Valley Drive
Centerville, UT 84014

WARRANTY DEED

Royce P. Ostergaard and Norma J. Ostergaard, Trustees or Successor Trustees
of The Ostergaard Family Trust,

grantor,

hereby CONVEY and WARRANT to

Spencer Packer and Pamela Packer, husband and wife as joint tenants, grantee
for the sum of TEN AND NO/100---DOLLARS, and other good and valuable considerations the following
described tract of land in Davis County, State of Utah, to-wit:

See Attached Exhibit "A"

Tax ID No.: 07-072-0031

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of
record.

WITNESS the hand of said grantor, this 11 day of February, 2015.

The Ostergaard Family Trust

BY:

Royce P. Ostergaard, Trustee

BY:

Norma J. Ostergaard, Trustee

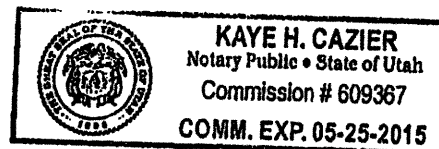
STATE of Utah

COUNTY OF Davis

On the 11 day of February, 2015, personally appeared before me Royce P. Ostergaard and
Norman J. Ostergaard, Trustees of The Ostergaard Family Trust, the signers of the above instrument,
who duly acknowledged to me that they executed the same.

Kaye H. Cazier
Notary Public

My Commission Expires: 5-25-15



40902-14-03913

Exhibit "A"
(Legal Description)

Beginning at a point 408.5 feet South 612.5 feet West of the Northeast Corner of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian, and running West 671.76 feet, more or less; along a line 408.5 feet South of the North line of said Southwest Quarter to the East line of the Old Bamberger Railroad right of way, 66.5 feet wide; thence South $12^{\circ}42'$ East 94.52 feet, more or less, along said right of way to the North line of a private right of way; thence easterly along said right of way to a point 91.0 feet due South of the point of beginning; thence North 91.0 feet to the point of beginning.

The following is shown for information purposes only: 07-072-0031

Exhibit 5

WHEN RECORDED, MAIL TO:

82031-37-100

681

Recorded at request of SECURITY TITLE COMPANY Order No. 53302 Fee Paid 2.40
Date MAR 14 1972 9:20 AM MARGUERITE S. BOLLINS Recorder Davis County
By *Theresa VanHousden* Deputy Book 480 Page 681

Space Above for Recorder's Use

362078

WARRANTY DEED

William B. Rigby and Helen S. Rigby, his wife

Seymour Rigby and Patricia A. Rigby, his wife

grantors

of Centerville, County of Davis, State of Utah, hereby

CONVEY and WARRANT to

Royce P. Ostergaard and Norma Ostergaard, husband and wife, as
joint tenants

grantee

of Centerville, County of Davis, State of Utah
(Centerville)

for the sum of one hundred and no/100 DOLLARS,
and other good and valuable consideration

the following described tract of land in Davis County,

State of Utah,

beginning at a point 412.5 feet South and 612.5 feet East of the
Northeast corner of the Section Quarter of Section 34, Township
1 North, Range 1 East, T1N R1E Meridian, and running thence
East 612.5 feet, then North 40.8 feet East of
the North line of said Section Quarter to the East line of the
old Bamberg's patented tract of land 66.6 feet wide, then South
12°42' East 31.8 feet, then North 12.0 feet, along said right of way to
the North line of a private right of way; thence East 31.8 feet
said right of way to a point 91.2 feet South of the point of
beginning; thence North 21.0 feet to the point of beginning.

WITNESS the hand of said grantors this 11 day of March, A.D. 19 72

Signed in the presence of

Alfred J. Reed

Seymour Rigby
Patricia A. Rigby
William B. Rigby
Helen S. Rigby

STATE OF UTAH,

COUNTY OF Davis

ss.

On the 11th day of March, A.D. 19 72
personally appeared before me Seymour Rigby and Patricia A. Rigby, his wife
William B. Rigby and Helen S. Rigby, his wife
the signers of the within instrument, who duly acknowledged to me that they executed the
same.

Alfred J. Reed
Notary Public.

My commission expires March 2, 1976 Residing in Kayville, Utah

APPROVED FORM — UTAH SECURITIES COMMISSION

FORM 101 — WARRANTY DEED — KELLY CO. 55 W. N. H. 7100 L. 1108

Exhibit 6

WHEN RECORDED MAIL TO:

Spencer Packer
581 Valley Drive
Centerville Utah
84014

RETURNED

APR 28 2020

E 3246453 B 7501 P 1060-1061
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/28/2020 11:08 AM
FEE \$40.00 Pgs: 2
DEF RT REC'D FOR SPENCER PACKER

QUIT CLAIM DEED

HELEN S. RIGBY wife and heir of WILLIAM B. RIGBY deceased, and DEBRA PAULINE RIGBY
Executor of the Estate of SEYMOUR RIGBY and PATRICIA A. RIGBY husband and wife
deceased, grantor,
hereby CONVEY to
SPENCER PACKER and PAMELA PACKER husband and wife as joint tenants, grantee
for the sum of TEN AND NO/100---Dollars, and other good and valuable considerations the
following described tract of land in Davis County, State of Utah, to-wit:

See Attached Exhibit "A"

WITNESS the hand of said grantors, this 28 day of April, 2020.

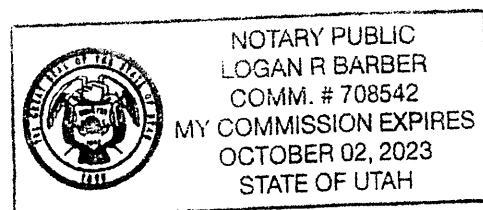
Helen S. Rigby
Helen S. Rigby

Debra Pauline Rigby
Debra Pauline Rigby

STATE of Utah
COUNTY of Davis

On the 28 day of April, 2020, personally appeared before me Helen S. Rigby wife and heir
of William B. Rigby and Debra Pauline Rigby Executor of the Estate of Seymour Rigby and
Patricia A. Rigby, signers of the above instrument, who duly acknowledged to me they
executed the same.

Logan R Barber
Notary Public
My Commission Expires : Oct 02 2023



**Exhibit A
(Legal Description)**

Beginning at a point 408.5 feet South 612.5 feet West of the Northeast Corner of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt lake Meridian, and running thence West 671.76 feet , more or less; along a line 408.5 feet South of the North line of said Southwest Quarter to the East line of the Old Bamberger Railroad Right of Way 66.5 feet wide; thence South 12° 42' East 94.52 feet, more or less, along said right of way to the North line of a private right of way; thence Easterly along said right of way to a point 91.0 feet due South of the point of beginning; thence North 91.0 feet to the point of beginning.

Together with a perpetual right of way for general purposes over and through a certain lane running West from Davis County Highway No. 1, to and bounding said tract of land on the South, and also such right to convey water to said land for irrigation purposes through and along said lane by ditch or other means as is now appurtenant to said premises.

Said Right of way conveyed to Rigby's by deed E#256235 & E#280163.

Right of way more fully described as:

Right of way

Beginning at a point on the North line of a 2 Rod Right of Way known as Drake lane which is given as South 24 Rods and 12 ½ feet and West 77 Rods and 14 feet to the easterly line of the old Bamberger Right of Way and Southeasterly 5 rods and 10 feet along the Easterly line of Said Bamberger Right of Way from the Northeast Corner of the Southwest quarter of section 31, Township 3 North, Range 1 East, Salt Lake Meridian; and Running thence East to the West line of the state Highway formerly known as County Highway Number 1, Thence S 14 ° 20' E 34.06 feet along the Westerly line of said state Highway 1, Thence West to the Easterly line of the old Bamberger Railroad Right of Way, Thence N12 degrees 42' W 33.83 feet along the Easterly line of said Bamberger Right of Way to the Point of Beginning.

Exhibit 7

477

Recorded at request of Mabel DeVore Fee Paid \$ 3.20
 Date SEP 20 1972 at 10:15 A.M. MARGUERITE S. BOURNE Recorder Davis County
 BY LaDell Manning Deputy Book 499 Page 477

370300

SPECIAL WARRANTY DEED SW 31-37-1 E

HUGH S. CANNON, an unmarried man, GRANTOR, of Mountlake Terrace, Washington, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto ERNEST DEVORE and MABEL DEVORE, his wife, GRANTEES, of Centerville, Davis County, Utah, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real property situate in Davis County, State of Utah, to-wit:

A part of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, U. S. Survey: Beginning at a point 519.5 feet South and 122.4 feet West from the Northeast corner of said Southwest Quarter of said Section 31, and running thence South 14°41' East 427 feet along the West line of the State Highway; thence South 89°54' West 783.2 feet; thence North 1°35' East 409.6 feet; thence North 89°52' West 1044.2 feet; thence South 0°30' West 406.1 feet; thence North 89°38' West 418.4 feet more or less to the East line of a frontage road as conveyed by a warranty deed recorded in the office of the County Recorder of Davis County, Utah, in Book 401 of Official Records at page 679; thence North 0°18' East 432 feet, more or less, along said East line; thence South 89°47' East 1642.5 feet; thence North 157 feet; thence East 152.5 feet; thence South 66 feet; thence East 37.3 feet; thence South 111 feet; thence East 296 feet more or less to the point of beginning; subject to private easements and rights-of-way on and over Drake Lane and over a strip of land located immediately West of the course which runs North 111 feet from said Drake Lane for the purpose of gaining access to the property located adjacent to or in the vicinity of said land, and subject also to existing pole line easements and to the right-of-way of Bamberger Electric Railroad Company, and its successors, and to all other easements of record; and together with all water rights appurtenant to said property or used in connection therewith, and all of the Grantor's right, title, claim and interest in and to that certain underground water claim filed in the office of the Utah State Engineer under file No. 14374, and all of the right, title and interest of the seller in and to the water piped from a spring located in

Platted ☐ Abstracted ☐
 On Margin ☐ Indexed ☐
 Compared ☐ Entered ☒

478

the Northeast Quarter of Section 31, as described in that certain warranty deed by Hyrum Drake and wife to Ellen C. S. Cannon, recorded in Book 1G of Deeds at page 407 in the office of the County Recorder of Davis County, Utah, and together with any and all other appurtenances to said real property.

