



CENTERVILLE CITY PLANNING COMMISSION AGENDA

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

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JANUARY 13, 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 Hayman Determination - Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

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

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

Join Zoom Meeting

<https://zoom.us/j/93577996437?pwd=R2lsZ2RIWHhSbjBIT242ejhSNzQrQT09>

Dial: 1 (253) 215 8782
Meeting ID: 935 7799 6437
Passcode: 637603

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Spencer Summerhays, Commissioner

D. COMMISSION BUSINESS

2. Chair and Vice Chair Election
CZC 12.20.050(1) - Members of the Planning Commission shall select one of its members as chair to oversee the proceedings and activities of the Planning Commission.
3. LEGISLATIVE DECISION - Public Hearing - Legacy Crossing Lots 2 and 3 - PDO Amendment & Conceptual Site Plan
JF Capital, property owner, desires to amend the allowed uses, as defined in the original PDO Approval and Development Agreement. Additionally, for Lots 2 and 3, it is proposed that the storm water detention system be altered to accommodate the new site plan layout. Also, the amendments include building architectural design changes and request for a parking modification.
4. Bylaws Review
Review current bylaws and discuss areas of possible change.
5. Parking Ordinance Discussion
Due to the current on-going COVID-19 pandemic, the Planning Commission recently decided to forego undertaking several 2020/21 “*planning goals*” that involve substantial public participation. Instead, the Commission directed staff to bring forward matters previously raised several times in the past regarding the Off-Street Parking requirements of the Zoning Ordinance.
6. Open and Public Meetings Training
Required annual training on the Utah Open and Public Meetings Act
7. Community Development Director's Report
Next PC Meeting is January 27, 2021
 - Canyon Point Multi-family Project
 - LUDMA Training***City Council Actions*** - Nothing to Report

E. MINUTES REVIEW AND ACCEPTANCE

December 9, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner



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: 1/6/2021 | 7:59 AM PST

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. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

I hereby authorize the 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:

Cheylynn Hayman

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Name: Cheylynn Hayman

Title: Chair



CENTERVILLE

Staff Backup Report

1/13/2021

Item No. 2.

Short Title: Chair and Vice Chair Election

Initiated By:

Scheduled Time:

SUBJECT

CZC 12.20.050(1) - Members of the Planning Commission shall select one of its members as chair to oversee the proceedings and activities of the Planning Commission.

RECOMMENDATION

BACKGROUND

Election Process:

- a) The chairperson shall serve for a term of one year.
- b) Members of the Planning Commission shall select one of its members as vice chair to act in the absence of the chair.
- c) The chair and vice chair may be re-elected for successive terms.

CENTERVILLE

Staff Backup Report

1/13/2021

Item No. 3.

Short Title: LEGISLATIVE DECISION - Public Hearing - Legacy Crossing Lots 2 and 3 - PDO Amendment & Conceptual Site Plan

Initiated By:

Scheduled Time:

SUBJECT

JF Capital, property owner, desires to amend the allowed uses, as defined in the original PDO Approval and Development Agreement. Additionally, for Lots 2 and 3, it is proposed that the storm water detention system be altered to accommodate the new site plan layout. Also, the amendments include building architectural design changes and request for a parking modification.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 01-13-2021 PC Staff Report PDO Amendment & Conceptual Plan for Legacy Crossing Lots 2&3
- ▢ Legacy Crossing PDO 5th Amendment
- ▢ Legacy Crossing Lots 2 & 3 Conceptual Plan Narrative
- ▢ Legacy Crossing Lots 2 & 3 Architectural Plan
- ▢ Legacy Crossing Lots 2 & 3 Civil Plan
- ▢ Legacy Crossing Lots 2 & 3 Landscape Plan
- ▢ Legacy Crossing Lots 2 & 3 Parking Study

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

**STAFF REPORT
AGENDA: ITEM 1**

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

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

PROPERTY: LEGACY CROSSING @PARRISH LANE – PLANNED
DEVELOPMENT

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

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

- ALLOW ADDITIONAL USES FOR THESE LOTS
- ALTER STORM WATER SYSTEM TO ALLOW
PROPOSED DEVELOPMENT LAYOUT
- MODIFY BUILDING MATERIAL REQUIREMENTS
- MODIFY REQUIRED PARKING AND ALLOW FOR
A SHARED PARKING SCENARIO FOR THESE
LOTS

RECOMMENDATION: PLANNING COMMISSION TO DISCUSS THE MERITS
OF THE PROPOSED AMENDMENT AND MAKE A
RECOMMENDATION TO THE CITY COUNCIL

[CHANGES FROM PREVIOUS REPORT WILL BE IN PURPLE]

BACKGROUND

Over the last while, the owners approached City Officials to explore the idea of allowing the possibility of Lots 2 & 3 to be developed with additional uses. The proposal is to amend/clarify the original PDO approval and Development with regards to allowing additional uses for these lots. Additionally, the applicant desires to eliminate the platted

detention area and relocate the system to an underground containment basin in order to accommodate the proposed building and parking layout. Lastly, the applicant desires to allow for a shared parking arrangement for the two lots with a slight parking count reduction.

PDO AMENDMENT PROCEDURE 12.41.080(g)

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

- a) ***Changes to PDO Approval and Development Agreement***; Language change of Section 5(b) to allow for the proposed “additional uses.”
- b) ***Changes to Exhibit “C” Master Site Plan***; Changes the site layout to reflect the proposed building parking layout - along with the proposed new underground storm water detention.
- c) ***Changes to the Architectural Theme Regarding Materials*** – Allow greater use of allowed secondary exterior materials other than predominant use of rock, stone, and brick for the Office Building.
- d) ***Create a New Exhibit for Parking Modification along with Reciprocal Parking & Cross Access Easements***; Changes the site layout to reflect the proposed parking and cross access for Lots 2 & 3 and modify the parking count *for the office space from 313 stalls required to 273 stalls or 40 less than required.*

APPLICABLE EXISTING AND PROPOSED PDO & DEVELOPMENT AGREEMENT COMPARAISON

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

USES ALLOWED:

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

STAFF COMMENT: The original PDO restricted the allowable uses primarily due to the proposed planned uses of the original developer. However, the City seemed to be also concerned about the Miller Family’s involvement in the theater. With the mixture of uses being proposed, the City desired to ensure the proposed uses actually developed rather than default to a potential auto-mall area. Additionally, the City did

not want the area to develop into fast-food hub, as it has on the east side of the freeway.

Generally, the proposed language for these additional uses is awkwardly drafted. If the City is open to allow such uses in a limited way, staff has drafted such allowance in the “Recommendation Section” and then the City Attorney could help with final drafting the Development Agreement Language. However, due to the development layout and design, staff would **NOT recommend the allowance of “type outdoor repair or storage of vehicles, other than for display.”**

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

STORMWATER MANAGEMENT SYSTEM

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

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

BUILDING ARCHITECTURAL REQUIREMENTS

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

- **PDO Amendment – Architectural Design** – The proposed architectural design appears to be limited to the proposed office building. The other building's design appears to meet the existing design requirements. For the Office Building, the materials depicted are:
 - *Aluminum composite panel – Black*
 - *Aluminum composite panel – Grey*
 - *Aluminum composite panel – Wood Look, Walnut Brown*
 - *Corrugated metal decking – Mechanical Screen, Black*

STAFF COMMENT: During a previous Planning Commission review of this proposed layout (*not involving the proposed PDO Amendments*). The Commission appeared to be open to proposed architectural materials of the Office Building. Since the proposed retail building appear to comply with the current PDO design expectations and separates the proposed office building from the rest of the development, the Commission, recommend a limited change to the architectural design just for the office building.

PARKING AND CROSS ACCESS REQUIREMENTS

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

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

Therefore, they are requesting to allow their two lots to provide a total parking capacity of only 273 parking stalls for the Office, where independently, office uses would need to provide 313 parking stalls. This equates to a 40-stall reduction to be accommodated in the study implied excess shared parking for the other parts of the development area.

STAFF COMMENT: Staff recognizes that the study data provided depicts a shared use surplus for all of the Legacy Crossing Development. However, the proposal is to displace 40 on-site stalls for the office use and use the excess shared allocation for other areas in the development. Staff is comfortable with an office calculation of 4 stalls per 1,000 sq. ft. of office space, which equates to only needing 251 stalls, as was done for Lot 4 of the development. Therefore, staff is no longer overly concerned with intensifying the competitive parking scenario involving the nearby residential lot.

PLANNING STAFF RECOMMENDATION

IF THE PLANNING COMMISSION IS INCLINED TO CONSIDER CHANGING THE PDO

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

1. The PDO Approval and Conceptual Site Plan shall consist of amending the following elements:
 - a) ***Changes to PDO Approval and Development Agreement***; Language change of Section 5(b) to allow for the proposed "additional uses." Such uses are limited to the following:
 - i. *General Office, General Retail, General Restaurant*
 - ii. *Vehicle Sales, Recreational - with accessory use service and repair. All uses shall be conducted within a completely enclosed building.*
 - iii. *Vehicle Sales, Limited – with accessory use service and repair. Such use shall be limited to no more than 10 vehicles primarily consisting of indoor vehicle display. All uses shall be conducted within a completely enclosed building. Except, outdoor vehicle display may be allowed in a limited manner, as an additional accessory use, upon issuance of a Conditional Use Permit as part of a final site plan approval.*
 - iv. *One (1) Drive-through facility, which must be attached to a main building and shall meet all other applicable zoning and city ordinances.*
 - b) ***Changes to Exhibit "C" Master Site Plan***; Changes the site layout to reflect the proposed building parking layout, as submitted to the City, along with the proposed new underground storm water detention. This alternative detention system shall be subject to the following:
 - i. *New system shall be reviewed and deemed acceptable to the City Engineer.*
 - ii. *The subdivision plat shall be amended to remove/replace easements, as deemed necessary by the City.*
 - iii. *The Applicant shall obtain approval from the Owner's Association to ensure maintenance becomes the responsibly of the property owner.*
 - c) ***Changes to the Architectural Theme Regarding Materials*** – The Office Building exterior design, as submitted to the City, may also consist of the following:
 - i. *Aluminum composite panel – Black*
 - ii. *Aluminum composite panel – Grey*
 - iii. *Aluminum composite panel – Wood Look, Walnut Brown*
 - iv. *Corrugated metal decking – Mechanical Screen, Black*

The proposed office building height shall be subject to the issuance of a conditional use permit as part of a Final Site Plan Approval and as outlined in the Zoning Code.

- d) ***Create a New Exhibit for Parking Modification along with Reciprocal Parking & Cross Access Easements***; Changes the site layout to reflect the proposed parking and cross access for Lots 2 & 3 and modify the parking count, as follows:
 - i. *Retail Uses shall be parked at a ratio of 4 stall per 1,000 sq. ft. of gross building space.*
 - ii. *Office Uses shall be limited to 62,636 gross floor area and shall provide a minimum of 273 parking stalls.*
 - iii. *Parking Modification Approval shall be subject to re-establishing a shared Parking and Access Agreement for the entire Legacy Crossing Development.*
- 2. The Applicant shall prepare and submit all applicable language and exhibits deemed necessary by the City Attorney. Additionally, a revised Development Agreement shall be prepared and submitted to the City Council, as part of their review and decision.
- 3. All other applicable PDO and Development Agreement Approval provisions shall remain in effect for Lots 2 and 3 that have not been amended with any City Council Approval.

REASONS FOR ACTION:

- a. *The Planning Commission finds that amendments to a PDO approval are subject to the original procedure used for obtaining an Approval.*
- b. *The Planning Commission finds that Lots 2 and 2 have not been developed in a timely manner to date and additional amendments may facilitate actual development to complete the planned development area.*
- c. *The Planning Commission finds that the proposed additional uses, with the conditions imposed, are limited in scope are not uses that would be added from a differing higher intensity zone.*
- d. *The Planning Commission finds that an alternative storm water system, if deemed acceptable by the City Engineer, would not cause material injury to other properties within the immediate area.*
- e. *The Planning Commission finds that proposed building architectural materials are limited in scope and are to be applied only to the Office Building, which is distinctly separated from the rest of the development by the proposed retail buildings.*
- f. ***The Planning Commission finds that parking study indicates that the needed additional 40 parking stalls can be absorbed into the excess shared parking for the overall entire development and reincorporating Lot 2 and 3 into the master parking plan is suitable, as originally planned.***
- g. *Therefore, the Planning Commission finds that the proposed amendments are consistent with the intent of the PDO, which is to allow “residential, commercial,*

industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.”

WHEN RECORDED, RETURN TO:

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

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

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

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURE PAGES TO FOLLOW]

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EXHIBIT 1

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

And

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

EXHIBIT 2

***AMENDED AND RESTATED
EXHIBIT D***

EXHIBIT 3
UPDATED PARKING STUDY

Legacy Crossing Retail & Office – Concept Site Plan Narrative

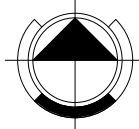
We, as representatives of J Fisher Companies, are requesting the consideration of our proposed development plan for the remaining undeveloped property in the Legacy Crossing PDO. The Planning Commission previously granted concept approval for this site plan, but we have been asked to bring it again for consideration in conjunction with a proposed amendment to the Legacy Crossing Development Agreement. Minor changes have been made since the last review including small changes to the site and landscape plan to accommodate power lines and adjustments to the materials used on the exterior of the office building. In an effort to provide the Commission with as much information as possible, we would like to address the comments that planning staff provided in the staff report from our previous meeting:

- Use List: The purpose of the project is to build retail and office buildings on the site in conjunction with the proposed amendments to the uses as described in the PDO.
- Signage: At this point, our signage program for the project is composed exclusively of wall signs mounted directly on each retail and office building. The only exception to this may include a small monument sign near the office building in order to match other office buildings in the area. While the property is entitled to one unlit pole sign near the freeway, we are not planning any pole signs at the site.
- Pedestrian Pathways: The pedestrian pathways provided on the site was brought up by staff during our previous meeting with the Planning Commission. We feel that pedestrian connectivity can be easily addressed during site plan review. We are proposing normal pedestrian connections throughout the site with sidewalks and crosswalks providing access to all of the proposed buildings. All sidewalk widths and locations will be reviewed and approved according to all safety and regulatory standards.
- Landscape Percentage: A full landscape design and plan has been submitted as part of this review. The current plan shows 14.6% of the project area as landscaped spaces.
- Exterior Lighting: We will be providing a photometric plan as required by city standards. Our intent is to provide exterior lighting to match what currently exists in other phases of the Legacy Crossing Development. This will include matching lights within landscape areas of the parking lots and wall pack lighting and/or wall sconce lighting on the exterior of the buildings.
- Parking: We have obtained an updated parking study that provides time-of-day analysis for the entire project, including the proposed uses and parking spaces anticipated on Lots 2 and 3. The study found that there will be an excess of over 200 stalls at peak times for the development. We are proposing to amend the limitation on shared parking in the PDO in order to ensure that we do not further over-park the project.
- Rooftop Screening: The architectural elevations provided show that all roof-mounted mechanical equipment will be screened from view using architectural corrugated metal.
- Conditional Use Application for Height Exceeding 60 feet: We have worked with staff to show on the architectural elevations that the office building does not exceed 60 feet. We are currently showing the building at 59 feet tall. The rooftop mechanical equipment and corresponding screen wall do exceed 60 feet in height, which is permitted by Section 12.55.120 of the city code.

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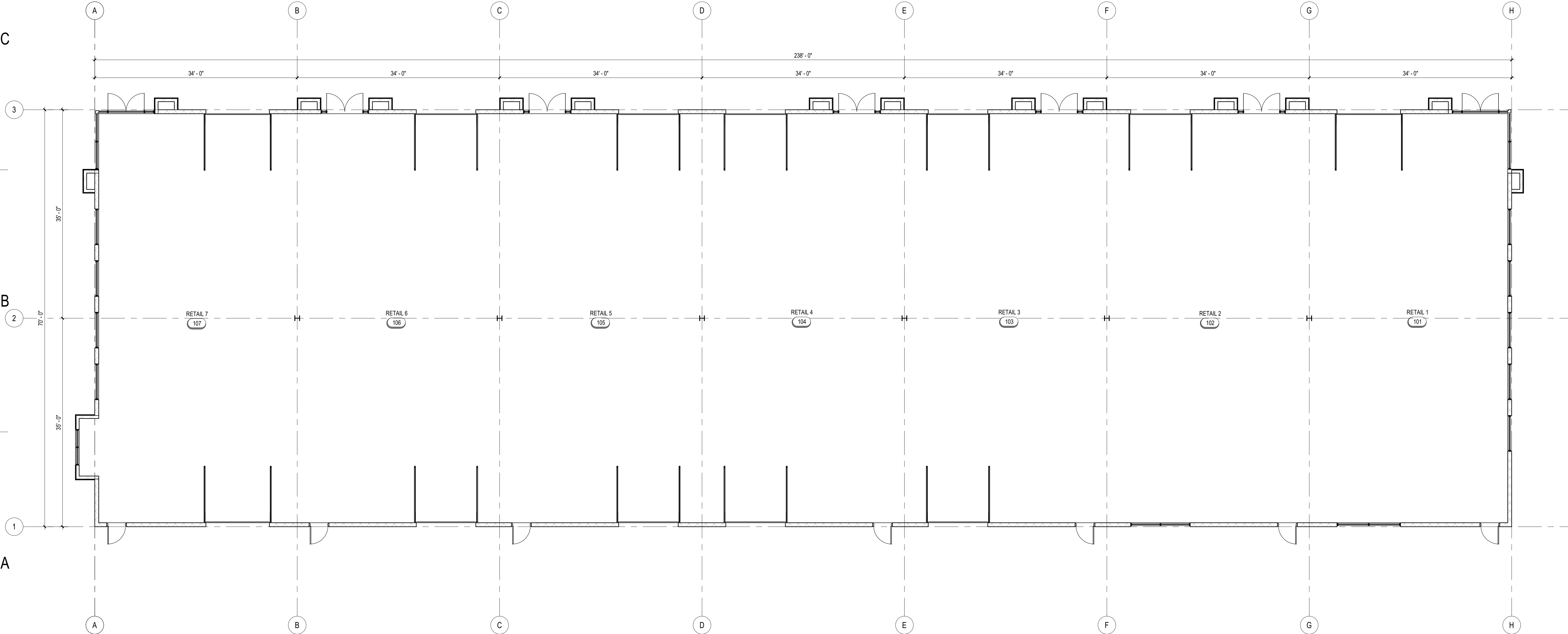
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A1
AA101

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



MARK	ISSUE DESCRIPTION	ISS DATE	#	REV. DESCRIPTION	REV. DATE
1	CITY SITE SUBMITTAL	08.14.20			

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

becherwalker
Architecture/Interiors
o. 801.438.9600 | 3115 EAST LION LANE, #200
f. 801.438.9601 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number
DWN BY Author
CHKD BY Checker
SCHEMATIC DESIGN

BUILDING I - LEVEL 1
FLOOR PLAN

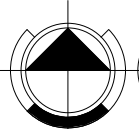
DRAWING NUMBER

AA101

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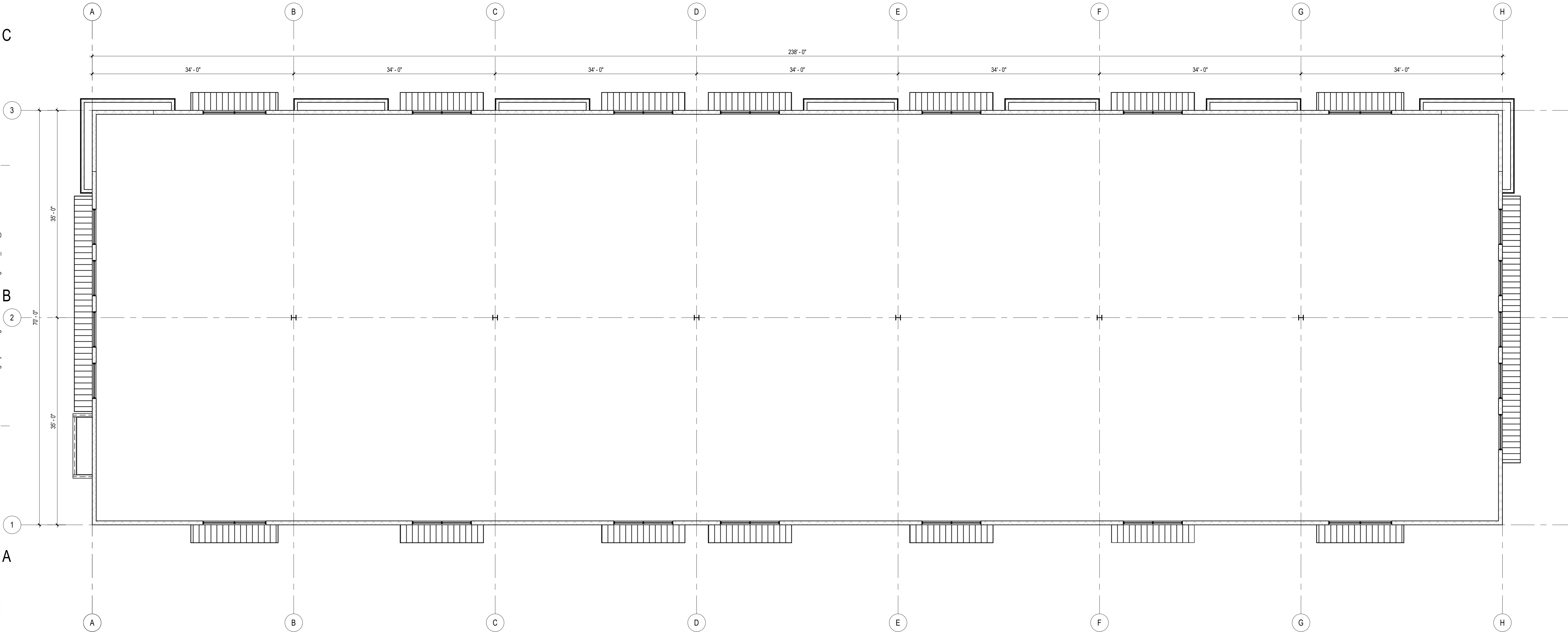
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A1
AA102

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



MARK	ISSUE DESCRIPTION	ISS DATE	#	REV. DESCRIPTION	REV. DATE
1	CITY SITE SUBMITTAL	08.14.20			

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f. 801.438.9601 | HOLLADAY, UTAH 84121 | BEECHERWALKER.COM

PROJECT NUMBER
Project Number
DWN BY
Author
CHKD BY
Checker
SCHEMATIC DESIGN

BUILDING I - LEVEL 2
FLOOR PLAN

DRAWING NUMBER

AA102

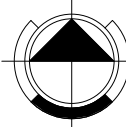
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AA201

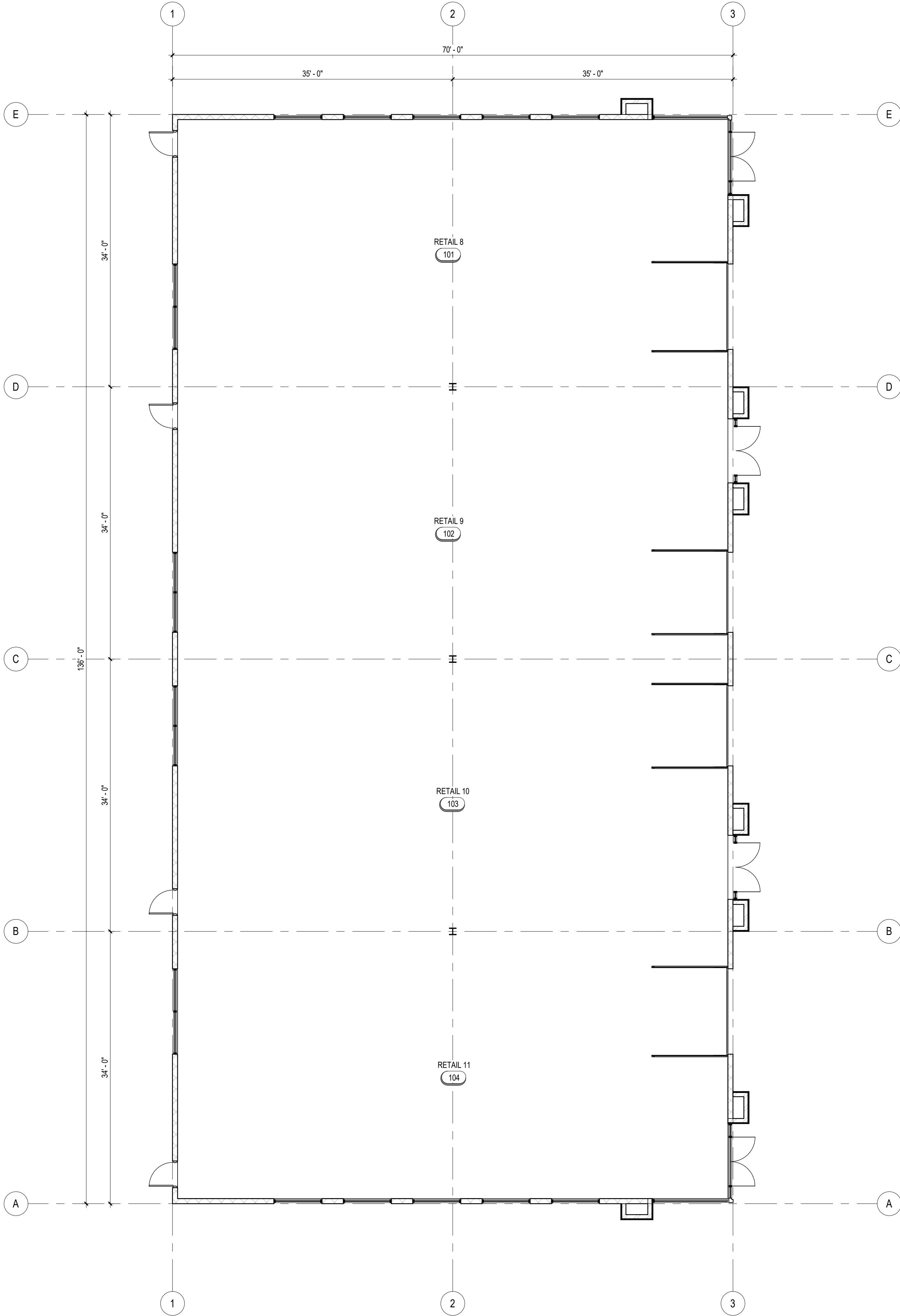
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A3
AB101
BUILDING II - LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
1	SUBMITTAL	08.14.20		

