



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JUNE 8, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. CALL TO ORDER

- 1. ROLL CALL**
- 2. LEGISLATIVE PRAYER OR THOUGHT**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

- 1. Public Hearing - 950 N 100 E - Moser Conceptual Site Plan - ADMINISTRATIVE DECISION**
- 2. Final Site Plan - 940 North 1250 West - Hogan Steel Fabrication & Cabinet Shop - ADMINISTRATIVE DECISION**
The City previously granted a Planned Development Approval along with the associated Conceptual Site Plan for this I-VH Zoned property. The Applicant is now seeking Final Site Plan Approval

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

- 1. Upcoming Agenda Items**
Next Planning Commission Meeting - **June 22, 2022**
Tentative Items:
 - Final Site Plan, Hogan Steel & Cabinet Facilities, pending 6/8/2022 PC Decision
- 2. City Council Action Report**
Nothing Yet to Report
- 3. Miscellaneous**
Parking Update - Scheduled for Council Review on June 07, 2020
Subdivision Ordinance - In Progress, needs 2022 State
Update Single-family Unplatted Lots Approval Process - Not Started
Landscaping Ordinance Update - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Mackenzie Wood
Centerville Assistant Planner

**PLANNING
COMMISSION**

Staff Report
6/8/2022

Item No. 1.

Title: Public Hearing - 950 N 100 E - Moser Conceptual Site Plan - ADMINISTRATIVE DECISION

Initiated By: Jamie and Andrew Moser, Applicants

Staff Representative: Mackenzie Wood, Assistant Planner, Assistant Planner

SUBJECT:

Development of a single-family lot at approximately 950 North 100 East.

RECOMMENDATION:

Review and approve Conceptual Site Plan with Final Site Plan referred to staff

BACKGROUND:

ATTACHMENTS:

1. 06-08-2022 PC Staff Report Moser Residence Conceptual Site Plan
2. Moser Site Plan

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: JAMIE & ANDREW MOSER

APPLICANT: ANDREW MOSER
(moserandrew3 @ gmail .com)

PROPERTY LOCATION: ~950 NORTH 100 EAST

PARCEL: 02-096-0222

PARCEL SIZE: 0.24 ACRES

ZONING DISTRICT: RESIDENTIAL-LOW

APPLICATION: CONCEPTUAL SITE PLAN

BACKGROUND

The applicant has acquired a piece of property on 100 East that is outside a subdivision. In order to bring it up to code, the Conceptual Site Plan and Final Site Plan reviews are required to determine compliance and feasibility. The parcel in question is north of 139 E 300 N and south of 974 N 100 E.

CODE REQUIREMENTS

The Table of Uses lists Single-Family Dwellings as a permitted use in the Residential-Low Zone. Further development must meet the Table of Development Standards set forth below.



R-L Development Standards CZC Table 12.32.300			
Development Standard	Required	Actual	Compliance
Minimum Frontage	40'	103'	YES
Minimum width	60'	93'	YES
Front Setback	25'	35'	YES
Rear Setback	20'	20'	YES
Side Setback North	8' or 10'	10'	YES
Side Setback South	8' or 10'	8'	YES
Gross density, max	4 units/acre	4 units/acre	YES
Hard surfacing, max	60%	57%	YES
Frontage PUE	10'	10'	YES
Two Additional PUEs	7'/7'	7'/10'	YES

Staff Response: The submittal meets City code for a parcel in the Residential-Zone.

Site Engineering, Utility Plans, and Easements

In addition to the zone development requirements, the lot requires both a South Davis Sewer District (SDSD) connection and a secondary water connection. Proof from both utility providers is required in addition to secondary water shares. City Staff have noted an excavation permit will need to be acquired before connecting to that utility and work must meet City standards. South Davis Metro Fire District has also stated that they can service this home without further infrastructure due to its proximity to a fire hydrant. Several Public Utility Easements are required to be deeded to the City to bring this property into conformance.

Staff Response: The applicant has not provided the necessary Utility Provider Review Sheets for connecting this parcel to the utility services: secondary water, and sewer.

Sidewalk Deferral Agreement

The applicant has stated an interest in deferring the installation of a sidewalk along the frontage of the property. The City Council has the authority to approve or deny such a request. A sidewalk is required without such a deferral agreement.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion for the Planning Commission to ACCEPT the Conceptual Site Plan for the property located at approximately 950 N 100 E, parcel 02-096-0222 with the following directives:

1. A Final Site Plan application shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.
2. (a) The Final Site Plan may be approved by the Zoning Administrator, in accordance with CZC 12.20.080 – Planning Commission Referral, and as part of any related exterior building permit review, which shall be deemed in compliance with the conditions of Conceptual Site Plan Acceptance.

OR

- 2 (b) The Final Site Plan shall be submitted, reviewed, and approved by the Planning Commission prior to any approval of a building, grading, or improvement permit.
- 3 The Final Site Plan submittal shall be in conformance to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1).
- 4 Utility Provider Sheets shall be provided for South Davis Sewer District and Centerville Deuel Creek Irrigation.
- 5 Proof of secondary water shares shall be submitted with Final Site Plan.
- 6 A sidewalk plan shall be submitted with the Final Site Plan unless the City Council approves a Sidewalk Deferral Agreement.

Suggested Findings

- a. The conceptual site plan submittal has shown how the property may be developed. CZC 12.21.110(d)(2).

Front Setback: 25'
Side Setback: 8' / 10'
Rear Setback: 20'

HOME/PATIO/DECK FOOTPRINT: 3856 SF 34%
MAIN DRIVEWAY: 1352 SF 12%
LOWER DRIVEWAY: 1278 SF 11%
LANDSCAPING: 4802 SF 43%

— - —Property Line
— —Building Setbacks

[illegible]

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.

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Line
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Custom Home
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801 628-7041

**PLANNING
COMMISSION**

Staff Report
6/8/2022

Item No. 2.

Title: Final Site Plan - 940 North 1250 West - Hogan Steel Fabrication & Cabinet Shop - ADMINISTRATIVE DECISION

Initiated By: Tyler Oliver

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The City previously granted a Planned Development Approval along with the associated Conceptual Site Plan for this I-VH Zoned property. The Applicant is now seeking Final Site Plan Approval

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 06-08-2022 PC Staff Report Hogan Construction Final Site Plan Application Review
2. HOGAN FAB SHOP SITE MASTER PLAN - JUNE 8 2022 PLANNING MEETING
3. Original PDO_Conceptual Site Plan_ Buffer Illustration
4. HOGAN STEEL CABINET SHOP PDO_ CONCEPTUAL SITE MASTER PLAN MAY 2 2022 - Centerville City

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT: TYLER OLIVER
975 WEST 50 SOUTH
CENTERVILLE, UTAH 84014
(toliver@hoganconstruction.com)

OWNER: HOGAN AND ASSOCIATES CONSTRUCTION
940 NORTH 1250 WEST
CENTERVILLE, UTAH 84014

PROPERTY: PARCEL 06-008-0034
(975 WEST 50 SOUTH)

ACREAGE: 8.97 ACRES

ZONING: INDUSTRIAL VERY- HIGH (I-VH) DISTRICT

APPLICATION: REQUEST FOR FINAL SITE PLAN APPROVAL

RECOMMENDATION: CONSIDER TABLING AND REQUEST
ADDITIONAL INFORMATION

BACKGROUND

As the Planning Commission is aware, the City previously granted a Planned Development Approval along with the associated Conceptual Site Plan for this property. The Applicant is now seeking Final Site Plan Approval. The request consists of a two-phased approach. First, the steel fabrication facility and then later (*estimated in about 3 years*) the cabinet shop. The estimated project construction time for the entire site would be approximately four (4) years from the commencement of construction.

**PREVIOUS PDO/CONCEPTUAL PLAN CONDITIONS OF APPROVAL WITH
STAFF COMMENTS**

1. The properties shall be rezoned to I-VH/PD and limited to the area shown in the illustrative Aerial Parcel Map, submitted to the Commission on March 09, 2022; also known as Parcel **06-008-0034. (COMPLIES)**
2. The PDO approval has an expiration clause of one (1) year from the adoption date of the requested PDO approval or may be extended upon approval for one (1) additional year, in accordance with CZC 12.41.080 of the Zoning Ordinance. **(IN PROGRESS)**
3. As part of the PDO approval, the petitioner's March 09, 2022 **Project Narrative and Illustrative Exhibits**, as submitted to the Commission that describes the idea, design concepts, and site layout shall be deemed the project's Master Conceptual Site Plan, which contains the following:
 - i. **Introduction** – The described purpose for the PDO approval.
 - ii. **Architectural Design, Features and Color Scheme** – A planned and controlled architectural theme through use of materials, colors, and design.
 - iii. **Project Site Plan** – Depiction of the site layout for buildings, landscaping, and fencing.
 - iv. **Development Plan and Phasing** – Establishes a two (2) phase development scenario either for construction or development. This will need to be finalized with the Final Site Plan submittal. **(ADDRESSED LATER IN REPORT)**
4. All subsequent development applications shall be subject to and reflect in substantial detail the approved PDO Conceptual Site Plan and Architectural Design Theme. **(ADDRESSED LATER IN REPORT)**
5. The Final Site Plan submittal shall be submitted in accordance with CZC 12.21.110 – Site Plan Review and CZC 12.35 – Industrial Zones. The following variations are allowed from the conventional ordinances and regulations or as specifically approved as part of any final site plan approval:
 - ✓ **CZC 12.35.080(e); Exterior Building Standards** – The proposed building design may be modified in favor of using the proposed engineered insulated colored metal wall panel system, as depicted in the March 09, 2022 submittal to the Commission. **(COMPLIES)**

FINAL SITE PLAN SUBMITTAL REVIEW – CZC 12.21.110(e)

A. PDO Project Narrative and Illustrative Exhibits Review

Introduction – Generally, it appears that the **Final Site Plan substantially complies with the intended objective of the PDO Approval.**

Architectural Design, Features and Color Scheme – The Final Site Plan elevation plans, for Phase 1, **appear to substantially comply with the PDO Conceptual Plan expectations.**

Project Site Plan – The Final Site Plan appears to substantially comply with the PDO approval. However, it appears that the buffer area, along the northern border, will be fenced off from the adjoining parcel(s). It was staff's impression

that the original plan was to allow for the integration of the buffer with the north properties to complement one another visually/aesthetically. The main building jointly integrated with the east and west fencing would provide the needed security.

The applicant has taken the position that there is no predicted timeframe for developing the northern properties. Additionally, the Fire District is requiring installation of a Fire Lane along the north side of the building for this particular layout. Furthermore, the City desires to maintain sufficient clearance and space to maintain/repair the main culinary water line along the northern boundary. Consequently, the applicant is proposing the following alterations from the original PDO/Conceptual buffering layout:

- *Increase the buffer distance from 20 feet to 33 feet (note - the base I-HV Zone does not require any buffer)*
- *Install an enhanced security fence at the north property line*
- *Provide an 8-foot enhanced xeriscape landscape area adjacent to the property line*
- *Provide a 20-foot-wide enhanced fire lane*
- *Locate the City's water line in/along the fire lane area*
- *Provide a 5-foot enhanced xeriscape landscape area adjacent to the building.*

Staff Comment: Staff believes that the buffer area alternations have merit and additionally further address the needs of the Fire District and the City. Nonetheless, the Planning Commission is required to determine if the proposed alternation/modification, in this case of the approved/expected buffer, meets the following:

- ✓ *"CZC 12.41.120, Intent - The PDO Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the PDO Zone and the approved development plan for the property."*
- ✓ *"CZC 12.21.110(f) - A final site plan shall conform to its associated conceptual site plan."*

Development Plan and Phasing- The Applicant has indicated the desire to request a 2-phase development approval from the Commission – *see CZC 12.21.110(f)(2)*. The first phase includes the following:

- ✓ Construction of the Steel Fabrication Facility.
- ✓ Installation of water, sewer, stormwater, other needed services.
- ✓ Access and Circulation Lanes to and around the 1st Phase
- ✓ Detention System for the entire site.

The second phase consists of these remaining elements:

- ✓ Construction of the Cabinet facility

- ✓ Parking
- ✓ Any remaining site/landscaping improvements

Staff Comment: The primary concern with the phasing plan is the on-going maintenance/management of the second phase. The applicant has proposed the following (also see phasing plan narrative in the submittal):

- A screened construction fence will remain in place along the street frontage of 1250 W during construction of both phases
- Throughout the duration of both Phases, the site will be kept clean of trash and debris and will be maintained even after construction of Phase 1 is completed.
- Leading into the start of Phase 2, the site may be used to store materials and equipment for the Steel Fabrication facility and will be upkept by the Steel Fabrication site

B. I-VH District's Final Site Plan Standards Review (Section 12-41-100)

Since there is only a single request for varying the standards of the I-VH, below is a summary of the conventional regulations:

1. I-VH Zone Uses Allowed - According to the Zoning Ordinance, general manufacturing is a "permitted use" within the Industrial-High (I-VH) Zone.
2. I-VH Zone Development Standards, Chapter 12-35

Development Standards for the Industrial-Very High Zone			
Standard	Requirement	Depicted	Conformity
Building Standards			
Distance Between Buildings	6 feet	Greater than required due to parking lot location	Yes
Building Height, max.	35 feet	31 Feet	Yes
Site Setbacks			
Front	20 feet	24 feet	Yes
Sides	None		N/A
Rear	None		N/A
Max. Bldg. Floor Area	None	161,000 square feet	NA
Outside Storage	Permitted	Concrete Lay Down Area	Yes* provided screening fence installed meets code expectations

3. Applicable Industrial Development Standards

- **Parking, Chapter CZC 12-52** – The parking schedule indicates that general manufacturing use would require 161 parking stalls, which have been depicted on the Final Site Plan.
- **Landscaping, Chapter 12-51** – The applicant has submitted an Final Landscaping Plan. However, the plan only addresses a portion of the development. The Landscaping Plan is missing or incomplete, as follows:

Required Landscaping Summary, Chapter 12-51		
Standard	Required	Provided
Total Area Landscaping	10%	Phase 1 = 13.96 % Phase 2 = 11.77% (does NOT include area of gravel fire lane)
Total Required Trees	1 Tree per 500 square feet of landscaping	Undefined (appears compliant)
Trees for Street Frontage	1 per 25 linear feet	
Building Frontage/Foundation	50%	Undefined (appears compliant)
Total Interior Parking Lot Landscaping	5%	Undefined (appears compliant)
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree	Undefined (appears compliant)

- **Screening, Section 12-51-110** - According to Section 12-51-110 of the Zoning Ordinance, the dumpsters and outdoor storage areas must be screened from view by a wall or fence that is at least 6 feet in height, provides complete visual screening and be compatible in material and color with the main building.

The Final Site Plan now depicts dumpsters and enclosure for compliance with the design expectations of CZC 12.51.110(b).

- **Signs, Chapter 12-54** - All signage requires a separate permit and must be reviewed by zoning staff for approval at the time a sign permit application has been submitted following Chapter 12-54 of the Zoning Ordinance. The Final Site Plan submittal does not depict any placement location for allowable monument signs.