And the said Grantor, his heirs, executors and administrators, the said premises against the said Grantor and his heirs and against all and every person or persons whomsoever lawfully claiming or to claim the same by, through or under the said Grantor, shall and will warrant, and by these presents forever defend.

DATED this 10th day of April, 1972.


HUGH S. CANNON, Grantor

STATE OF WASHINGTON)
 : SS
COUNTY OF KING)

On this 10th day of April, 1972, personally appeared before me HUGH S. CANNON, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:

5-25-72


NOTARY PUBLIC
Residing at Seattle, Washington



Exhibit 8

3237273
BK 7478 PG 1033

E 3237273 B 7478 P 1033-1035
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/26/2020 2:32:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR ASPEN TITLE INSURANCE

D25776

AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
SYMPHONY DEVELOPMENT CORP AND/OR ASSIGNS
111 S. Frontage Rd.
Centerville, UT 84014

WARRANTY DEED

DEAN A. DEVORE, JACK DEVORE, W. STEVE MEYER Successor Trustees of the MABEL
DEVORE FAMILY TRUST dated AUGUST 31, 1999 Grantor,

of Centerville, County of Davis, State of UT
hereby CONVEY and WARRANTY to

SYMPHONY DEVELOPMENT CORP., a Utah Corporation Grantee,

of Centerville, County of Davis, State of UT,

for the sum of TEN DOLLARS AND NO/100 and other good and valuable consideration, the
following tract of land in the County of DAVIS, State of UT, to-wit

See Attached Exhibit "A"

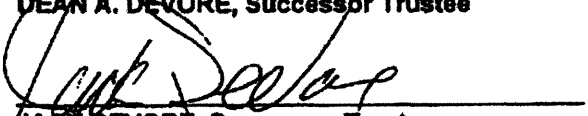
07-072-0175

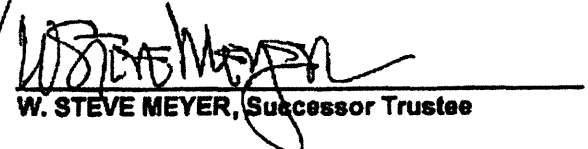
PER THE PROVISIONS OF THE TRUST THOSE BEING PAGE 18 PARAGRAPH D AND
SCHEDULE T APPOINT DEAN A. DEVORE, JACK DEVORE, W. STEVE MEYER
SUCCESSOR TRUSTEE UPON THE DEATH OF MABEL MATHILDA DEVORE AS SHOWN IN
THE DEATH CERTIFICATE NO. 2019006137 FILED IN THE STATE OF UTAH

WITNESS the hand of said grantor, this 25 day of March, 2020

MABEL DEVORE FAMILY TRUST AUGUST 31,
1999

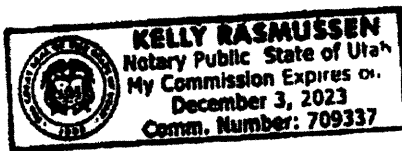

DEAN A. DEVORE, Successor Trustee

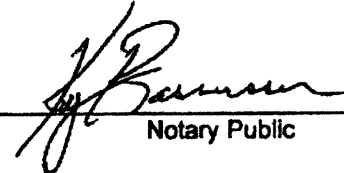

JACK DEVORE, Successor Trustee


W. STEVE MEYER, Successor Trustee

STATE OF UTAH)
 :ss
COUNTY OF DAVIS)

On the 25 day of March, 2020, personally appeared before me DEAN A. DEVORE, JACK DEVORE, W. STEVE MEYER Successor Trustee of the MABEL DEVORE FAMILY TRUST dated AUGUST 31, 1999, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.





Notary Public

ORDER NUMBER: D25776

EXHIBIT "A"

BEGINNING AT A POINT SOUTH 519.5 FEET AND 122.4 FEET WEST FROM NORTHEAST CORNER SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST; SALT LAKE MERIDIAN; THENCE SOUTH 14°41' EAST 321.64 FEET ALONG WEST LANE OF STREET HIGHWAY TO NORTHEAST CORNER OF PROPERTY CONVEYED IN 587-769; THENCE SOUTH 89°05'50" WEST 747.97 FEET; THENCE NORTH 1°35' EAST 309.6 FEET; THENCE NORTH 89°52' WEST 776.58 FEET TO BOUNDARY LINE AGREEMENT 2002-1129, THENCE ALONG SAID LINE NORTH 89°45'05" WEST 267.62 FEET AND SOUTH 0°29'31" WEST 406.53 FEET; THENCE NORTH 89°38' WEST 425.02 FEET TO EAST LINE OF A FRONTAGE ROAD AS CONVEYED BY 401-679; THENCE NORTH 0°18' EAST 432 FEET, MORE OR LESS, ALONG SAID EAST LINE; THENCE SOUTH 89°47' EAST 1642.5 FEET; THENCE NORTH 157 FEET, THENCE EAST 152.5 FEET, THENCE SOUTH 66 FEET, THENCE EAST 37.3 FEET; THENCE SOUTH 111 FEET; THENCE EAST 296 FEET TO POINT OF BEGINNING.

LESS AND EXCEPTING :

PARCEL 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN ENTRY 1347577, BOOK 2176, IN PAGES 916 AND 917, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN ENTRY NO. 1528608, BOOK 2525, PAGE 724, AS ROTATE TO AND PARALLEL WITH THE EAST/WEST QUARTER SECTION LINE BEARING SOUTH 89°13'20" EAST (BASIS OF BEARING) BETWEEN FOUND DAVIS COUNTY MONUMENTS AT THE CENTER QUARTER AND WEST QUARTER CORNERS OF SAID SECTION 31, SAID POINT ALSO BEING SOUTH 1°04'10" EAST 408.50 FEET AND SOUTH 89°13'20" WEST 408.38 FEET FROM SAID DAVIS COUNTY MONUMENT AT THE CENTER OF SAID SECTION 31; THENCE SOUTH 0°46'40" EAST (DEED=SOUTH) 91.04 FEET ALONG THE WEST LINE OF PROPERTY DESCRIBED IN SAID ENTRY NO. 1528608, BOOK 2525, PAGE 724; THENCE SOUTH 89°13'20" WEST 192.08 FEET; THENCE NORTH 91.05 FEET; THENCE SOUTH 89°13'20" WEST 3.13 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE AS DESCRIBED IN SAID ENTRY 1347577, BOOK 2176, IN PAGES 916 AND 917, THE FOLLOWING FOUR COURSES, NORTH 66.00 FEET, NORTH 89°13'20" EAST 156.8 FEET, SOUTH 66.00 FEET AND NORTH 89°13'20" EAST 37.18 FEET TO THE POINT OF BEGINNING.

OLD DEED
TO
Cutler

PARCEL 2

BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED AS ENTRY #2321400, SAID POINT BEING SOUTH 9°46'45" EAST 373.91 FEET FROM THE CENTERVILLE MONUMENT SHOWN IN FRONT OF LOT 401, CUTLER SUBDIVISION, PHASE 4, SAID POINT ALSO BEING SOUTH 89°13'20" WEST 21.25 FEET AND SOUTH 0°46'40" EAST 91.40 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 401, CUTLER SUBDIVISION, PHASE 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 0°46'40" EAST 9.50 FEET; THENCE SOUTH 89°13'20" WEST 192.21 FEET; THENCE NORTH 0°00'00" EAST 9.50 FEET TO THE SOUTH LINE OF THE BEFORE MENTIONED PARCEL; THENCE NORTH 89°13'20" EAST 192.08 FEET TO THE POINT OF BEGINNING.

Exhibit 9

3339248
BK 7681 PG 363

E 3339248 B 7681 P 363-365
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/22/2021 8:53:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR NORTH AMERICAN TIT

WHEN RECORDED, MAIL TO:
Summerhill Lane LLC
111 South Frontage Road
Centerville, UT 84014

WARRANTY DEED
(Corporation Form)

Symphony Development Corp, a Utah Corporation,

grantor

, hereby conveys and warrants to

Summerhill Lane LLC,

grantee,

of Centerville, County of Davis, State of Utah, for the sum of TEN AND NO/100 DOLLARS, and other good and valuable considerations the following described tract of land in Davis County, State of Utah:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

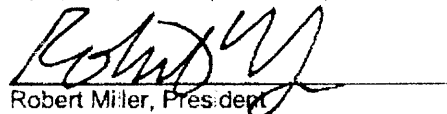
Tax ID No.: 07-072-0175

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 21 day of January, 2021.

Symphony Development Corp


Robert Miller, President

40902-21-14049

STATE OF UTAH

COUNTY OF DAVIS

On the 21 day of January, 2021, personally appeared before me Robert Miller, who being by me duly sworn did say that he is the President of Symphony Development Corp. and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Robert Miller acknowledged to me that said corporation executed the same.

My Commission Expires:

5-25-23

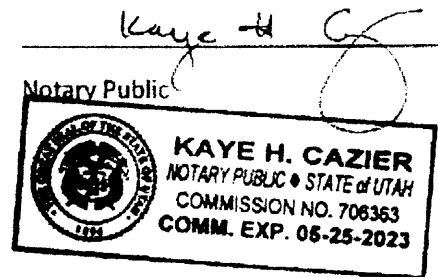


EXHIBIT A

(07-072-0175)

Beginning at a point South 519.5 feet and 122.4 feet west from Northeast corner Southwest 1/4 of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian; thence South 14°41' East 321.64 feet along West line of State Highway to Northeast corner of property conveyed in 587-769; thence South 89°05'50" West 747.97 feet; thence North 1°35' East 309.6 feet; thence North 89°52' West 776.58 feet to Boundary Line Agreement 2002-1129, thence along said line North 89°45'05" West 267.62 feet and South 0°29'31" West 406.53 feet; thence North 89°38" West 425.02 feet to East line of a Frontage Road as conveyed by 401-679; thence North 0°18' East 432 feet, more or less, along said East line; thence South 89°47' East 1642.5 feet; thence North 157 feet, thence East 152.5 feet, thence South 66 feet, thence East 37.3 feet; thence South 111 feet; thence East 296 feet to the point of beginning.