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f. 801.438.9601 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number
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Author
CHKD BY
Checker
SCHEMATIC DESIGN

BUILDING II - LEVEL 1
FLOOR PLAN

DRAWING NUMBER
AB101

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1

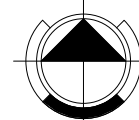
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3

4

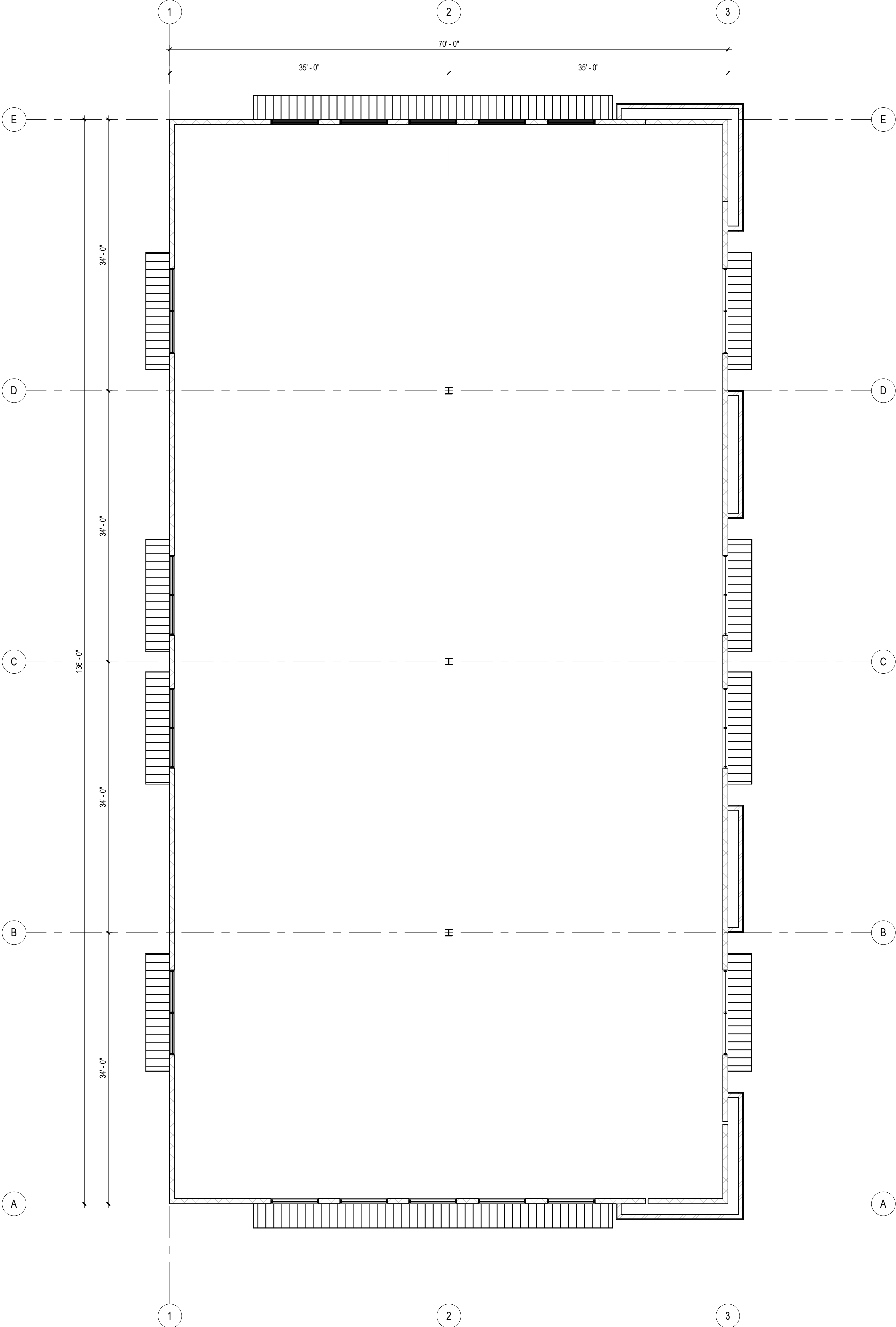
5

6



A3
AB102

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



MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	SUBMITTAL	08.14.20			

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BEECHERWALKER.COM

PROJECT NUMBER
Project Number
DWN BY
Author
CHKD BY
Checker
SCHEMATIC DESIGN

BUILDING II - LEVEL 2
FLOOR PLAN

DRAWING NUMBER
AB102

1

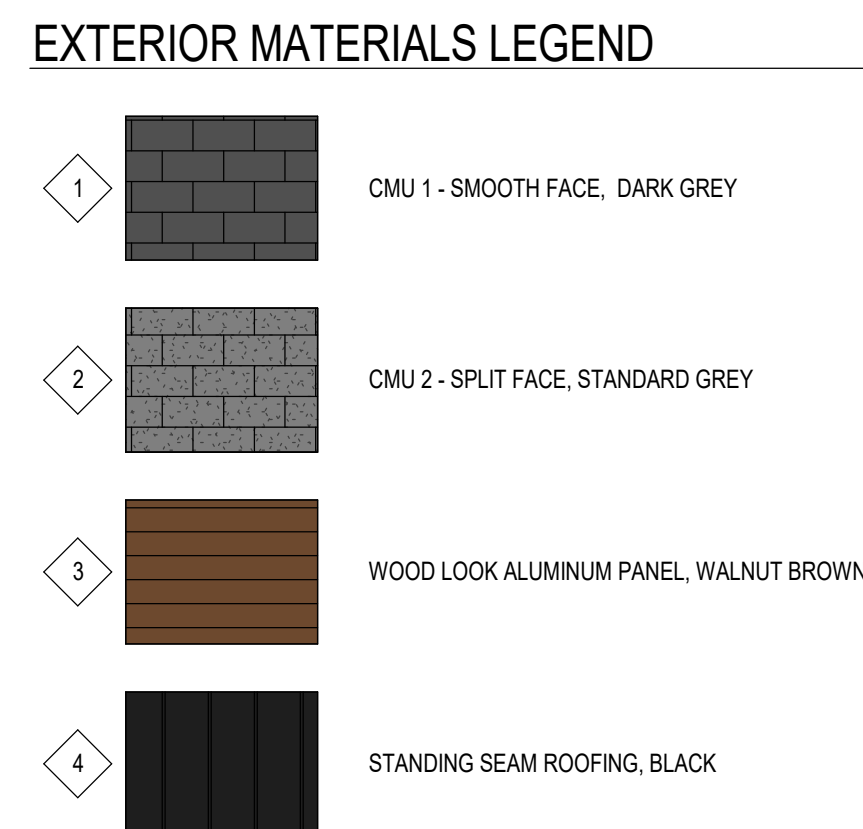
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3

4

5

6



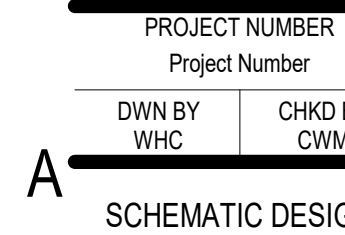
C1 BUILDING II - WEST ELEVATION
AB201 1/8" = 1'-0"



B1 BUILDING II - EAST ELEVATION
AB201 1/8" = 1'-0"



A1 BUILDING II - NORTH ELEVATION
AB201 1/8" = 1'-0"

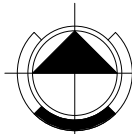


A3 BUILDING II - SOUTH ELEVATION
AB201 1/8" = 1'-0"

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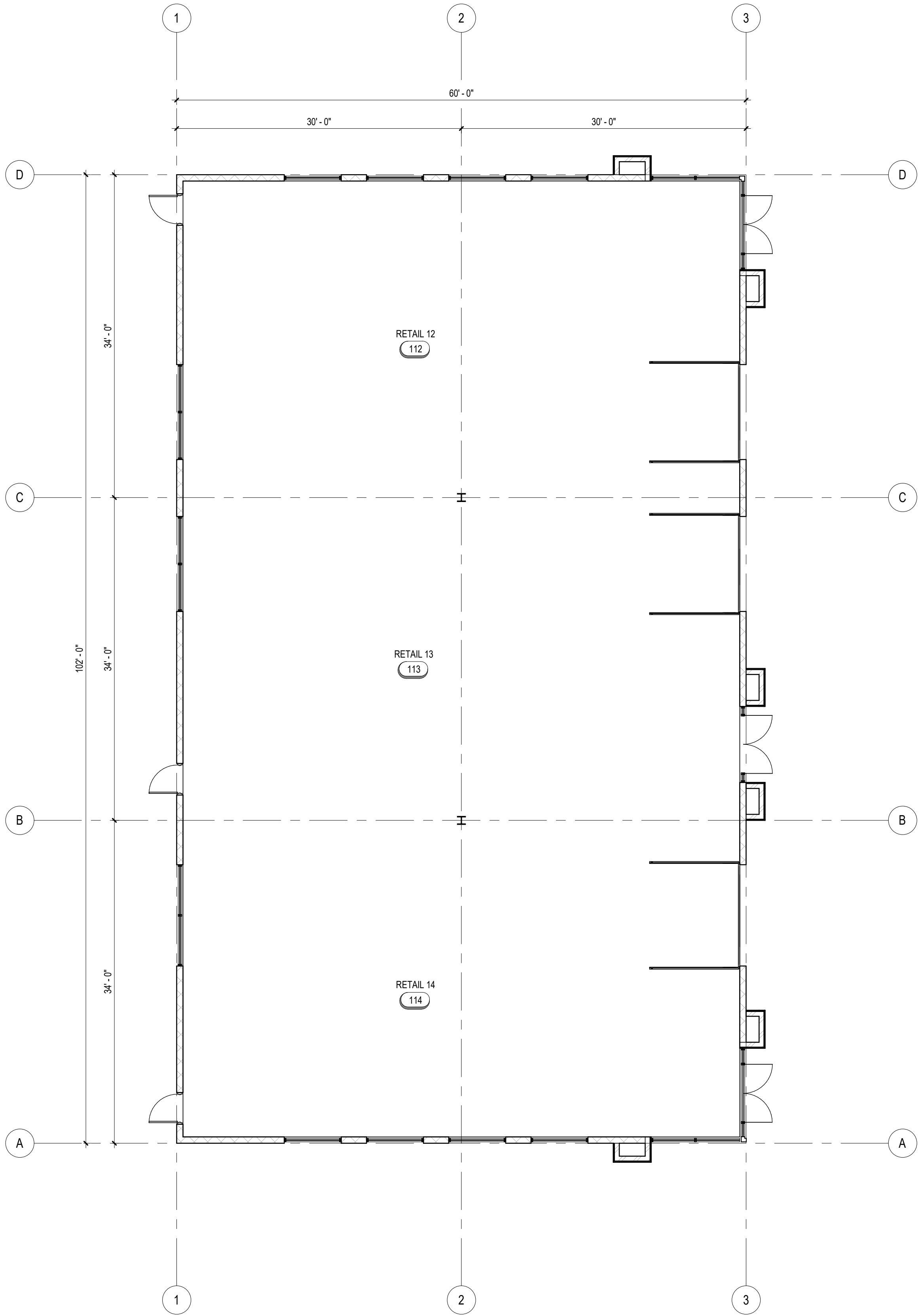
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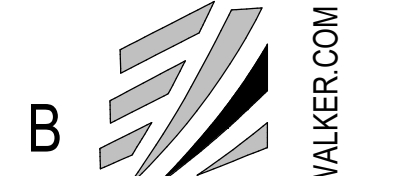


A3

AC101

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





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HOLLADAY, UTAH 84121

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PROJECT NUMBER

Project Number

DWN BY

Author

CHKD BY

Checker

SCHEMATIC DESIGN

BUILDING III - LEVEL 1
FLOOR PLAN

DRAWING NUMBER
AC101

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

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	CITY SITE	08.14.20			
	SUBMITTAL				



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



B



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THE COMMONS AT LEGACY CROSSING
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MARK	ISSUE DESCRIPTION	ISS DATE	#	REV DESCRIPTION	REV DATE
1	CITY SITE SURMITAI	08.14.20			

RETAIL T.O. WALL
135' - 4"

RETAIL DECK BEARING
130' - 6"

RETAIL LEVEL 2
114' - 0"

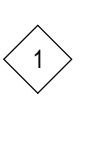
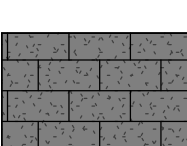
LEVEL 1
100' - 0"

C3
AC201 1/8" = 1'-0"

BUILDING III - EAST ELEVATION

Architectural drawing of the south elevation of Building III. The drawing shows a two-story building with a brick facade and a wooden section on the right. The elevation is divided into three vertical sections by grid lines 1, 2, and 3. The left section (between grid lines 1 and 2) has four windows on the second floor and four windows on the first floor. The middle section (between grid lines 2 and 3) has four windows on the second floor and four windows on the first floor. The right section (between grid lines 3 and 4) has a wooden facade on the second floor and a large window on the first floor. The drawing includes a north arrow pointing up and a scale bar indicating 1/8" = 1'-0". The title "BUILDING III - SOUTH ELEVATION" is located at the bottom left.

EXTERIOR MATERIALS LEGEND

- | | | |
|---|---|---|
|  |  | <p>CMU 1 - SMOOTH FACE, DARK GREY</p> |
|  |  | <p>CMU 2 - SPLIT FACE, STANDARD GREY</p> |
|  |  | <p>WOOD LOOK ALUMINUM PANEL, WALNUT BROWN</p> |
|  |  | <p>STANDING SEAM ROOFING, BLACK</p> |

[illegible]

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

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HOLLADAY, UTAH 84121

o. 801.438.9500
f. 801.438.9501

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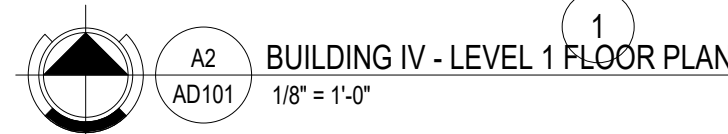
B

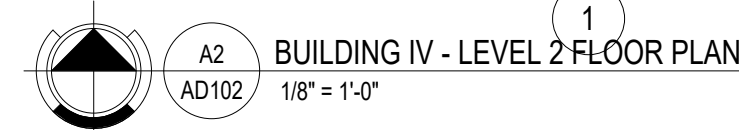
A	PROJECT NUMBER	
	Project Number	
	DWN BY WHC	CHKD BY CWM
SCHEMATIC DESIGN		

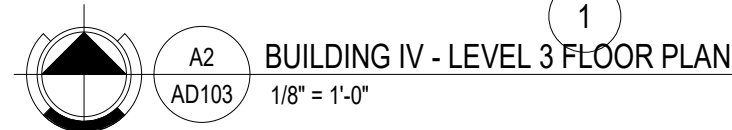
BUILDING III - EXTERIOR
ELEVATIONS

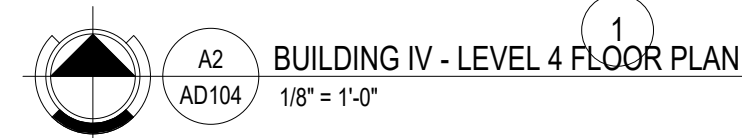
DRAWING NUMBER

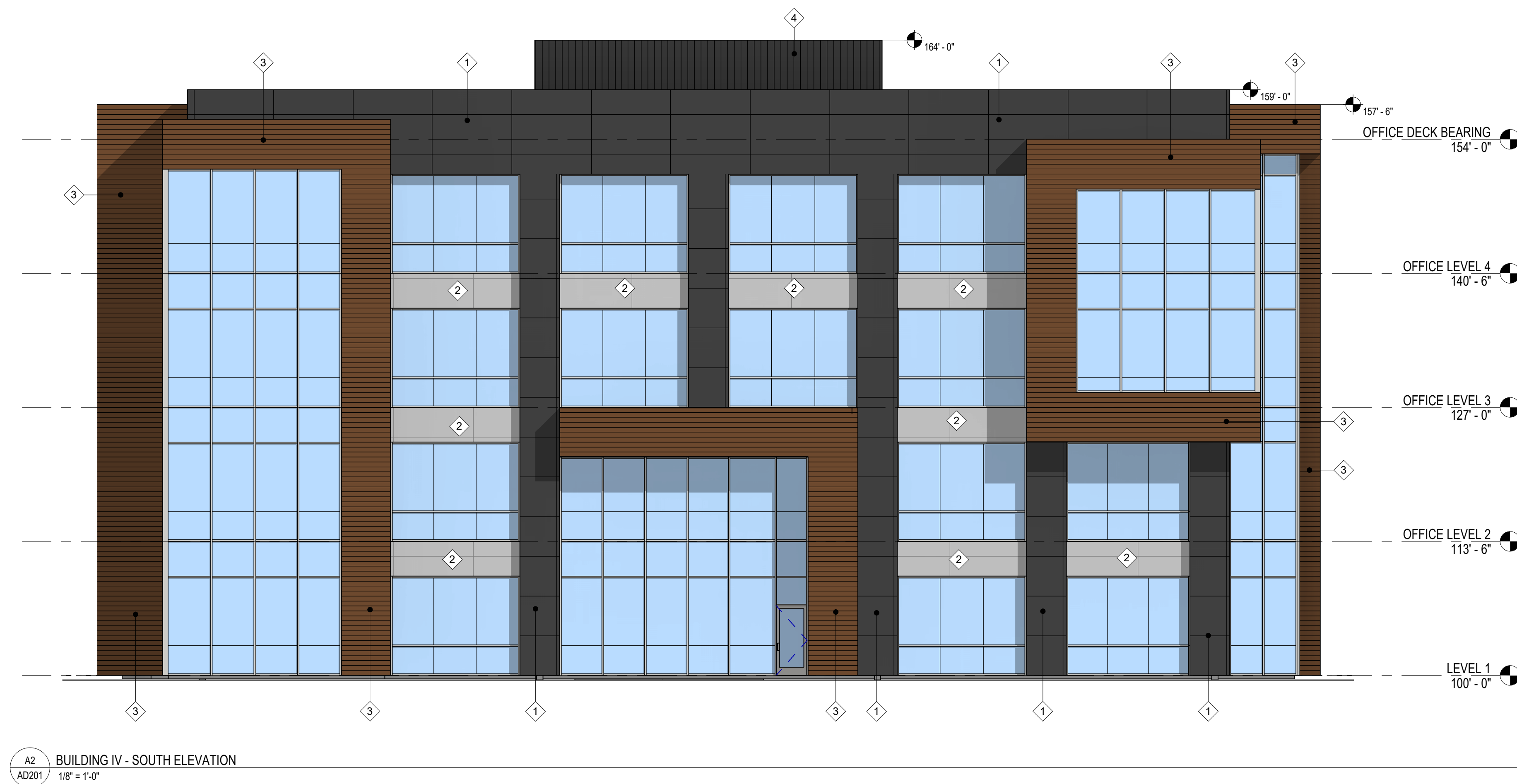
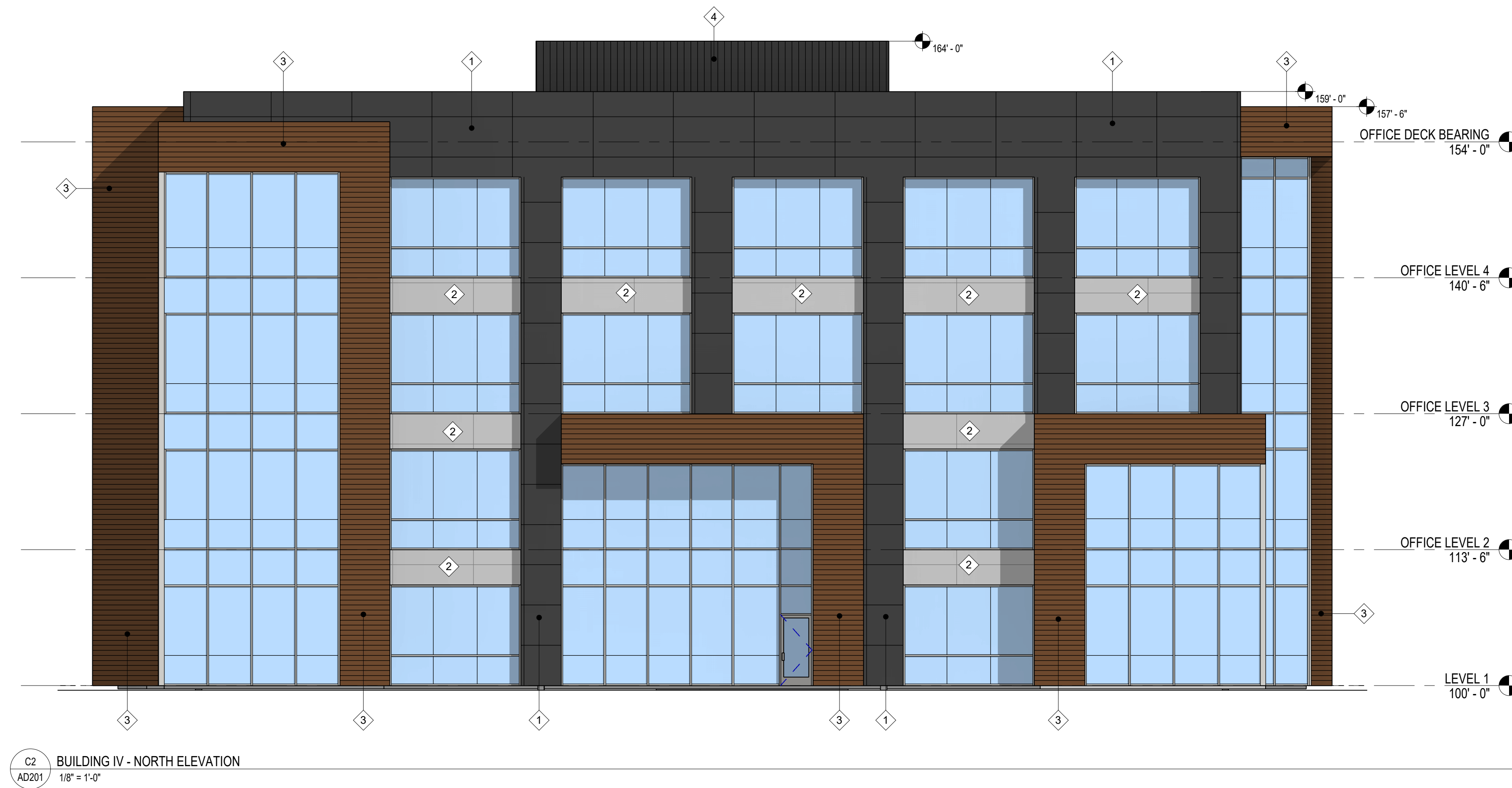
AC201





AD103[illegible]

AD104[illegible]



MARK	ISSUE DESCRIPTION	ISS DATE	#	REV DESCRIPTION	REV DATE
1	CITY SITE SHIMITAI	08.14.20			

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



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o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER

Project Number

DWYN BY WHC

CHKD BY CWM

SCHEMATIC DESIGN

BUILDING IV - EXTERIOR
ELEVATIONS

DRAWING NUMBER

AD201

AD202

—

811

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

Know what's below.
Call before you dig.