- **Outdoor Lighting 12-54** – The Final Site Plan submittal appears to be compliant with the ordinance. However, **the required shielding may need verification.**

C. Other Applicable Development Matters

- 1) CZC 12.21.110(e)(2)(C)(iv) – **The following Utility Provider Letters are needed to ensure adequate services** can be provided:
 - ✓ South Davis Sewer District
 - ✓ South Davis Metro Fire Agency
 - ✓ Dominion Energy

PLANNING STAFF RECOMMENDATION

[OPTION 1] – Planning Commission Motions to **TABLE** *action for Final Site Plan to address the following:*

- i. *The Applicant shall obtain written sanction from South Davis Metro Fire District to allow the installation of the proposed enhanced design fire access lane.*
- ii. *The Applicant shall submit the following Utility Provider Letters to ensure adequate services can be provided:*
 - ✓ South Davis Sewer District
 - ✓ Dominion Energy
- iii. *The Applicant shall further address in the Phasing plan how the property will be maintained absent of a second phase implementation.*
- iv. *The Final Site Plan shall be altered/modified, as follows:*
 - a. *Address the dumpster enclosure design materials, which must be compatible with the design of the Main Building.*
 - b. *Address the use and placement location for allowable monument signs, if desired.*
 - c. *Confirm compliance with the landscaping plantings of trees, shrubs, and internal parking lot landscaping of 5%. A Licensed Landscape Architect shall stamp Landscape Plan.*
 - d. *Confirm compliance with the screening requirements (as viewed from a public street) of all roof top and ground-mounted utility equipment, along with the outdoor storage area.*
 - e. *Confirm required shielding for outdoor lighting fixtures.*

[OPTION 2] – Planning Commission Motions to **APPROVE** *the submitted Final Site Plan, subject to the following conditions [as allowed by CZC 12.21.110(f)(3)]:*

1. *This Final Site Plan Approval is subject to submitted site plan, building elevation plan, landscape plan, as presented to the Planning Commission on June 8, 2022, or as may be amended in accordance with City Ordinances.*
2. *This Final Site Plan Approval allows for a two-phased development of the entire site, as described in the submittal and maintenance narrative, including but not limited to the following:*

- a. *The first phase includes the following:*
 - i. *Construction of the Steel Fabrication Facility.*
 - ii. *Installation of water, sewer, stormwater, other needed services for the site.*
 - iii. *Access and Circulation Lanes to and around the 1st Phase*
 - iv. *Installation of the associated parking*
 - v. *Installation of the overalls site's landscaping plan*
 - vi. *Installation of the associated fencing, lighting, screening, dumpster enclosure, etc.*
 - vii. *Storm Water detention system for the entire site.*
- b) *The second phase consists of these remaining elements:*
 - i. *Construction of the Cabinet facility*
 - ii. *Installation of the associated Parking*
 - iii. *Any remaining site improvements/landscaping improvements around the Cabinet facility.*
3. *The Final Site Plan shall be altered/modified, as follows:*
 - a. *Address the dumpster enclosure design materials, which must be compatible with the design of the Main Building.*
 - b. *Address the use and placement location for allowable monument signs, if desired.*
 - c. *Confirm compliance with the landscaping plantings of trees, shrubs, and internal parking lot landscaping of 5%. A Licensed Landscape Architect shall stamp Landscape Plan.*
 - d. *Confirm compliance with the screening requirements (as viewed from a public street) of all roof top and ground-mounted utility equipment, along with the outdoor storage area.*
 - e. *Confirm required shielding for outdoor lighting fixtures.*
4. *The Applicant shall obtain written sanction from South Davis Metro Fire District to allow the installation of the proposed enhanced design fire access lane.*
5. *The Applicant shall submit the following Utility Provider Letters to ensure adequate services can be provided:*
 - *South Davis Sewer District*
 - *Dominion Energy*
 - *Pacific Corp*
6. *All Final Site Plan alterations/modifications related to the approval conditions shall be reviewed deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.*
7. *Any dispute that arises regarding compliance with the Final Site Plan approval by the Zoning Administrator shall be re-submitted to the Planning Commission for further review and decision.*

SUGGESTED REASONS FOR THE ACTION:

- a. *The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the PDO/Conceptual Site Plan Acceptance and its related conditions of approval.*

- b. *The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.*
- c. *The Planning Commission finds that the Final Site Plan, subject to the conditions of approval, complies with the requirements found in the Zoning Ordinance with regards to development standards of the Final Site Plan Approval Standards.”*



Phasing Plan

Our project will consist of two phases. Phase 1 consists of the construction of our new fabrication facility along with a full property development including all utilities, storm water, and street front landscaping. A storm water detention basin on the northwest side of the property will also be in this phase as well. The north access road will remain and tie into the new fire lane access road along the north side of the fab shop. The road will remain operational throughout construction of both phases. These activities will all take place as Phase 1 of the development. Material staging for Phase 1 will take place in the space used for the construction of Phase 2.

Phase 2 will consist of the construction of the cabinet shop which is still to be designed by the design team.

During construction of both phases, a screened construction fence will remain in place along the street frontage of 1250 W. Throughout the duration of both Phases, the site will be kept clean of trash and debris and will be maintained even after construction of Phase 1 is completed. Leading into the start of Phase 2, the site may be used to store materials and equipment for the Steel Fabrication facility and will be upkept by the Steel Fabrication site.



Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDER REVIEW SHEET

We have recommended that utility providers review and comment on development proposals in Centerville City. **Please review the submitted plan(s), answer the questions below, and email to dwilkinson@centervilleut.com**

Project	Hogan Steel Fabrication Shop Expansion		
Project Address	975 West 50 South Centerville, UT 84014		
Applicant	Chris Marchant		
Applicant Email	cmarchant@hoganconstruction.com		
Applicant Phone	801-951-7000		
Reviewed By	Keith Perkins	Title	Const. Manager
Email	kperkins@UTOPIA Fiber.com	Phone	801-613-3863
Agency/Utility Co.	UTOPIA Fiber	Date	5/20/22

Question 1

- We can provide service for this project? ☒ Y or N
- We will require additional and/or different configuration of easements? Y or ☒ N
If yes, please detail on the plan(s)

Question 2

- Any special onsite or offsite requirements for this project? Y or ☒ N
List here:

Question 3

- Are there fees required from the developer before utility company improvements can be installed? Y or ☒ N

Additional comments regarding this project that the City may need to know:

Questions regarding this form, contact Community Development Department 801.292.8232;
Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752

THANK YOU!



Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDER REVIEW SHEET

We have recommended that utility providers review and comment on development proposals in Centerville City. **Please review the submitted plan(s), answer the questions below, and email to dwilkinson@centervilleut.com**

Project	Hogan Steel Fabrication Shop Expansion		
Project Address	975 West 50 South Centerville, UT 84014		
Applicant	Chris Marchant		
Applicant Email	cmarchant@hoganconstruction.com		
Applicant Phone	801-951-7000		
Reviewed By	Shane McFarland	Title	Engineer
Email	smcfarland@weberbasin.com	Phone	801-771-1677
Agency/Utility Co.	Weber Basin Water Conservancy Dist.	Date	5/24/2022

Question 1

- We can provide service for this project? Y or ☒ N
- We will require additional and/or different configuration of easements? Y or N
If yes, please detail on the plan(s)

Question 2

- Any special onsite or offsite requirements for this project? Y or N
List here:

Question 3

- Are there fees required from the developer before utility company improvements can be installed? Y or N

Additional comments regarding this project that the City may need to know:

Weber Basin does not currently have service to this parcel. It is outside our service area.

Questions regarding this form, contact Community Development Department 801.292.8232;
Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752

THANK YOU!



Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDERS

- **CENTURYLINK ENGINEER**
Mailing: 431 26TH St, Floor 2, Ogden, UT 84401
 - **DEUEL CREEK IRRIGATION CO.**
Secondary Water South of Chase
Mailing: PO Box 429, Centerville, UT 84014
Office: 15 E Center St, Centerville
Phone: 801-298-3675
Fax: 801-298-2229
 - **DOMINION ENERGY**
Mailing: PO Box 45360, SLC, UT 84145
Office: 1140 West 200 South, Salt Lake City
Contact: Tony Stephens
Phone: 801-324-3967
 - **ROCKY MOUNTAIN POWER**
Mailing: 1407 W North Temple, SLC, UT 84116
Customer Service: 1-800-469-3981
 - **SOUTH DAVIS METRO FIRE**
Mailing: PO Box 1547, Bountiful, UT 84011
Office: 255 South 100 West, Bountiful
Contact: Casey Vorwaller, Fire Marshal
Phone: 801-677-2407
cvorwaller@sdmetrofire.org
 - **SOUTH DAVIS SEWER DISTRICT**
Mailing: PO Box 14011, SLC, UT 84114
Office: 1800 W 1200 N, West Bountiful
Contact: Susanne Monsen
Phone: 801-295-3469
sm@sdsd.us
 - **UTOPIA FIBER**
Contact: Keith Perkins, Construction Mgr.
Mailing: 5858 S 900 E, Murray, UT 84121
Office: 801-613-3863
Cell: 801-330-5601
kperkins@utopiafiber.com
 - **WEBER BASIN WATER DISTRICT**
Secondary Water North of Chase
Mailing: 2837 E Hwy 193, Layton, UT 84040
Phone: 801-771-1677
Email: smoble@weberbasin.com (mail a copy as well)
 - **XFINITY CABLE SERVICES BY COMCAST**
Mailing: 751 W Antelope Dr, Layton, UT 84041
Office: 1-800-266-6678
- Only when applicable, the following providers**
- **DAVIS COUNTY HEALTH DEPT**
Food Service, Daycare, Personal Care
Mailing: PO Box 618, Farmington, UT 84025
Office: 22 South State Street, Clearfield
Phone: 801-525-5128
Fax: 801-525-5119
 - **UDOT Region One**
Project fronting UDOT street
Mailing: 166 W Southwell St, Ogden, UT 84404
Contact: David Alger
Phone: 801-620-1654

Questions regarding this form, contact Community Development Department 801.292.8232;
Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752

THANK YOU!

May 24, 2022

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **Steel Fabrication Building** project located at **975 W 50 S, Centerville, Utah** with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

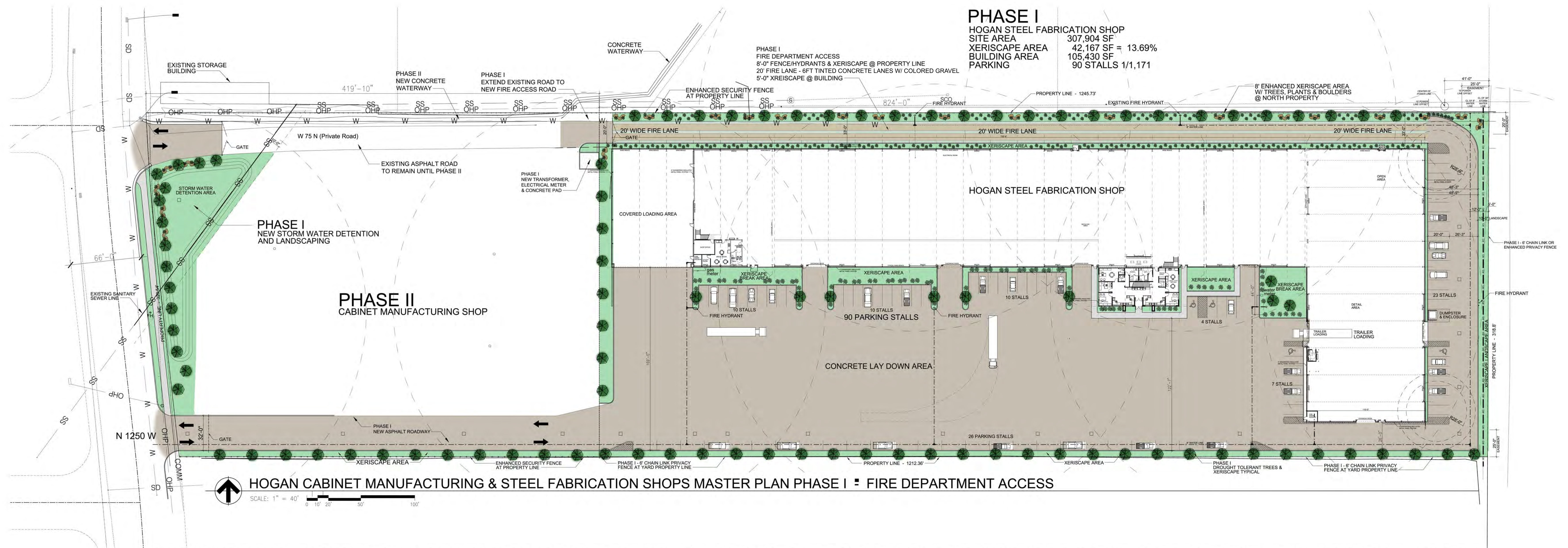
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Rocky Mountain Power



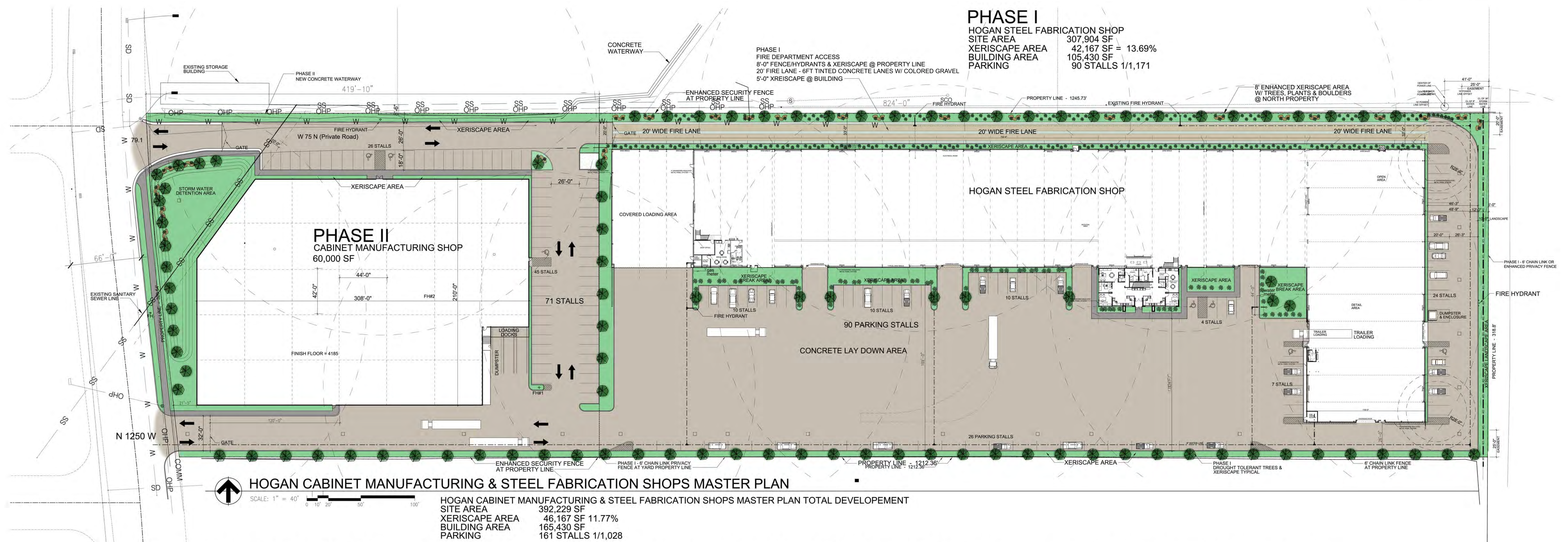
HOGAN CABINET & STEEL FABRICATION SHOPS MASTER PLAN

EXISTING STEEL
FABRICATION SHOPS



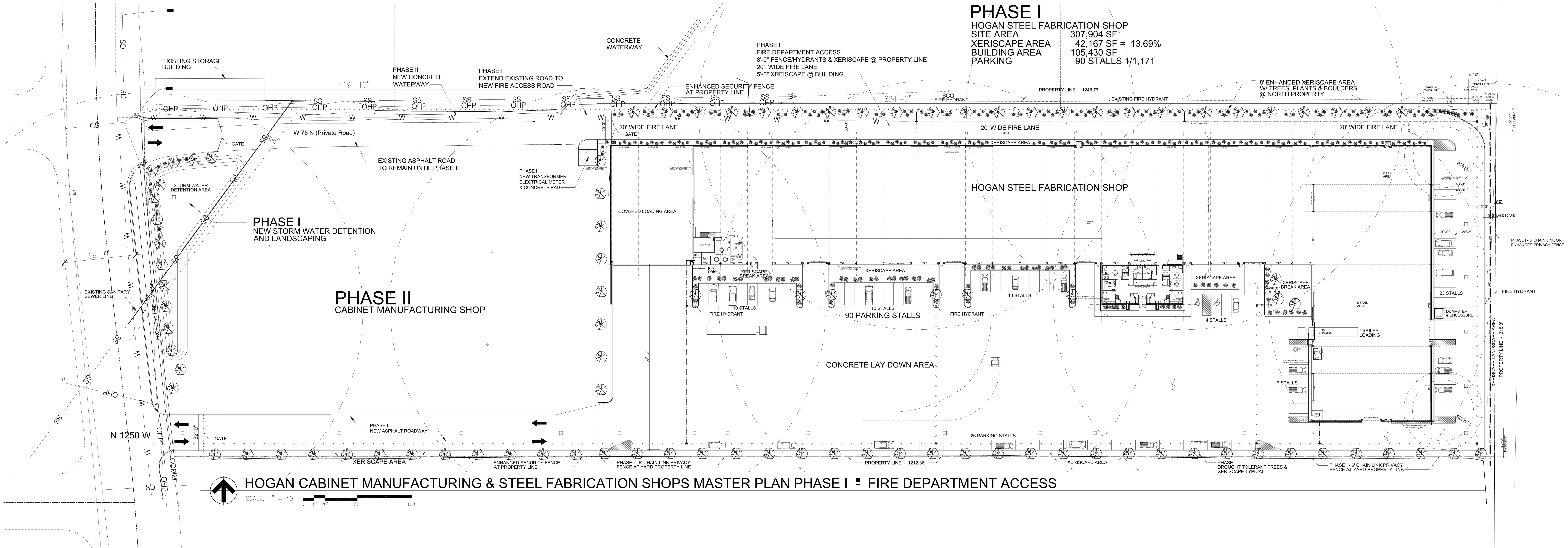
HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOPS MASTER PLAN PHASE I