LESS AND EXCEPTING:

A Parcel of land in the Southwest quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah more particularly described as follows:

Beginning at a point on the South line of that certain property described in Entry 1347577 Book 2176, in Pages 916 and 917, said point also being the Northwest corner of that certain property as described in Entry No. 1528608, Book 2525, Page 724, as rotate to and parallel with the East/West quarter Section line bearing South 89°13'20" East (basis of bearing) between found Davis County Monuments at the center quarter and West quarter corners of said Section 31, said point also being South 1°04'10" East 408.50 feet and South 89°13'20" West 408.38 feet from said Davis County Monument at the center of said Section 31; thence South 0°46'40" East (Deed=South) 91.04 feet along the West line of property described in said Entry No. 1528608, Book 2525, Page 724; thence South 89°13'20" West 192.08 feet; thence North 91.05 feet; thence South 89°13'20" West 3.13 feet; thence along the Southerly Boundary Line as described in said Entry 1347577, Book 2176, in Pages 916 and 917, the following four courses, North 66.00 feet, North 89°13'20" East 156.8 feet, South 66.00 feet and North 89°13'20" East 37.18 feet to the point of beginning.

also less and excepting:

Beginning at the Southeast corner of that Parcel conveyed as Entry No. 2321400, said point being South 9°46'45" East 373.91 feet from the Centerville Monument shown in front of Lot 401, Cutler Subdivision, Phase 4, said point also being South 89°13'20" West 21.25 feet and South 0°46'40" East 91.40 feet from the Southeast corner of said Lot 401, Cutler Subdivision, Phase 4, located in the Southwest quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah and running thence South 0°46'40" East 9.50 feet; thence South 89°13'20" West 192.21 feet; thence North 0°00'00" East 9.50 feet to the South line of the before mentioned Parcel; thence North 89°13'20" East 37.18 feet to the point of beginning.

Together with and Less and Excepting all portions conveyed in Boundary Agreement, Recorded May 17, 1996 as Entry No. 1249526 in Book 2002 at Page 1129.

Symphony Homes Summerhill Lane Preliminary Plat Hearing
Tender of Documents into the Record of the Hearing
4-28-2021

Symphony Homes tenders and incorporates by this reference the following documents into the Record of the Preliminary Plat Hearing of Centerville City (the "City") concerning the Summerhill Lane Subdivision, (the "Subdivision"). These documents are all in the possession of the City.

1. All written minutes, oral recordings, video recordings, electronic meeting recordings, and transcripts of the Planning Commission and City Council Meetings involving Symphony Home's initial zoning requests; the subsequent PDO rezone request; the PDO Rezone and Concept Plan submissions; and related minutes, recordings, and transcripts.
2. The decision of the City Council granting the zoning change requested by Symphony Homes for the property in the proposed Subdivision, including without limitation, the PDO Rezone and Concept Plan approvals and Ordinance 2020-13 as initially formulated and as revised. This includes the oral decision recorded in the minutes and recordings of the City Council meeting granting the PDO Rezone and Concept Plan Approvals, and any written decision.
3. City Ordinance 2020-13 as originally formulated.
4. The November 18, 2020 email from Lisa Romney to Janet Denison, Cory Snyder, Mackenzie Wood, Russell Wilson, and Bruce Robinson attaching a copy of the revised City Ordinance 2020-13 approving PDO Rezone and Concept Plan Approval.
5. City Ordinance 2020-13 as revised.
6. The Subdivision Concept Plan approved by City Ordinance 2020-13.
7. The PDO Rezone drawings, map and text approved by the City.
8. The applications submitted to the City by Symphony Homes for Subdivision rezoning, concept plan and preliminary plat approval, and all documents attached thereto or submitted therewith.
9. The Preliminary Title Report and deeds submitted to, or obtained by, the City showing ownership of the Subdivision property.
10. The Centerville City General Plan.
11. DRC files and all documents submitted to the DRC by the Subdivision applicant.
12. Minutes and recordings of all DRC meetings involving the Subdivision and the Subdivision preliminary plat application.
13. The Planning Administrator file concerning the Subdivision, and all documents therein, including without limitation, all documents, reports, studies, notes, findings, comments, correspondence, plat maps, drawings, depictions, communications, conclusions, recommendations, etc., made by the Planning Administrator.
14. The files of the City Engineer concerning the Subdivision, including without limitation, any documents, plat maps, reports, studies, notes, findings, comments, correspondence, communications, conclusions, or recommendations made by the City Engineer concerning the Subdivision application, plat maps, street plans, engineering plans and City specifications and whether the Subdivision plans are consistent with City requirements and standards.
15. The files of the City Public Works Department concerning the Subdivision, and any documents therein, including without limitation, any reports, will serve letters, notes, findings, comments, conclusions, or recommendations concerning the proposed Subdivision and any comments on

- the engineering plans, utilities, specifications for City required improvements, to the City Engineer and the Planning Administrator, and any investigations performed by the Public Works Department concerning the proposed Subdivision.
16. The Planning Commission file concerning the proposed Subdivision and any documents contained therein and any notes, reports, studies, investigations, correspondence, communications, comments, conclusions, etc., concerning the proposed Subdivision, its conformance with the General Plan and Zoning code, and all other documents.
 17. Geotechnical Report submitted concerning the Rezone, Concept Plan and preliminary Subdivision plat applications and proceedings.
 18. Soils Report submitted concerning the Rezone, Concept Plan and preliminary Subdivision plat applications and proceedings.
 19. Preliminary Title Report submitted concerning the Rezone, Concept Plan and preliminary Subdivision plat applications and proceedings.
 20. Traffic Impact Study submitted concerning the Rezone, Concept Plan and preliminary Subdivision plat applications and proceedings.
 21. Traffic Frontage Road Connection Assessment Report submitted concerning the Rezone, Concept Plan and preliminary Subdivision plat applications and proceedings.
 22. Percolation Testing Report submitted concerning the Rezone, Concept Plan and preliminary Subdivision plat applications and proceedings.
 23. Environmental Site Assessment Report submitted concerning the Rezone, Concept Plan and preliminary Subdivision plat applications and proceedings.
 24. Well Abandonment Reports submitted concerning the Rezone, Concept Plan and preliminary Subdivision plat applications and proceedings.
 25. All other reports and studies submitted to the City in connection with the rezone, concept plan and preliminary plat approvals.
 26. Will Serve Letter from the South Davis Sewer District.
 27. Will Serve Letters from the Weber Basin Water Conservancy District.
 28. Receipts reflecting payment of the required Subdivision application fees.
 29. Staff Report and Recommendation concerning the Subdivision Preliminary Plat application.
 30. Staff Reports and Recommendations concerning the Subdivision Rezone and Concept Plan applications.
 31. The agenda for the Subdivision Preliminary Plat hearing.
 32. Written responses of Symphony Homes submitted to the City concerning the easement claims of Packer.
 33. Slides, maps, drawings, photographs and other exhibits and documents used, presented, or referred to in the Subdivision preliminary plat hearing on April 28, 2021.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
4/28/2021**

Item No. 5.

Short Title: Public Hearing - Zoning Code Amendments - Newspaper Noticing Amendments - SB 201 (2021)

Initiated By: Lisa Romney, City Attorney

Staff Representative: Lisa Romney, City Attorney

SUBJECT

Consider amendments to the Centerville Zoning Code and Subdivision Ordinance regarding newspaper noticing in accordance with recent State law amendments adopted with SB 201 - Ordinance No. 2021-10

RECOMMENDATION

Adopt Ordinance No. 2021-10 amending various provisions of the Centerville Zoning Code and Subdivision Ordinance regarding newspaper noticing in accordance with recent State law amendments adopted with SB 201.

BACKGROUND

The Utah State Legislature adopted SB 201 during the 2021 General Session eliminating many newspaper noticing requirements. Based on these amendments to State law, Staff has prepared Ordinance No. 2021-10 amending various provisions of the Centerville Zoning Code and Subdivision Ordinance eliminating newspaper notice requirements where applicable to be consistent with State law. Not all State law newspaper noticing requirements were eliminated by SB 201, but newspaper notice is no longer required for notice of General Plan, Zoning Code, Zoning Map, and other subdivision amendments.

ATTACHMENTS:

Description

- ▣ Ordinance No. 2021-10 - Newspaper Noticing

ORDINANCE NO. 2021-10

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CENTERVILLE ZONING CODE AND SUBDIVISION ORDINANCE REGARDING NEWSPAPER NOTICING REQUIREMENTS BASED ON STATE LAW CHANGES ADOPTED WITH SB 201 IN THE 2021 LEGISLATIVE SESSION

WHEREAS, the City Council of Centerville City has previously adopted various provisions of the Centerville Zoning Code and Subdivision Ordinance regarding statutorily required newspaper notice; and

WHEREAS, based on changes adopted in SB 201 by the Utah Legislature in the 2021 General Session, many newspaper notice requirements have been eliminated; and

WHEREAS, the City Council desires to amend various sections of the Centerville Zoning Code and Subdivision Ordinance to eliminate statutorily required newspaper notice in accordance with the amendments set forth in SB 201; and

WHEREAS, the City Council finds that the proposed amendments to the Centerville Zoning Code and Subdivision Ordinance as more particularly set forth herein are in the best interest of the public to provide ordinances and noticing consistent with State law.

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

Section 1. Amendment. Section 12.21.050 of the Centerville Zoning Code regarding Public Hearings and Public Meetings is hereby amended to read in its entirety as follows:

12.21.050 Public Hearings and Public Meetings

Any public hearing or public meeting required under this Title, as the case may be, shall be scheduled and held subject to the requirements of this Section.

- (a) Scheduling a Public Hearing or Public Meeting. An application requiring a public hearing or public meeting shall be scheduled within a reasonable time following receipt of a complete application. The amount of time between receipt of an application and holding a public hearing or public meeting regarding the application shall be considered in light of:
 - (1) The complexity of the application submitted;
 - (2) The number of other applications received which require a public hearing or public meeting;
 - (3) Available staff resources; and
 - (4) Applicable public notice requirements.
- (b) Notice of Public Meeting. In accordance with the Utah Open and Public Meetings Act, as set forth in Utah Code §§ 52-4-101, et seq., the applicable land use authority shall provide public notice of its public meetings in accordance with Utah Code § 52-4-202.