BENCHMARK

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

ELEVATION = 4209.28

LEGACY CROSSING RETAIL AND OFFICES

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
August 27, 2020

INDEX OF DRAWINGS

C-000	PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING PLAN
C-201	DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	EROSION CONTROL PLAN
C-500	DETAILS

NOTICE TO CONTRACTOR

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

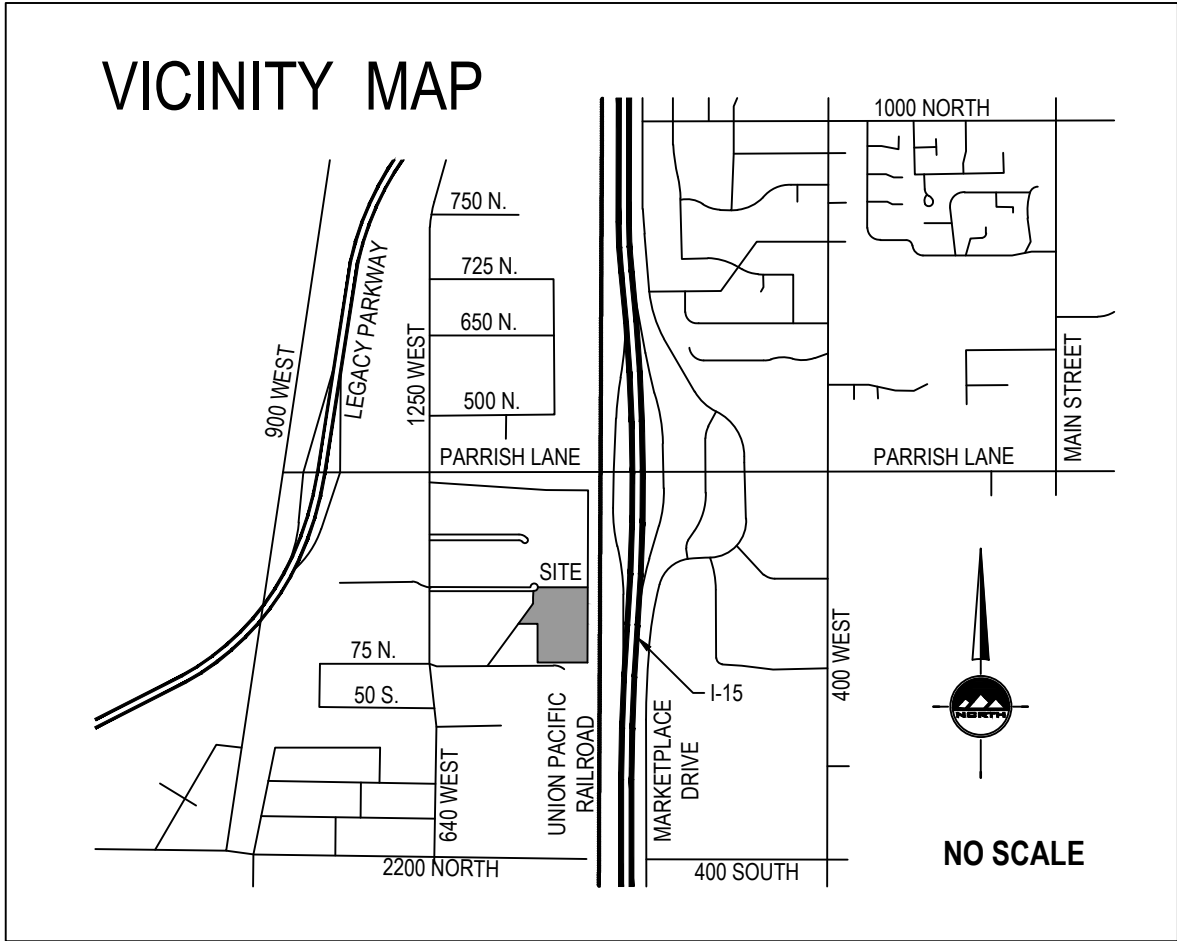
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/CONTRACTOR

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

UTILITY DISCLAIMER

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



GENERAL NOTES

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

THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL & OFFICE

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER
9886

PRINT DATE
8/27/2020

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

LEGACY CROSSING RETAIL AND OFFICE

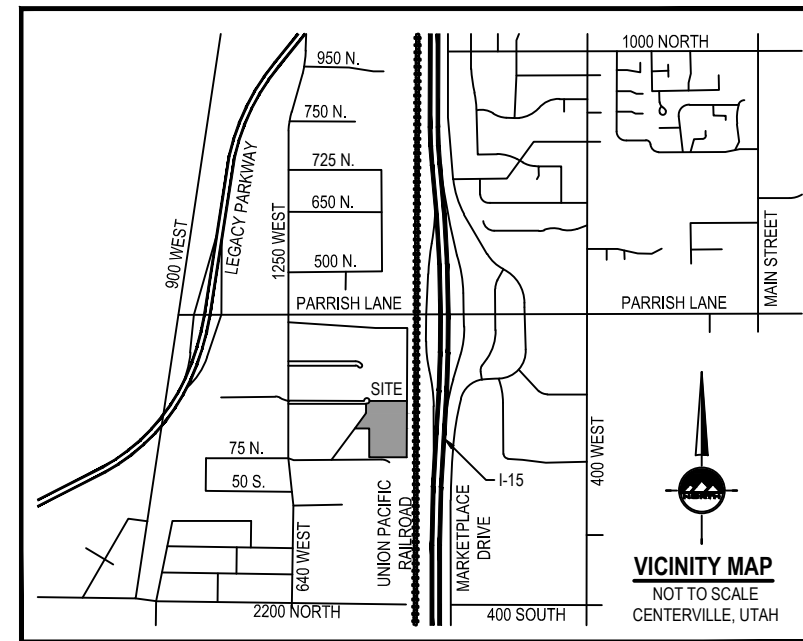
AMENDING LOT 2 AND LOT 3, LEGACY CROSSING AT PARRISH LANE

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

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

N 89°54'27" W 2643.55' RECORD

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



LEGEND

- SECTION CORNER
EXISTING STREET MONUMENT
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR
NAIL STAMPED "ENGIN. & LAND SURV."
PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
EASEMENTS

GENERAL NOTES:

- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' UNLESS OTHERWISE NOTED HEREON.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- THE OWNERS AND DEVELOPERS OF LOT 1 LEGACY CROSSING AT PARRISH LANE, INSTALLED ONSITE AND OFFSITE IMPROVEMENTS INCLUDING UTILITIES, STREET IMPROVEMENTS, SIDEWALKS, ROUNDABOUTS, PAVING ALONG 1250 WEST AND 200 NORTH, LOOPING OF WATER LINES AND OTHER INFRASTRUCTURE. THESE ARE LISTED IN DETAIL IN A DEVELOPMENT AGREEMENT WHICH IS RECORDED AGAINST THE PROPERTY AT THE COUNTY. OTHER IMPROVEMENTS, SOME OF WHICH MAY BE OFFSITE AS LISTED IN SAID DEVELOPMENT AGREEMENT, MAY BE THE RESPONSIBILITY OF THE OWNERS AND DEVELOPERS OF LOTS 2A, AND 3A AND WILL NEED TO BE INSTALLED BEFORE LOTS 2A AND 3A ARE APPROVED FOR DEVELOPMENT EITHER INDIVIDUALLY OR COLLECTIVELY, IN ACCORDANCE WITH APPLICABLE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT AND CENTERVILLE CITY ORDINANCES.
- THE OWNERS AND DEVELOPERS OF LOT 1 LEGACY CROSSING AT PARRISH LANE PAID VARIOUS FEES TO THE CITY BUT DID NOT PAY FEES FOR LOTS 2A AND 3A. THE OWNERS AND DEVELOPERS OF THESE LOTS, 2A, AND 3A WILL NEED TO PAY DEVELOPMENT FEES AND OTHER FEES BEFORE THEY ARE APPROVED FOR DEVELOPMENT EITHER INDIVIDUALLY OR COLLECTIVELY.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- APPROVAL OF THIS PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER. THE DEVELOPER IS TO FOLLOW THE RECOMMENDATIONS OF THEIR SOILS ENGINEER AND THE CITY ENGINEER.
- NO SUB-GRADE BASEMENTS/HABITABLE SPACE SHALL BE ALLOWED TO BE BUILT IN THIS DEVELOPMENT.
- THE PROPERTY OWNERS AND DEVELOPERS SHALL BE RESPONSIBLE TO MAINTAIN, IRRIGATE, PROVIDE IRRIGATION WATER AND MOW THE DETENTION BASIN AREAS AND DRAINAGE WAYS. THE CITY WILL PROVIDE SILT REMOVAL AND CLEANING OF THE DETENTION BASINS AND WATER WAYS AFTER MAJOR STORM EVENTS THAT EQUAL OR EXCEED A 100 YEAR STORM. ON SITE STORM DRAINS SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS.
- SUBJECT TO THOSE SPECIFIC WATERLINE AND STORM DRAIN EASEMENTS IN FAVOR OF CENTERVILLE CITY AS RECORDED WITH THE COUNTY.
- ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY.
- ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN RECIPROCAL PARKING AND CROSS-ACCESS EASEMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY.
- ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THE CERTAIN COVENANTS AND RESTRICTIONS AS RECORDED AGAINST THE PROPERTY.

DEVELOPER

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

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

CITY ATTORNEY'S APPROVAL

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

CENTERVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, CENTERVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

CENTERVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

thence West 399.55 feet;
thence North 00°03'50" East 309.55 feet;
thence West 153.69 feet;
thence North 0°03'50" East 52.64 feet to the Southeast Corner of a parcel in the ownership of the Utah Department of Transportation, (UDOT) 200 North Street;
thence northeasterly 75.84 feet along the arc of a 50.00 foot radius curve to the left, (center bears North 0°03'50" East and long chord bears North 45°38'20" East 68.78 feet, with a central angle of 86°54'43" to the Southwest corner of Lot 1, Legacy Crossing at Parrish Lane;
thence South 89°56'12" East 385.65 feet along the south line and to the Southeast corner of said Lot 1, Legacy Crossing at Parrish Lane, said point also being on the west line of a Union Pacific Railroad Right-of-Way;
thence South 00°12'50" West 570.54 feet along the west line of said Union Pacific Railroad Right-of-Way to the point of beginning.

Contains: 245,296 square feet, 5.631 acres, 2 lots.

DATE: _____ MICHAEL B. HERBST
Licence no. 5046930

OWNER'S DEDICATION

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

LEGACY CROSSING RETAIL AND OFFICE

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: _____
By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

LEGACY CROSSING RETAIL AND OFFICE

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

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 1

PROJECT NUMBER : 9686

MANAGER : M.HERBST

DRAWN BY : A.SHELBY

CHECKED BY : M.HERBST

DATE : 8/27/20

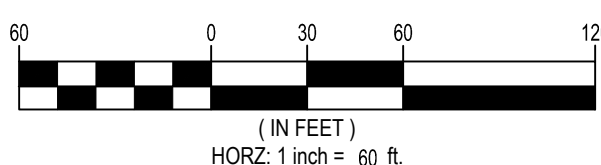


LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.253.0525
TOOELE
Phone: 435.643.3090
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

HORIZONTAL GRAPHIC SCALE



GENERAL NOTES

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

UTILITY NOTES

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

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

ABBREVIATIONS

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

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

LEGEND

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

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



LAYTON
919 North 400 West
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
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CENTERVILLE, UTAH 84014
CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL & OFFICE

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER
9886

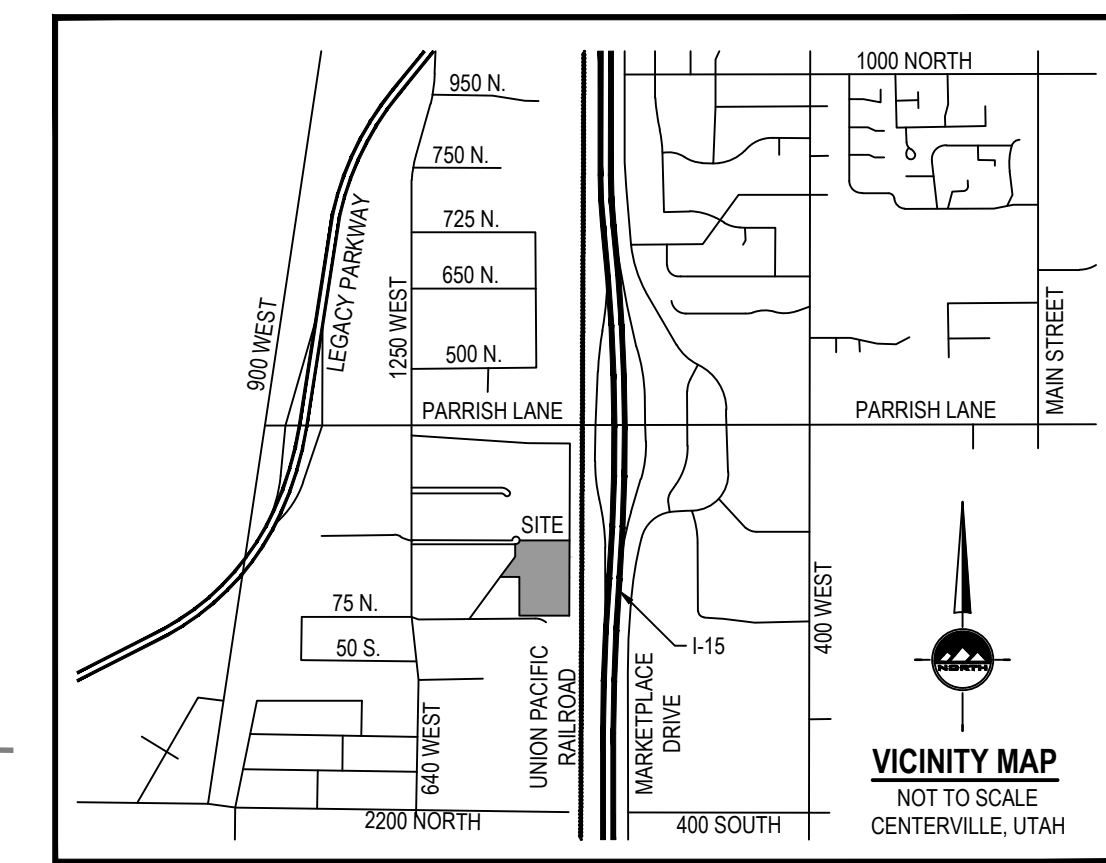
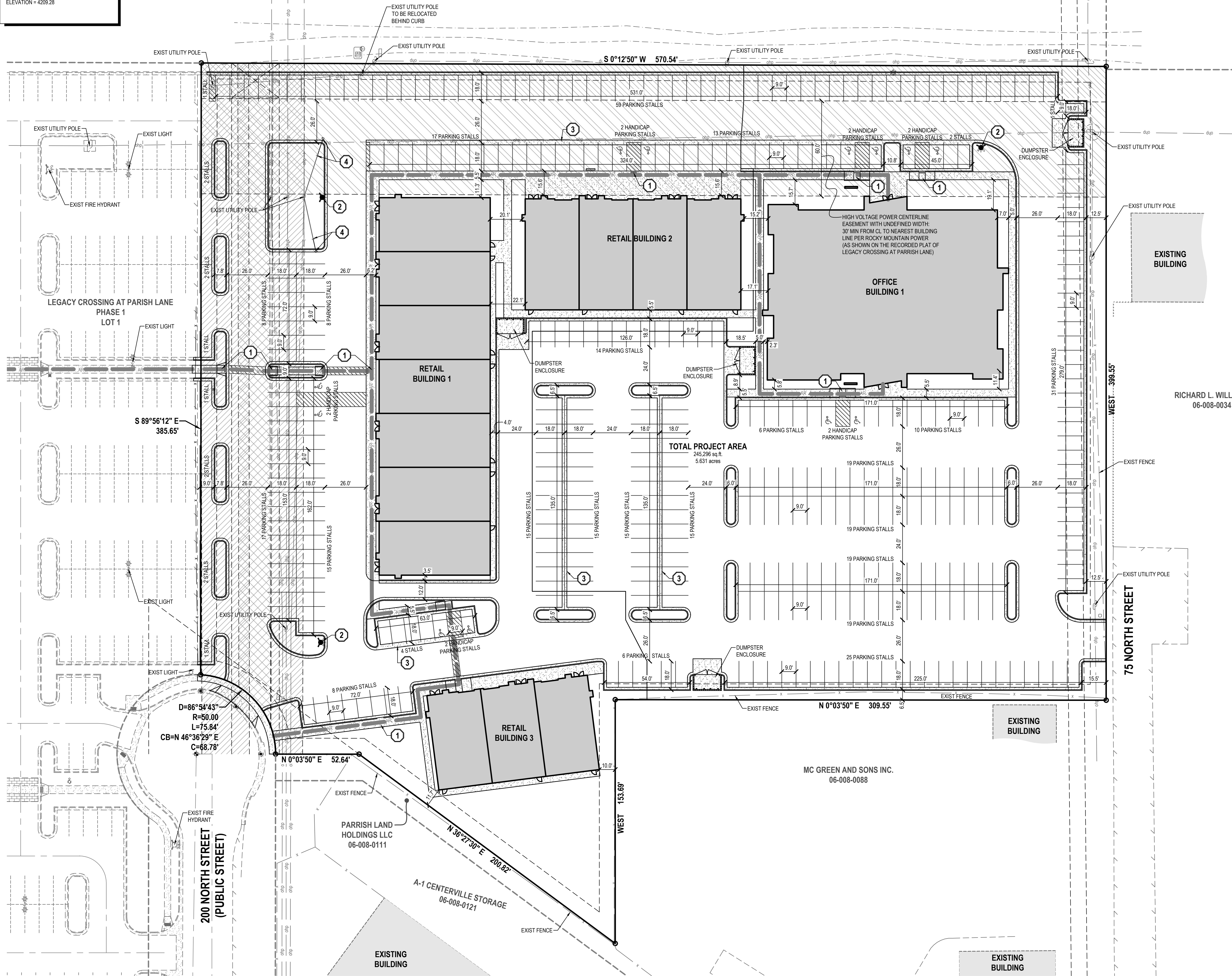
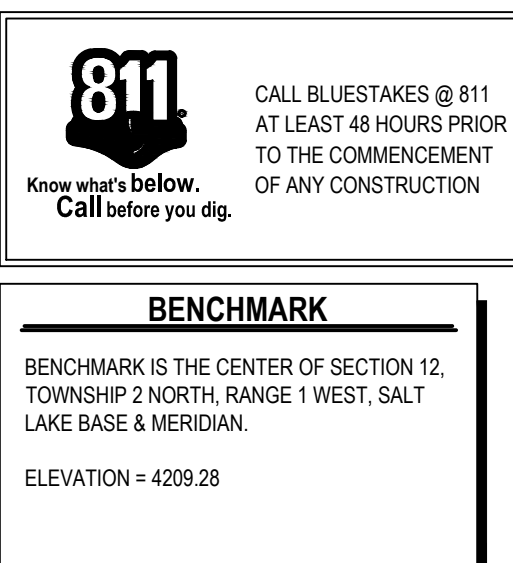
PRINT DATE
8/27/2020

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-001



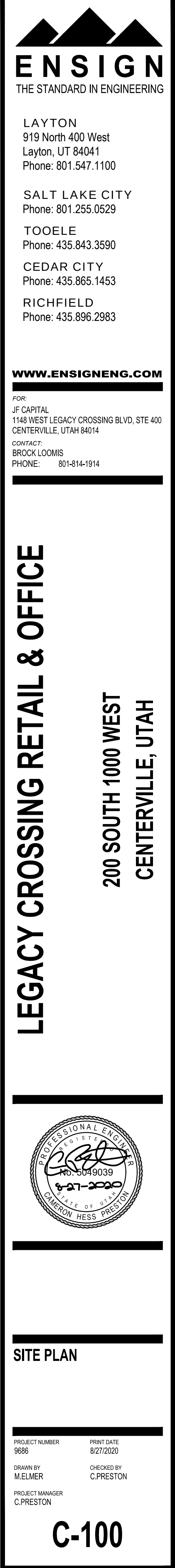
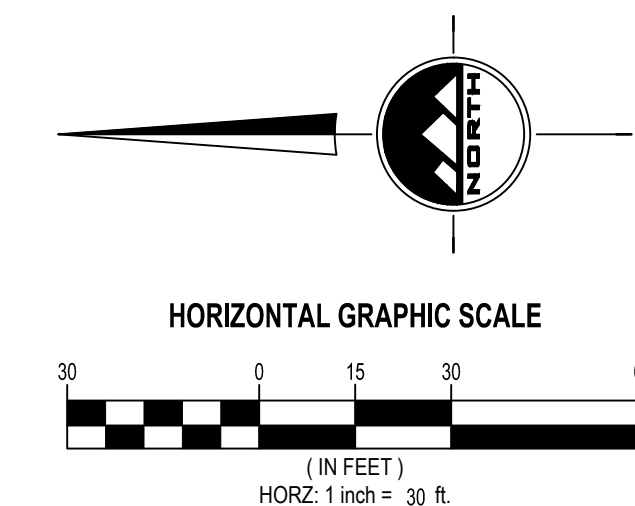
- ## NOTES
1. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH CENTERVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
 3. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
 4. REFER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

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

1. INSTALL HANDICAP ACCESSIBLE RAMP WITH TRUNCATED CONE REQUIREMENTS
2. INSTALL FIRE HYDRANT PER CENTERVILLE CITY STANDARDS
3. INSTALL 3" WATERWAY
4. RELOCATE UTILITY POLE GUY WIRE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	162,853 sq.ft.	66.4%
ROOF	48,137 sq.ft.	19.6%
LANDSCAPING	34,306 sq.ft.	14.0%
TOTAL SITE	245,296 sq.ft.	100%

PARKING DATA TABLE	
STANDARD STALLS	391
HANDICAP-ACCESSIBLE STALLS	13
TOTAL STALLS	404

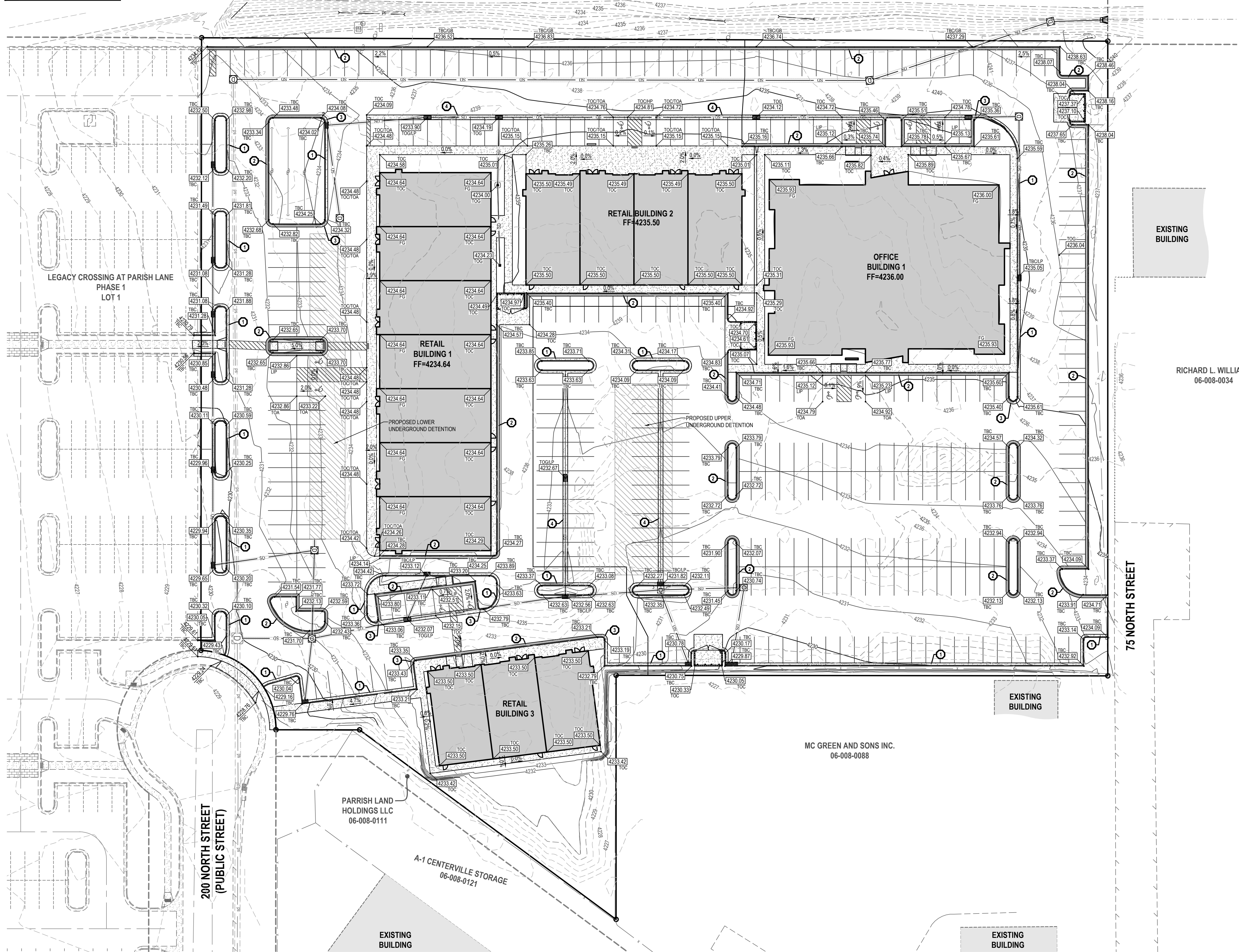


811

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

BENCHMARK

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



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE CENTERVILLE CITY STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4.

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5.

LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6.

SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8.

ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER CENTERVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
11.

ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
12.

ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES.
13.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INSTALL 24" CURB AND GUTTER
- 2

INSTALL 24" REVERSE PAN CURB AND GUTTER
- 3

TRANSITION FROM STANDARD TO REVERSE PAN CURB AND GUTTER
- 4

INSTALL 3" WATERWAY

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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FOR:

JF CAPITAL

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CENTERVILLE, UTAH 84014

CONTACT:

BROCK LOOMIS

PHONE: 801-814-1914

LEGACY CROSSING RETAIL & OFFICE

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

PROFESSIONAL ENGINEER

UT 5049039

9-21-2020

CARRON HESS PRESTON

GRADING PLAN

PROJECT NUMBER

9886

PRINT DATE

8/27/2020

DRAWN BY

M.ELMER

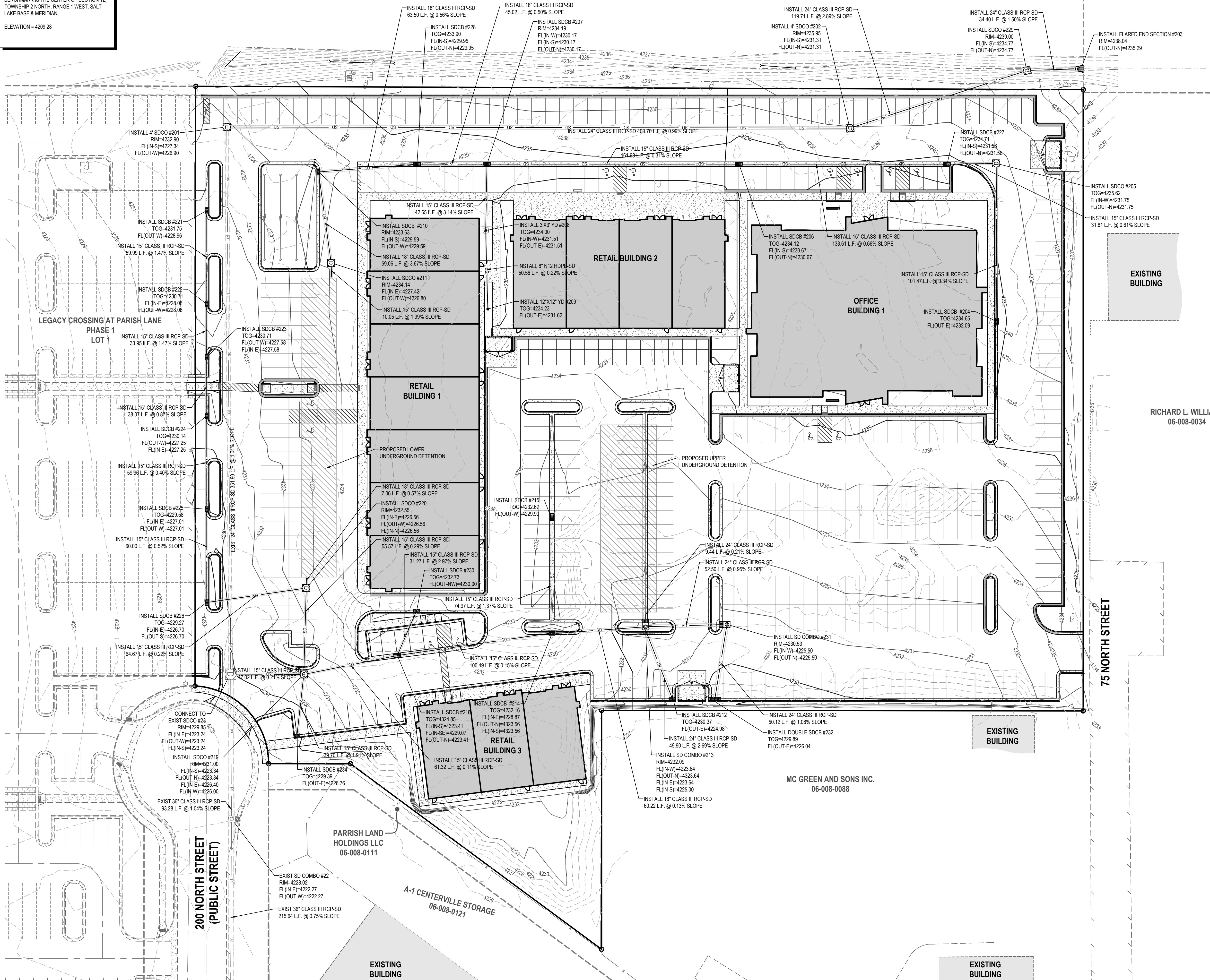
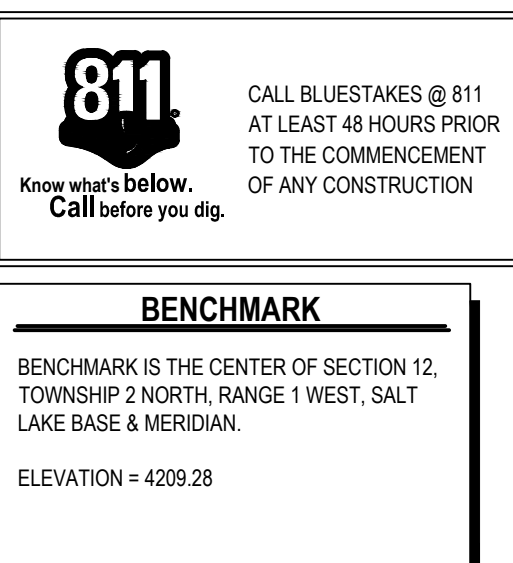
CHECKED BY

C.PRESTON

PROJECT MANAGER

C.PRESTON

C-200



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

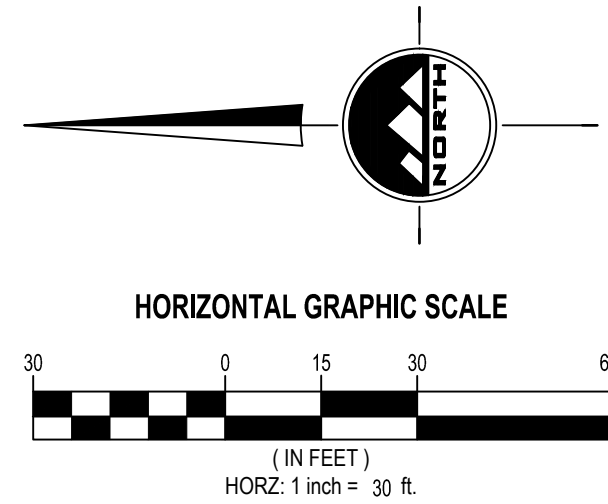


LEGACY CROSSING RETAIL & OFFICE

**200 SOUTH 1000 WEST
CENTERVILLE, UTAH**

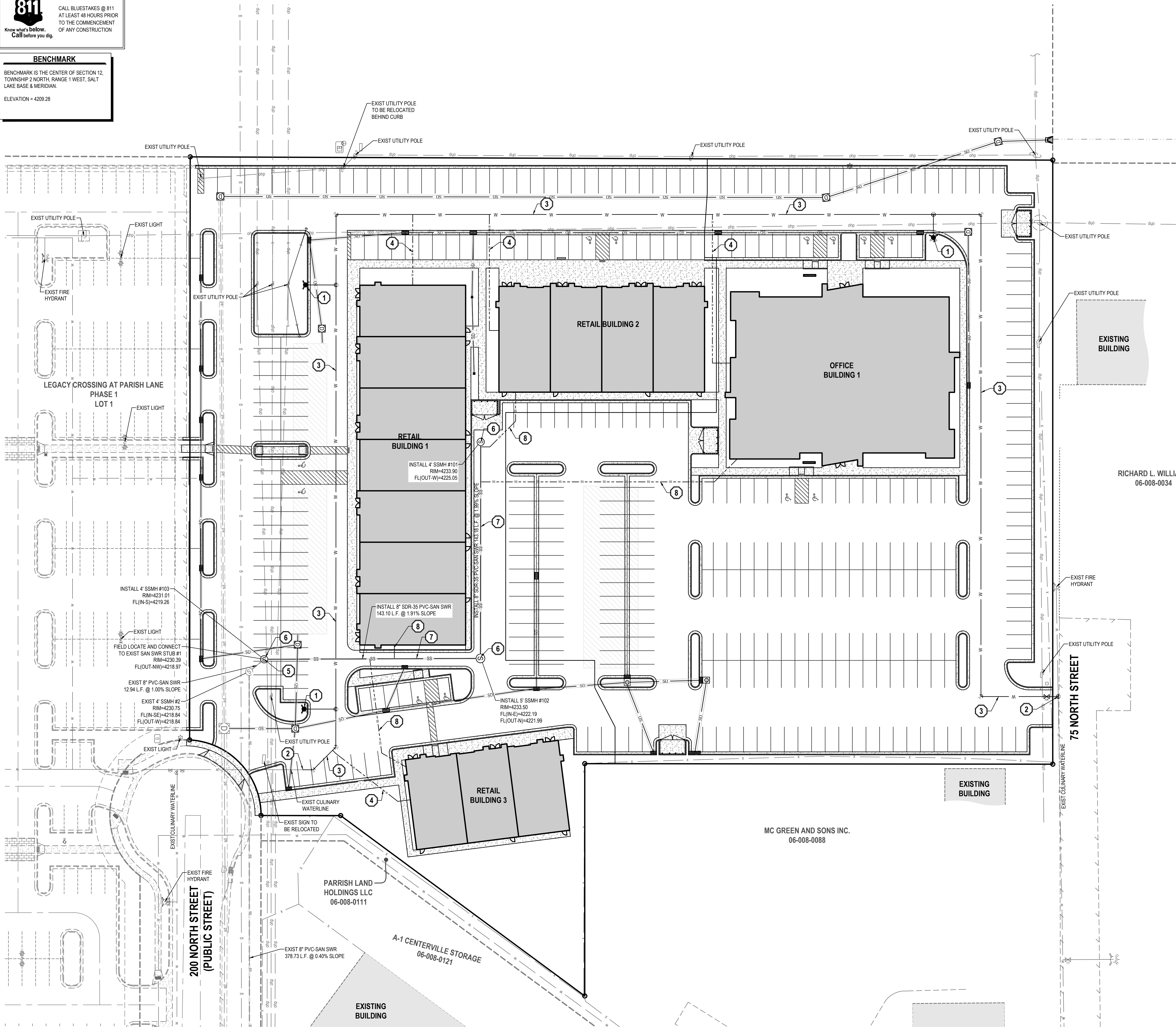
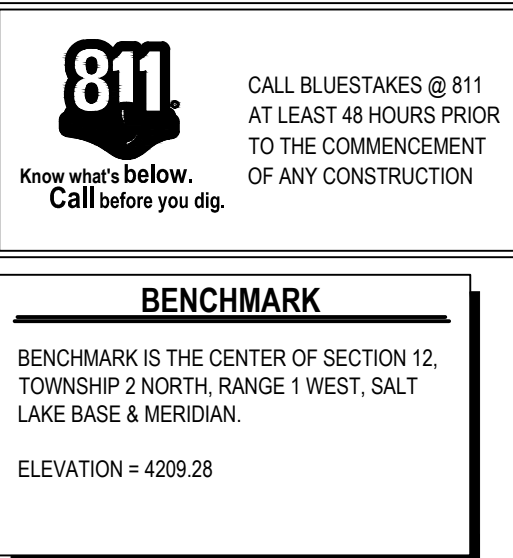


DRAINAGE PLAN



PROJECT NUMBER	PRINT DATE
9686	8/27/2020
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-201



GENERAL NOTES

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

SCOPE OF WORK:

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

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



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FOR:
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CENTERVILLE, UTAH 84014

CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL & OFFICE

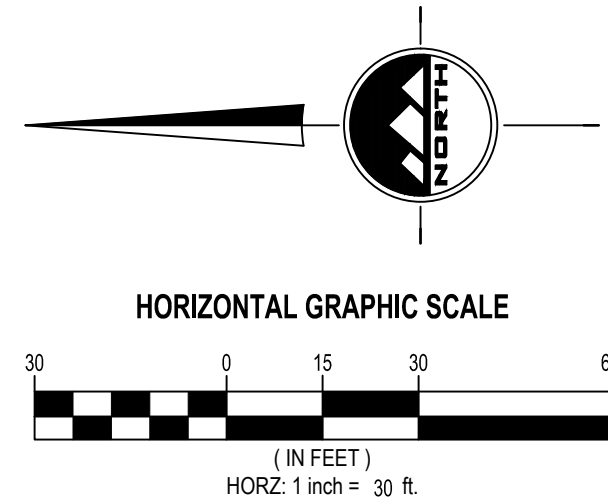
**200 SOUTH 1000 WEST
CENTERVILLE, UTAH**

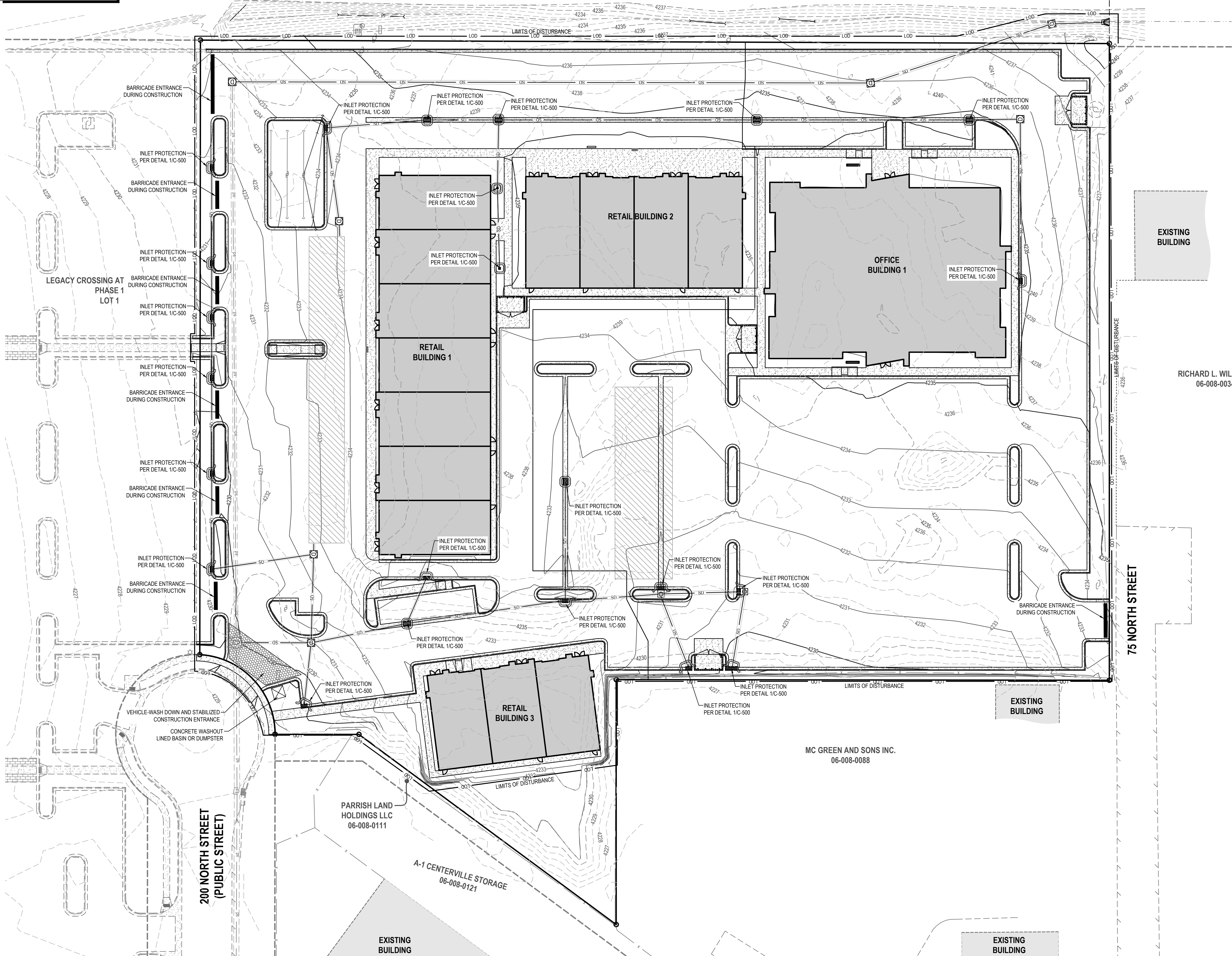
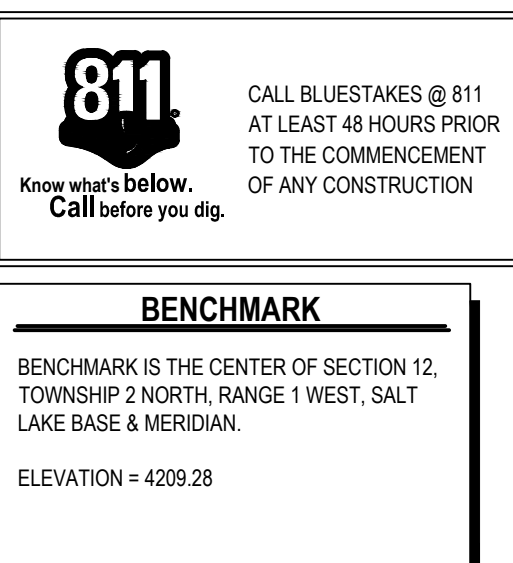


UTILITY PLAN

PROJECT NUMBER	PRINT DATE
9686	8/27/2020
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-300





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

GENERAL NOTES

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



ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
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SALT LAKE CITY
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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

CONTACT:
BROCK LOOMIS
PHONE: 801-814-1914

LEGACY CROSSING RETAIL & OFFICE

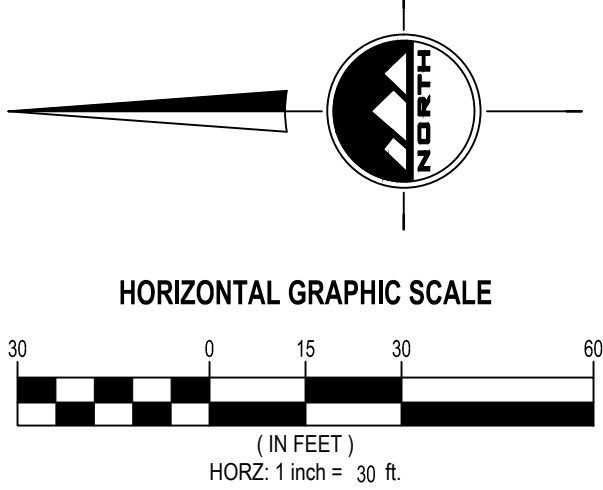
**200 SOUTH 1000 WEST
CENTERVILLE, UTAH**

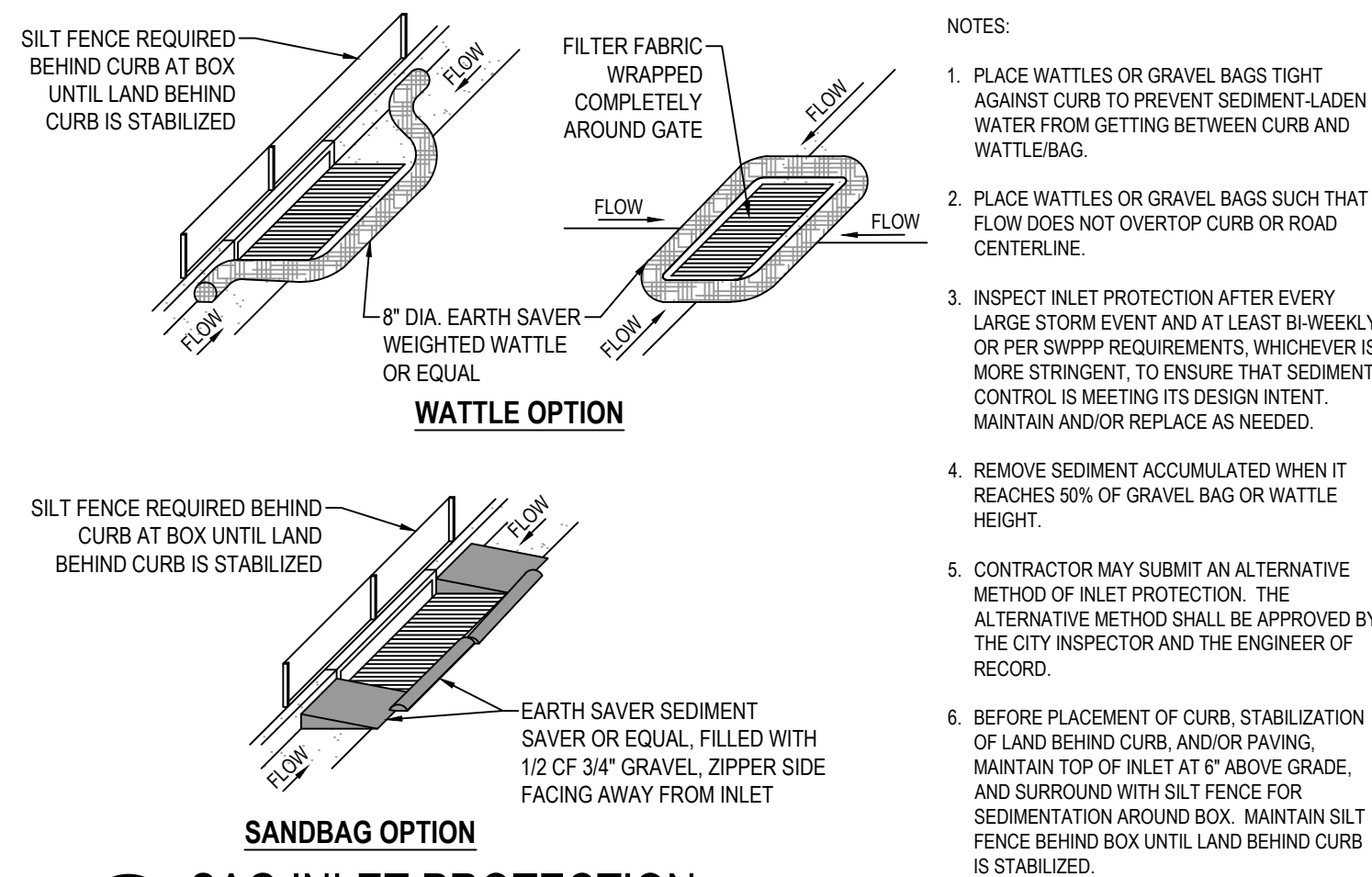


EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
9686	8/27/2020
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-400



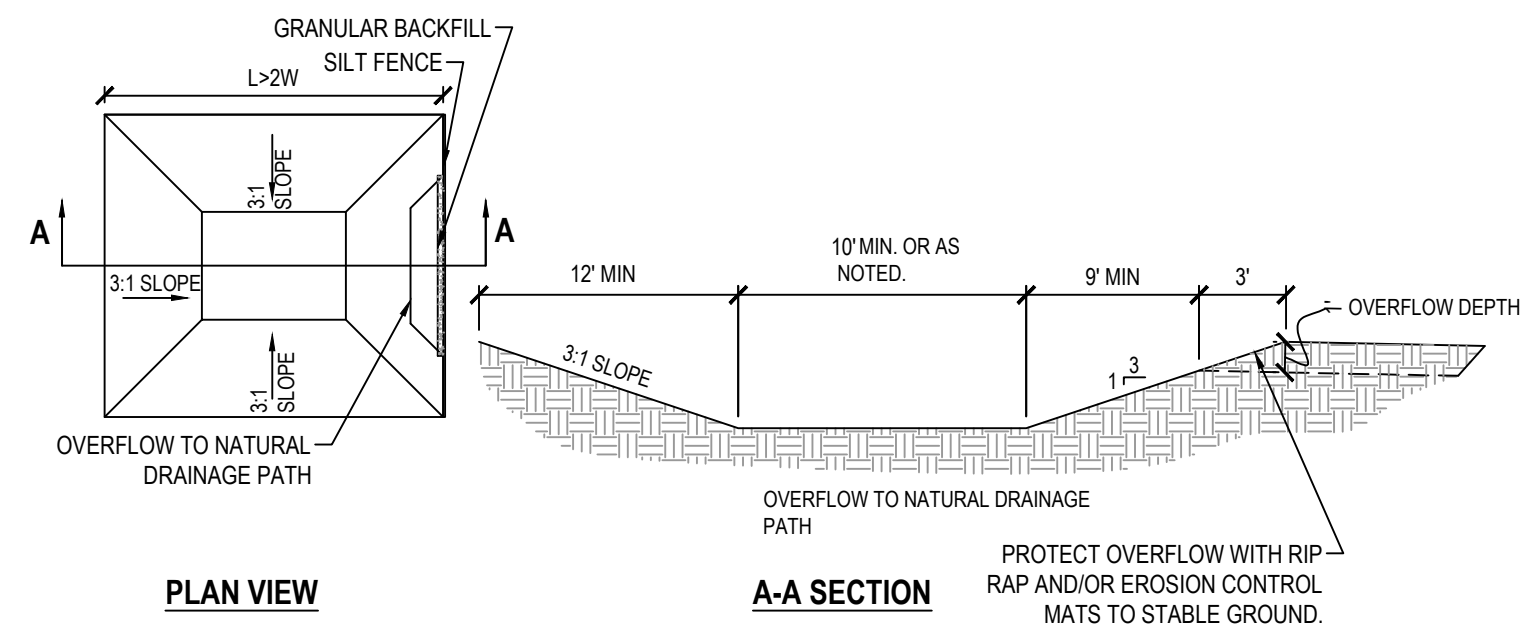


1 SAG INLET PROTECTION

SCALE: NONE

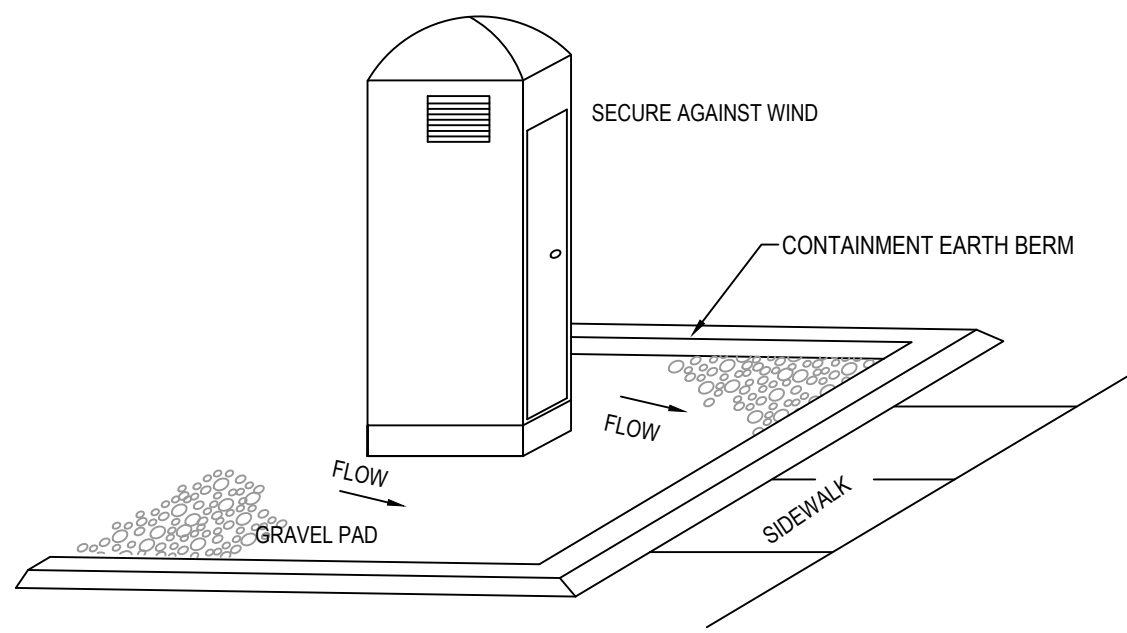
2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