JUNE 2, 2022



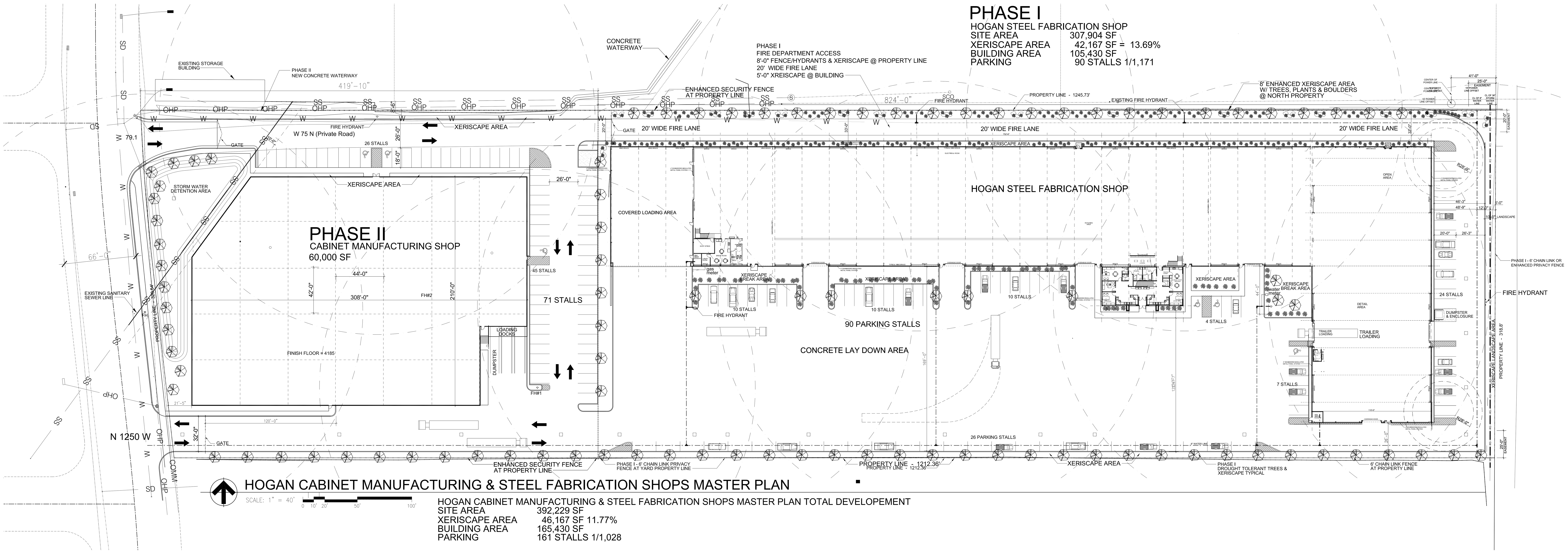
HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOP MASTER PLAN

JUNE 2, 2022



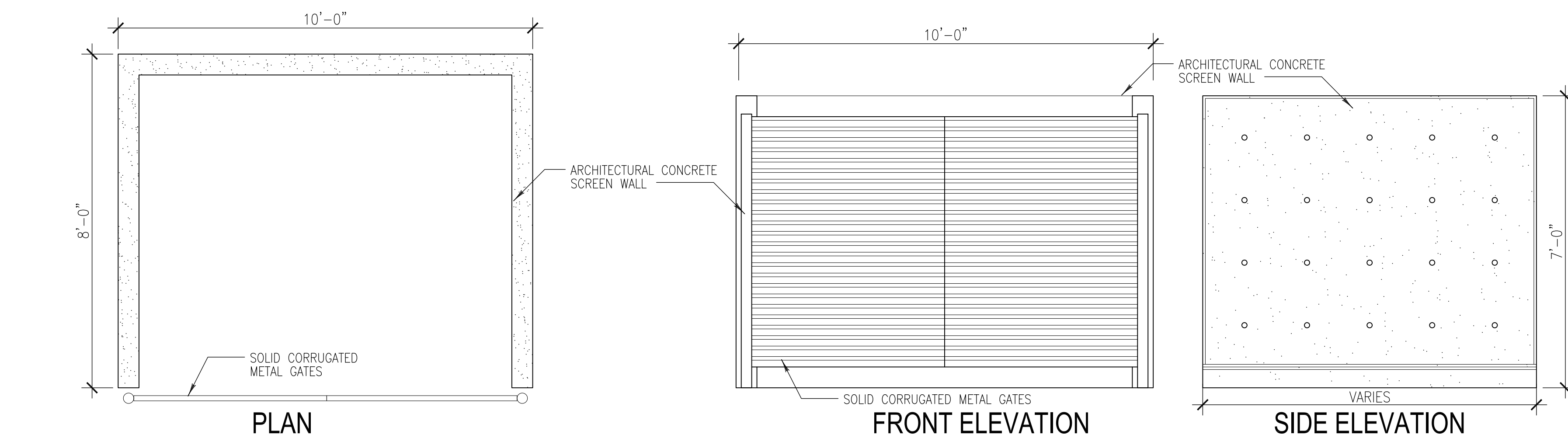
HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOPS MASTER PLAN PHASE I