- (1) Annual Meeting Schedule. The applicable land use authority shall give public notice at least once each year of its annual meeting schedule specifying the date, time, and place of such meetings.
 - (2) Individual Meeting. The applicable land use authority shall also provide not less than 24 hours public notice of the agenda, date, time, and place of each of its meetings in accordance with Utah Code § 52-4-202.
 - (3) Public Notice Required. For purposes of Subsection (1) and (2), public notice of meetings and annual schedule shall be satisfied by:
 - A. Posting written notice at City Hall (except for an electronic meeting held without an anchor location pursuant to Utah Code § 52-4-207);
 - B. Publishing notice on the Utah Public Notice Website ~~created under Utah Code § 63F-1-701;~~
 - C. Publishing notice on the City's website; and
 - D. Providing notice to at least one newspaper of general circulation within the geographic area of the City or a local media correspondent in accordance with Utah Code § 52-4-202.
 - (4) Emergency Meetings. When because of unforeseen circumstances it is necessary for the applicable land use authority to hold an emergency meeting to consider matters of an emergency or urgent nature, the noticing requirements set forth herein may be disregarded and the best notice practical will be given in accordance with the Utah Open and Public Meetings Act, as set forth in Utah Code §§ 52-4-101, et seq.
- (c) Notice of Public Hearing. When this Title or any State statute requires a public hearing for any land use application, permit, or matter governed by this Title, notice of the public hearing regarding such matter shall be provided in accordance with the provisions set forth herein.
- (1) Contents. Public notice of the public hearing should include the following information:
 - A. A statement summarizing the substance of the application;
 - B. The date, time, and place of the public hearing; and
 - C. The place where the application may be inspected by the public or the person to contact for further information.
 - (2) Notice for First Public Hearing. Public notice of the first public hearing on an application shall be provided at least 10 calendar days before the public hearing. Such notice shall be:
 - A. Published on the Utah Public Notice Website ~~created under Utah Code § 63F-1-701;~~
 - B. Posted on the City's ~~official~~ website;
 - C. For the first public hearing for General Plan enactment or amendment, Zoning Code enactment or amendment, and Zoning Map enactment or amendment, notice shall be published at least 10 calendar days before the hearing in a newspaper of general circulation in the area ~~and~~ mailed to each affected entity (as defined in Utah Code § 10-9a-103); and
 - D. For the first public hearing regarding a Zoning Map enactment or amendment, the City shall send a courtesy notice at least 10 calendar days prior to the hearing to each owner of private real property whose property is located entirely or partially within the proposed Zoning Map amendment in accordance with Utah Code § 10-9a-205.

- (3) Notice for Subsequent Public Hearings. Public notice of any additional or subsequent public hearing on an application shall be provided at least **three 10-calendar days** before the public hearing by:
- A. Publishing notice on the Utah Public Notice Website ~~created under Utah Code § 63F-1-701~~; and
 - B. Posting notice on the City website.
- (d) Applicant Notice. For each land use application filed in accordance with the provisions of this Title, the City shall notify the applicant of the date, time, and place of each public hearing and public meeting to consider the application. The City shall provide each applicant a copy of each staff report regarding the applicant or the pending application at least three business days before the public hearing or public meeting, subject to the waiver provisions of Utah Code § 10-9a-202. Such notice may be provided by mail, email, or other electronic means to the designated contact and mailing address or email address provided by the applicant in accordance with CZC 12.21.040. The City shall also provide the applicant notice of any final action on a pending application in accordance with the provisions of Subsection (a).
- (e) Notice of Intent to Prepare General Plan Amendment. Before preparing a proposed General Plan enactment or amendment, the City shall provide 10 calendar days notice of its intent to prepare a proposed General Plan enactment or amendment to the following listed entities or persons. Such notice shall comply with the requirements of Utah Code § 10-9a-203. Notice of intent shall be provided to:
- (1) Each affected entity (as defined in Utah Code § 10-9a-103);
 - (2) The Automated Geographic Reference Center (as defined in Utah Code § 63F-1-506);
 - (3) The Wasatch Front Regional Council (as the association of governments of which the City is a member); and
 - (4) The Utah Public Notice Website ~~created under Utah Code § 63F-1-701~~.
- (f) Posting Notice On-Site. In addition to public notice of a public hearing as provided in this Section, the City shall post on-site notice of the first public hearing regarding a proposed Zoning Map amendment, conditional use permit, or conceptual site plan application at least **five 10-calendar days** before the public hearing. Such notice should include the information set forth in Subsection (c)(1). Applications that involve multiple parcels need not have notice posted on each individual parcel, but shall be posted in a location or locations representative of the proposed project area.
- (1) The Zoning Administrator may provide additional notice of any application, including, but not limited to, direct mailings to neighboring property owners.
 - (2) Any on-site posting, direct mailing, or other notice provided under this Subsection (f) is intended as a courtesy only.
 - (3) Any error or failure on the part of the City to provide on-site posting or other courtesy notice shall not affect the adequacy or sufficiency of published and/or posted notice of the meeting or hearing as required by law.
- (g) High Priority Transportation Corridors Notice. When required by law under Utah Code § 10-9a-206 and specifically requested in writing, the City may be required to provide the Utah Department of Transportation with electronic notice of any land use application received by the City that may adversely impact the

development of any designated high priority transportation corridor within the City. When required by law under Utah Code § 10-9a-206 and specifically requested in writing, the City may be required to provide a large public transit district with electronic notice of any land use application received by the City that may impact the development of a major transit investment corridor.

(h) Illuminated Sign Regulation Notice. Prior to any public hearing or public meeting to consider a proposed land use regulation or land use application modifying sign regulations for an illuminated sign within a unified commercial development or a planned unit development, the City shall provide written notice in accordance with Utah Code § 10-9a-213.

(i) Standards and Specifications Notice. Prior to implementing an amendment to adopted standards and specifications for public improvements that apply to subdivisions or development within the City, the City shall give 30 days mailed notice and an opportunity to comment to anyone who has requested such notice in writing pursuant to Utah Code § 10-9a-212.

~~(g)~~(j) Challenge of Notice. Pursuant to Utah Code § 10-9a-209, if notice required by this Section or any other applicable provision of this Title is not challenged in accordance with applicable appeal procedures within 30 days from the date of the hearing or meeting for which notice was given, the notice shall be considered adequate and proper.

~~(h)~~(k) Examination of Application. Upon reasonable request during normal business hours, any person may examine an application and materials submitted in support of or in opposition to an application in accordance with the Utah Government Records Access Management Act, as set forth in Utah Code §§ 63G-2-101, et seq. Copies of such materials shall be made available at reasonable cost in accordance with the City Fee Schedule.

~~(i)~~(l) Public Hearing and **Public** Meeting Procedures. An application shall be considered pursuant to policies and procedures established by the decision-making body or official for the conduct of its meetings.

~~(j)~~(m) Withdrawal of Application. An applicant may withdraw an application at any time prior to action on the application by the decision-making body or official. Application fees shall not be refundable if prior to withdrawal:

- (1) A staff review of the application has been undertaken; or
- (2) Notice for a public hearing or meeting on the application has been mailed, posted, or published.

~~(k)~~(n) Record of Public Hearing or **Public** Meeting.

- (1) Except as provided by law, written minutes and a recording shall be kept of all open meetings. Written minutes of an open meeting shall include:
 - A. The date, time, and place of the meeting;
 - B. The names of members present and absent;
 - C. The substance of all matters proposed, discussed, or decided, and a record, by individual member, of votes taken;
 - D. The names of each person who provides testimony or comments to the public body and the substance in brief of their testimony or comments; and
 - E. Any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
- (2) The minutes, recordings, all applications, exhibits, papers, and reports submitted in any proceeding before the decision-making body or official,

and the decision of the decision-making body or official, shall constitute the record thereof. The record shall be made available for public examination as provided in Subsection (~~kh~~).

~~(h)(o)~~ Final Action Notification. Notice of any final action or decision on a pending application by the decision-making body or official shall be provided to ~~the an~~ applicant within a reasonable time. Such notice shall be provided by mail, email, or other electronic means to the designated contact and mailing address or email address provided by the applicant in accordance with CZC 12.21.040.

Section 2. Amendment. Section 15.01.130 of the Centerville Municipal Code regarding Public Hearings and Meetings for subdivision applications is hereby amended to read in its entirety as follows:

15.01.130 Public Hearings and Public Meetings

Any public hearing or public meeting required under this Title, as the case may be, shall be scheduled and held subject to the requirements of this Ssection.

(a) Scheduling a Public Hearing or Public Meeting. An application requiring a public hearing or public meeting shall be scheduled within a reasonable time following receipt of a complete application. The amount of time between receipt of an application and holding a public hearing or public meeting regarding the application shall be considered in light of:

- (1) The complexity of the application submitted;
- (2) The number of other applications received which require a public hearing or public meeting;
- (3) Available staff resources; and
- (4) Applicable public notice requirements.

(b) Notice of Public Meeting. In accordance with the Utah Open and Public Meetings Act, as set forth in Utah Code §§ 52-4-1, et seq., the applicable land use authority designated to act upon a subdivision application shall provide public notice of its meetings.

(1) Annual Meeting Schedule. The applicable land use authority shall give public notice at least once each year of its annual meeting schedule specifying the date, time, and place of such meetings.

(2) Individual Meeting. The applicable land use authority shall also provide not less than 24 hours public notice of the agenda, date, time, and place of each of its meetings in accordance with Utah Code § 52-4-202.

(2)(3) Public Notice Required. For purposes of Subsection (1) and (2),
pPublic notice of meetings and annual schedule shall be satisfied by:

A. Posting written notice at City Hall (except for an electronic meeting held without an anchor location pursuant to Utah Code § 52-4-207)
notice in at least three public locations within the City, including City Hall;

A.B. Publishing notice on the Utah Public Notice Website; and

B.C. Providing notice to at least one newspaper of general circulation within the geographic area of the City or a local media correspondent.

(3)(4) Emergency Meetings. When because of unforeseen circumstances it is necessary for the applicable land use authority to hold an emergency meeting to consider matters of an emergency or urgent nature, the noticing

requirements set forth herein may be disregarded and the best notice practical will be given in accordance with the Utah Open and Public Meetings Act, as set forth in Utah Code §§ 52-4-1, et seq.

- (c) Notice of Public Hearing. When this Title or any State statute requires a public hearing for any proposed subdivision, amendment to a subdivision, or any other land use application governed by this Title, notice of the first public hearing regarding such matter shall be provided in accordance with the provisions set forth herein.