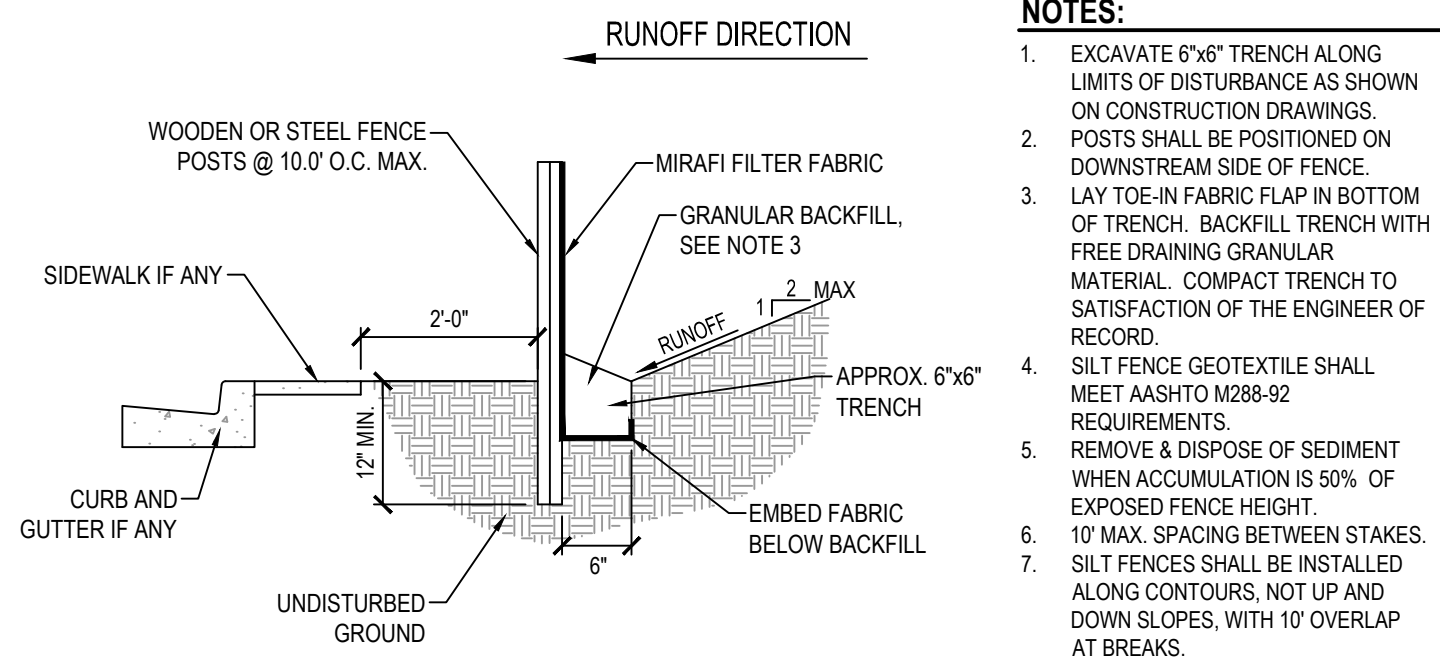
6 TEMPORARY SEDIMENTATION BASIN

SCALE: NONE



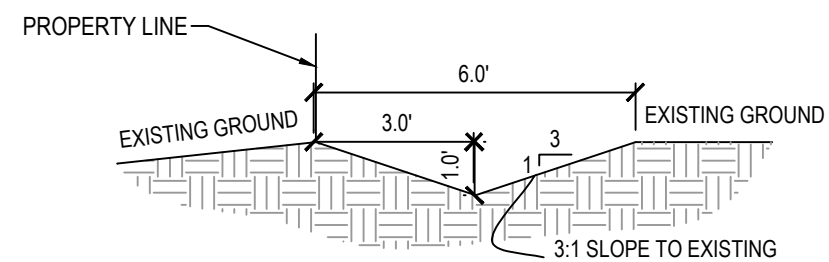
3 PORTABLE TOILET

SCALE: NONE



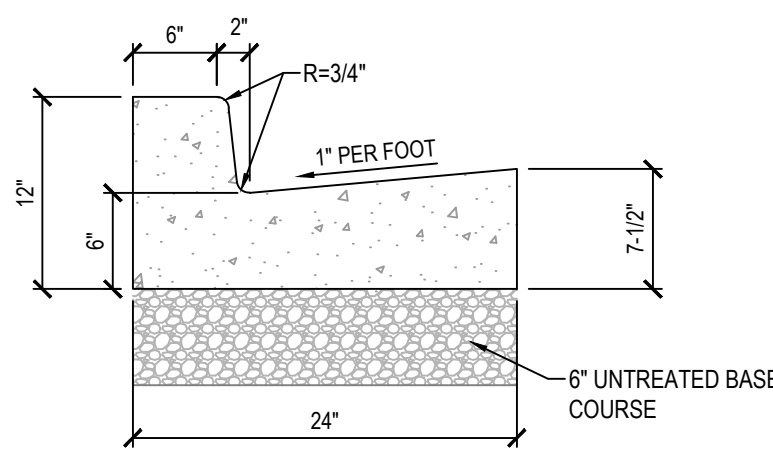
4 TEMPORARY SILT FENCE

SCALE: NONE



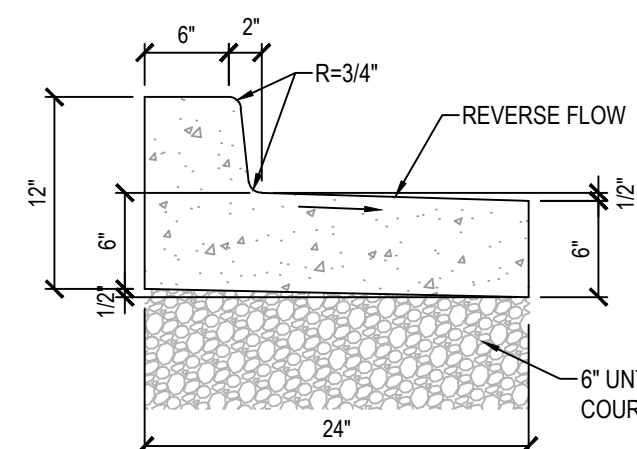
5 DRAINAGE SWALE

SCALE: NONE



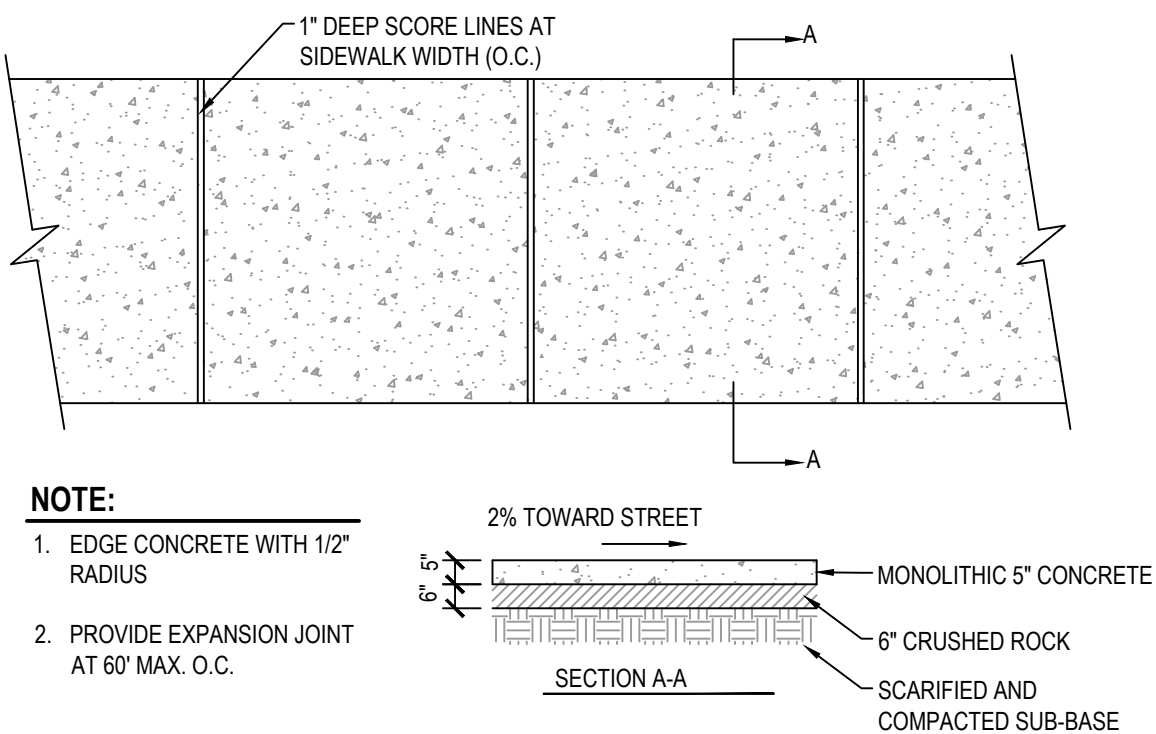
7 24" COLLECTION CURB AND GUTTER

SCALE: NONE



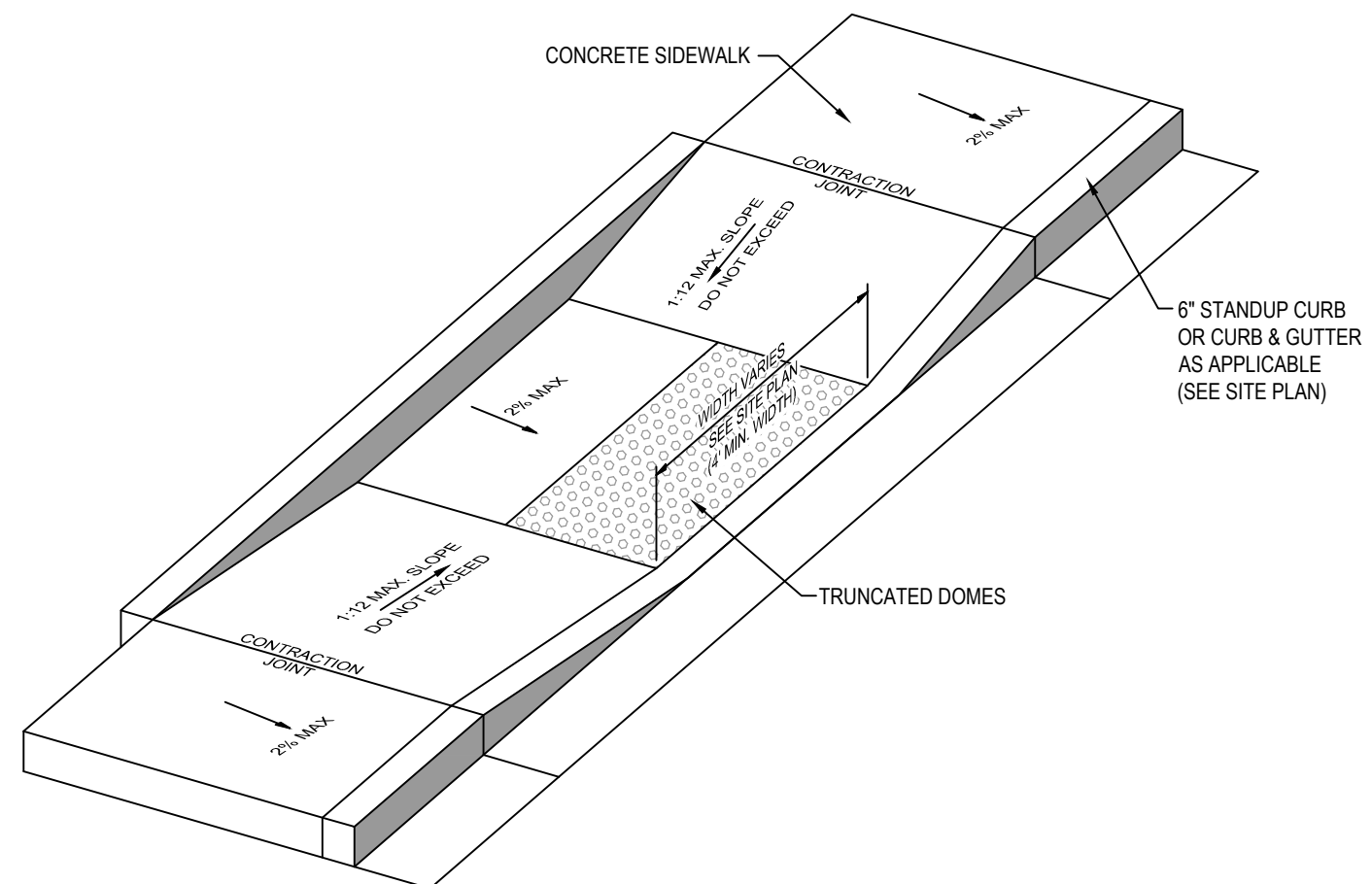
8 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE



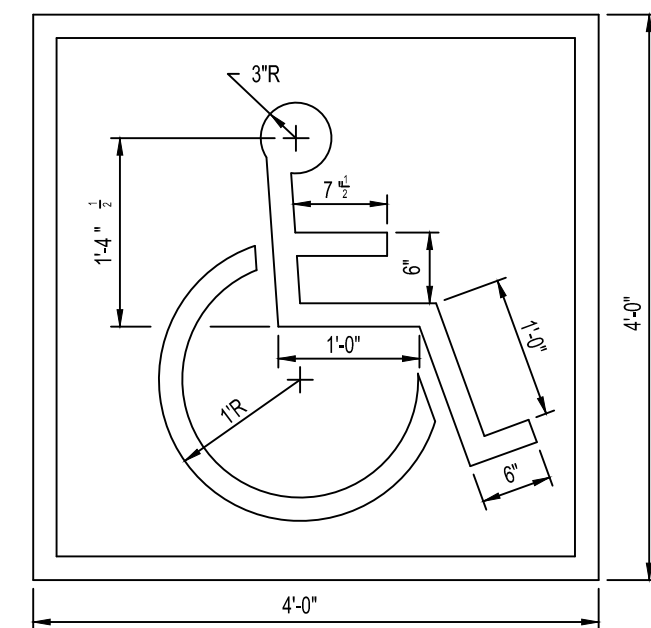
9 TYPICAL CONCRETE FLATWORK

SCALE: NONE



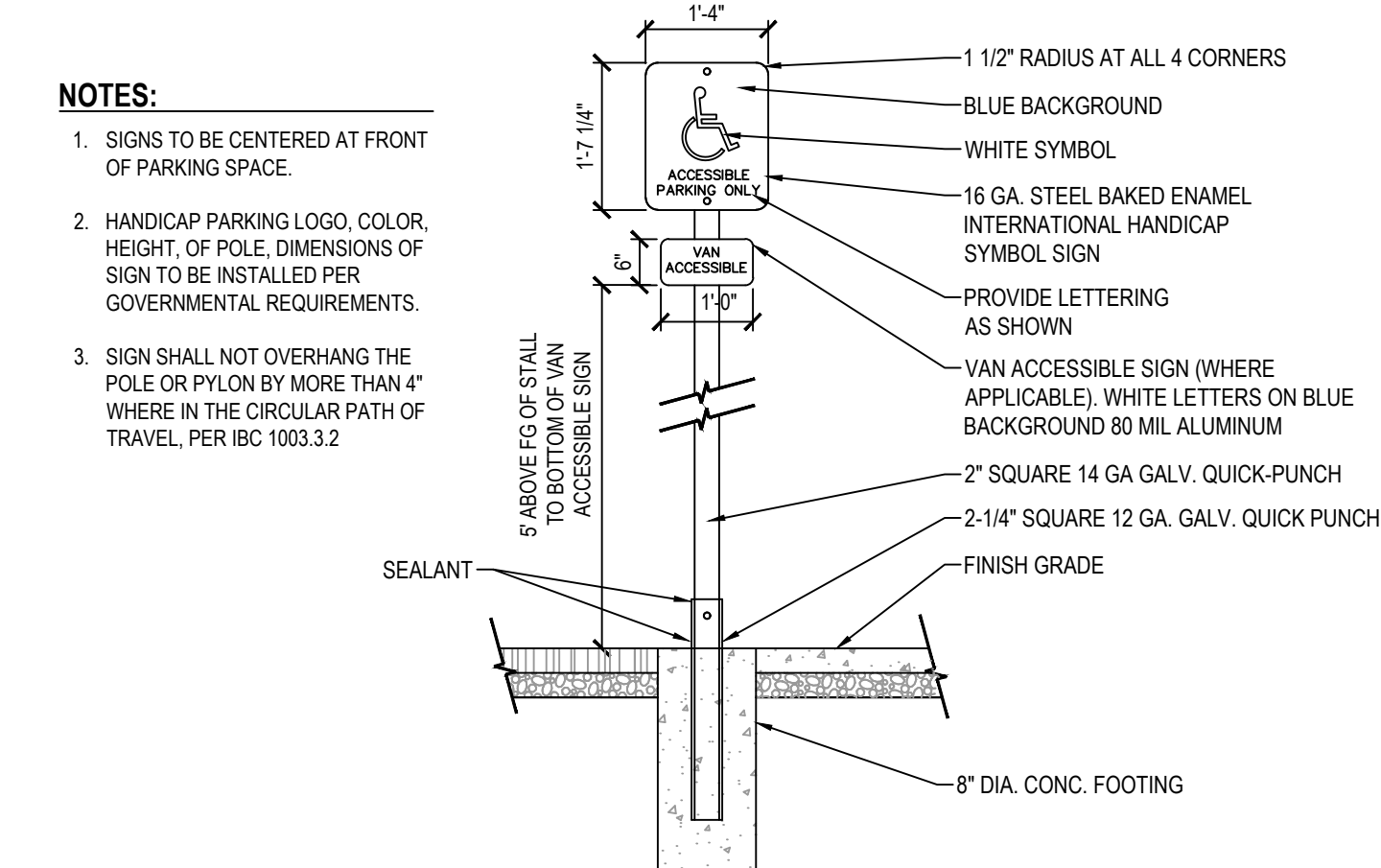
10 HANDICAP RAMP DETAIL

SCALE: NONE



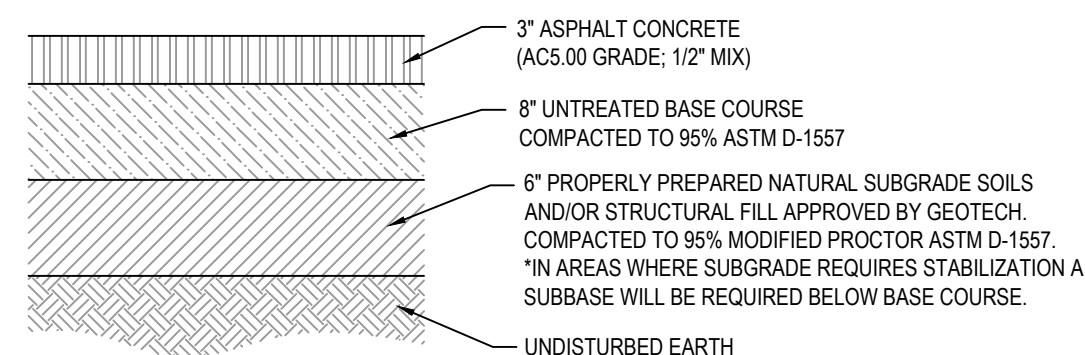
11 STALL PAVEMENT MARKING

SCALE: NONE



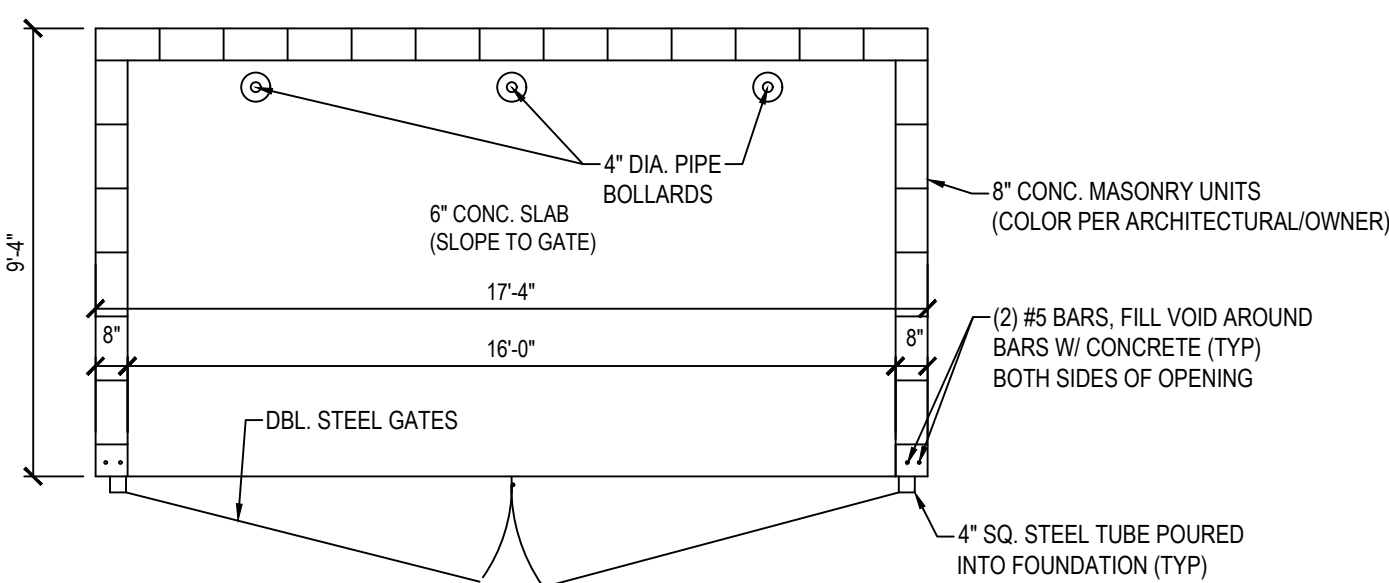
12 ACCESSIBLE PARKING SIGN

SCALE: NONE



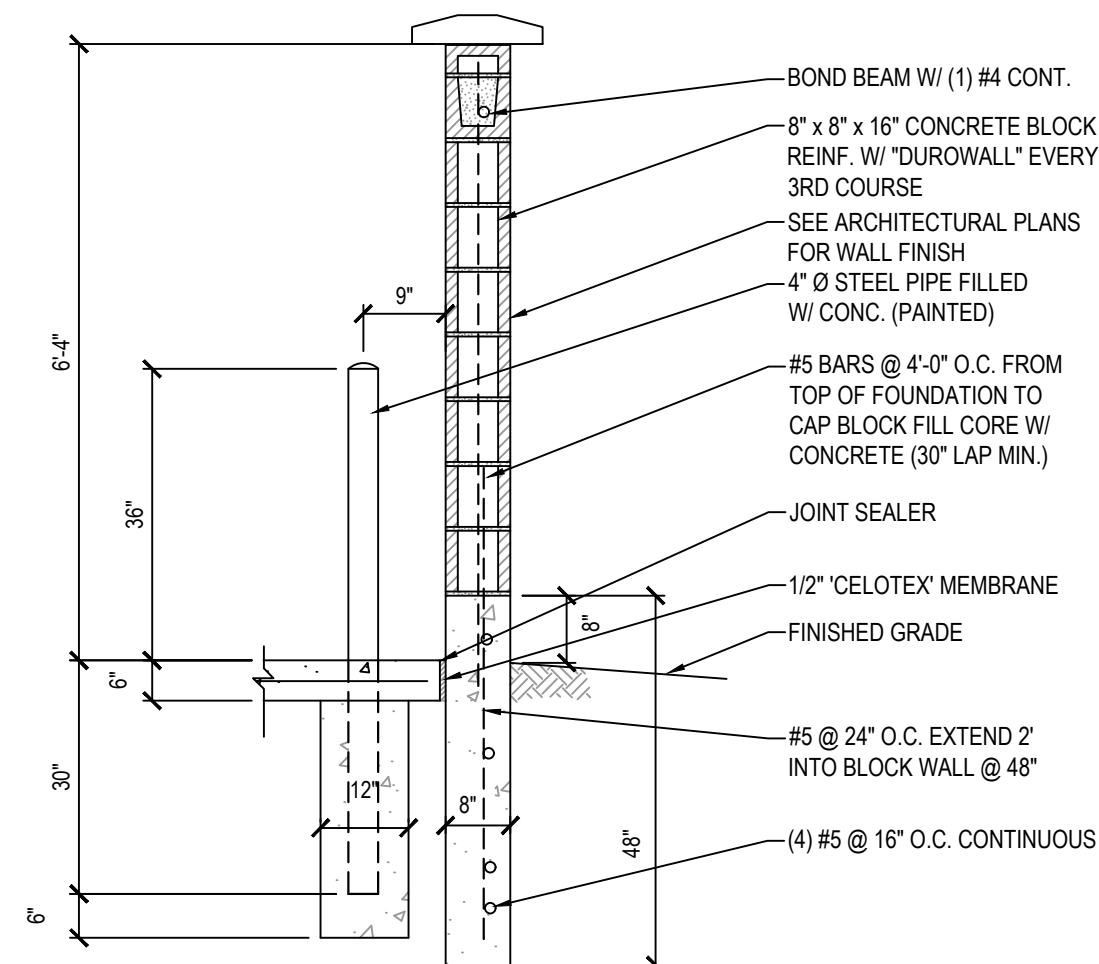
13 TYPICAL PAVEMENT SECTIONS

SCALE: NONE



14 DOUBLE TRASH ENCLOSURE

SCALE: NONE



15 TRASH ENCLOSURE WALL & BOLLARD

SCALE: NONE



ISSUE DESCRIP.	DATE
	8.28.2020

#	REV. DESCRIPTION	DATE

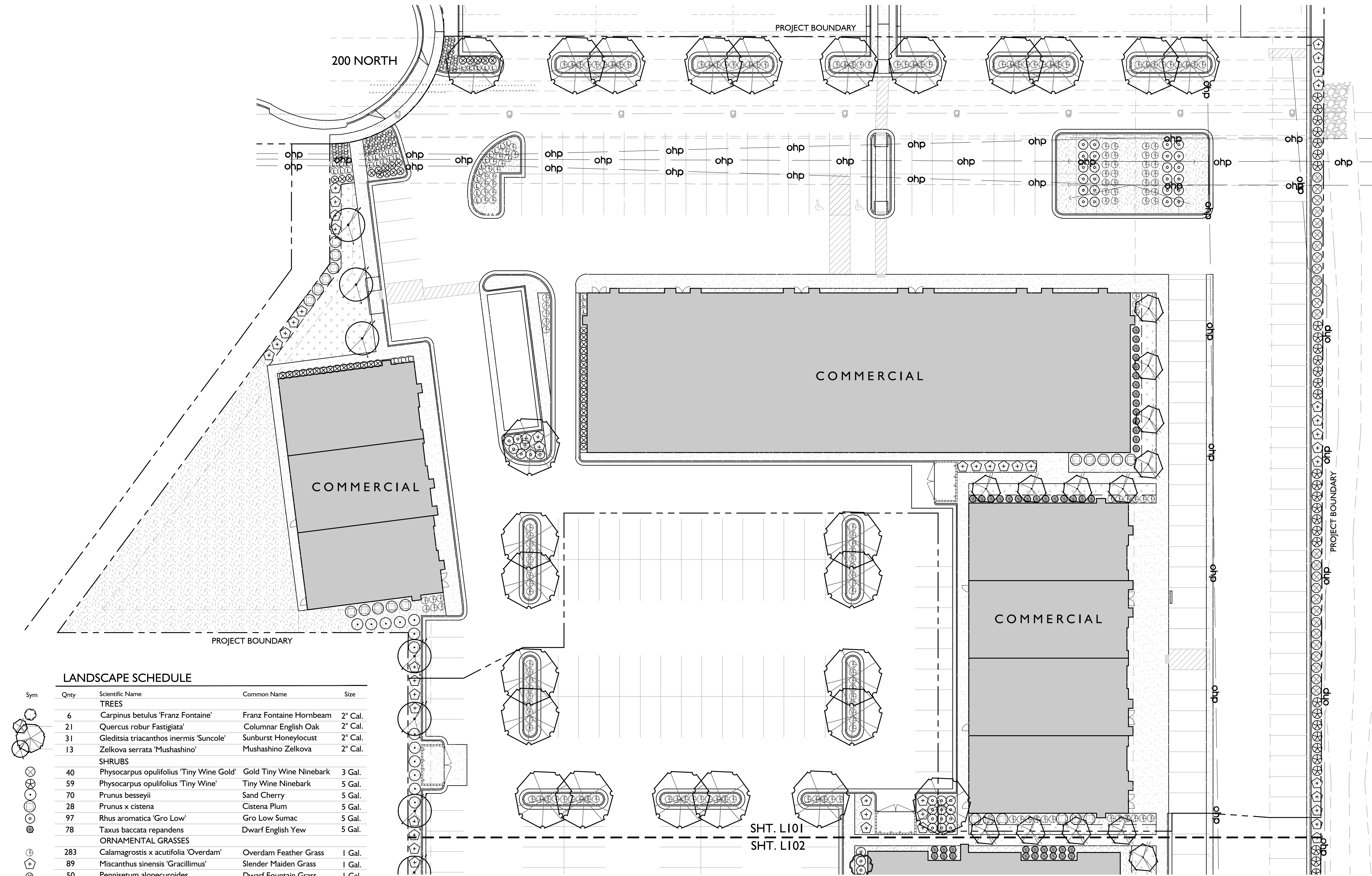
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Legacy Crossing Retail and Office Buildings

200 South 1000 East
Centerville Utah

LANDSCAPE
PLAN

LI01



LANDSCAPE SCHEDULE

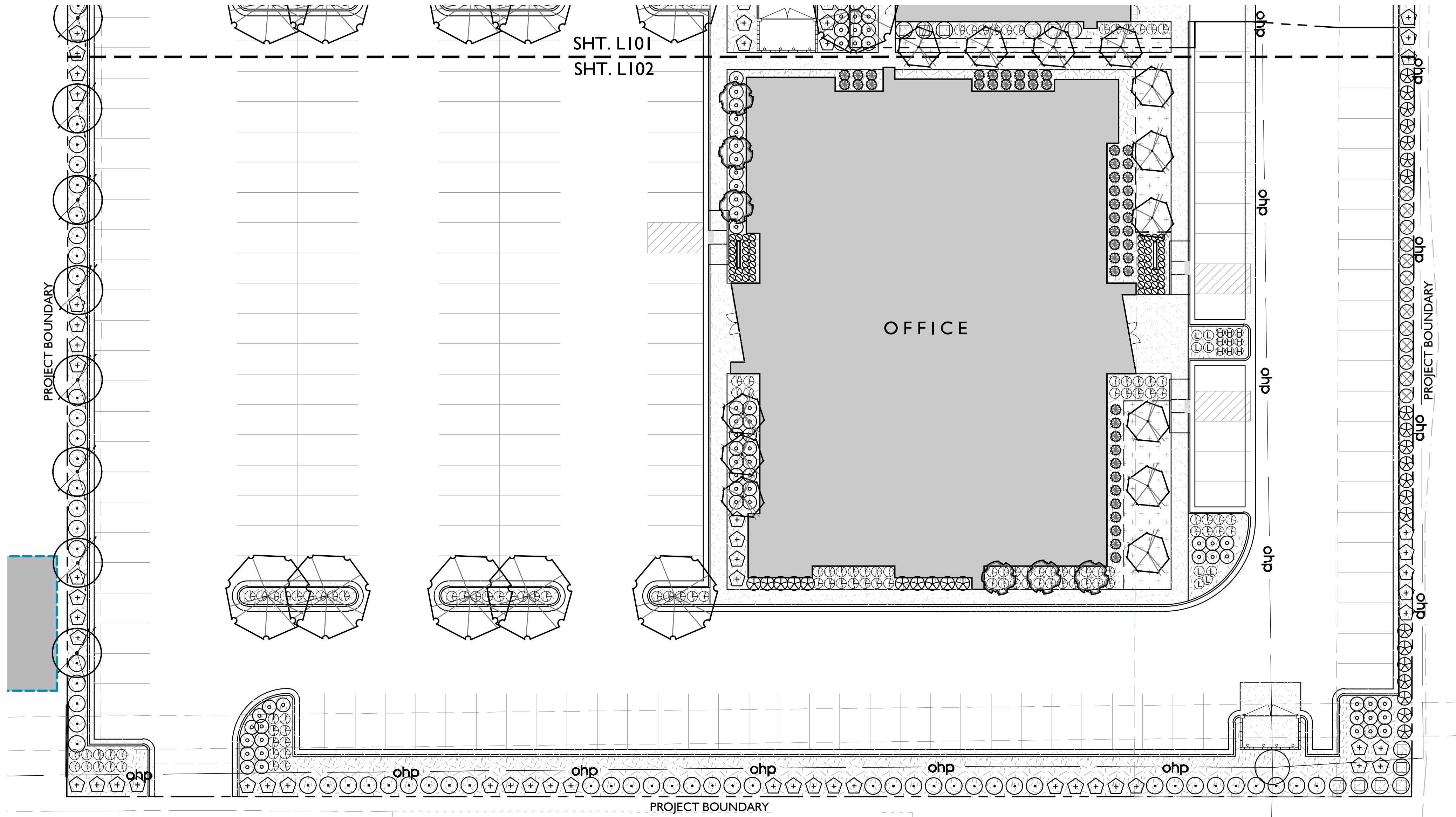
Sym	Qty	Scientific Name	Common Name	Size
TREES				
	6	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.
	21	Quercus robur Fastigiata'	Columnar English Oak	2" Cal.
	31	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2" Cal.
	13	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
SHRUBS				
	40	Physocarpus opulifolius 'Tiny Wine Gold'	Gold Tiny Wine Ninebark	3 Gal.
	59	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	5 Gal.
	70	Prunus besseyi	Sand Cherry	5 Gal.
	28	Prunus x cistena	Cistena Plum	5 Gal.
	97	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 Gal.
	78	Taxus baccata repandens	Dwarf English Yew	5 Gal.
ORNAMENTAL GRASSES				
	283	Calamagrostis x acutifolia 'Overdam'	Overdam Feather Grass	1 Gal.
	89	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
	50	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	57	Sesleria autumnalis	Autumn Moor Grass	1 Gal.
PERENNIALS				
	51	Hemerocallis	Daylily	1 Gal.
	46	Lavandula angustifolia 'Hidcote Blue'	Lavender	1 Gal.
TURF				
	3,961 S.F.	Chanshare Imperial Blue		Sod
MULCH				
	31,747 S.F.	Staker Parsons, Apache Gold, 1", Over DeWitt PRO5 Weed Barrier, All Planters		3"
MOWSTRIP				

LANDSCAPE TABULATIONS

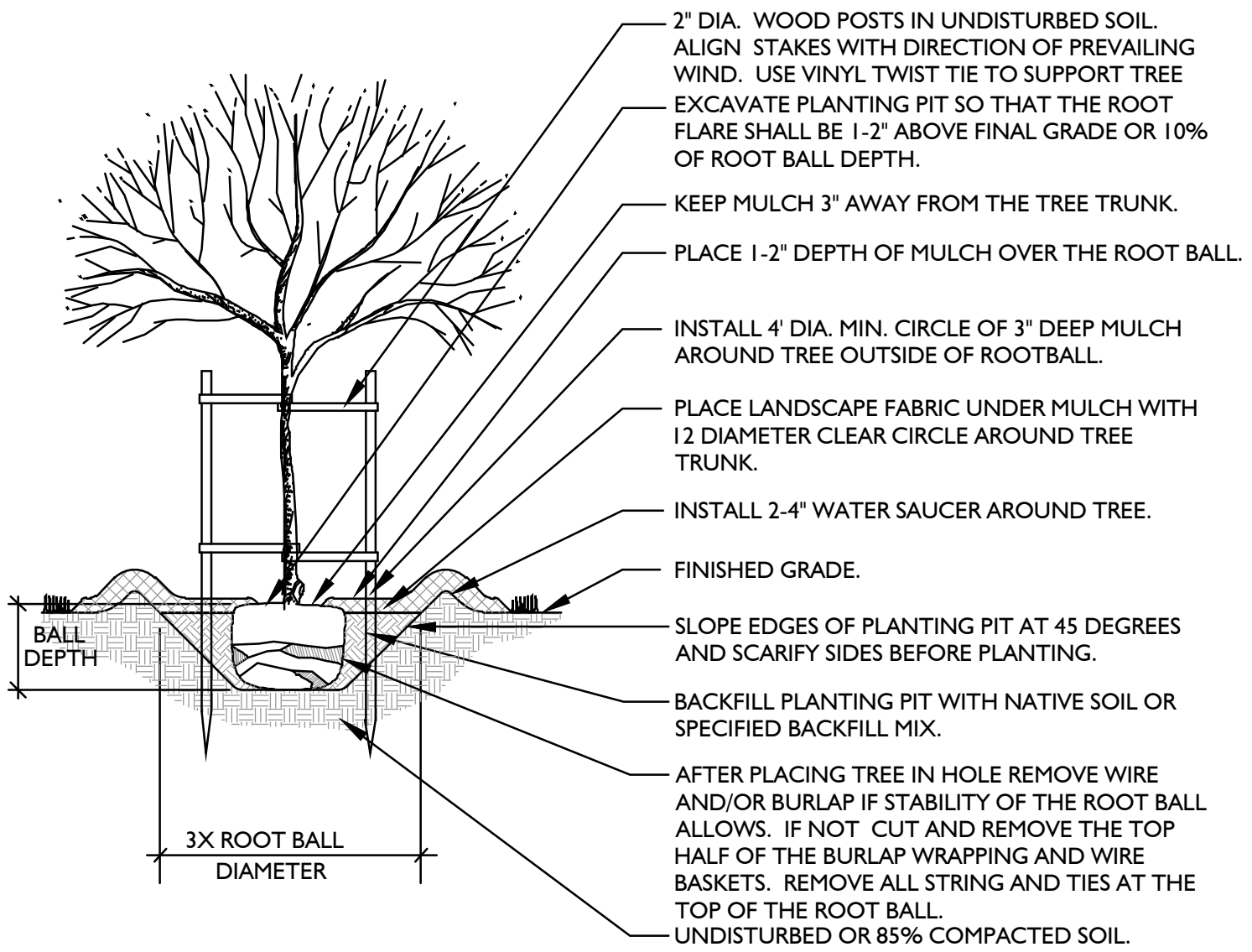
PROJECT AREA	245,295 S.F.	
LANDSCAPE AREA	35,708 S.F.	14.6%
TREES REQUIRED - 1 / 500 S.F.	71.4 TREES	
TREES PROVIDED	71 TREES	

A

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



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



B TREE PLANTING
NOT TO SCALE

LANDSCAPE SCHEDULE

Sym	Qty	Scientific Name	Common Name	Size
TREES				
6	6	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.
21	21	Quercus robur 'Fastigiata'	Columnar English Oak	2" Cal.
31	31	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2" Cal.
13	13	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
SHRUBS				
40	40	Physocarpus opulifolius 'Tiny Wine Gold'	Gold Tiny Wine Ninebark	3 Gal.
59	59	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	5 Gal.
70	70	Prunus besseyi	Sand Cherry	5 Gal.
28	28	Prunus x cistena	Cistena Plum	5 Gal.
97	97	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 Gal.
78	78	Taxus baccata repandens	Dwarf English Yew	5 Gal.
ORNAMENTAL GRASSES				
283	283	Calamagrostis x acutifolia 'Overdam'	Overdam Feather Grass	1 Gal.
89	89	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
50	50	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
57	57	Sesleria autumnalis	Autumn Moor Grass	1 Gal.
PERENNIALS				
51	51	Hemerocallis	Daylily	1 Gal.
46	46	Lavandula angustifolia 'Hidcote Blue'	Lavender	1 Gal.
TURF				
3,961 S.F.	3,961 S.F.	Chanshare Imperial Blue		Sod
MULCH				
31,747 S.F.	31,747 S.F.	Staker Parsons, Apache Gold, 1", Over DeWitt PRO5 Weed Barrier, All Planters		3"
MOWSTRIP				

LANDSCAPE GENERAL NOTES

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



ISSUE DESCR.	DATE
	8.28.2020

#	REV. DESCRIPTION	DATE
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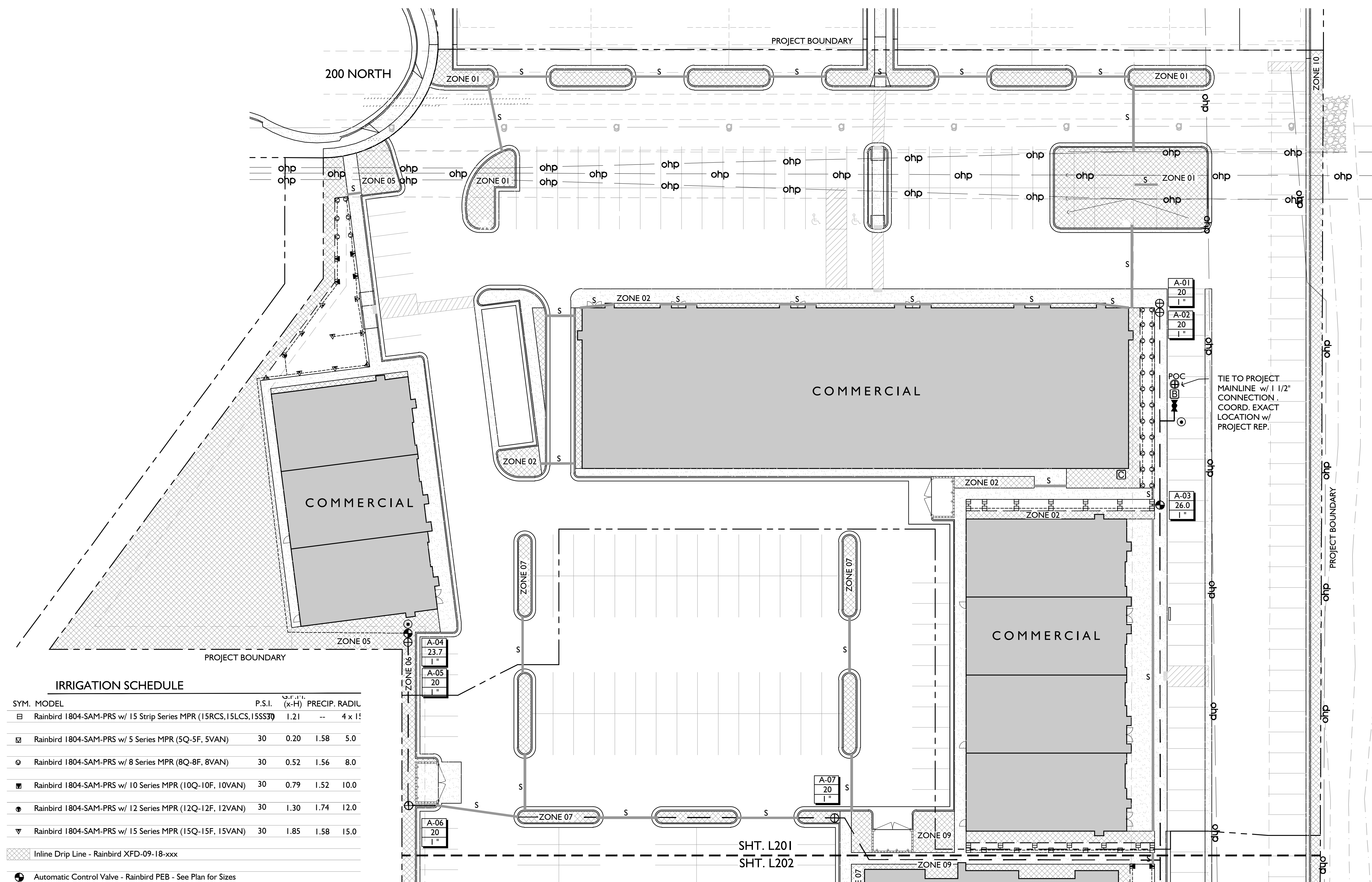
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Legacy Crossing Retail and Office Buildings

200 South 1000 East
Centerville Utah

IRRIGATION PLAN

L201



IRRIGATION SCHEDULE

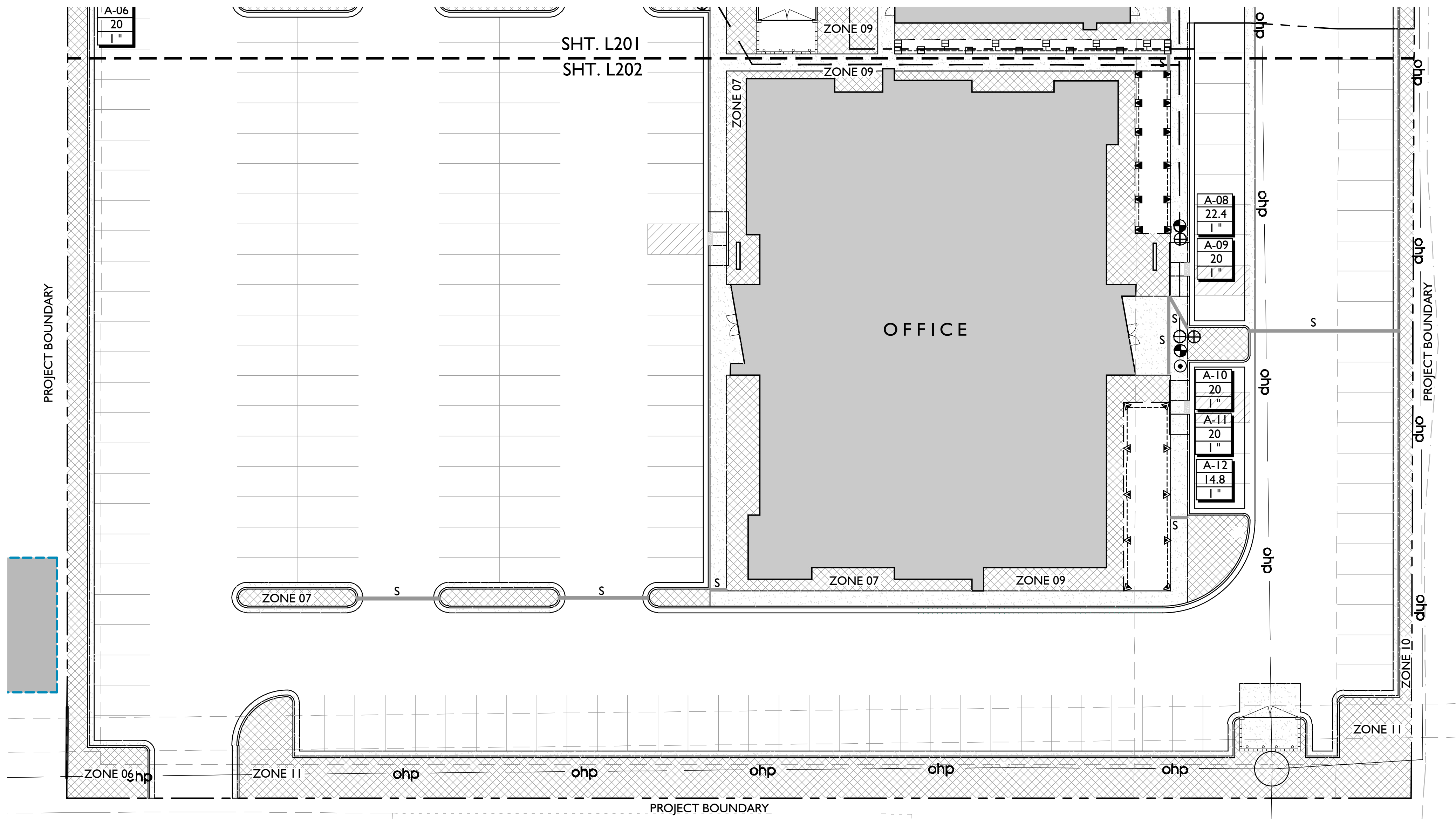
SYM.	MODEL	P.S.I.	G.P.M.	PRECIP.	RADIAL
☐	Rainbird 1804-SAM-PRS w/ 15 Strip Series MPR (15RCS, 15LCS, 15SS30)	1.21	--	4 x 1"	
☑	Rainbird 1804-SAM-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	1.58	5.0
⊙	Rainbird 1804-SAM-PRS w/ 8 Series MPR (8Q-8F, 8VAN)	30	0.52	1.56	8.0
▣	Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	1.52	10.0
⦿	Rainbird 1804-SAM-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	1.74	12.0
▼	Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	1.58	15.0

- ☒ Inline Drip Line - Rainbird XFD-09-18-xxx
- ⊕ Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- ⊕ Drip Control Zone - Rainbird XCZ-100-PRBCOM
- ⊕ Quick Coupling Valve Assembly
- ⊕ Backflow Preventer - 1 1/2"
- ⊕ Controller - Rainbird ESP12LXME - 12 Stations
- ⊕ Stop and Waste - 1 1/2"
- Lateral Pipe - Schedule 40 PVC
- 1 1/2" Sch 40 PVC Mainline
- Irrigation Sleeve (See Plan)