JUNE 2, 2022

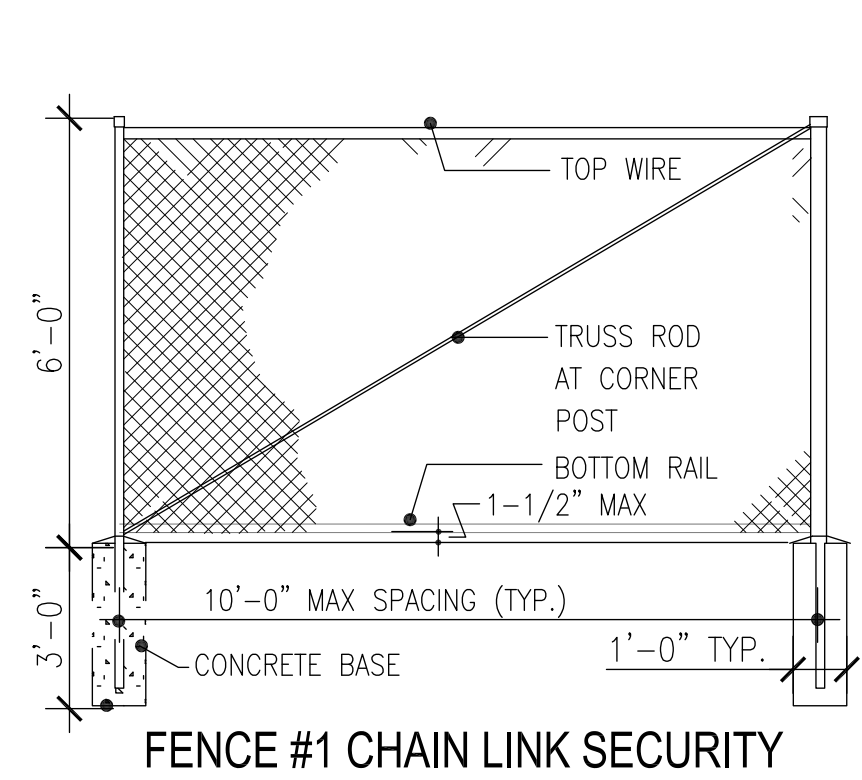


HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOP MASTER PLAN

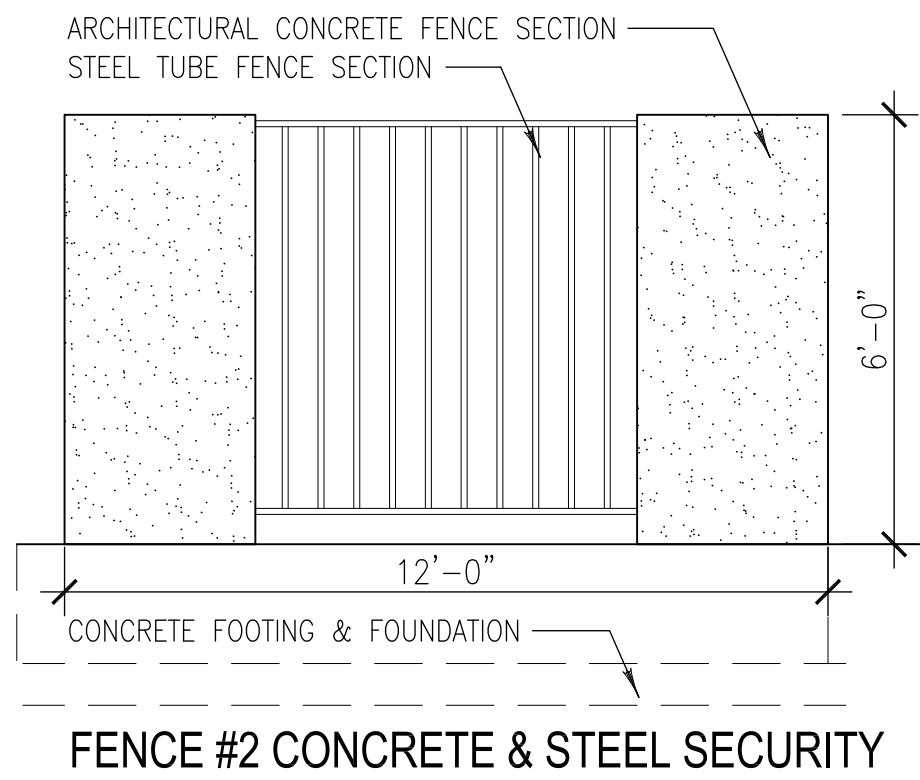
JUNE 2, 2022



24 DUMPSTER ECLOSURE
ASS01 NOT TO SCALE



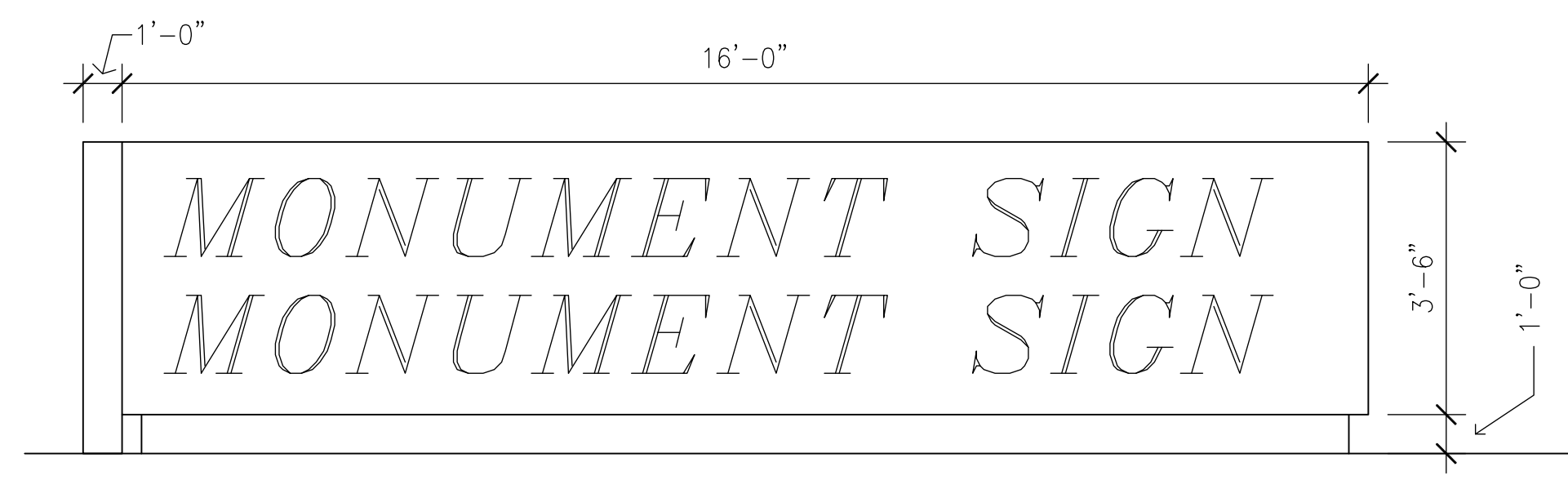
16 FENCE DETAILS
ASS01 NOT TO SCALE



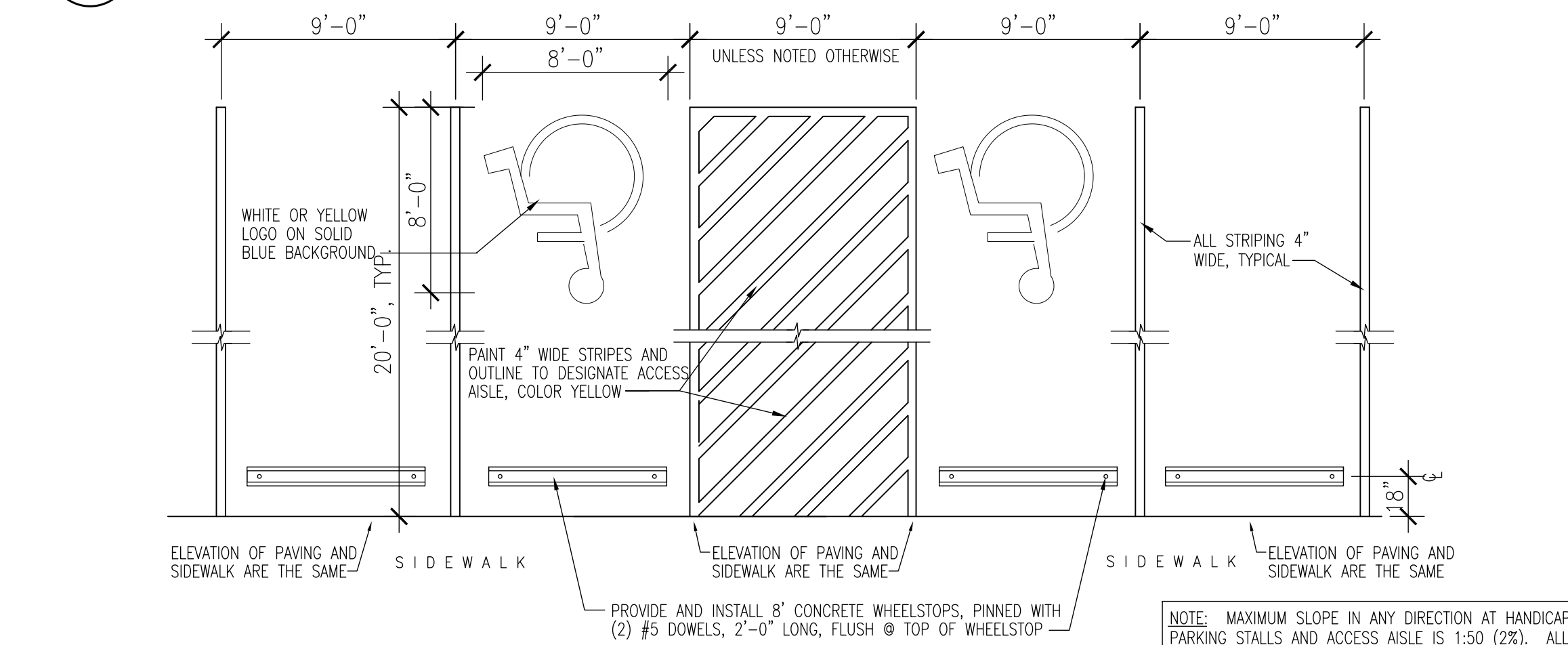
FENCE #2 CONCRETE & STEEL SECURITY



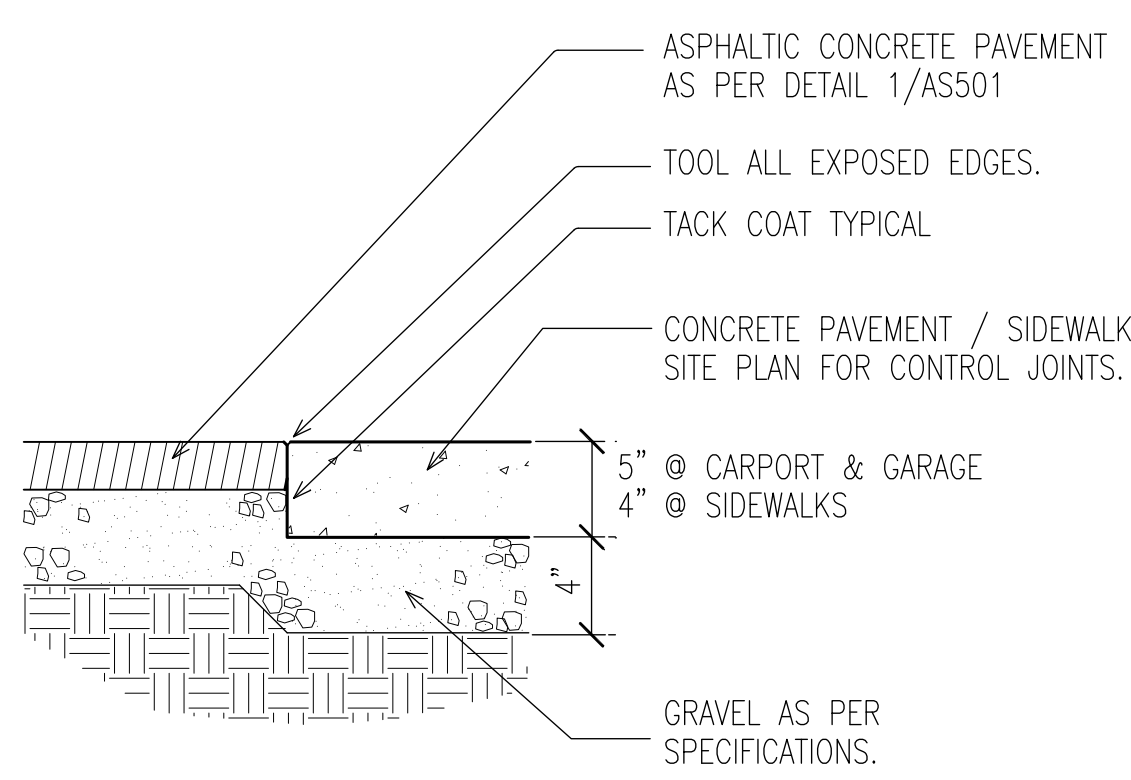
FENCE #3 MINIMUM PRIVACY FENCE
SAME AS #1 WITH SLATS. CONCRETE
& MASONRY WILL ALSO BE CONSIDERED



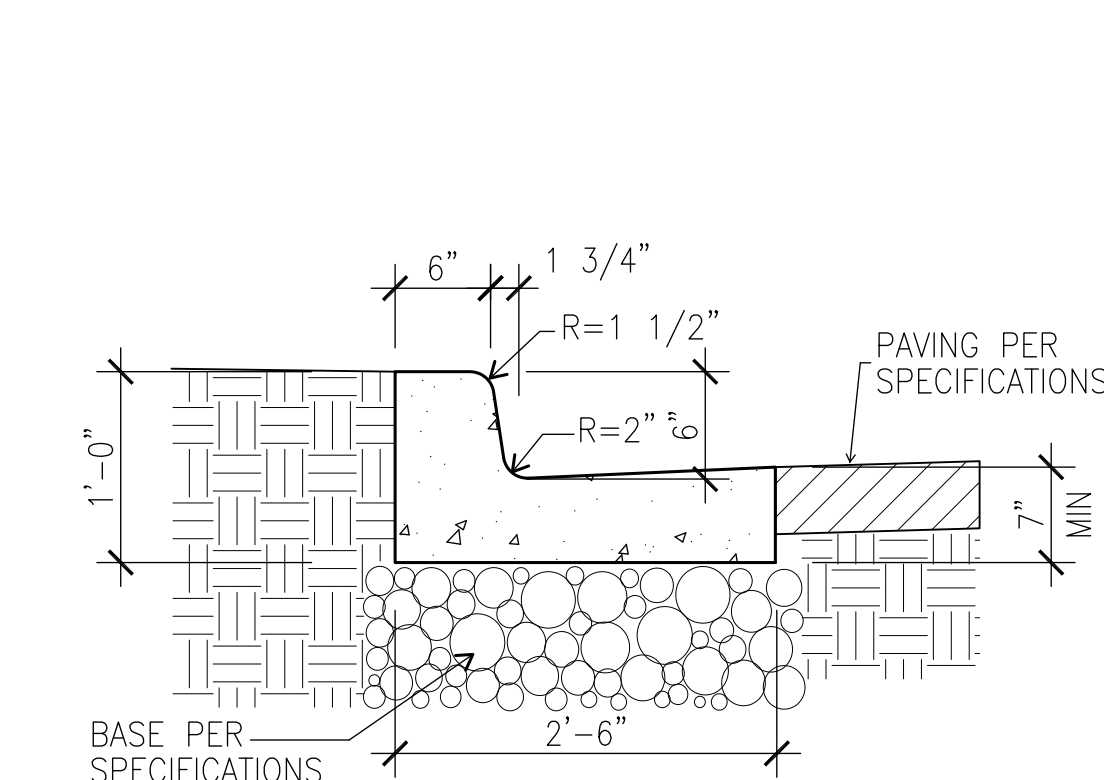
17 CONCEPT MONUMENT SIGN (MAXIMUM ENVELOPE) BY OWNER
ASS01 NOT TO SCALE



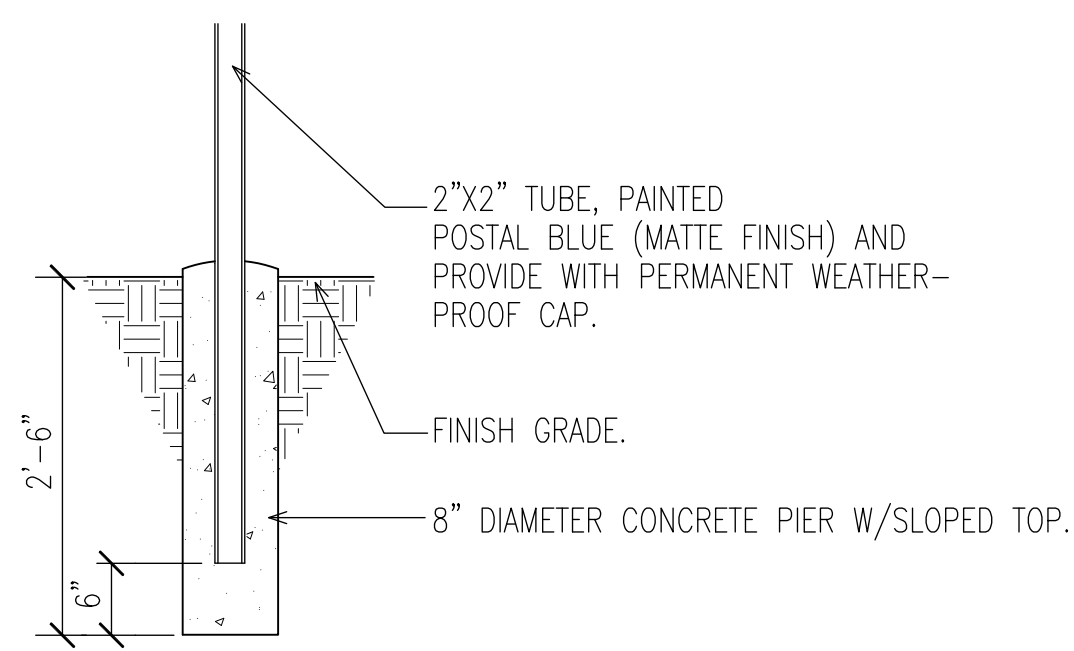
15 HANDICAP STRIPING DETAIL
ASS01 NOT TO SCALE



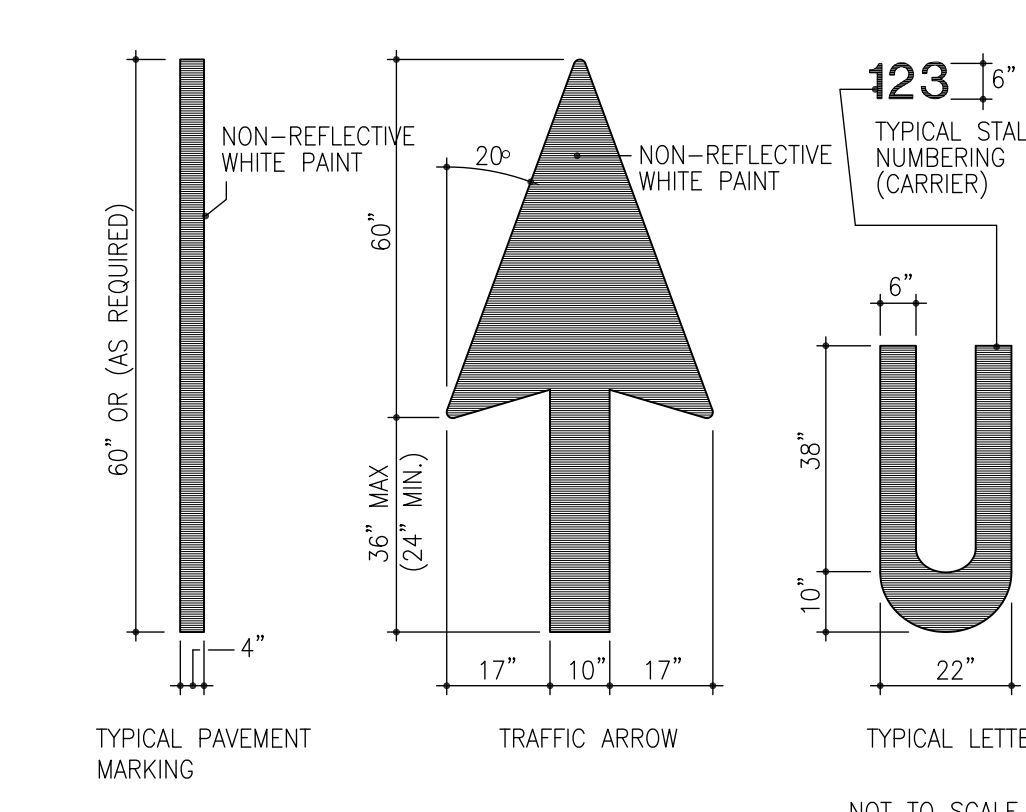
5 CONCRETE/ASPHALT EDGE
ASS01 SCALE: NOT TO SCALE



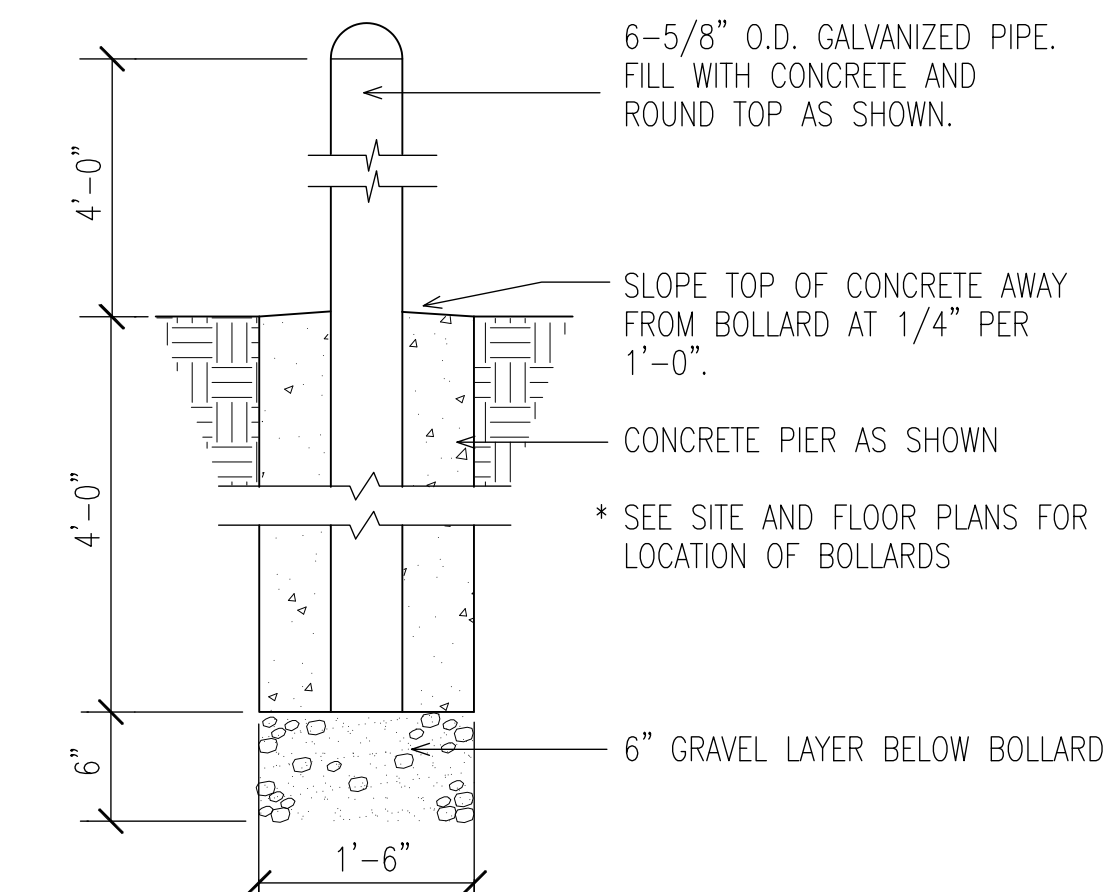
6 INFLOW CURB AND GUTTER DETAIL
ASS01 NOT TO SCALE



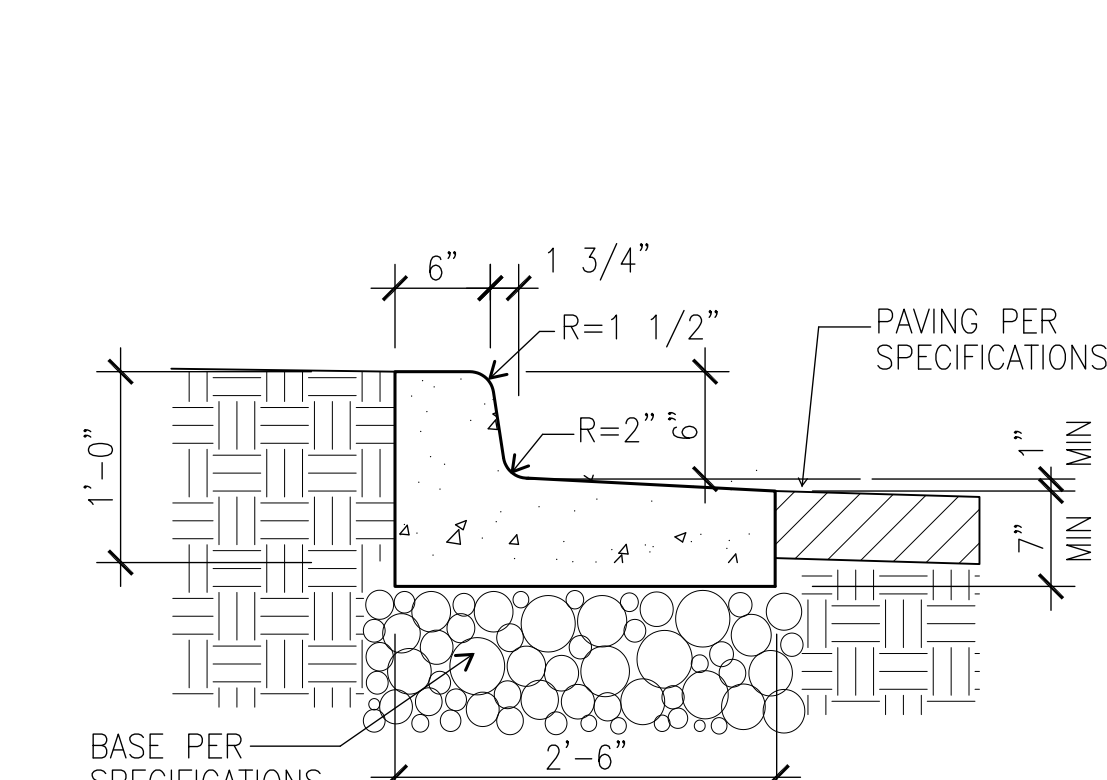
4 EXTERIOR SIGNAGE SUPPORT
ASS01 SCALE: 3/4" = 1'-0"