- (1) Contents. Public notice of the public hearing should include the following information:

- A. A statement summarizing the substance of the application;
- B. The date, time, and place of the public hearing; and
- C. The place where the application may be inspected by the public or the person to contact for further information.

- (2) Notice for First Public Hearing. Public notice of the first public hearing on an application shall be provided at least three calendar days before the public hearing. Such notice shall be:

- A. Published on the Utah Public Notice Website;
- B. Posted on the City website;
- C. Mailed to each affected entity (as defined in Utah Code § 10-9a-103);
and
- D. Posted on the property proposed for subdivision, in a visible location, with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.

- (3) Notice for Subsequent Public Hearings. Public notice of any additional or subsequent public hearings on an application shall be provided at least three calendar days before the public hearing by:

- A. Publishing notice on the Utah Public Notice Website; and
- ~~D.B.~~ Posting on the City website.

- ~~(2)~~(4) Multi-Unit Residential, Commercial or Industrial Project Notice. Notice of the first public hearing to consider a preliminary plat describing a multi-unit residential development or a commercial or industrial development shall be mailed to each affected entity (as defined in Utah Code § 10-9a-103 ~~CMC 15.01.040~~).

- ~~(3)~~(5) Vacation of Public Street Notice. Notice of any subdivision or plat amendment that involves a vacation, alteration, or amendment of a street shall be provided in accordance with Utah Code § 10-9a-208.

- (d) Applicant Notice. For each land use application filed in accordance with the provisions of this Title, the City shall notify the applicant of the date, time, and place of each public hearing and public meeting to consider the application. The City shall provide each applicant a copy of each staff report regarding the application at least three business days before the public hearing or public meeting, subject to the waiver provisions of Utah Code § 10-9a-202. Such notice may be provided by mail, email, or other electronic means to the designated contact and mailing address or email address provided by the applicant. The City shall also provide the applicant notice of any final action on a pending application in accordance with the provisions of Subsection (mk).

- (e) Additional Notice. In addition to public notice of a public hearing as provided in this Section, the Zoning Administrator, in his or her sole discretion, may provide additional notice of any application, including, but not limited to, direct mailings

to neighboring property owners. Any direct mailing, or other notice provided under this Subsection is intended as a courtesy only. Any error or failure on the part of the City to provide such courtesy notice shall not affect the adequacy or sufficiency of posted notice of the meeting or public hearing as required by law.

(f) High Priority Transportation Corridors Notice. When required by law under Utah Code § 10-9a-206 and specifically requested in writing, the City may be required to provide the Utah Department of Transportation with electronic notice of any land use application received by the City that may adversely impact the development of any designated high priority transportation corridor within the City. When required by law under Utah Code § 10-9a-206 and specifically requested in writing, the City may be required to provide a large public transit district with electronic notice of any land use application received by the City that may impact the development of a major transit investment corridor.

(g) Standards and Specifications Notice. Prior to implementing an amendment to adopted standards and specifications for public improvements that apply to subdivisions or development within the City, the City shall give 30 days mailed notice and an opportunity to comment to anyone who has requested such notice in writing pursuant to Utah Code § 10-9a-212.

(h) Challenge of Notice. If notice required by this Section or any other applicable provision of this Title is not challenged in accordance with applicable appeal procedures within 30 days from the date of the hearing or meeting for which notice was given, the notice shall be considered adequate and proper.

(i) Examination of Application. Upon reasonable request during normal business hours, any person may examine an application and materials submitted in support of or in opposition to an application in accordance with the Utah Government Records Access and Management Act, as set forth in Utah Code §§ 63G-2-101, et seq., as amended. Copies of such materials shall be made available at reasonable cost in accordance with the City Fee Schedule.

(j) Public Hearing and Public Meeting Procedures. An application shall be considered pursuant to the provisions of this Title and any policies and procedures established by the decision-making body or official for the conduct of its meetings.

(k) Withdrawal of Application. An applicant may withdraw an application at any time prior to action on the application by the decision-making body or official. Application fees shall not be refundable if prior to withdrawal:

- (1) A staff review of the application has been undertaken; or
- (2) Notice for a public hearing or public meeting on the application has been mailed, posted, or published.

(l) Record of Public Hearing or Public Meeting.

- (1) Written minutes and a recording shall be kept of all public hearings and public meetings. Written ~~Such~~ minutes ~~and digital or tape recording~~ shall include:
 - A. The date, time, and place of the meeting;
 - B. The names of members present and absent;
 - C. The substance of all matters proposed, discussed, or decided, and a record, by individual member, of votes taken;
 - D. The names of each person ~~all citizens~~ who provides testimony or comments to the public body ~~appeared~~ and the substance in brief of their testimony or comments; and
 - E. Any other information that is a record of the proceedings of the

meeting that any member requests be entered in the minutes or recording.

- (2) The minutes, recordings, ~~all~~ applications, exhibits, papers, and reports submitted in any proceeding before the decision-making body or official, and the decision of the decision-making body or official, shall constitute the record thereof. The record shall be made available for public examination as provided in Subsection (ig).

~~(k)(m)~~ Notification of Final Action. Notice of any final action or decision on a pending application by the decision-making body or official shall be provided to ~~the an~~ applicant within a reasonable time. Such notice shall be provided by mail, email, or other electronic means to the designated contact and mailing address or email address provided by the applicant.

Section 3. Amendment. Section 15.09.040 of the Centerville Municipal Code regarding Plat Amendments is hereby amended to read in its entirety as follows:

15.09.040 Notice Requirements

- (a) The City shall provide notice of public meetings and public hearings regarding a petition for plat amendment in accordance with the provisions of CMC 15.01.130 regarding public hearings and public meetings.
- (b) In addition to the notice requirements set forth in CMC 15.01.130, notice of all plat amendments shall be provided in accordance with Utah Code § 10-9a-207. Pursuant to Section 10-9a-207, the City is required to provide notice of the date, time, and place of at least one public meeting regarding the proposed plat amendment, which notice shall be provided at least 10 calendar days before the public meeting and shall be:
- (1) Mailed and addressed to the record owner of each parcel within 300 feet of the property proposed for subdivision plat amendment; or
 - (2) Posted on the property proposed for subdivision plat amendment in a visible location with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.
- (c) In addition to the notice requirements set forth in this Section, notice of all plat amendments involving a vacation or amendment to a public street, right-of-way, or easement shall be provided in accordance with Utah Code § 10-9a-208. Pursuant to Section 10-9a-208, the City is required to provide notice of the date, time, and place of the public hearing regarding a plat amendment involving the vacation or amendment to a public street, right-of-way, or easement at least 10 days before the public hearing, which notice shall be:
- (1) Mailed to the record owner of each parcel that is accessed by the public street, right-of-way, or easement;
 - (2) Mailed to each affected entity;
 - (3) Posted on or near the street, right-of-way, or easement in a manner that is calculated to alert the public;
 - (4) Published on the City website until the public hearing concludes; in a newspaper of general circulation in the City; and
 - (5) Published on the Utah Public Notice Website ~~created pursuant to Utah Code § 63F-1-701.~~
- (d) Pursuant to Utah Code § 10-9a-608, the City shall provide notice of all plat amendment petitions by mail, email, or other effective means to each affected

entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the City Council may approve the vacation or amendment of the plat.

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall become effective on May 5, 2021, subject to posting requirements under State law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 4th DAY OF MAY, 2021.

CENTERVILLE CITY

ATTEST:

Jennifer Hansen, Deputy City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”	“ABSENT”
Councilmember Fillmore	_____	_____	_____
Councilmember Ince	_____	_____	_____
Councilmember Ivie	_____	_____	_____
Councilmember McEwan	_____	_____	_____
Councilmember Mecham	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

JENNIFER HANSEN, Deputy City Recorder

DATE: _____

RECORDED this ____ day of _____, 2021.

PUBLISHED OR POSTED this ____ of _____, 2021.

CENTERVILLE

Staff Backup Report

4/28/2021

Item No. 6.

Short Title: Land Use Training - Municipal Land Use, Development, and Management Act - Part 4 - General Plan

Initiated By: Lisa Romney, City Attorney

Scheduled Time: Lisa Romney, City Attorney

SUBJECT

Land use training and discussion regarding Chapter 4 (General Plan) of the Municipal Land Use, Development, and Management Act

RECOMMENDATION

BACKGROUND

The Planning Commission has agreed to read the entire Municipal Land Use, Development, and Management Act (LUDMA). This month's training includes reading and discussing Part 4 (General Plan). Topics in Part 4 include preparation and adoption of the general plan, elements of the general plan, conformance to general plan, and moderate income housing requirements.

ATTACHMENTS:

Description

- ☐ LUDMA - Part 4 - General Plan
- ☐ LUDMA - Part 4 - Presentation

Part 4

General Plan

10-9a-401 General plan required -- Content.

- (1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:
 - (a) present and future needs of the municipality; and
 - (b) growth and development of all or any part of the land within the municipality.
- (2) The general plan may provide for:
 - (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
 - (d) the use of energy conservation and solar and renewable energy resources;
 - (e) the protection of urban development;
 - (f) if the municipality is a town, the protection or promotion of moderate income housing;
 - (g) the protection and promotion of air quality;
 - (h) historic preservation;
 - (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and
 - (j) an official map.
- (3)
 - (a) The general plan of a municipality, other than a town, shall plan for moderate income housing growth.
 - (b) On or before December 1, 2019, each of the following that have a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a):
 - (i) a city of the first, second, third, or fourth class;
 - (ii) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; and
 - (iii) a metro township with a population of 5,000 or more.
 - (c) The population figures described in Subsections (3)(b)(ii) and (iii) shall be derived from:
 - (i) the most recent official census or census estimate of the United States Census Bureau; or
 - (ii) if a population figure is not available under Subsection (3)(c)(i), an estimate of the Utah Population Committee.
- (4) Subject to Subsection 10-9a-403(2), the municipality may determine the comprehensiveness, extent, and format of the general plan.

Amended by Chapter 136, 2019 General Session
Amended by Chapter 327, 2019 General Session

10-9a-402 Information and technical assistance from the state.

Each state official, department, and agency shall:

- (1) promptly deliver any data and information requested by a municipality unless the disclosure is prohibited by Title 63G, Chapter 2, Government Records Access and Management Act; and

- (2) furnish any other technical assistance and advice that they have available to the municipality without additional cost to the municipality.