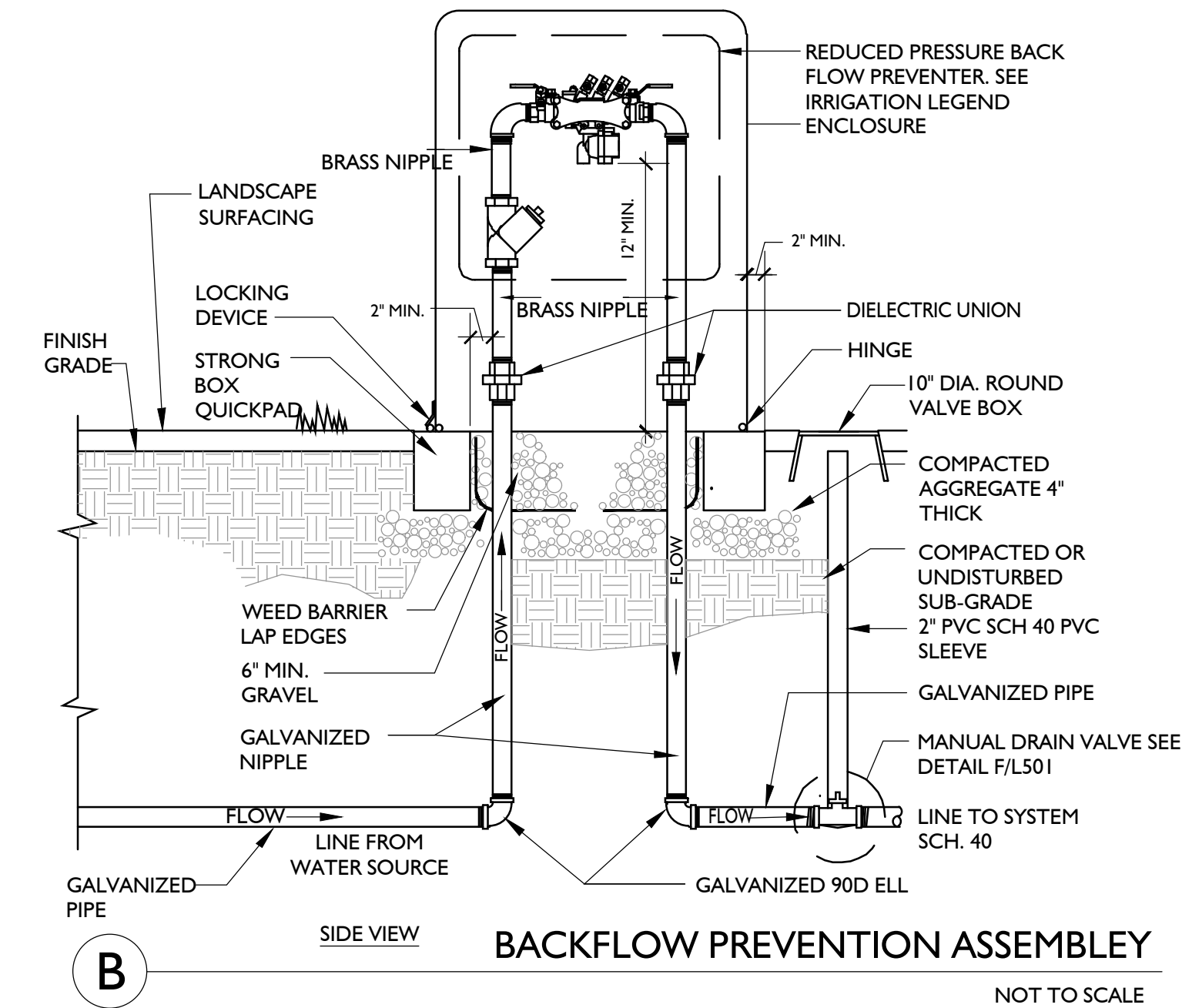
A-01	Valve #
26.7	GPM
1"	Valve Size

IRRIGATION PIPE SIZING SCHEDULE

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



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



IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	PRECIP.	RADIUS
☐	Rainbird 1804-SAM-PRS w/ 15 Strip Series MPR (15RCS, 15LCS, 15SS30)	30	1.21	--	4 x 15
☑	Rainbird 1804-SAM-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	1.58	5.0
☉	Rainbird 1804-SAM-PRS w/ 8 Series MPR (8Q-8F, 8VAN)	30	0.52	1.56	8.0
☒	Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	1.52	10.0
☉	Rainbird 1804-SAM-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	1.74	12.0
☒	Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	1.58	15.0
▨	Inline Drip Line - Rainbird XFD-09-18-xxx				
⊕	Automatic Control Valve - Rainbird PEB - See Plan for Sizes				
⊕	Drip Control Zone - Rainbird XCZ-100-PRBCOM				
⊕	Quick Coupling Valve Assembly				
⊕	Backflow Preventer - 1 1/2"				
⊕	Controller - Rainbird ESP12LXME - 12 Stations				
⊕	Stop and Waste - 1 1/2"				
---	Lateral Pipe - Schedule 40 PVC				
---	1 1/2" Sch 40 PVC Mainline				
S	Irrigation Sleeve (See Plan)				
A-01	Valve #				
26.7	GPM				
1"	Valve Size				

IRRIGATION PIPE SIZING SCHEDULE

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

IRRIGATION GENERAL NOTES

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



ISSUE	DESCRIP.	DATE
1		8.28.2020

#	REV.	DESCRIPTION	DATE
1			
2			
3			
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December 9, 2020

Project: *Legacy Crossing at Parrish Lane*

Re: *Parking requirements with Phase 2 & 3*

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

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

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

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

Reeve & Associates, Inc.



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

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

Sincerely,

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

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Email: ogden@reeve-assoc.com • Website: www.reeve-assoc.com



Exhibit A

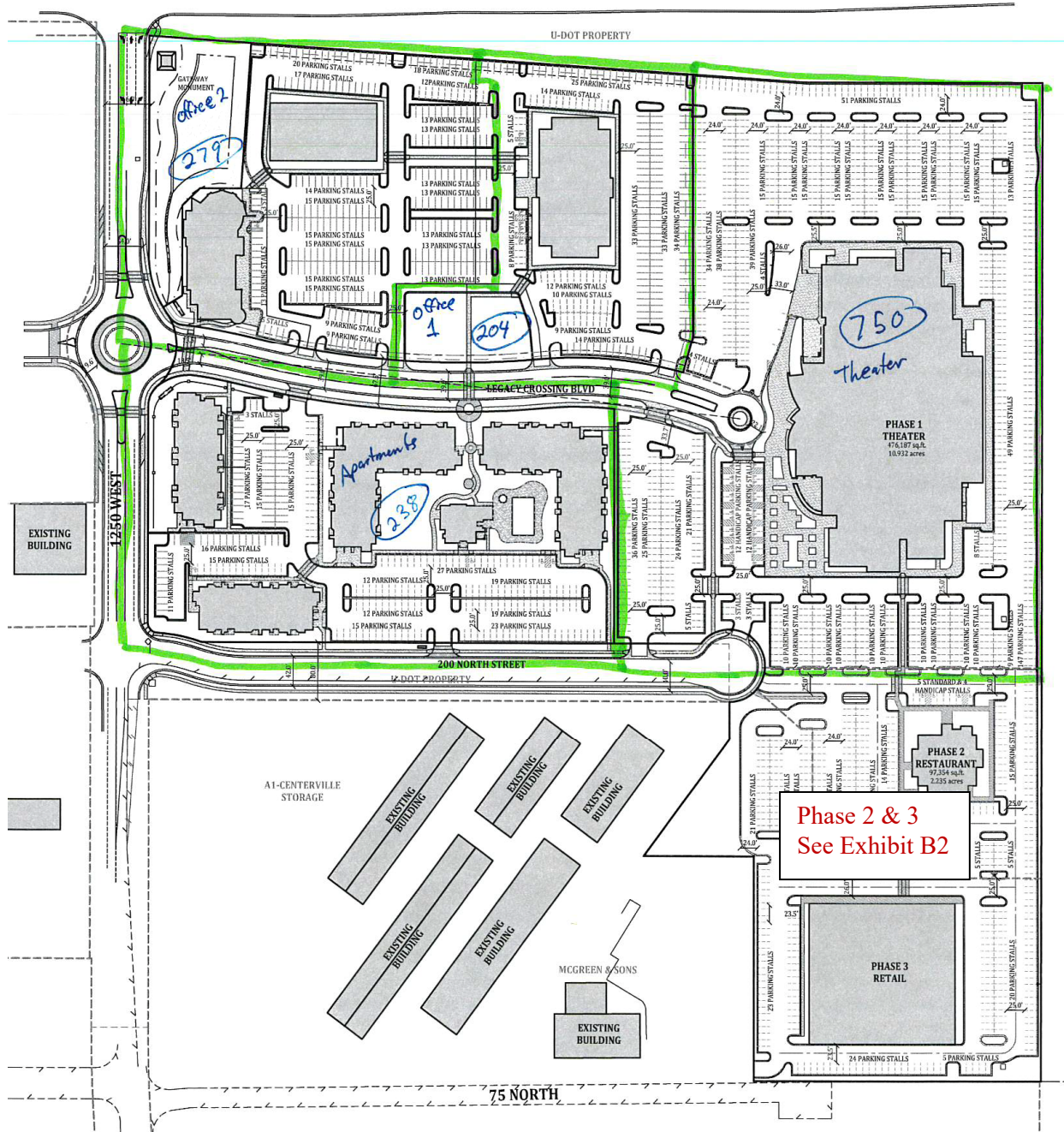
Peak Parking Required by Zoning Ordinance Formulas Without Time-of-Day Demand Analysis

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



Exhibit B1

PARRISH LANE



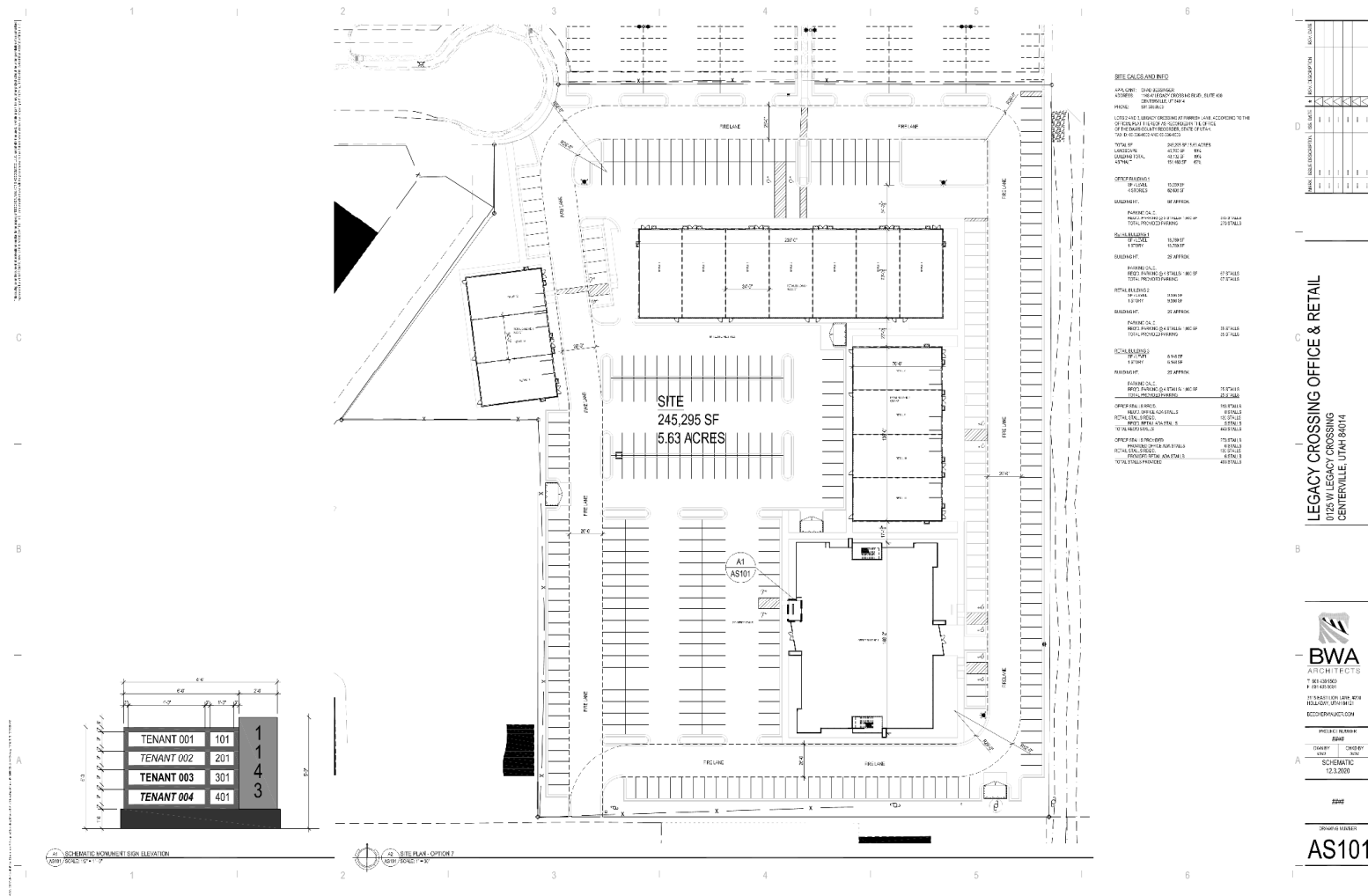
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Exhibit B2



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Exhibit C

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

Total Spaces (1886) - Total Required = Excess Spaces

Minimum Excess Spaces: **552**

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Exhibit D

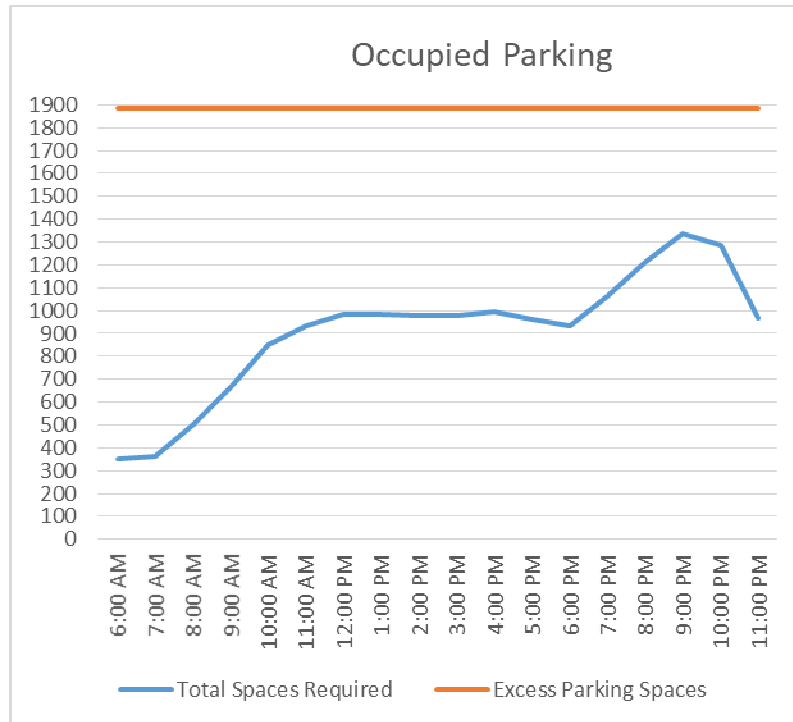
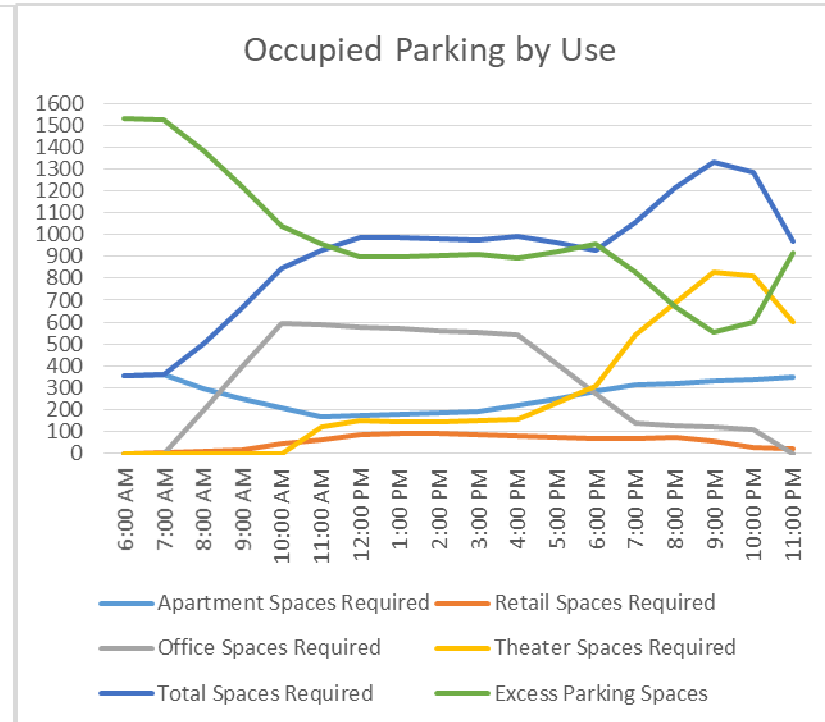


Exhibit E



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CENTERVILLE

Staff Backup Report

1/13/2021

Item No. 4.

Short Title: Bylaws Review

Initiated By: Mackenzie Wood, City Planner

Scheduled Time:

SUBJECT

Review current bylaws and discuss areas of possible change.

RECOMMENDATION

BACKGROUND

CZC 12.20.050 (attached) sets for the powers and purpose of the Planning Commission. CZC 12.20.050(c)(2) states, 'The Planning Commission may adopt policies and procedures, consistent with the provisions of this Title and applicable law, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Planning Commission. All such policies and procedures shall be submitted to the City Council for review and approval.'

ATTACHMENTS:

Description

- ▣ Adopted Bylaws
- ▣ CZC 12.20.050

BYLAWS
for the
CENTERVILLE CITY PLANNING COMMISSION

The following rules are intended to govern the conduct of public meetings of the Centerville City Planning Commission. Items and issues not addressed by these rules of conduct shall be determined by the Planning Commission Chair, using Robert's Rules of Order as a guide. These By-Laws are intended for internal use only and shall not be grounds for third party challenges.

A. ORDER OF BUSINESS

1. REGULAR AND SPECIAL MEETINGS. Regular meetings of the Centerville City Planning Commission shall be held on the second and fourth Wednesdays of each month at 7:00 p.m. Special meetings may be held at other times at the call of the Chair, as warranted. All regular and special meetings shall be noticed as required by City Ordinances and in accordance with the requirements of the Utah Open and Public Meetings Act and the Utah Land Use Development and Management Act.
2. PUBLIC HEARINGS. Public hearings required for certain items by City Ordinances and State law shall be noticed in compliance with those ordinances and laws.
3. QUORUM. A quorum of the Planning Commission shall consist of four (4) members. A quorum must be present before any business may be conducted.
4. ORDER OF BUSINESS. The order of business for Planning Commission meetings shall be as follows:
 - a. Welcome / Call to Order.
 - b. Opening Comment / Legislative Prayer.
 - c. Approval of the Minutes of prior meetings.
 - d. Items of Business as designated on the Agenda.
 - e. Community Development Director's Report.
5. MEETING AGENDA. The Community Development Director shall prepare a written agenda for each meeting of the Planning Commission. The Community Development Director shall review the proposed agenda with the Planning Commission Chair. The agenda shall be distributed to the Planning Commission members prior to meeting, and shall be posted at the City Offices at least 24 hours prior to the starting time of the meeting.
6. DEADLINE FOR AGENDA ITEMS. Items for consideration on the Planning Commission agenda shall be submitted to the Community Development Department at least twenty-one (21) days prior to the meeting at which the items is to be considered. Exceptions may be allowed by the Community Development Director, upon consultation with the Planning Commission Chair.

7. SPECIAL ORDERS OF BUSINESS. The Commission may at any time, on a motion supported by a majority of the Commission members present, proceed out of order to any item of business, or may return to an item already passed.

B. ORDER AND DECORUM

1. CONSIDERATION OF AGENDA ITEMS. The following procedure for consideration of business items on the agenda will normally be observed. However, the procedure may be modified by the Chair if necessary for the expeditious conduct of business.
 - a. Chair introduces the agenda item.
 - b. Staff makes presentation and recommendations.
 - c. Applicant or designee makes presentation of proposal.
 - d. Public comment or public hearing, if required, in accordance with City Ordinances and State law.
 - e. Staff and Applicant to respond to questions raised by public comment and/or Planning Commission members.
 - f. Applicant provided opportunity to make concluding remarks.
 - g. Planning Commission members discuss and debate the agenda item.
 - h. Planning Commission members make motion and vote upon the agenda item. The Commission may approve, disapprove, table, or approve with conditions, the agenda item before them.

C. MOTIONS

1. MAKING MOTIONS. Any Commission member, including the Chair, may make a motion. Motions should include a statement of findings supporting the motion and any relevant conditions of approval.
2. SECONDING MOTIONS. A second by a Commission member other than the maker of the motion is necessary before the motion may be discussed or a vote taken.
3. CHANGING A MOTION. The maker of a motion may change the motion at any time before the vote is taken. A second to the changed motion is necessary before the changed motion may be further discussed or voted upon.
4. WITHDRAWING A MOTION. The maker of a motion may withdraw the motion if no member of the Planning Commission objects to its withdrawal. If an objection is made to the withdrawal of the motion, the Chair may call for a vote of the Commission regarding the withdrawal of the motion.
5. AMENDING A MOTIONS. All amendments shall be offered as amendments to the main motion first made. The procedure for amendments shall be the same as for any motion. The Commission shall vote on the amendment before any action is taken on

the main motion. Only one amendment should be considered at a time by the Planning Commission.

6. NON-DEBATABLE MOTIONS. A motion to adjourn or to take a recess shall be voted upon without debate.

D. RECONSIDERATION

1. WHO MAY MOVE TO RECONSIDER. Any motion made in the course of a Planning Commission meeting may be reconsidered within a reasonable time after the meeting upon a showing of good cause and upon appropriate noticing of the reconsideration. Only a member of the Commission who voted with the majority on the motion in question may make a motion for reconsideration of the motion.
2. VOTE REQUIRED FOR RECONSIDERATION. When a motion to reconsider has been properly made, a majority of the members of the Commission present must vote in favor of reconsideration in order for the item to be reconsidered.

E. DEBATE

1. COURTESY. Planning Commission members should be courteous and respectful of other Planning Commission members' views and opinions. Planning Commission members should not interrupt other members' during discussion and debate. The Chair has the authority to limit debate or to bring order, as necessary, to the meeting.

F. VOTING

1. VOTING PROCESS. A quorum of commission members must vote on a motion. Commission members must be physically present in order to vote. All members present must vote unless the member declares an abstention or recusal due to possible or actual conflict of interest. All votes are to be cast verbally. A roll call vote shall be taken for action items requiring public comment or a public hearing and should be taken for all other matters at the discretion of the Chair. Motions must receive a majority of the votes cast, with a minimum of three (3) favorable votes necessary in order for the motion to pass.
2. ANNOUNCEMENT OF DECISION. Voting or changing a vote after the decision is announced by the Chair will not be allowed, unless by a motion to reconsider.
3. RATIONALE FOR VOTE. Motions approved by the Commission should indicate the reasons for the decision and any conditions relevant to the motion. The reasons for voting against a motion may also be given and included in the minutes of the meeting, at the discretion of those voting against a motion.
4. TIE VOTES. Tie votes on motions shall result in the failure of the motion.

G. CONFLICTS OF INTEREST

1. ETHICS ACT. Planning Commissioners shall comply with the Utah Municipal Officers' and Employees' Ethics Act, as set forth in *Utah Code Ann.* §§ 10-3-1301, *et seq.*, as amended.
2. CONFLICT OF INTEREST FORM. Upon taking office, and annually thereafter, Planning Commission members should sign a Conflict of Interest Form as provided by the City Record disclosing interests as required by law.
3. RECUSAL. Planning Commission members should recuse themselves from any agenda item or discussion matter in which they have a personal interest that creates or has the appearance of creating a conflict of interest between the commissioner's personal interests and his or her official duties as a Planning Commission member. Planning Commissioners should state on the record their recusal and the reasons therefore at the introduction of the agenda item or discussion matter. After recusal from an agenda item or discussion matter, the recused Planning Commissioner should step down from the podium and wait in the hall or other non-interactive position during discussion and action on the agenda item or discussion matter.

H. CHAIR AND VICE CHAIR

1. CHAIR AND VICE CHAIR. In accordance with City Ordinances, the Planning Commission shall annually elect one of its members to act as Chair to oversee and conduct the proceedings of the Planning Commission and one of its members to act as Vice Chair to act in the absence of the Chair.
2. ELECTION. Elections for Chair and Vice Chair should be conducted by the Planning Commission at the first meeting in January or as soon thereafter as is feasible. Elections shall be by nomination and majority vote.

I. GENERAL

1. COMPLIANCE WITH CITY ORDINANCES. Planning Commissioners shall comply with all Centerville City codes and ordinances and Utah state statutes, including, but not limited to, the provisions of Section 12-20-050 of the City Zoning Ordinance regarding powers and duties of the Planning Commission.
2. MINUTES. Minutes of all Commission meetings shall be taken in accordance with City Ordinances and State law.

3. ANNUAL MEETING SCHEDULE. The Planning Commission should adopt an annual meeting schedule at the first meeting in January, or as soon thereafter as is feasible, setting forth the date and time of the regularly scheduled meetings of the Planning Commission for the calendar year.