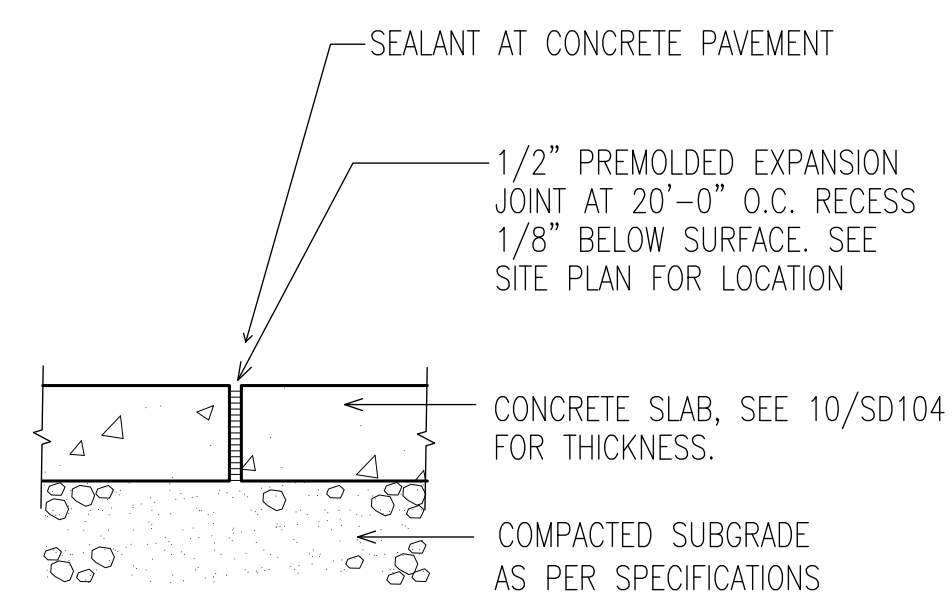
3 PAVEMENT MARKINGS
ASS01 SCALE: NONE



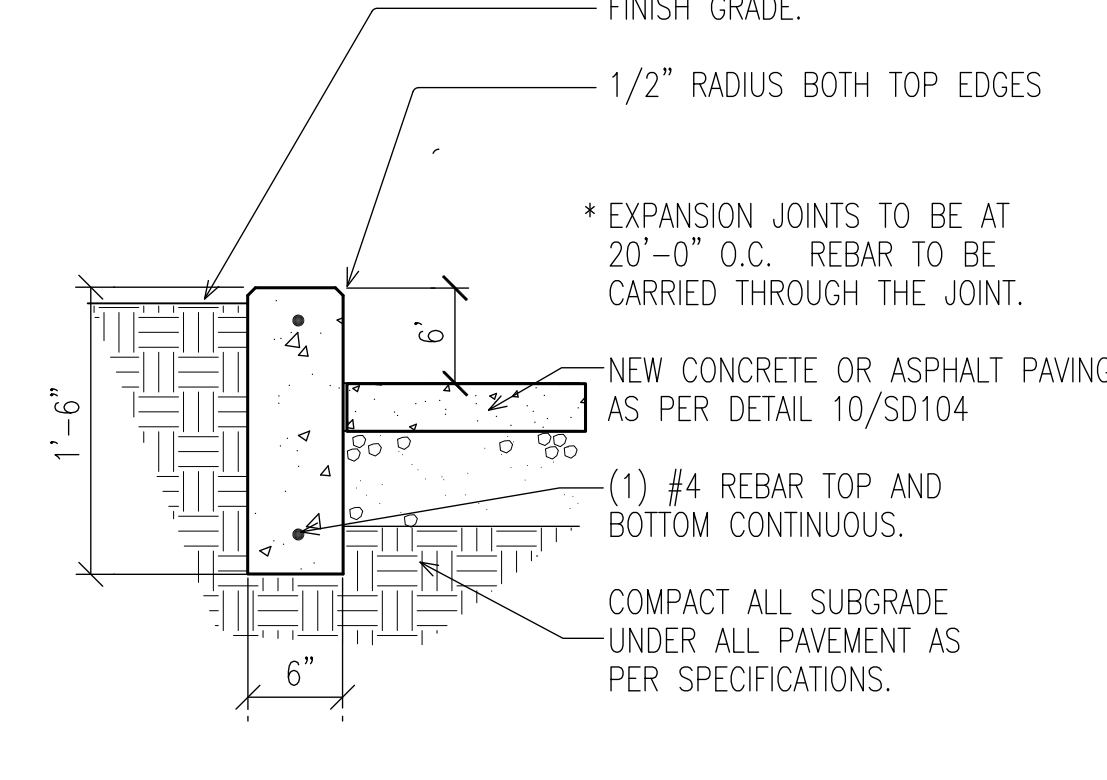
14 BOLLARD DETAIL
ASS01 SCALE: 3/4" = 1'-0"



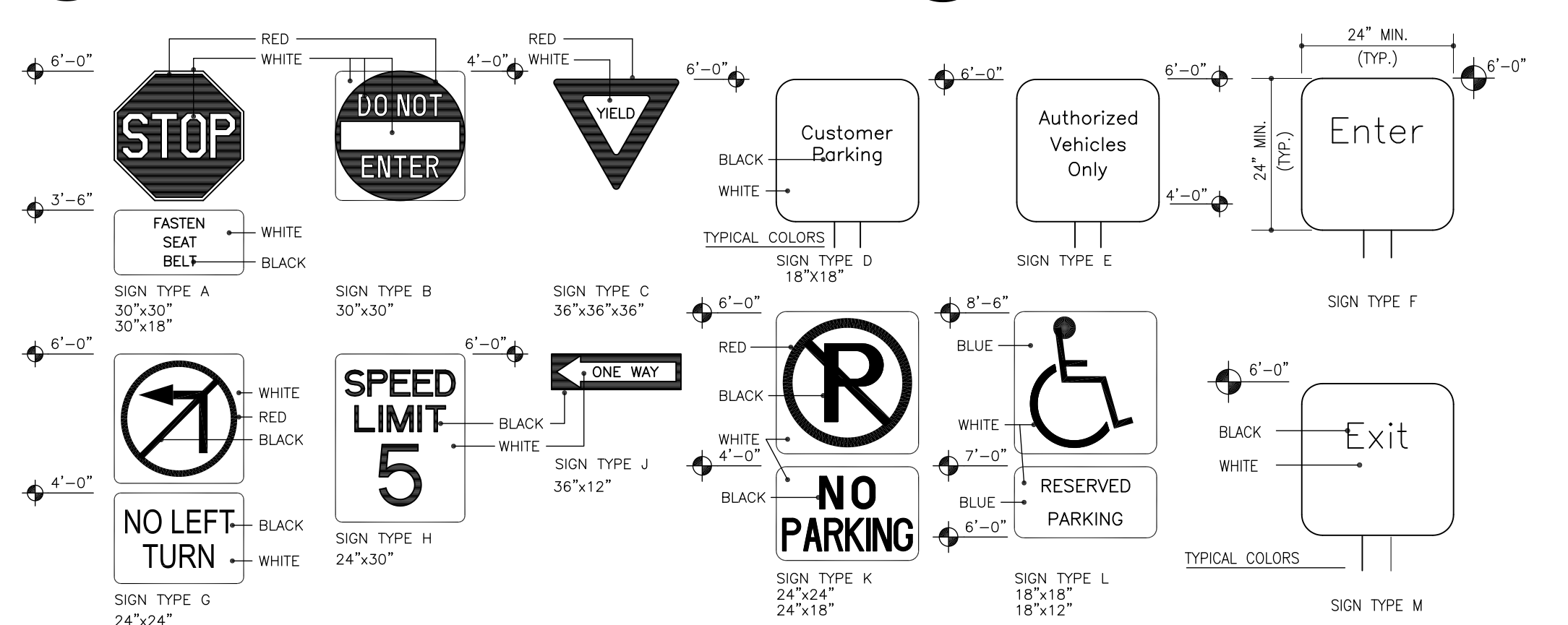
7 OUT FLOW CURB AND GUTTER DETAIL
ASS01 SCALE: 1" = 1'-0"



13 EXPANSION JOINT DETAIL (EJ)
ASS01 SCALE: 1-1/2" = 1'-0"



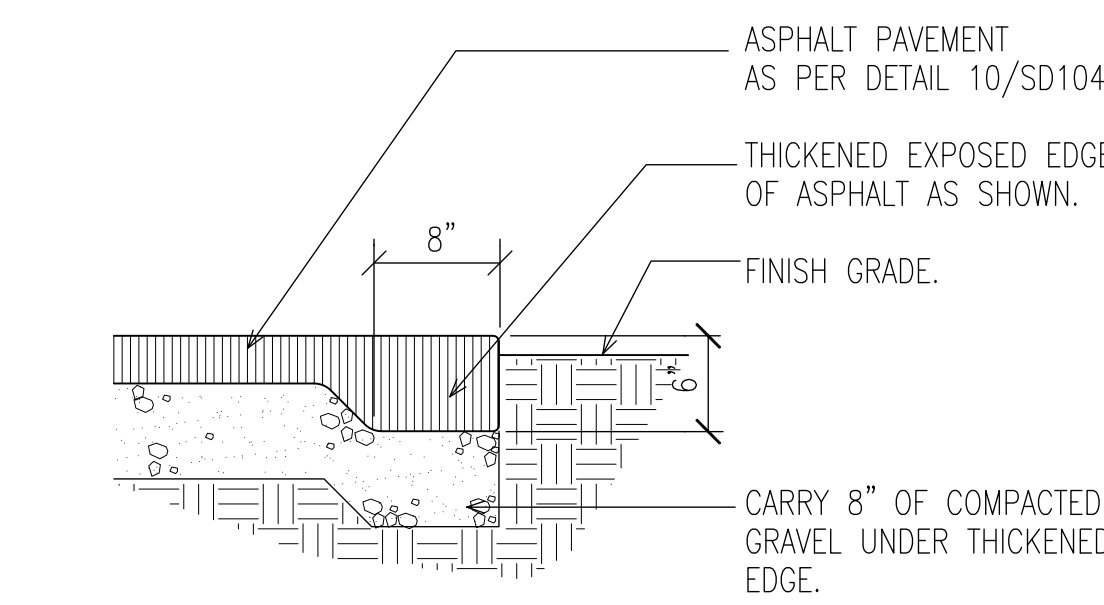
8 CONCRETE CURB DETAIL
ASS01 SCALE: NONE



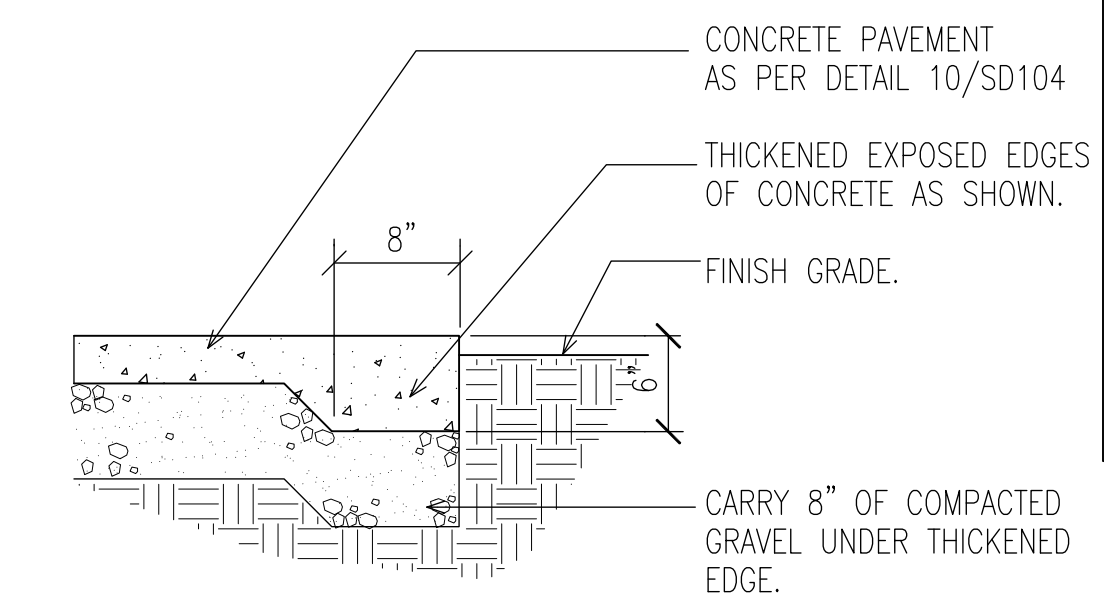
NOTES:

- SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 2'-0". USE A SQUARE 2"x2" TUBE OF 1/8" ALUM. FOR SIGN POSTS. FABRICATE SIGN PANELS 5/8" x 1/8" ALUMINUM PROVIDE WITH PERMANENT WEATHERPROOF ALUMINUM CAP. PROVIDE DOUBLE POSTS AT ALL BACK-TO-BACK SIGNS.
- SEE SIGN SCHEDULE FOR QUANTITIES. LOCATE AS DIRECTED BY OWNER AND ARCHITECT.

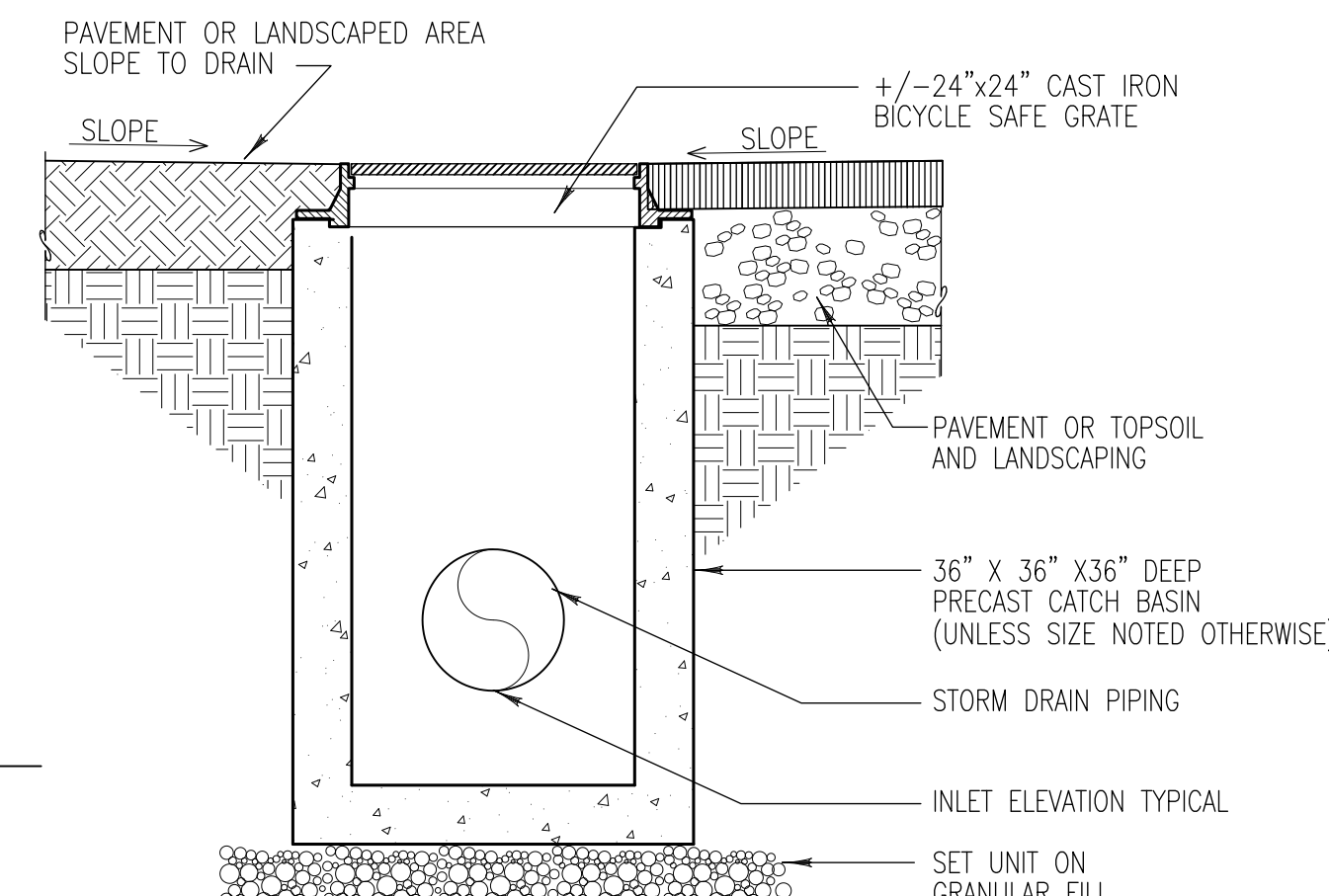
EXTERIOR TRAFFIC SIGN SCHEDULE									
SIGN TYPE	QUANTITY	SIGN TYPE	QUANTITY	SIGN TYPE	QUANTITY	SIGN TYPE	QUANTITY	SIGN TYPE	QUANTITY
SIGN TYPE A	4	SIGN TYPE E	2	SIGN TYPE I	0	SIGN TYPE M	0	SIGN TYPE N	0
SIGN TYPE B	0	SIGN TYPE F	0	SIGN TYPE J	0	SIGN TYPE O	0	SIGN TYPE P	0
SIGN TYPE C	0	SIGN TYPE K	1	SIGN TYPE L	5	SIGN TYPE Q	0	SIGN TYPE R	0
SIGN TYPE D	1	SIGN TYPE H	4	SIGN TYPE G	0	SIGN TYPE S	0	SIGN TYPE T	0