Amended by Chapter 382, 2008 General Session

10-9a-403 General plan preparation.

- (1)
 - (a) As used in this section, "residential building design element" means for a single-family residential building:
 - (i) exterior building color;
 - (ii) type or style of exterior cladding material;
 - (iii) style or materials of a roof structure, roof pitch, or porch;
 - (iv) exterior nonstructural architectural ornamentation;
 - (v) location, design, placement, or architectural styling of a window or door, including a garage door;
 - (vi) the number or type of rooms;
 - (vii) the interior layout of a room; or
 - (viii) the minimum square footage of a structure.
 - (b) "Residential building design element" does not include for a single-family residential building:
 - (i) the height, bulk, orientation, or location of a structure on a lot; or
 - (ii) buffering or screening used to:
 - (A) minimize visual impacts;
 - (B) mitigate the impacts of light or noise; or
 - (C) protect the privacy of neighbors.
- (2)
 - (a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.
 - (b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.
 - (c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.
 - (d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.
- (3)
 - (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

- (ii) a transportation and traffic circulation element that:
 - (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - (B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
 - (C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
 - (D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan; and
- (iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing.
- (b) In drafting the moderate income housing element, the planning commission:
 - (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
 - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
 - (ii) for a town, may include, and for other municipalities, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
 - (iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following strategies:
 - (A) rezone for densities necessary to assure the production of moderate income housing;
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
 - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
 - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
 - (G) encourage higher density or moderate income residential development near major transit investment corridors;
 - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
 - (I) allow for single room occupancy developments;
 - (J) implement zoning incentives for low to moderate income units in new developments;
 - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;

- (L) preserve existing moderate income housing;
 - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;
 - (N) participate in a community land trust program for low or moderate income housing;
 - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
 - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;
 - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
 - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
 - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
 - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
 - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
 - (V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency;
 - (W) reduce residential building design elements; and
 - (X) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income; and
- (iv) in addition to the recommendations required under Subsection (3)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in Subsection (3)(b)(iii)(G) or (H).
- (c) In drafting the land use element, the planning commission shall:
 - (i) identify and consider each agriculture protection area within the municipality; and
 - (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.
 - (d) In drafting the transportation and traffic circulation element, the planning commission shall:
 - (i) consider the regional transportation plan developed by its region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or
 - (ii) consider the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization.
- (4) The proposed general plan may include:
 - (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
 - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

- (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
- (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
- (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
- (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
- (f) provisions addressing any of the matters listed in Subsection 10-9a-401(2) or (3); and
- (g) any other element the municipality considers appropriate.

Amended by Chapter 136, 2020 General Session

10-9a-404 Public hearing by planning commission on proposed general plan or amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.

- (1)
 - (a) After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.
 - (b) The planning commission shall provide notice of the public hearing, as required by Section 10-9a-204.
 - (c) After the public hearing, the planning commission may modify the proposed general plan or amendment.
- (2) The planning commission shall forward the proposed general plan or amendment to the legislative body.
- (3)
 - (a) The legislative body may adopt, reject, or make any revisions to the proposed general plan or amendment that it considers appropriate.
 - (b) If the municipal legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for the planning commission's review and recommendation.
- (4) The legislative body shall adopt:
 - (a) a land use element as provided in Subsection 10-9a-403(2)(a)(i);
 - (b) a transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii); and
 - (c) for a municipality, other than a town, after considering the factors included in Subsection 10-9a-403(2)(b)(ii), a plan to provide a realistic opportunity to meet the need for additional moderate income housing within the next five years.

Amended by Chapter 434, 2020 General Session

10-9a-405 Effect of general plan.

Except as provided in Section 10-9a-406, the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

Enacted by Chapter 254, 2005 General Session

10-9a-406 Public uses to conform to general plan.

After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-407 Effect of official maps.

(1) Municipalities may adopt an official map.

- (2)
- (a) An official map does not:
 - (i) require a landowner to dedicate and construct a street as a condition of development approval, except under circumstances provided in Subsection (2)(b)(iii); or
 - (ii) require a municipality to immediately acquire property it has designated for eventual use as a public street.
 - (b) This section does not prohibit a municipality from:
 - (i) recommending that an applicant consider and accommodate the location of the proposed streets in the planning of a development proposal in a manner that is consistent with Section 10-9a-508;
 - (ii) acquiring the property through purchase, gift, voluntary dedication, or eminent domain; or
 - (iii) requiring the dedication and improvement of a street if the street is found necessary by the municipality because of a proposed development and if the dedication and improvement are consistent with Section 10-9a-508.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-408 Reporting requirements and civil action regarding moderate income housing element of general plan.

- (1) The legislative body of a municipality described in Subsection 10-9a-401(3)(b) shall annually:
- (a) review the moderate income housing plan element of the municipality's general plan and implementation of that element of the general plan;
 - (b) prepare a report on the findings of the review described in Subsection (1)(a); and
 - (c) post the report described in Subsection (1)(b) on the municipality's website.
- (2) The report described in Subsection (1) shall include:
- (a) a revised estimate of the need for moderate income housing in the municipality for the next five years;

- (b) a description of progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below:
 - (i) 80% of the adjusted median family income;
 - (ii) 50% of the adjusted median family income; and
 - (iii) 30% of the adjusted median family income;
 - (c) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
 - (d) a description of how the municipality has implemented any of the recommendations related to moderate income housing described in Subsection 10-9a-403(2)(b)(iii).
- (3) The legislative body of each municipality described in Subsection (1) shall send a copy of the report under Subsection (1) to the Department of Workforce Services, the association of governments in which the municipality is located, and, if located within the boundaries of a metropolitan planning organization, the appropriate metropolitan planning organization.
- (4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection 10-9a-404(4)(c), a plaintiff may not recover damages but may be awarded only injunctive or other equitable relief.

Amended by Chapter 434, 2020 General Session

Utah Land Use Development and Management Act

PART 4 – GENERAL PLAN

April 28, 2021



General Plan Required

Part 4 General Plan

10-9a-401 General plan required – Content.

- (1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:
 - (a) present and future needs of the municipality; and
 - (b) growth and development of all or any part of the land within the municipality.
- (2) The general plan may provide for:
 - (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
 - (d) the use of energy conservation and solar and renewable energy resources;
 - (e) the protection of urban development;
 - (f) if the municipality is a town, the protection or promotion of moderate income housing;
 - (g) the protection and promotion of air quality;
 - (h) historic preservation;
 - (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and
 - (j) an official map.
- (3)
 - (a) The general plan of a municipality, other than a town, shall plan for moderate income housing growth.
 - (b) On or before December 1, 2019, each of the following that have a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a):
 - (i) a city of the first, second, third, or fourth class;
 - (ii) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; and
 - (iii) a metro township with a population of 5,000 or more.
 - (c) The population figures described in Subsections (3)(b)(ii) and (iii) shall be derived from:
 - (i) the most recent official census or census estimate of the United States Census Bureau; or
 - (ii) if a population figure is not available under Subsection (3)(c)(i), an estimate of the Utah Population Committee.
- (4) Subject to Subsection 10-9a-403(2), the municipality may determine the comprehensiveness, extent, and format of the general plan.

Amended by Chapter 136, 2019 General Session
Amended by Chapter 327, 2019 General Session

10-9a-402 Information and technical assistance from the state.

Each state official, department, and agency shall:

- (1) promptly deliver any data and information requested by a municipality unless the disclosure is prohibited by Title 63G, Chapter 2, Government Records Access and Management Act; and



HUAYHUASH 2019

Planning Commission to Recommend Notice of Intent Elements

(2) furnish any other technical assistance and advice that they have available to the municipality without additional cost to the municipality.

Amended by Chapter 382, 2008 General Session

10-9a-403 General plan preparation.

(1)

(a) As used in this section, "residential building design element" means for a single-family residential building:

- (i) exterior building color;
- (ii) type or style of exterior cladding material;
- (iii) style or materials of a roof structure, roof pitch, or porch;
- (iv) exterior nonstructural architectural ornamentation;
- (v) location, design, placement, or architectural styling of a window or door, including a garage door;
- (vi) the number or type of rooms;
- (vii) the interior layout of a room; or
- (viii) the minimum square footage of a structure.

(b) "Residential building design element" does not include for a single-family residential building:

- (i) the height, bulk, orientation, or location of a structure on a lot; or
- (ii) buffering or screening used to:
 - (A) minimize visual impacts;
 - (B) mitigate the impacts of light or noise; or
 - (C) protect the privacy of neighbors.

(2)

(a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(3)

(a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

- (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;



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Elements:

Land Use

Transportation

Moderate Income

Housing

(ii) a transportation and traffic circulation element that:

- (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
- (B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
- (C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
- (D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan; and

(iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

- (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
- (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

(ii) for a town, may include, and for other municipalities, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;

(iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following strategies:

- (A) rezone for densities necessary to assure the production of moderate income housing;
- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
- (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
- (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
- (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
- (G) encourage higher density or moderate income residential development near major transit investment corridors;
- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) allow for single room occupancy developments;
- (J) implement zoning incentives for low to moderate income units in new developments;
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;



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More Moderate Income Housing Element

- (L) preserve existing moderate income housing;
 - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;
 - (N) participate in a community land trust program for low or moderate income housing;
 - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
 - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;
 - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
 - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
 - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
 - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
 - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
 - (V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency;
 - (W) reduce residential building design elements; and
 - (X) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income; and
- (iv) in addition to the recommendations required under Subsection (3)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in Subsection (3)(b)(iii)(G) or (H).
- (c) In drafting the land use element, the planning commission shall:
 - (i) identify and consider each agriculture protection area within the municipality; and
 - (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.
 - (d) In drafting the transportation and traffic circulation element, the planning commission shall:
 - (i) consider the regional transportation plan developed by its region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or
 - (ii) consider the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization.
- (4) The proposed general plan may include:
- (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
 - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;



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Optional Elements:

Environmental Public Facilities Redevelopment Economic

- (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
- (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
- (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
- (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
- (f) provisions addressing any of the matters listed in Subsection 10-9a-401(2) or (3); and
- (g) any other element the municipality considers appropriate.