12.20.050 Planning Commission

- (a) Established. A Planning Commission, consisting of seven members, is hereby established to exercise the powers and duties specified herein. Members of the Planning Commission shall serve without compensation, except for reasonable expenses incurred in performing their duties as members of the Commission.
- (b) Appointment and Terms of Office.
1. Planning Commission members shall be appointed by the Mayor with the advice and consent of the City Council.
 - a. The terms of Planning Commission members shall be staggered. Each member of the Planning Commission shall serve for a term of three years and until a successor is appointed, provided that members may be appointed for terms shorter than three years when necessary to provide staggered terms.
 - b. Planning Commission members may be reappointed for successive terms.
 - c. The Mayor, with the advice and consent of the City Council, may remove any member of the Planning Commission at any time with or without cause.
 - d. A vacancy occurring on the Planning Commission by reason of death, resignation, removal, disqualification or any other reason shall be promptly filled by a replacement appointed in the same manner as the original appointment for the remainder of the unexpired term of the replaced member.
 2. In addition to the seven members of the Planning Commission, the Mayor, with the advice and consent of the City Council, may appoint two alternate Planning Commission members. The term, reappointment, removal, and vacancy of alternate Planning Commission members shall be the same as for regular Planning Commission members. Alternate members of the Planning Commission may serve on the Planning Commission in the absence of a Planning Commission member. The City Council shall make rules establishing a procedure for alternate members to serve in the absence of members of the Planning Commission.
 3. Members and alternate members of the Planning Commission shall be deemed "volunteers" for purposes of City ordinances, rules, regulations and policies concerning personnel; provided, however, they shall be included in the definition of "employee" for purposes of the Utah Governmental Immunity Act as set forth in Utah Code §§ 63G-7-101, et seq.
- (c) Organization and Procedure. The Planning Commission shall be organized and exercise its powers and duties as follows:
1. Members of the Planning Commission shall select one of its members as chair to oversee the proceedings and activities of the Planning Commission.
 - a. The chairperson shall serve for a term of one year.
 - b. Members of the Planning Commission shall select one of its members as vice chair to act in the absence of the chair.

- c. The chair and vice chair may be re-elected for successive terms.
2. The Planning Commission may adopt policies and procedures, consistent with the provisions of this Title and applicable law, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Planning Commission. All such policies and procedures shall be submitted to the City Council for review and approval.
3. The Planning Commission shall meet on a regular day each month, as determined by the Planning Commission, and at such other times as the Planning Commission may determine. All meetings shall be properly noticed and held in accordance with the Utah Open and Public Meetings Act, as set forth in Utah Code §§ 52-4-101, et seq. The Planning Commission generally meets on the second and fourth Wednesday of each month.
4. No official business shall be conducted by the Planning Commission unless a quorum of its members is present. Four members of the Planning Commission shall constitute a quorum. The minimum number of yes votes required for the Planning Commission to take any action shall be the majority of members present, unless otherwise prescribed by law.
5. Decisions of the Planning Commission shall take effect on the date of the meeting or hearing where the decision is made, unless a different date is designated in the Commission's rules, or at the time the decision is made.
6. Except as otherwise provided by law, written minutes and a recording shall be kept of all public meetings of the Planning Commission in accordance with the provisions of the Utah Open and Public Meetings Act, including, but not limited to, Utah Code § 52-4-203 and § 52-4-206. Written minutes and recordings of Planning Commission meetings shall comply with policies and procedures adopted by the City Council regarding the approval of minutes for public bodies of the City. Approved minutes of all meetings of the Planning Commission shall be filed in the office of the City Recorder. All such records shall be available for public review and access in accordance with the Utah Government Records and Access Management Act as set forth in Utah Code §§ 63G-2-101, et seq., and applicable provisions of the Utah Open and Public Meetings Act, as set forth in Utah Code §§ 52-4-101, et seq.
7. Pursuant to Utah Code § 10-3-606, the following rules of order and procedure shall govern public meetings of the Planning Commission (Rules of Order and Procedure).
 - a. Parliamentary Order and Procedure. Planning Commission meetings shall be conducted in general accordance with Robert's Rules of Order. The Planning Commission may adopt additional rules of order and procedure for the proper conduct of its meetings.
 - b. Ethical Behavior. Members of the Planning Commission are officers or employees within the meaning of the Utah Municipal Officers' and Employees' Ethics Act, as set forth in Utah Code §§ 10-3-1301, et seq. Planning Commission members shall comply with the provisions of the Ethics Act in all matters pertaining to the City and in public meetings of the Planning Commission.

- c. Civil Discourse. Remarks and comments made in public meetings of the Planning Commission should be relevant to the matters before the Planning Commission. Speakers should speak in an audible and clear tone and refrain from attacking Planning Commission members or others or their motives. Planning Commission meetings should be conducted in a courteous manner. Planning Commission members should not interrupt other members during discussion and debate. Remarks should be addressed through the Planning Commission Chair who shall conduct the meeting in accordance with these policies.
- (d) Powers and Duties. The Planning Commission shall have all the powers and duties, explicit or implied, given planning commissions by Utah State law, including but not limited to the following. Each of such powers and duties shall be exercised pursuant to the procedural and other provisions of this Title.
 - 1. Prepare and recommend a general plan and amendments to the general plan to the City Council, as provided in CZC 12.21.070;
 - 2. Recommend zoning ordinances and maps, amendments to zoning ordinances and maps, to the City Council, as provided in CZC 12.21.080;
 - 3. Administer applicable provisions of this Title;
 - 4. Recommend subdivision regulations and amendments thereto to the City Council;
 - 5. Recommend approval or denial of subdivision applications as provided in CMC 15 (Subdivisions);
 - 6. Advise the City Council on matters requested by the City Council;
 - 7. Hear and decide the approval or denial of conditional use permits, as provided in CZC 12.21.100;
 - 8. Hear and decide the approval or denial of site plans, as provided in CZC 12.21.110;
 - 9. Hear and decide any other matter that the City Council designates;
 - 10. Prepare and recommend programs for public improvements and the financing thereof to the City Council; and
 - 11. Exercise any other powers that are necessary to enable the Planning Commission to perform its function or that are delegated to it by the City Council.
- (e) Examinations and Surveys. The Planning Commission and its authorized agents may enter upon any land at reasonable times to make examinations and surveys as necessary to enable it to perform its function to promote City planning and development.
- (f) Appeal. Any person adversely affected by a final decision of the Planning Commission made in the exercise of the provisions of this Title may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

CENTERVILLE

Staff Backup Report

1/13/2021

Item No. 5.

Short Title: Parking Ordinance Discussion

Initiated By: Cory Snyder, Development Director

Scheduled Time:

SUBJECT

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

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 01-13-2021 PC Staff Memo - Off-street Parking Initial Discussion
- ▣ Residential Use Parking Schedule Comparison

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

STAFF MEMORANDUM

DATE: JANUARY 13, 2021

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: OFF-STREET PARKING INITIAL DISCUSSION

BACKGROUND

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

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

STAFF DISCUSSION

To initiate Commission discussion, the planning staff suggests that the Planning Commission initially take a look at the current parking requirements and compare them to our surrounding communities. This will likely begin to narrow down the list of problematic requirements, which can then be further discussed rather than try to simply write an entire new parking tabulation table. Upon identification of the problematic uses, staff could perform further research to propose applicable edits that could be then formalized for considering amendments and publishing notice for a public hearing. Afterwards, the Commission could then make any needed recommendations to the City Council.

Staff believes that taking this approach will facilitate a timely and productive outcome. Of course, the Planning Commission could decide otherwise. As to the issue of parking modification requests, staff is biased towards continuing to allowing them, even if it seems frequent. This bias is based on two principles.

First, there is a city planning trend/movement to worry less about regulating parking. This trend takes issue with overdeveloping important land assets heavily focused on parking lots. Often, the land use pattern involving regional vehicle destination uses, such as big box stores, malls, event centers more often desire to develop parking areas much larger than needed on a daily basis (*i.e. providing parking based on holiday shopping counts or largest envisioned event*). Furthermore,

excess parking leads to the underutilization of land, increases summertime urban heating, reduces reliance on multi-modal transportation assets, and reduces economic viability of land as an investment resource for landowners and in turn likely lowers potential operating revenues for municipalities.

Second, as the Commission may recognize, a few of the surrounding communities have trimmed down their parking tables and/or provide their Planning Commissions an opening to have greater discretion to decide how parking counts will be determined, often using a “comparable” evaluation. Thus, the use of the provided “*parking modification*” is our city’s way of providing for a discretionary decision. Staff prefers Centerville’s way of providing a discretionary decision that burdens that applicant to provide “*evidence and data*,” to support their request for altering any parking counts rather than relying of city staff and/or citizen planners.

STAFF PROPOSED PROCESS

1. *Begin reviewing an initial comparison of how surrounding communities approach parking stall counts and identify problematic requirements. Staff will prepare a table for the Commission’s review using the existing general use categories, as follows:*

- **Residential Uses** *
- **Public/Civic Uses**
- **Commercial Uses**
- **Industrial Uses**

** Note – staff has already initially prepared “residential use” comparisons for the Planning Commission to review – see attachments for this report.*

2. *Upon identification of problematic requirements, direct staff as to the Commission’s desired adjustments or request further research and study.*
3. *Staff will then prepare an initial “draft” of the changes for the Commission to review.*
4. *Planning Commission then would set a date for the initial “public hearing,” which staff will prepare and publish the required “hearing notice.”*
5. *Afterwards, the Planning Commission would then send the any proposed recommended changes to the City Council.*

PARKING TABLE REVIEW AND ANALYSIS

RESIDENTIAL USE PARKING COMPARASION

<i>USE</i>	<i>CZC CODE</i>		<i>FARMINGTON</i>	<i>NORTH SALT LAKE</i>	<i>WEST BOUNTIFUL</i>	<i>STAFF SUGGESTION OR COMMENTS</i>	<i>PC PROPOSAL</i>
Assisted Living Facility	1 space per 5 beds, plus 1 space per employee on highest employment shift		NOT DEFINED [PC Discretion]	1 stall per employee on highest shift plus 1 stall per company vehicle plus one stall per 3 bed capacity	1 stall per 5 beds	No Changes Suggested	
Dwelling, earth sheltered	2 spaces per dwelling unit		NOT DEFINED [PC Discretion]	NOT DEFINED [PC Discretion]	2 spaces per dwelling unit	No Changes Suggested	
Dwelling, Multi-family	Studio and 1 bedroom units: 1.5 spaces per dwelling unit Two (2) or more bedroom units: 2 spaces per dwelling unit .5 guest stalls per unit		1.6 parking spaces per unit plus .25 spaces per visitor	2 stalls per dwelling unit, plus .25 stalls per unit for guest w/ 1 covered stall per unit	2 spaces per dwelling unit	No Changes Suggested	
Dwelling, Single-family	2 spaces per dwelling unit		2 spaces per dwelling unit	2 spaces per dwelling unit	2 spaces per dwelling unit	No Changes Suggested	
Dwelling, Single-family w/ accessory apartment	3 spaces per dwelling unit		NOT DEFINED [PC Discretion]	NOT DEFINED [PC Discretion]	2 spaces per dwelling unit	No Changes Suggested [Use Currently Not Allowed]	
Dwelling, Temporary	2 spaces per dwelling unit		NOT DEFINED [PC Discretion]	NOT DEFINED [PC Discretion]	2 spaces per dwelling unit	No Changes Suggested	

Dwelling, Two-family	2 spaces per dwelling unit		2 spaces per dwelling unit	2 stalls per dwelling unit w/ 1 covered stall per unit	2 spaces per dwelling unit	No Changes Suggested	
Guest House	1 space per dwelling unit		NOT DEFINED [PC Discretion]	NOT DEFINED [PC Discretion]	2 spaces per dwelling unit	No Changes Suggested	
Manufactured Home	2 spaces per dwelling unit		2 spaces per dwelling unit	2 spaces per dwelling unit	2 spaces per dwelling unit	No Changes Suggested	
Protective housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift		NOT DEFINED [PC Discretion]	1 space for every 4 residents, plus 1 space per employee on highest employment shift	NOT DEFINED [ZA Discretion]	No Changes Suggested	
Rehabilitation/treatment facility	.5 space per bed		NOT DEFINED [PC Discretion]	1 stall per 400 sq. ft. of floor area	NOT DEFINED [ZA Discretion]	No Changes Suggested	
Residential facility for elderly or persons w/ disabilities	1 space for every 4 residents, plus 1 space per employee on highest employment shift		NOT DEFINED [PC Discretion]	NOT DEFINED [PC Discretion]	NOT DEFINED [ZA Discretion]	No Changes Suggested	
Traditional [sic – transitional] housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift		NOT DEFINED [PC Discretion]	NOT DEFINED [PC Discretion]	NOT DEFINED [ZA Discretion]	No Changes Suggested	

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
1/13/2021**

Item No. 6.

Short Title: Open and Public Meetings Training

Initiated By: Lisa Romney, City Attorney

Scheduled Time:

SUBJECT

Required annual training on the Utah Open and Public Meetings Act

RECOMMENDATION

BACKGROUND

The Planning Commission is required to receive annual training on the Utah Open and Public Meetings Act as set forth in Utah Code 52-4-101, et seq. This year members are requested to complete the training online. The City Recorder recently sent an email to the Planning Commission with directions on how to watch the Utah Open and Public Meetings Act Training provided on the State Auditor's Website. You can use the link set forth below to view the course curriculum. The training should take about 10 minutes. Once you finish the training, you will be able to download a certificate of completion. Please complete this training by January 31, 2021 and email the City Recorder a copy of your certificate of completion for our records at jdenison@centervilleut.com.

<http://training.auditor.utah.gov/courses/open-and-public-meetings-act-2020>

CENTERVILLE

Staff Backup Report 1/13/2021

Item No. 7.

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time:

SUBJECT

Next PC Meeting is January 27, 2021

- Canyon Point Multi-family Project
- LUDMA Training

City Council Actions - Nothing to Report

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
1/13/2021**

Item No.

Short Title: December 9, 2020

Initiated By: Staff

Scheduled Time:

SUBJECT

RECOMMENDATION

Approve December 9, 2020 Planning Commission minutes.

BACKGROUND

ATTACHMENTS:

Description

- December 9, 2020 Planning Commission Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, December 9, 2020
7:00 p.m.

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

MEMBERS PRESENT

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

MEMBER ABSENT

Mason Kjar

STAFF PRESENT

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

VISITORS

Jeff Allen, CW Urban
Dave Bell, Dave's Complete Auto

DETERMINATION

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

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Wilcox

Chair Hayman welcomed new Commissioner Heidi Shegrud. Commissioner Shegrud introduced herself and expressed excitement at the opportunity to serve on the Centerville Planning Commission.

PUBLIC HEARING – THE HIVE DEVELOPMENT – PRELIMINARY SUBDIVISION

Commissioner Shegrud recused herself from this issue because her home was adjacent to the subject property. Mackenzie Wood, Assistant Planner, presented the application for preliminary subdivision of property located at 555 North 400 West (Centerville Mobile Home Estates property). She reported a ground water study was not yet completed, additional trees needed to be added to the landscaping plan along Frontage Road, and additional trees and shrubs were needed in the parking lot area. Ms. Wood stated the landscape plan must be approved by a professional landscape architect.

Ms. Wood showed a list of items needing to be addressed provided by the City Engineer, stated some of the items had already been addressed, and some would be addressed with the final subdivision process. Commissioner Summerhays asked about the proposed sidewalk without park strip along Frontage Road, and Ms. Wood responded that current sidewalk at that location did not have a park strip.

1 Jeff Allen with CW Urban, applicant, said he had worked through most of the items on
2 the list from the City Engineer, and said he would continue to work with their landscape
3 engineer on the landscaping issues, including addition of park strip along Frontage Road to
4 comply with City code and match park strip to the north and south of the subject property.

5
6 Chair Hayman opened a public hearing at 7:24 p.m., and closed the public hearing
7 seeing that no one wished to comment. Commissioner Wright said she had been pleased with
8 the process and the way in which CW Urban had handled the situation.

9
10 Regarding the proposed use of an area of open space for water detention/retention,
11 Community Development Director Cory Snyder expressed confidence in the ability of the
12 applicant and City Engineer to work out the details following observation of the property over a
13 period of time. Mr. Allen explained that monitoring tubes were placed on the property to provide
14 the information needed.

15
16 Chair Hayman **moved** to approve the Preliminary Subdivision Plan for The Hive
17 Subdivision, with the following conditions and reasons for action. Commissioner Summerhays
18 seconded the motion, which passed by unanimous vote (5-0), with Commissioner Shegrud
19 recused.

20
21 Conditions:

- 22
23 1. Receive approval of drainage plan from City Engineer and City Drainage Specialist
24 upon completion of groundwater study.
25 2. A Final Subdivision Application and Plat shall be submitted in accordance of CMC
26 15.04 of the Subdivision Ordinance, with Licensed Architect's signature and seal.
27 3. The Final Subdivision Submittal shall also provide the applicable subdivision
28 infrastructure construction plans for the subdivision in accordance with CMC
29 15.04.104.
30 4. The remaining utility provider sheets for fire, sewer, and secondary water shall be
31 submitted with the Final Subdivision Application.
32 5. In accordance with the City's addressing system, the final plan shall depict the
33 address of each dwelling and be deemed acceptable by the City's Public Works
34 Director.
35 6. A Final Subdivision Submittal shall provide a landscape plan signed by and bear the
36 seal of a Utah licensed landscape architect licensed under the Landscape Architects
37 Licensing Act, as set forth in Utah Code 58-53-101.
38 7. The Final Subdivision Submittal shall provide all public utility easements as required
39 by City Code.
40 8. Address items listed in City Engineer email dated December 8, 2020.

41
42 Reasons for Action:

- 43
44 a) The Planning Commission finds that Preliminary Subdivision Plans are substantially
45 consistent with the previous Conceptual Plan Acceptance.
46 b) The Planning Commission finds that the Preliminary Subdivision Submittal, with the
47 conditions imposed, complies with the applicable regulations of the Subdivision
48 Ordinance.
49 c) The Planning Commission finds that the Preliminary Subdivision Submittal, with the
50 conditions imposed, complies with the applicable regulations of the City's Zoning
51 Ordinance, regarding lot development within the R-H and C-H Zones.
52

**PUBLIC HEARING – LEGACY CROSSING LOTS 2 AND 3 – PDO AMENDMENT AND
CONCEPTUAL SITE PLAN**

Mr. Snyder stated the applicant requested this item be tabled to the January 13, 2021 Planning Commission meeting. Chair Hayman **moved** to table the issue to the January 13, 2021 meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

FINAL SITE PLAN – DAVE’S COMPLETE AUTO

Chair Hayman recused herself from this matter, stating an attorney in the firm at which she worked was representing the applicant.

Mr. Snyder presented a final site plan request for a building expansion at Dave’s Complete Auto. He stated the Board of Adjustments approved the applicant’s request for setback variance for the expansion area to match the setback of the existing building; however, the setback variance did not change parking requirements. With the conceptual review process, the applicant was seeking a parking modification on the grounds that 23-25 parking stalls were needed based on historical use. At that time, the City Engineer recommended 25-35 parking stalls for the facility. At the conceptual level, the Planning Commission chose to postpone a decision on parking until final site plan review.

Mr. Snyder said the Final Site Plan included 44 parking stalls, but did not provide clarity on proposed internal parking lot landscaping. He suggested a few parking stalls may need to be removed to provide space for required landscaping. The Planning Commission previously approved a Waiver of Strict Compliance for a 15-foot landscaping buffer at the rear of the property rather than a 30-foot buffer. Responding to a question from Commissioner Summerhays, Mr. Snyder explained how City commercial parking requirements were calculated. He said the applicant requested a parking modification based on his specific use of the property and historic need. Mr. Snyder suggested the 35 stalls recommended by the City Engineer would be sufficient in the long-run if the use remained vehicle repair. He stated parking modifications were generally tied to specific use of a property.

Dave Bell, applicant, stated the parking modification was requested using 20 years of parking data for the property. He said he believed the proposed frontage landscaping, islands, and 15-feet of landscaping buffer would provide enough landscaping for the use, and said he would prefer to not give up any of the proposed parking stalls for additional landscaping.

Commissioner Daly said he would prefer any parking modification to be tied to the use. He said he felt comfortable setting the parking requirement at 35 stalls considering the City Engineer’s recommendation. Commissioner Summerhays said he agreed with tying the parking modification specifically to auto repair, and suggested requiring 40 stalls. Commissioner Wright said she was not comfortable with a parking modification unless it were tied to use. She said she would prefer to stay on the high end with the number of stalls. Commissioner Wilcox said she agreed with the suggestion of 40 stalls. Commissioner Shegrud said she would want to see precise calculations for landscaping proposed, and said she would lean toward the 35 stalls recommended by the City Engineer to ensure space for interior landscaping requirements to be met.

Commissioner Daly said he was not inclined to amend the existing Waiver of Strict Compliance for landscaping. Commissioner Shegrud said she agreed. She commented that specific types of trees and plant materials could compensate for reduced width in a landscaping buffer. Assistant Planner Mackenzie Wood read aloud a portion of City landscaping code

1 requiring use of evergreen landscaping anticipated to grow to at least six feet in height when a
2 buffer included a sold wall.
3

4 Commissioner Daly **moved** to approve the request for parking modification for the
5 proposed user located at 335 South Frontage Road (i.e., Dave's Complete Auto), with a
6 minimum of 35 parking stalls required, subject to the following conditions and reasons for action.
7 Commissioner Wright seconded the motion. Commissioners Wright and Summerhays
8 expressed a preference for requiring 40 parking stalls. Commissioner Summerhays **moved to**
9 **amend** Condition #1 to a minimum of 40 parking stalls. Commissioner Wilcox seconded the
10 motion to amend, which passed by majority vote (3-2), with Commissioners Summerhays,
11 Wright, and Wilcox in favor, and Commissioners Daly and Shegrud dissenting. Commissioner
12 Daly **moved to amend** Reason for Action (e) to reflect a minimum of 40 parking stalls.
13 Commissioner Summerhays seconded the motion to amend, which passed by majority vote (4-
14 1), with Commissioner Shegrud dissenting. The **amended motion passed** by unanimous vote
15 (5-0), with Chair Hayman recused.
16

17 Conditions:
18

- 19 1. The parking count for Dave's Complete Auto Site shall be a minimum of 40 parking
20 stalls.
- 21 2. The parking lot layout shall also account for the required internal parking lot
22 landscaping, which shall be reviewed and approved by the Zoning Administrator prior
23 to issuance of any construction permits.
- 24 3. Any dispute that arises regarding internal parking lot landscaping shall be submitted
25 to the Planning Commission for further review and decision.
- 26 4. All utility service equipment shall be screened from view, as seen from an adjacent
27 Public Right of Way.
- 28 5. This parking modification shall apply only as long as the use remains vehicle repair.
29

30 Reasons for Action:
31

- 32 a) The Planning Commission finds that the applicant's parking study submittal indicates
33 a historical user need of at least 23 parking stalls.
- 34 b) The Planning Commission finds that the City Engineer's parking review recommends
35 as minimum parking stall demand of up to 35 parking stalls.
- 36 c) The Planning Commission finds that the proposed site plan amendment allows a
37 potential capacity of up to 44 parking stalls.
- 38 d) The Planning Commission finds that the requirement for internal parking lot
39 landscaping needs to be balanced with a total parking stall capacity.
- 40 e) Therefore, the Planning Commission finds that the parking stall count for the single-
41 user site can be modified to require a minimum of 40 parking stalls.
42

43 Commissioner Summerhays **moved** to approve the Final Site Plan Amendment for the
44 proposed changes to the site of Dave's Complete Auto, located at 335 South Frontage Road,
45 subject to the following conditions and reasons for action. Commissioner Wilcox seconded the
46 motion, which passed by unanimous vote (5-0), with Chair Hayman recused.
47

48 Conditions:
49

- 50 1. All development and construction shall comply with the Final Site Plan, as submitted
51 to the City and/or as modified by this approval.
- 52 2. All development and construction shall comply with the conditions of the applicable
53 Parking Modification Approval.

3. The Applicant shall submit the required public improvement and storm water management construction drawings to and shall be deemed acceptable by the City Engineer.
4. The submitted landscaping plan shall be reviewed and deemed acceptable by a licensed landscape architect, which approval shall be submitted to the City as part of the building permit construction documents.
5. Any dispute that arises regarding compliance with the listed conditions of this Final Site Plan Amendment approval shall be submitted to the Planning Commission for further review and decision.

Reasons for Action:

- a) The Planning Commission finds that the Final Site Plan substantially complies with the Conceptual Site Plan acceptance and/or its associated directives.
- b) The Planning Commission finds that the site is being developed in its entirety.
- c) The Planning Commission finds that the site non-conformities with regards to site landscaping, screening, or other issues, are being brought into conformance upon the occurrence of any increase more than 30% of the building floor area, as described in CZC 12.22.080 of the Zoning Ordinance.
- d) The Planning Commission finds that with the approved landscape waiver, building setback variance, and parking modifications, the Final Site Plan conforms to the applicable provisions of the Zoning Code and other City Codes.

2021 PLANNING COMMISSION MEETING SCHEDULE AND TRAINING

The Planning Commission reviewed a proposed meeting schedule for 2021. Lisa Romney, City Attorney, spoke of plans for Planning Commission training in 2021. Chair Hayman **moved** to approve the 2021 Planning Commission meeting schedule as set forth in the agenda. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder updated the Planning Commission on actions taken recently by the City Council. The Planning Commission was scheduled to meet next on January 13, 2021.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the October 28, 2020 Planning Commission meeting were reviewed, and one correction requested. Commissioner Daly **moved** to accept the minutes as amended. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

Chair Hayman expressed appreciation to the Commissioners and Staff, and wished them happy holidays. At 8:54 p.m., Chair Hayman **moved** to adjourn the meeting. Commissioner Daly seconded the motion, which passed by unanimous vote (5-0).

City Recorder/Deputy City Recorder

Date Approved

Katie Rust, Recording Secretary