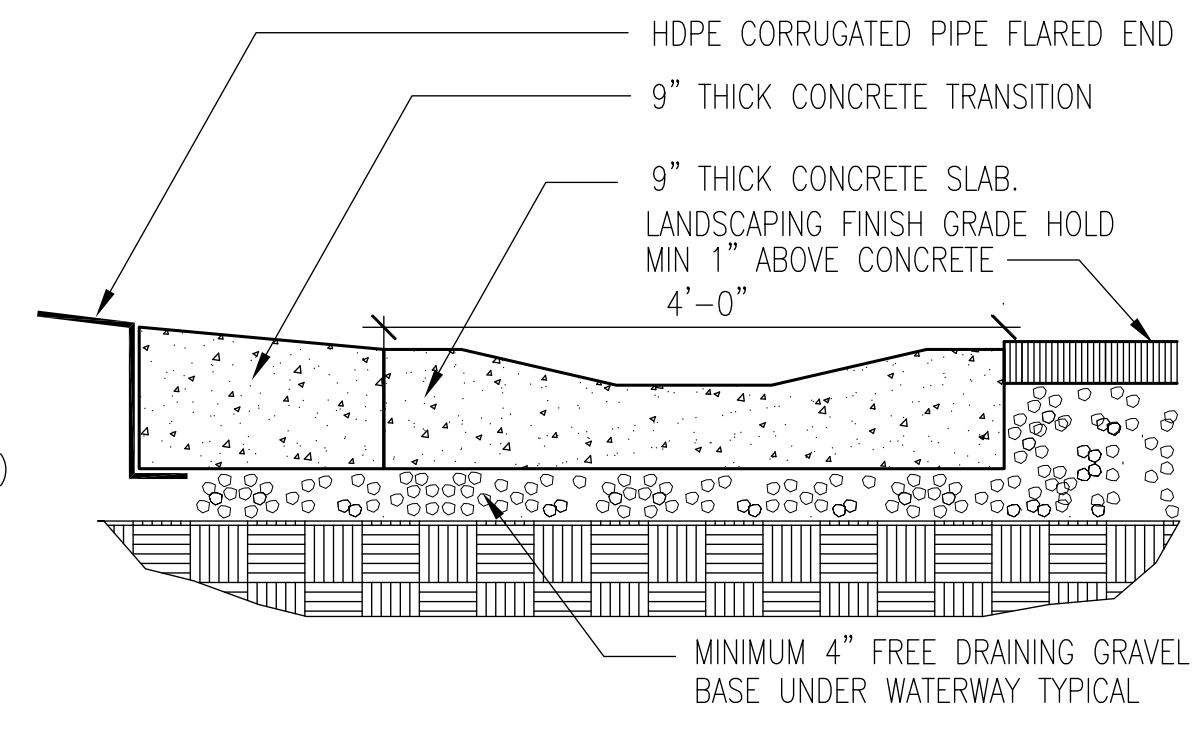
21 STAIR NOSING SECTION
ASS01 NOT TO SCALE



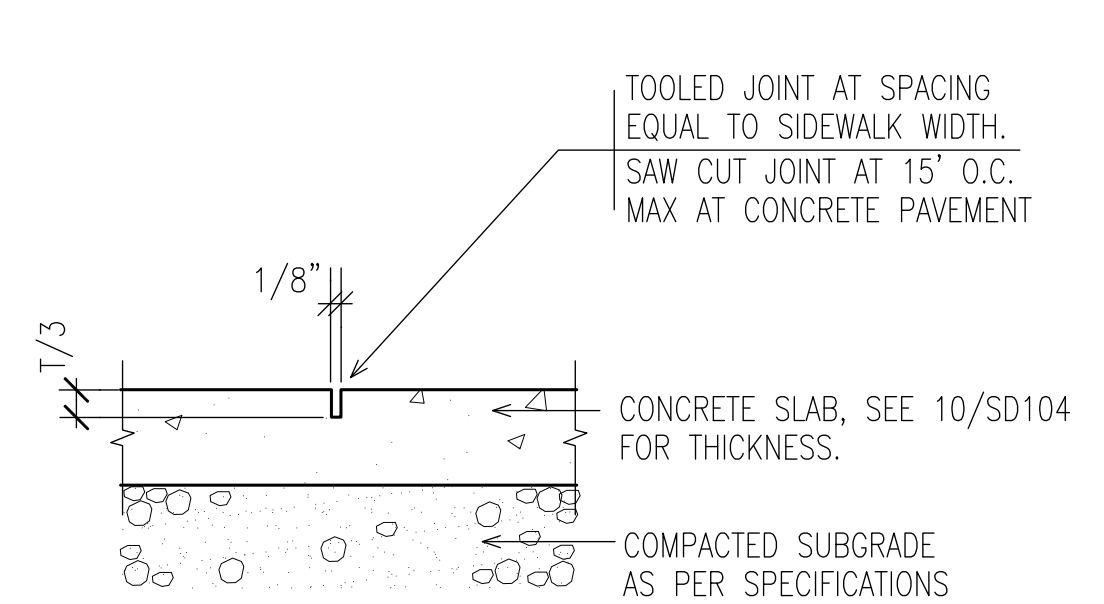
20 CONCRETE EDGE DETAIL
ASS01 SCALE: NOT TO SCALE



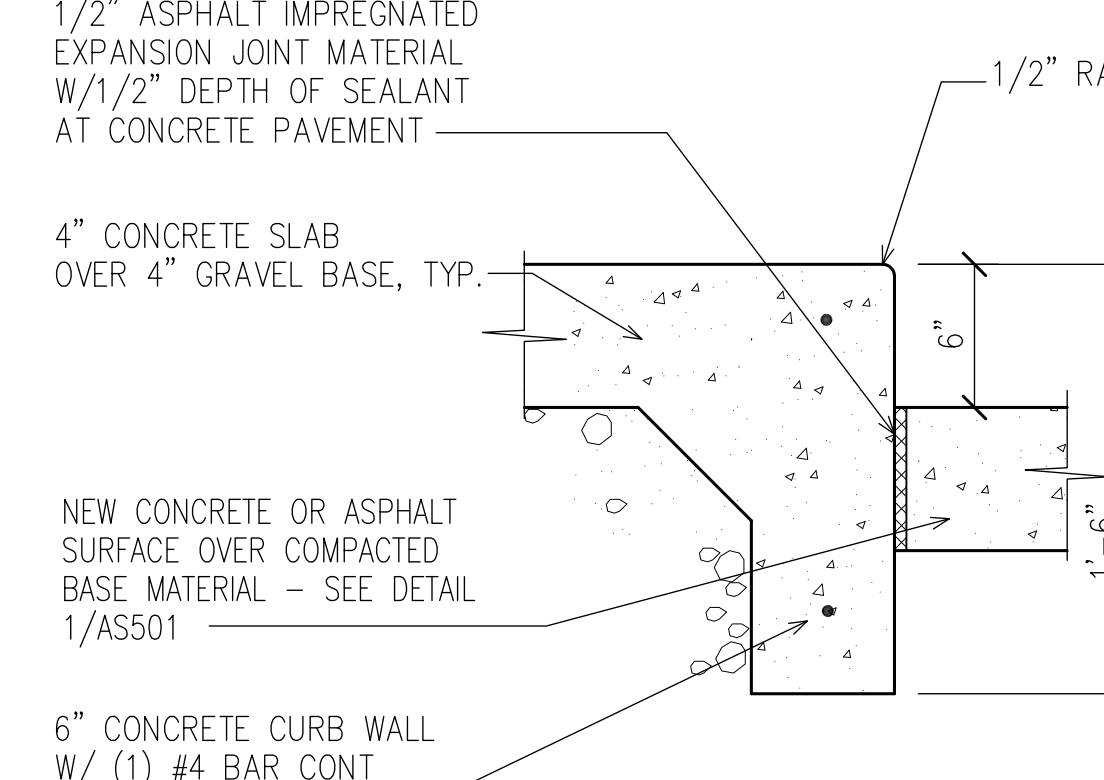
18 CATCH BASIN SECTION
ASS01 SCALE: 3/4" = 1'-0"



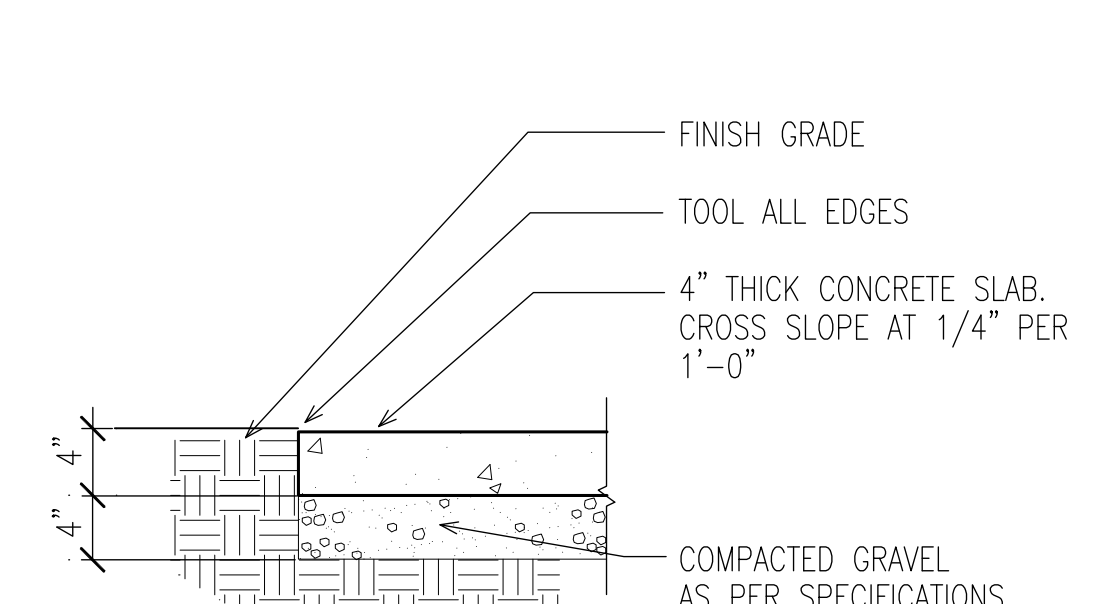
19 HDPE CORRUGATED PIPE FLARED END
ASS01 SCALE: NONE



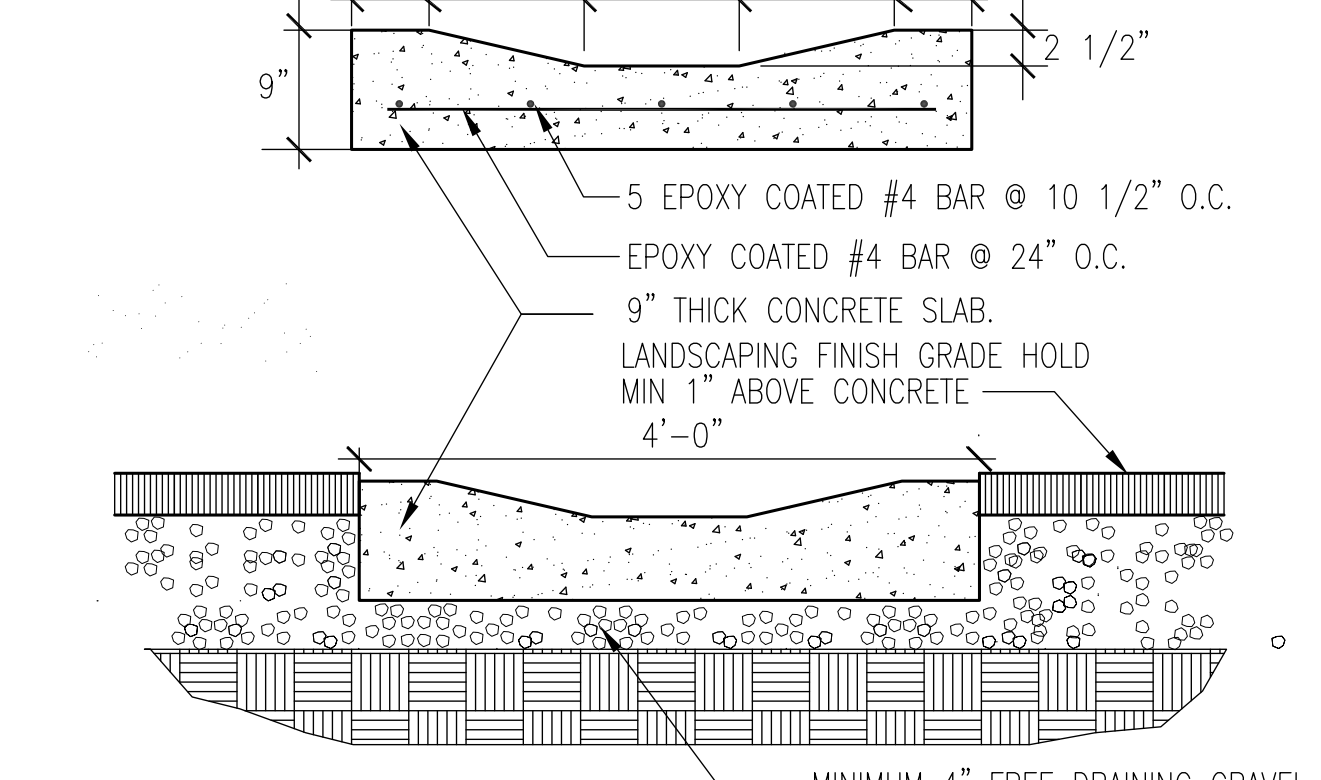
12 CONTROL JOINT DETAIL (CJ)
ASS01 SCALE: 1-1/2" = 1'-0"