Amended by Chapter 136, 2020 General Session

10-9a-404 Public hearing by planning commission on proposed general plan or amendment – Notice – Revisions to general plan or amendment – Adoption or rejection by legislative body.

- (1)
 - (a) After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.
 - (b) The planning commission shall provide notice of the public hearing, as required by Section 10-9a-204.
 - (c) After the public hearing, the planning commission may modify the proposed general plan or amendment.
- (2) The planning commission shall forward the proposed general plan or amendment to the legislative body.
- (3)
 - (a) The legislative body may adopt, reject, or make any revisions to the proposed general plan or amendment that it considers appropriate.
 - (b) If the municipal legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for the planning commission's review and recommendation.
- (4) The legislative body shall adopt:
 - (a) a land use element as provided in Subsection 10-9a-403(2)(a)(i);
 - (b) a transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii); and
 - (c) for a municipality, other than a town, after considering the factors included in Subsection 10-9a-403(2)(b)(ii), a plan to provide a realistic opportunity to meet the need for additional moderate income housing within the next five years.



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Advisory Public Uses Official Map Moderate Income Housing Reporting

Amended by Chapter 434, 2020 General Session

10-9a-405 Effect of general plan.

Except as provided in Section 10-9a-406, the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

Enacted by Chapter 254, 2005 General Session

10-9a-406 Public uses to conform to general plan.

After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-407 Effect of official maps.

(1) Municipalities may adopt an official map.

(2)

- (a) An official map does not:
 - (i) require a landowner to dedicate and construct a street as a condition of development approval, except under circumstances provided in Subsection (2)(b)(iii); or
 - (ii) require a municipality to immediately acquire property it has designated for eventual use as a public street.
- (b) This section does not prohibit a municipality from:
 - (i) recommending that an applicant consider and accommodate the location of the proposed streets in the planning of a development proposal in a manner that is consistent with Section 10-9a-508;
 - (ii) acquiring the property through purchase, gift, voluntary dedication, or eminent domain; or
 - (iii) requiring the dedication and improvement of a street if the street is found necessary by the municipality because of a proposed development and if the dedication and improvement are consistent with Section 10-9a-508.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-408 Reporting requirements and civil action regarding moderate income housing element of general plan.

(1) The legislative body of a municipality described in Subsection 10-9a-401(3)(b) shall annually:

- (a) review the moderate income housing plan element of the municipality's general plan and implementation of that element of the general plan;
 - (b) prepare a report on the findings of the review described in Subsection (1)(a); and
 - (c) post the report described in Subsection (1)(b) on the municipality's website.
- (2) The report described in Subsection (1) shall include:
- (a) a revised estimate of the need for moderate income housing in the municipality for the next five years;



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More Moderate Income Housing Reporting

- (b) a description of progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below:
 - (i) 80% of the adjusted median family income;
 - (ii) 50% of the adjusted median family income; and
 - (iii) 30% of the adjusted median family income;
 - (c) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
 - (d) a description of how the municipality has implemented any of the recommendations related to moderate income housing described in Subsection 10-9a-403(2)(b)(iii).
- (3) The legislative body of each municipality described in Subsection (1) shall send a copy of the report under Subsection (1) to the Department of Workforce Services, the association of governments in which the municipality is located, and, if located within the boundaries of a metropolitan planning organization, the appropriate metropolitan planning organization.
- (4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection 10-9a-404(4)(c), a plaintiff may not recover damages but may be awarded only injunctive or other equitable relief.

Amended by Chapter 434, 2020 General Session



The End
HUAYHUASH 2019

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
4/28/2021**

Item No. 7.

Short Title: Conflict of Interest and Ethics Training

Initiated By: Jason Davis, Utah Risk Management Agency

Staff Representative: Lisa Romney, City Attorney

SUBJECT

RECOMMENDATION

BACKGROUND

The Planning Commission is required to receive annual training on conflicts of interest, ethics, and land use liability as part of the City's participation and coverage with the Utah Risk Management Association. The Planning Commission will comply with the land use training requirement through our monthly trainings on the Utah Land Use Development and Management Act (LUDMA). Since we are doing so much training with LUDMA this year, the ethics training will be self-study. The applicable ethics statutes and the slide presentation of the ethics training presented to the City Council were provided to you by email on April 4, 2021. Please be sure to review the applicable statutes at your convenience so we can stay in compliance with our annual risk assessment obligations.

ATTACHMENTS:

Description

- ☐ Utah Officers' and Employees' Ethics Act

Part 13

Municipal Officers' and Employees' Ethics Act

10-3-1301 Short title.

This part is known as the "Municipal Officers' and Employees' Ethics Act."

Amended by Chapter 147, 1989 General Session

10-3-1302 Purpose.

- (1) The purposes of this part are to establish standards of conduct for municipal officers and employees and to require these persons to disclose actual or potential conflicts of interest between their public duties and their personal interests.
- (2) In a metro township, as defined in Section 10-2a-403, the provisions of this part may not be applied to an appointed officer as that term is defined in Section 17-16a-3 or a county employee who is required by law to provide services to the metro township.

Amended by Chapter 352, 2015 General Session

10-3-1303 Definitions.

As used in this part:

- (1) "Appointed officer" means any person appointed to any statutory office or position or any other person appointed to any position of employment with a city or with a community reinvestment agency under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act. Appointed officers include, but are not limited to, persons serving on special, regular, or full-time committees, agencies, or boards whether or not such persons are compensated for their services. The use of the word "officer" in this part is not intended to make appointed persons or employees "officers" of the municipality.
- (2) "Assist" means to act, or offer or agree to act, in such a way as to help, represent, aid, advise, furnish information to, or otherwise provide assistance to a person or business entity, believing that such action is of help, aid, advice, or assistance to such person or business entity and with the intent to assist such person or business entity.
- (3) "Business entity" means a sole proprietorship, partnership, association, joint venture, corporation, firm, trust, foundation, or other organization or entity used in carrying on a business.
- (4) "Compensation" means anything of economic value, however designated, which is paid, loaned, granted, given, donated, or transferred to any person or business entity by anyone other than the governmental employer for or in consideration of personal services, materials, property, or any other thing whatsoever.
- (5) "Elected officer" means a person:
 - (a) elected or appointed to the office of mayor, commissioner, or council member; or
 - (b) who is considered to be elected to the office of mayor, commissioner, or council member by a municipal legislative body in accordance with Section 20A-1-206.
- (6) "Improper disclosure" means disclosure of private, controlled, or protected information to any person who does not have both the right and the need to receive the information.
- (7) "Municipal employee" means a person who is not an elected or appointed officer who is employed on a full- or part-time basis by a municipality or by a community reinvestment agency

under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act.

- (8) "Private, controlled, or protected information" means information classified as private, controlled, or protected under Title 63G, Chapter 2, Government Records Access and Management Act, or other applicable provision of law.
- (9) "Substantial interest" means the ownership, either legally or equitably, by an individual, the individual's spouse, or the individual's minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity.

Amended by Chapter 350, 2016 General Session

10-3-1304 Use of office for personal benefit prohibited.

- (1) As used in this section, "economic benefit tantamount to a gift" includes:
 - (a) a loan at an interest rate that is substantially lower than the commercial rate then currently prevalent for similar loans; and
 - (b) compensation received for private services rendered at a rate substantially exceeding the fair market value of the services.
- (2) Except as provided in Subsection (4), it is an offense for an elected or appointed officer or municipal employee to:
 - (a) disclose or improperly use private, controlled, or protected information acquired by reason of the officer's or employee's official position or in the course of official duties in order to further substantially the officer's or employee's personal economic interest or to secure special privileges or exemptions for the officer or employee or for others;
 - (b) use or attempt to use the officer's or employee's official position to:
 - (i) further substantially the officer's or employee's personal economic interest; or
 - (ii) secure special privileges for the officer or employee or for others; or
 - (c) knowingly receive, accept, take, seek, or solicit, directly or indirectly, for the officer or employee or for another, a gift of substantial value or a substantial economic benefit tantamount to a gift that:
 - (i) would tend improperly to influence a reasonable person in the person's position to depart from the faithful and impartial discharge of the person's public duties; or
 - (ii) the person knows or that a reasonable person in that position should know under the circumstances is primarily for the purpose of rewarding the person for official action taken.
- (3) Subsection (2)(c) does not apply to:
 - (a) an occasional nonpecuniary gift having a value of less than \$50;
 - (b) an award publicly presented in recognition of public services;
 - (c) any bona fide loan made in the ordinary course of business; or
 - (d) a political campaign contribution.
- (4) This section does not apply to an elected or appointed officer or municipal employee who engages in conduct that constitutes a violation of this section to the extent that the elected or appointed officer or municipal employee is chargeable, for the same conduct, under Section 76-8-105.

Amended by Chapter 445, 2013 General Session

10-3-1305 Compensation for assistance in transaction involving municipality -- Public disclosure and filing required.

- (1) As used in this section, "municipal body" means any public board, commission, committee, or other public group organized to make public policy decisions or to advise persons who make public policy decisions.
- (2) Except as provided in Subsection (6), it is an offense for an elected officer, or an appointed officer, who is a member of a public body to receive or agree to receive compensation for assisting any person or business entity in any transaction involving the municipality in which the member is an officer unless the member:
 - (a) files with the mayor a sworn statement giving the information required by this section; and
 - (b) discloses the information required by Subsection (5) in an open meeting to the members of the body of which the officer is a member immediately before the discussion.
- (3) It is an offense for an appointed officer who is not a member of a public body or a municipal employee to receive or agree to receive compensation for assisting any person or business entity in any transaction involving the municipality by which the person is employed unless the officer or employee:
 - (a) files with the mayor a sworn statement giving the information required by this section; and
 - (b) discloses the information required by Subsection (5) to:
 - (i) the officer or employee's immediate supervisor; and
 - (ii) any other municipal officer or employee who may rely upon the employee's representations in evaluating or approving the transaction.
- (4)
 - (a) The officer or employee shall file the statement required to be filed by this section 10 days before the date of any agreement between the elected or appointed officer or municipal employee and the person or business entity being assisted or 10 days before the receipt of compensation by the officer or employee, whichever is earlier.
 - (b) The statement is public information and shall be available for examination by the public.
- (5) The statement and disclosure shall contain:
 - (a) the name and address of the officer or municipal employee;
 - (b) the name and address of the person or business entity being or to be assisted or in which the appointed or elected official or municipal employee has a substantial interest; and
 - (c) a brief description of the transaction as to which service is rendered or is to be rendered and of the nature of the service performed or to be performed.
- (6) This section does not apply to an elected officer, or an appointed officer, who is a member of a public body and who engages in conduct that constitutes a violation of this section to the extent that the elected officer or appointed officer is chargeable, for the same conduct, under Section 76-8-105.

Amended by Chapter 445, 2013 General Session

10-3-1306 Interest in business entity regulated by municipality -- Disclosure statement required.

- (1) Every appointed or elected officer or municipal employee who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the municipality in which he is an elected or appointed officer or municipal employee shall disclose the position held and the nature and value of his interest upon first becoming appointed, elected, or employed by the municipality, and again at any time thereafter if the elected or appointed officer's or municipal employee's position in the business entity has changed significantly or if the value of his interest in the entity has increased significantly since the last disclosure.

- (2) The disclosure shall be made in a sworn statement filed with the mayor. The mayor shall report the substance of all such disclosure statements to the members of the governing body, or may provide to the members of the governing body copies of the disclosure statement within 30 days after the statement is received by him.
- (3) This section does not apply to instances where the value of the interest does not exceed \$2,000. Life insurance policies and annuities may not be considered in determining the value of any such interest.

Amended by Chapter 378, 2010 General Session

10-3-1307 Interest in business entity doing business with municipality -- Disclosure.

- (1) Every appointed or elected officer or municipal employee who is an officer, director, agent, employee, or owner of a substantial interest in any business entity which does or anticipates doing business with the municipality in which he is an appointed or elected officer or municipal employee, shall publicly disclose to the members of the body of which he is a member or by which he is employed immediately prior to any discussion by such body concerning matters relating to such business entity, the nature of his interest in that business entity.
- (2) The disclosure statement shall be entered in the minutes of the meeting.
- (3) Disclosure by a municipal employee under this section is satisfied if the employee makes the disclosure in the manner required by Sections 10-3-1305 and 10-3-1306.

Amended by Chapter 147, 1989 General Session

10-3-1308 Investment creating conflict of interest with duties -- Disclosure.

Any personal interest or investment by a municipal employee or by any elected or appointed official of a municipality which creates a conflict between the employee's or official's personal interests and his public duties shall be disclosed in open meeting to the members of the body in the manner required by Section 10-3-1306.

Amended by Chapter 147, 1989 General Session

10-3-1309 Inducing officer or employee to violate part prohibited.

It is a class A misdemeanor for any person to induce or seek to induce any appointed or elected officer or municipal employee to violate any of the provisions of this part.

Amended by Chapter 241, 1991 General Session

10-3-1310 Penalties for violation -- Dismissal from employment or removal from office.

In addition to any penalty contained in any other provision of law, any person who knowingly and intentionally violates this part, with the exception of Sections 10-3-1306, 10-3-1307, 10-3-1308, and 10-3-1309, shall be dismissed from employment or removed from office and is guilty of:

- (1) a felony of the second degree if the total value of the compensation, conflict of interest, or assistance exceeds \$1,000;
- (2) a felony of the third degree if:
 - (a) the total value of the compensation, conflict of interest, or assistance is more than \$250 but not more than \$1,000; or

- (b) the elected or appointed officer or municipal employee has been twice before convicted of violation of this chapter and the value of the conflict of interest, compensation, or assistance was \$250 or less;
- (3) a class A misdemeanor if the value of the compensation or assistance was more than \$100 but does not exceed \$250; or
- (4) a class B misdemeanor if the value of the compensation or assistance was \$100 or less.

Amended by Chapter 147, 1989 General Session

10-3-1311 Municipal ethics commission -- Complaints charging violations.

- (1) A municipality may establish by ordinance an ethics commission to review a complaint against an officer or employee subject to this part for a violation of a provision of this part.
- (2)
 - (a) A person filing a complaint for a violation of this part shall file the complaint:
 - (i) with the municipal ethics commission, if a municipality has established a municipal ethics commission in accordance with Subsection (1); or
 - (ii) with the Political Subdivisions Ethics Review Commission in accordance with Title 63A, Chapter 15, Political Subdivisions Ethics Review Commission, if the municipality has not established a municipal ethics commission.
 - (b) A municipality that receives a complaint described in Subsection (2)(a) may:
 - (i) accept the complaint if the municipality has established a municipal ethics commission in accordance with Subsection (1); or
 - (ii) forward the complaint to the Political Subdivisions Ethics Review Commission established in Section 63A-15-201:
 - (A) regardless of whether the municipality has established a municipal ethics commission; or
 - (B) if the municipality has not established a municipal ethics commission.
- (3) If the alleged ethics complaint is against a person who is a member of the municipal ethics commission, the complaint shall be filed with or forwarded to the Political Subdivisions Ethics Review Commission.

Amended by Chapter 461, 2018 General Session

10-3-1312 Violation of disclosure requirements -- Penalties -- Rescission of prohibited transaction.

If any transaction is entered into in connection with a violation of Section 10-3-1305, 10-3-1306, 10-3-1307, or 10-3-1308, the municipality:

- (1) shall dismiss or remove the appointed or elected officer or municipal employee who knowingly and intentionally violates this part from employment or office; and
- (2) may rescind or void any contract or subcontract entered into pursuant to that transaction without returning any part of the consideration received by the municipality.

Amended by Chapter 147, 1989 General Session

CENTERVILLE

Staff Backup Report 4/28/2021

Item No.

Short Title: March 24, 2021

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 03-24-2021 PC Preliminary Draft Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, March 24, 2021**
3 **7:00 p.m.**
4

5 A quorum being present electronically via Zoom and live streamed on the Centerville
6 City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City
7 Planning Commission was called to order at 7:00 p.m.
8

9 **MEMBERS PRESENT**

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

16 **MEMBERS ABSENT**

17 Cheylynn Hayman
18 Christina Wilcox
19

20 **STAFF PRESENT**

21 Cory Snyder, Community Development Director
22 Lisa Romney, City Attorney
23 Mackenzie Wood, Assistant Planner
24

25 **VISITOR**

26 Ryan Sexton, VIP Petcare
27

28 **DETERMINATION**

Chair Daly read a determination regarding electronic meetings
without an anchor location due to COVID-19
29
30

31 **PLEDGE OF ALLEGIANCE**

32 **OPENING COMMENTS/LEGISLATIVE PRAYER** Chair Daly
33
34

35 **CONDITIONAL USE PERMIT – VETIQ**
36

37 Mackenzie Wood, Assistant Planner, explained that the applicant was requesting a
38 conditional use permit to operate a pet care facility within one of the tenant spaces in Walmart.
39 Veterinary Service was listed as 'an establishment providing medical care and treatment for
40 animals,' and was listed as a conditional use within the Commercial-Very High Zone. The
41 proposed application would not provide kenneling or grooming facilities. The applicant proposed
42 to use the separate entrance at the front of the building so that no pets would be taken into the
43 Walmart store.
44

45 Ryan Sexton, applicant, answered questions from the Commission. He clarified that his
46 clinic would not offer surgery or euthanasia services. Commissioner Kjar emphasized that
47 conditional use approval would not include anything beyond the use stated in the application.
48

49 Chair Daly opened a public hearing at 7:16 p.m., and closed the public hearing seeing
50 that no one wished to comment. Responding to a question from Commissioner Kjar, Mr. Snyder
51 explained that signing would be limited to sign requirements in the Walmart development
52 agreement. The Commissioners discussed conditions for approval.
53

Chair Daly **moved** for the Planning Commission to approve the Conditional Use Permit for VetIQ for the use of Veterinary Services at 200 North 400 West, with the following conditions. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. This Conditional Use Permit is limited to the use of Veterinary Services as an accessory use at 200 North 400 West and shall run with the land.
2. The signage for the Veterinary Services use shall follow City sign ordinances and shall be subject to any conditions of approval for the Walmart development, including the development agreement referred to in Condition 3.
3. This Conditional Use Permit is subject to compliance with applicable terms and conditions of that certain Development Agreement dated December 24, 2005, and recorded at the Davis County Recorder's Office on August 23, 2006, Entry No. 2195220, Book No. 4102, Pages 266-330, as amended, regarding the development of the Centerville Wal-Mart Subdivision and Planned Center Project.
4. Animals shall access the veterinary clinic through outside doors solely dedicated to the veterinary clinic.
5. Approval under this Conditional Use Permit shall not include euthanasia, surgical procedures, or overnight boarding.

PARKING STANDARDS REVIEW – INDUSTRIAL USES

Continuing a review of parking standards, the Planning Commission reviewed a comparative list of Industrial Use parking standards in Centerville and neighboring cities. Referring to warehouse parking standards, Mr. Snyder said he had seen developers request approval for warehouse construction and minimal parking standards, and upon completion, return and request approval for uses such as dance studio, child play center, or gymnasium, which need significantly more parking. He pointed out difficulties associated with the "banking" approach the City had been using.

Commissioner Wright asked if it would be possible to assume a more aggressive need for parking to begin with, and provide the ability for an applicant to request and prove a need for less parking. Commissioner Summerhays pointed out that the burden-of-proof approach would be difficult if a developer were building on spec. He suggested tightening up uses and parking ratios associated with those uses up front with the permitting process. Mr. Snyder said he would bring back ideas and language for further discussion.

LAND USE TRAINING – MUNICIPAL LAND USE, DEVELOPMENT, AND MANAGEMENT ACT – PART 3 – GENERAL LAND USE PROVISIONS

Mr. Romney provided training on the Municipal Land Use, Development, and Management Act (LUDMA) regarding General Land Use Provisions, and answered questions from the Planning Commission.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Planning Commission was scheduled to meet next on April 14, 2021.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the March 10, 2021 Planning Commission meeting were reviewed. Commissioner Wright requested an amendment. Commissioner Summerhays **moved** to

1 approve the amended minutes. Commissioner Shegrud seconded the motion, which passed by
2 unanimous vote (5-0).

3
4 **ADJOURNMENT**

5
6 At 8:21 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded
7 the motion, which passed by unanimous vote (5-0).

8
9
10
11
12 _____
13 Jennifer Hansen, Deputy City Recorder

14
15
16 _____
17 Katie Rust, Recording Secretary

DRAFT