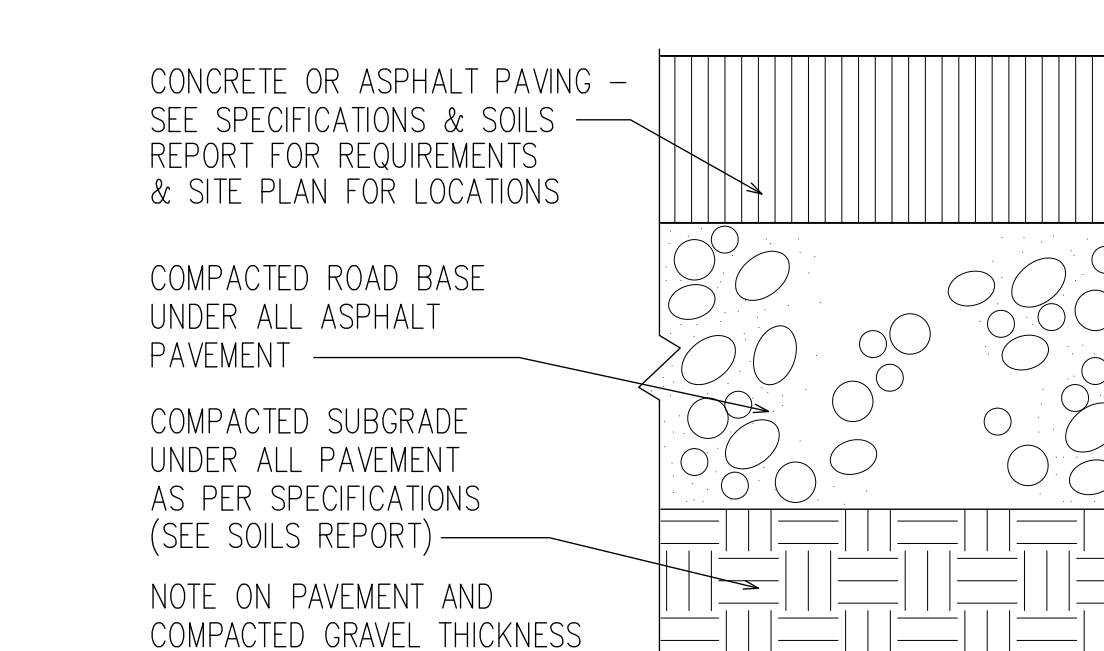
9 ROLL DOWN CURB DETAIL
ASS01 SCALE: 1-1/2" = 1'-0"



11 CONCRETE SIDEWALK DETAIL
ASS01 SCALE: 1" = 1'-0"



10 WATERWAY AT STORM WATER BASIN
ASS01 SCALE: NOT TO SCALE



1 PARKING LOT PAVING SECTION
ASS01 SCALE: NOT TO SCALE

HOGAN STEEL FABRICATION BUILDING

1250 WEST 75 NORTH
CENTERVILLE, UTAH

FRANK N MURDOCK JR Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

SITE DETAILS

REVISION # DATE:

CONST DOC
FILE NAME: HSPS-AS501
PLOT SCALE: 1:1
DRAWN BY: STAFF
CHECKED BY: FM
DATE: 5/23/22

AS
501



ISSUE DESCRIPTION	DATE
#	REV. DESCRIPTION DATE

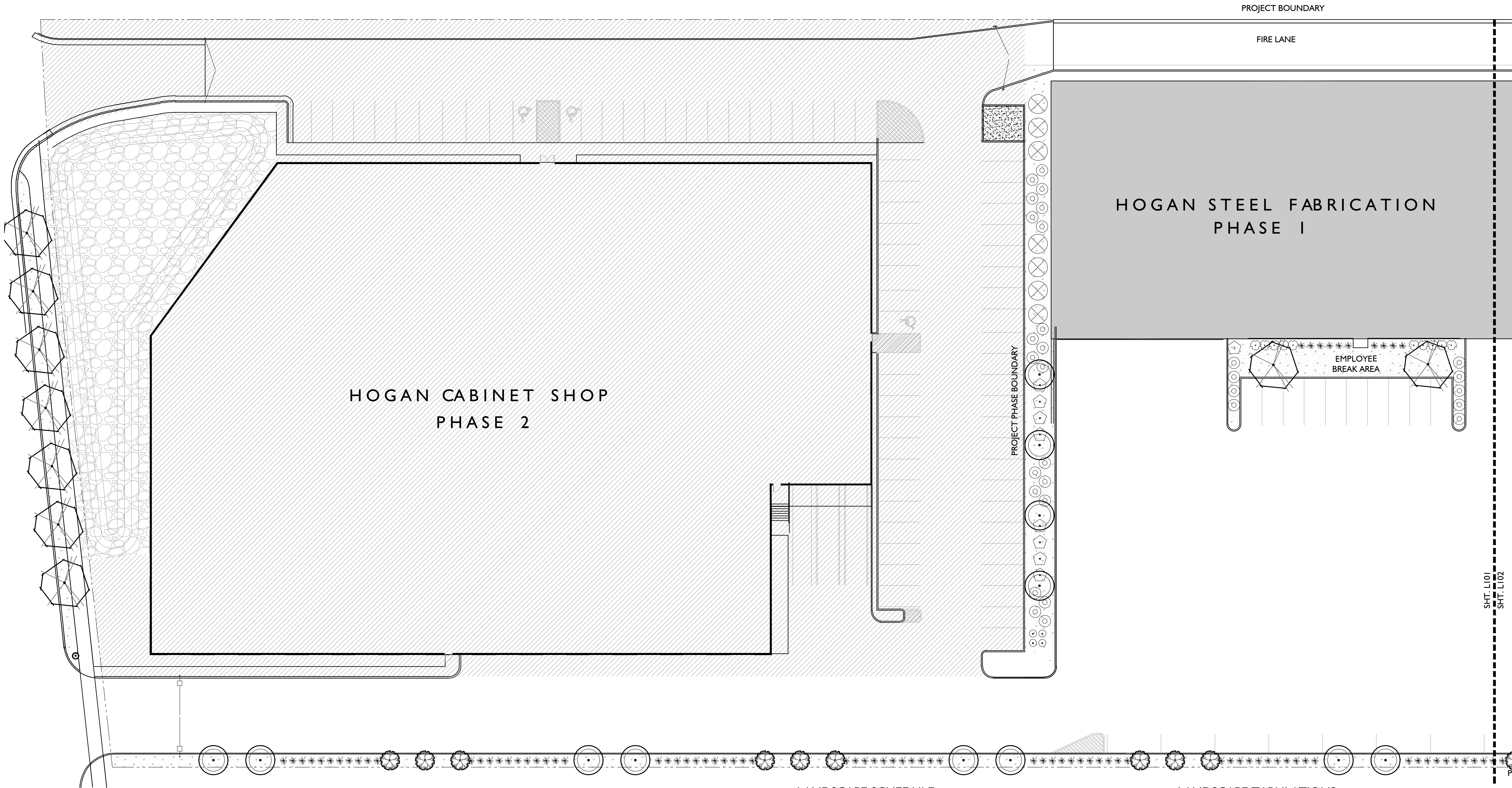
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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE I
1250 WEST 75 NORTH
CENTERVILLE, UTAH

LANDSCAPE
PLAN

L101



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 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 planter beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE SCHEDULE

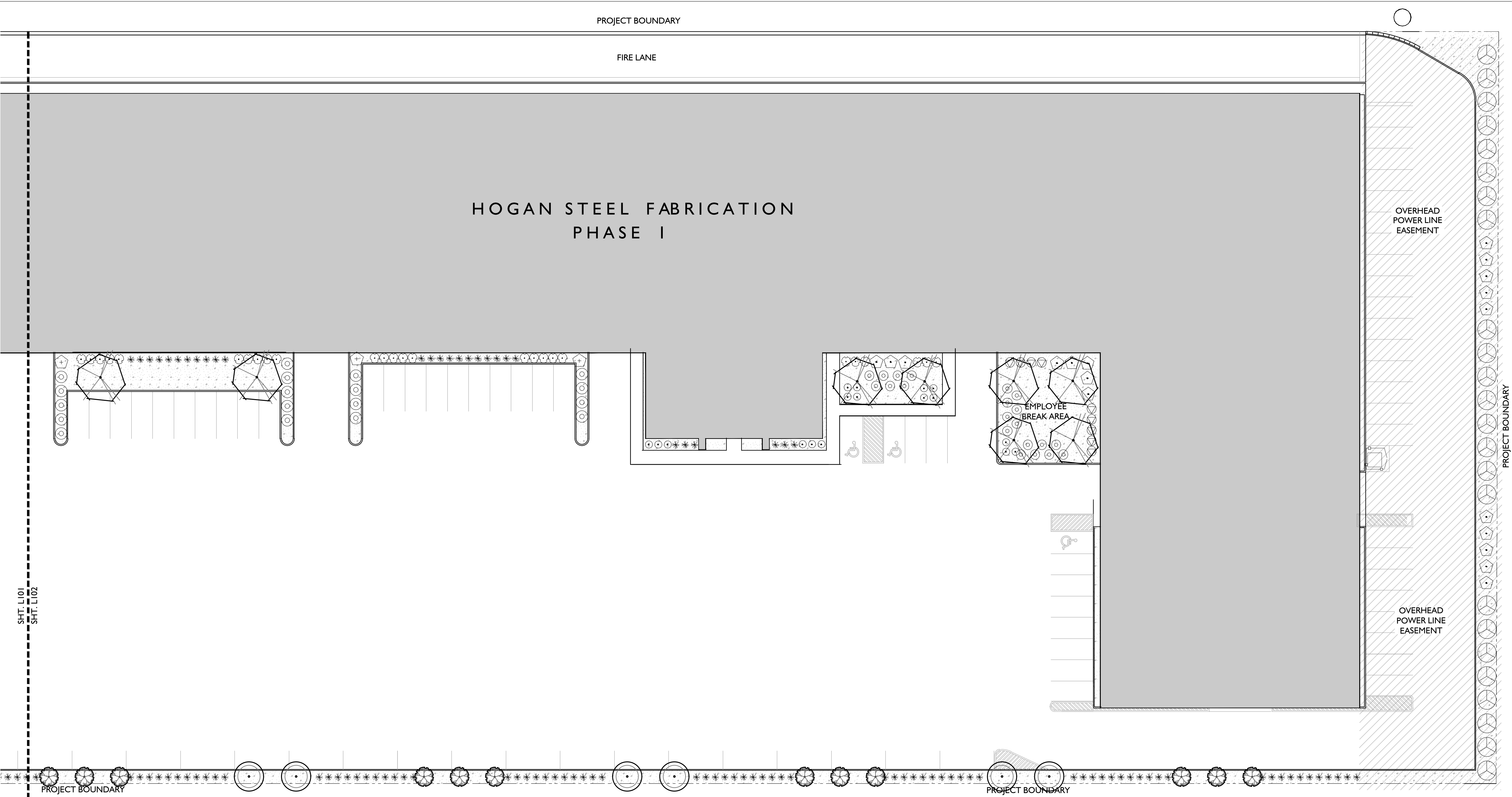
SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
		TREES		
21		FAGUS SYLVATICA 'RED OBELISK'	COLUMNAR RED BEECH	2" CAL.
17		MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
18		PYRUS CALLERYANA 'JAVELIN'	JAVELIN FLOWERING PEAR	2" CAL.
		SHRUBS		
21		BUDDLEIA 'LO and BEHOLD' BLUE CHIP	BLUE CHIP BUTTERFLY BUSH	2 GAL.
9		CYTISUS x PRAECOX 'ALLGOLD'	ALLGOLD BROOM	2 GAL.
8		RHUS GLABRA	SMOOTH SUMAC	2 GAL.
27		VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	2 Gal.
36		VIBURNUM OPULUS NANUM	DWF EUR. CRANBERRY BUSH	2 Gal.
		ORNAMENTAL GRASSES		
192		CALAMAGROSTIS x ACUT. 'KARL FOERSTER'	K. F. FEATHER GRASS	1 GAL.
30		MISCANTHUS SINENSIS 'GRACILLIMUS'	SLENDER MAIDEN GRASS	1 GAL.
4		MISCANTHUS SINENSIS 'COSMOPOLITAN'	COSMOPOLITAN GRASS	1 GAL.
		GROUNDCOVERS		
69		RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	2 GAL.
		MULCH		
22,070 S.F.		DECORATIVE STONE MULCH, 1 1/2", GREY		3" MIN.
9,960 S.F.		DECORATIVE COBBLE MULCH, 3 - 6", GREY		3" MIN.

LANDSCAPE TABULATIONS

PHASE I SITE AREA - 281,397 S.F.	REQD.	PROVIDED
TOTAL AREA LANDSCAPING	28,140 S.F.	32,030 S.F.
TOTAL TREES REQUIRED	64 Trees	56 Trees /80 Shrubs (1Tree/ 10 Shrubs)
TREES FOR STREET FRONTAGE	1 / 25 L.F.	Provided
BUILDING FRONTAGE / FOUNDATION	50%	75%
INTERIOR PARKING LOT LANDSCAPING - 5%	1,443 S.F.	3,984 S.F.
TOTAL INTERIOR PARKING LOT TREE AND SHRUBS - 90 Stalls - 1 Tree / 6 Stalls	15 Trees	18 Trees

A

LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH



LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
	21	FAGUS SYLVATICA 'RED OBELISK'	COLUMNAR RED BEECH	2" CAL.
	17	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
	18	PYRUS CALLERYANA 'JAVELIN'	JAVELIN FLOWERING PEAR	2" CAL.
SHRUBS				
	21	BUDDLEIA 'LO and BEHOLD' BLUE CHIP	BLUE CHIP BUTTERFLY BUSH	2 GAL.
	9	CYTISUS x PRAECOX 'ALLGOLD'	ALLGOLD BROOM	2 GAL.
	8	RHUS GLABRA	SMOOTH SUMAC	2 GAL.
	27	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	2 Gal.
	36	VIBURNUM OPULUS NANUM	DWF EUR. CRANBERRY BUSH	2 Gal.
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	192	CALAMAGROSTIS x ACUT. 'KARL FOERSTER'	K. F. FEATHER GRASS	1 GAL.
	30	MISCANTHUS SINENSIS 'GRACILLIMUS'	SLENDER MAIDEN GRASS	1 GAL.
	4	MISCANTHUS SINENSIS 'COSMOPOLITAN'	COSMOPOLITAN GRASS	1 GAL.
GROUNDCOVERS				
	69	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	2 GAL.
MULCH				
	22,070 S.F.	DECORATIVE STONE MULCH, 1 1/2", GREY		3" MIN.
	9,960 S.F.	DECORATIVE COBBLE MULCH, 3 - 6", GREY		3" MIN.

A

LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH



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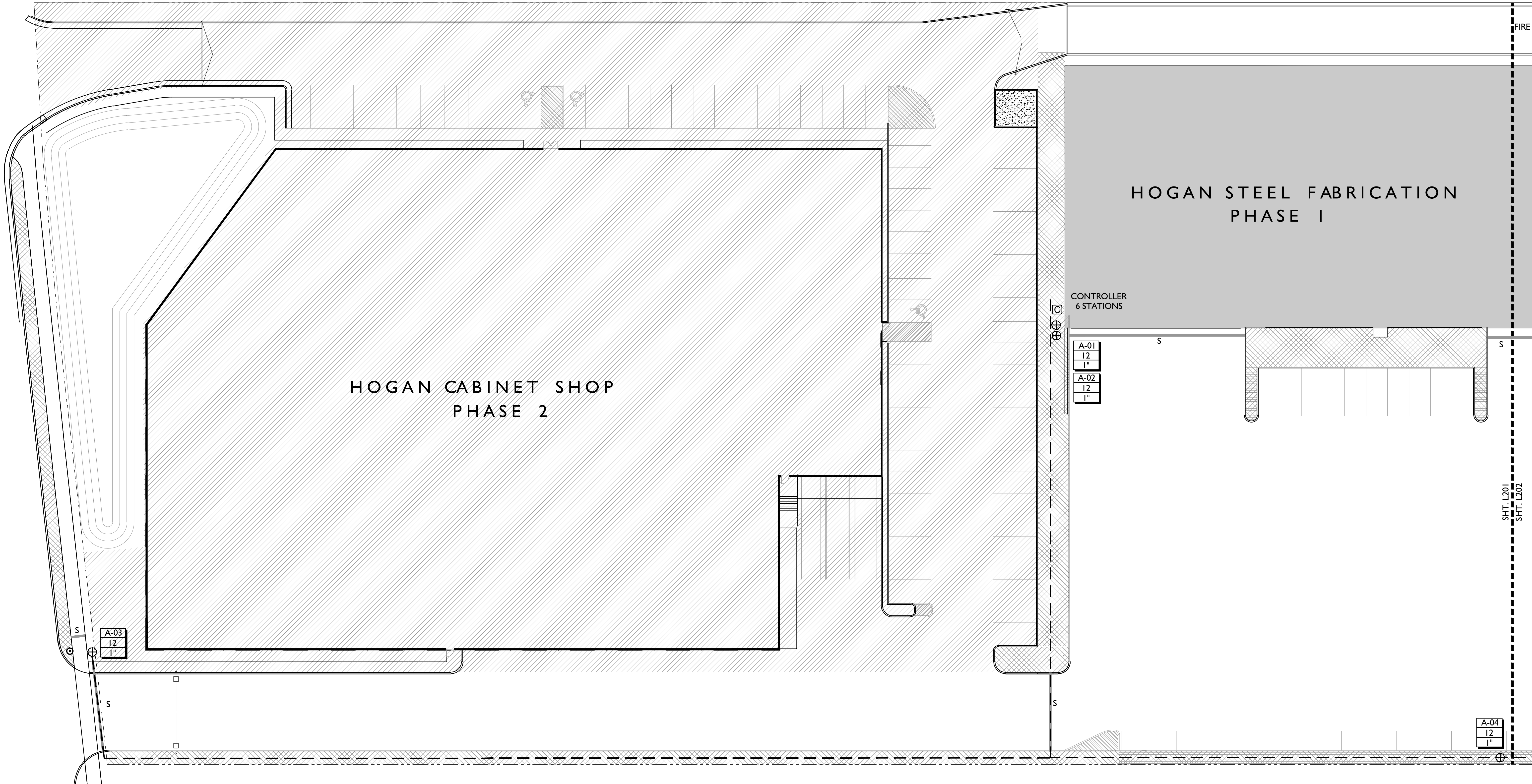
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HOGAN STEEL FABRICATION & CABINET SHOP
PHASE I
1250 WEST 75 NORTH
CENTERVILLE, UTAH

IRRIGATION PLAN

L201



IRRIGATION GENERAL NOTES

1. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
2. CONTACT LOCAL UNDERGROUND UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
5. PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
6. QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS. QUICK COUPLE VALVE SPACING SHALL NOT EXCEED 200 FEET TO ALLOW FOR HAND WATERING OF PLANT MATERIAL..
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE.

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of laterals	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
2 - 1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

IRRIGATION SCHEDULE

SYM. MODEL

- ☒ Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
- ⊕ Drip Control Zone - Rainbird XEZ-100-PRBCOM
- ⊙ Quick Coupling Valve Assembly
- ⬮ Ball Valve - 1 1/2"

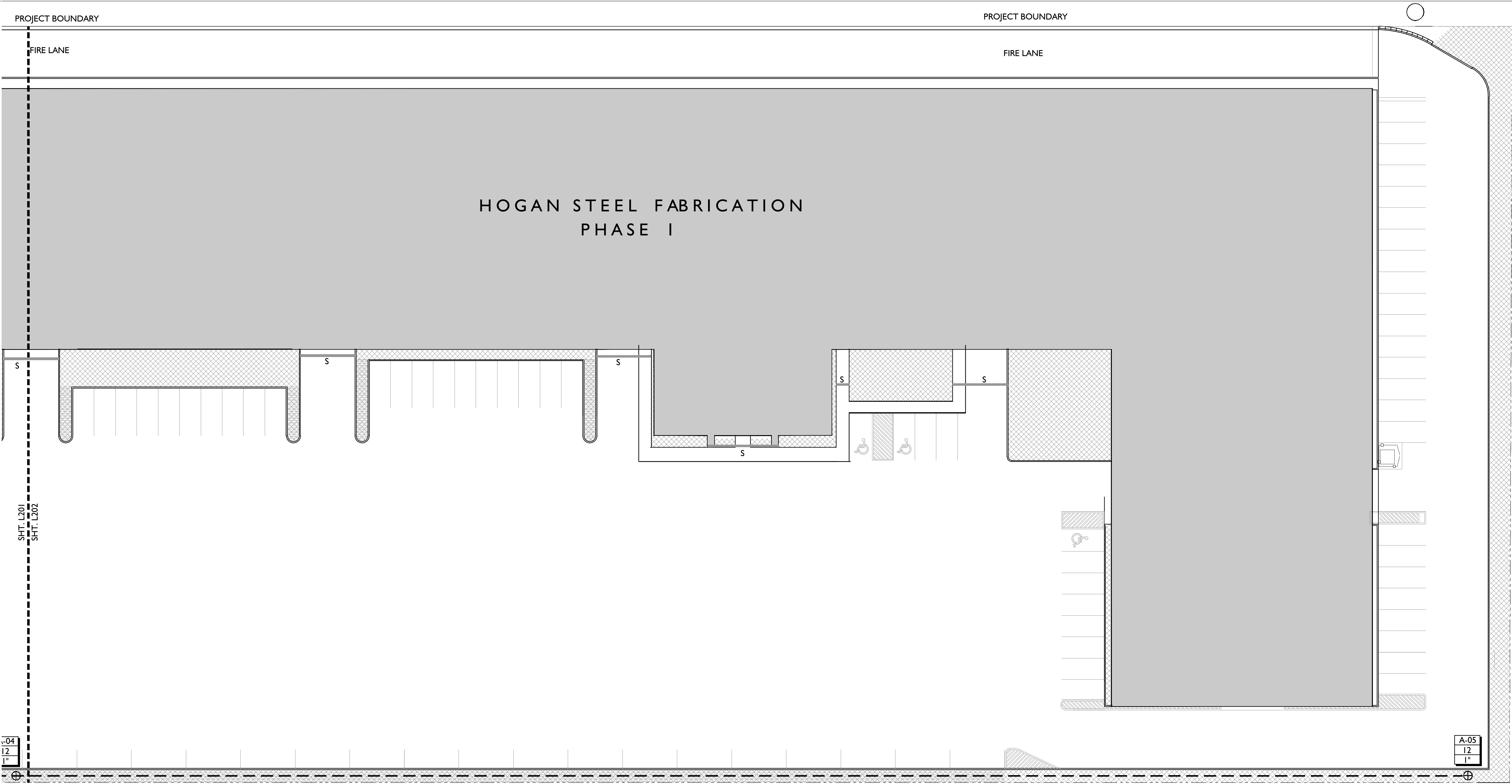
- [F] Automatic Secondary Water Filter - Amiad, Mini Sigma, 1 1/2"
- [S] Inline Flow Sensor - 1 1/2"
- [M] Master Valve - 1 1/2"
- [C] Controller - Rainbird ESP8LXME - 8 Stations
- [R] Rain Sensor - Rainbird - WR2

- Lateral Pipe - Schedule 40 PVC - See Irrigation Pipe Sizing Schedule
- 1 1/22" Sch 40 PVC Mainline
- S Irrigation Sleeve - See Plan for Locations and Details for Sizing

A-01	Controller - Valve #
26.7	GPM
1 1/2"	Valve Size

A

IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40



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
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

IRRIGATION SCHEDULE

SYM.	MODEL
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly
	Ball Valve - 1 1/2"
	Automatic Secondary Water Filter - Amiad, Mini Sigma, 1 1/2"
	Inline Flow Sensor - 1 1/2"
	Master Valve - 1 1/2"
	Controller - Rainbird ESP8LXME - 8 Stations
	Rain Sensor - Rainbird - WR2
-----	Lateral Pipe - Schedule 40 PVC - See Irrigation Pipe Sizing Schedule
—	1 1/22" Sch 40 PVC Mainline
S	Irrigation Sleeving - See Plan for Locations and Details for Sizing

A-01	Controller - Valve #
26.7	GPM
1 1/2"	Valve Size

A

IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40



ISSUE DESCRIPTION	DATE
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EXTERIOR LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	SOURCE	LOAD	APPROVED MANUFACTURERS	CATALOG NUMBER / SERIES	COMMENTS / NOTES
F1	SINGLE HEAD POLE MOUNTED LED LIGHT FIXTURE WITH TYPE 2 DISTRIBUTION. PROVIDE WITH INTEGRAL MOTION SENSOR. POLE LIGHTS ARE TO DIM TO 25% WHEN NO MOTION IS PRESENT. PROVIDE 20 FOOT STEEL NON-TAPERED POLE.	LED 25,000 LM / HEAD 0-10 V DIMMING 4000 K	277 V 175 W / HEAD	LUMARK LITHONIA	PRV-XL-PA3A-740-U-12W-SCBA-MS/ DMH-25 SSS20 (LUMA, AVPL) RSX2 LED P4 40K R2 MVOLT SPA NLTAIR2 PIRHN DOBXD / SSS 20 4C DM19AS DOBXD	
F2	DOUBLE HEAD POLE MOUNTED LED LIGHT FIXTURE WITH TYPE 4 DISTRIBUTION. HEADS ARE TO BE MOUNTED 90-DEGREES APART. PROVIDE 20 FOOT STEEL NON-TAPERED POLE.	LED 30,000 LM / HEAD 0-10 V DIMMING 4000 K	277 V 235 W / HEAD	LUMARK LITHONIA	PRV-XL-PA3B-740-U-14W-SCBA-MS/ DMH-25 SSS20 (LUMA, AVPL) RSX2 LED P4 40K R4 MVOLT SPA NLTAIR2 PIRHN DOBXD / SSS 25 4C DM19AS DOBXD	
F3	EXTERIOR LED WALL MOUNTED LIGHT FIXTURE.	LED 10,000 LM 0-10 V DIMMING	277 V 100 W	LUMARK VISIONAIRE LIGHTING LITHONIA COLUMBIA	AXCS4A-C-SCBA-M5/DIM-L12 VSKA-BT3-16LC-7-4K/INV-WM-STANDARD FINISH WDGE3 LED P1 40K 70CRI R4 MVOLT PIR DOBXD	

LIGHT FIXTURE GENERAL NOTES

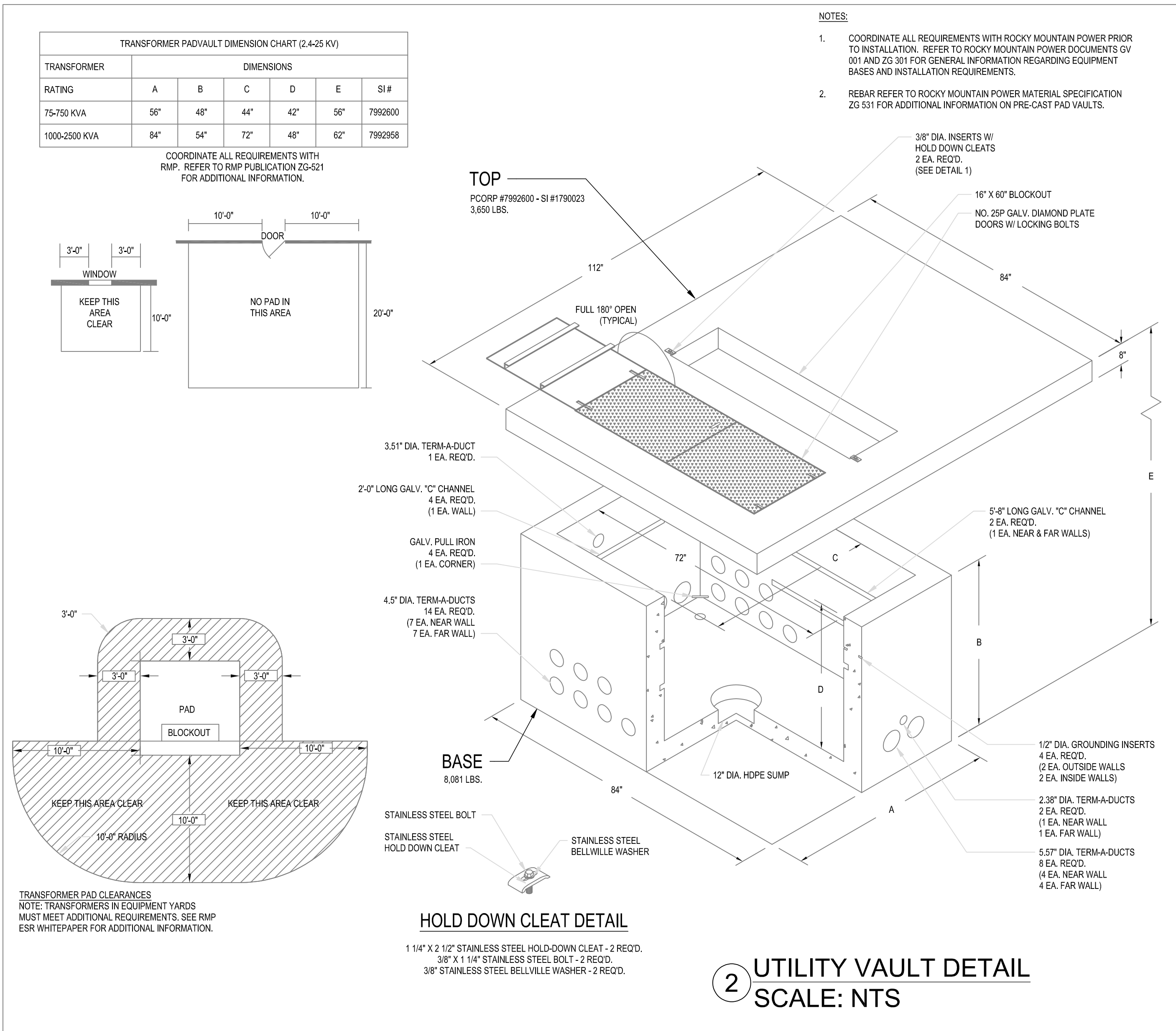
- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
- CONFIRM MOUNTING HEIGHTS AND LOCATIONS OF ALL LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS AND / OR ARCHITECT.
- REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE REQUIREMENTS.
- CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE.
- ALL LIGHT FIXTURES ARE TO BE 4000K, UNLESS OTHERWISE NOTED IN THE FIXTURE DESCRIPTION.
- ALL LIGHT FIXTURES ARE TO BE A MINIMUM OF 80 CRI UNLESS OTHERWISE NOTED IN THE FIXTURE DESCRIPTION.
- ALL LED SOURCES MUST MEET L80 AT 50,000 HRS MINIMUM UNLESS OTHERWISE NOTED.
- CONFIRM ALL MOUNTING REQUIREMENTS WITH ARCHITECT PRIOR TO RELEASE.
- ALL LIGHT FIXTURES ARE TO HAVE AN EFFICACY OF 80 LUMENS PER WATT MINIMUM.

BIDDING REQUIREMENTS

- BID ONLY PRODUCTS THAT ARE SPECIFIED OR APPROVED BY ADDENDUM.
- PACKAGING OF LIGHT FIXTURES WITH OTHER SYSTEMS IS NOT ALLOWED AND MUST BE BID SEPARATELY. I.E. LIGHT FIXTURES, THEATRICAL LIGHTING, SPORTS LIGHTING AND ALL LIGHTING CONTROLS.
- WHEN ONLY ONE PRODUCT IS APPROVED FOR BIDDING, THE PRICE FOR THAT ITEM SHALL BE BROKEN OUT SEPARATELY WHEN SUBMITTING PRICING TO VARIOUS DISTRIBUTORS AND / OR CONTRACTOR.
- WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, THE DESCRIPTION SHALL GOVERN.

LIGHT FIXTURE PRIOR APPROVAL REQUIREMENTS

- PRIOR APPROVAL IS REQUIRED BEFORE BIDDING THIS PROJECT.
- PRIOR APPROVALS SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) WORKING DAYS BEFORE BID TIME. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REJECTED.
- ITEMS THAT ARE SUBMITTED AND HAVE BEEN APPROVED WILL BE LISTED IN THE ADDENDUMS. VERBAL APPROVALS WILL NOT BE GIVEN ON ANY ITEM.
- IT IS NOT THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER TO NOTIFY THE SUBMITTING PARTY OF ERRORS IN THE SUBMITTAL. NOTIFICATION OF ERRORS BY THE ELECTRICAL ENGINEER PRIOR TO ISSUANCE OF THE ADDENDUMS MAY NOT BE GIVEN.
- PRIOR APPROVALS SHALL CONSIST OF CUT SHEETS DESCRIBING THE PRODUCTS BEING SUBMITTED AS EQUIVALENTS. ALL SPECIFICATION INFORMATION SHALL BE CLEARLY MARKED. PRODUCTS WITHOUT PHOTOMETRIC DATA WILL NOT BE APPROVED.
- LIGHTING PACKAGES WILL BE REVIEWED FOR GENERAL PROJECT COMPLIANCE ONLY. AN IN-DEPTH REVIEW OF ANY ALTERNATE FIXTURES WILL BE DONE DURING THE SUBMITTAL REVIEW PROCESS. ANY FIXTURES THAT ARE NOT TRULY EQUAL AND / OR DO NOT COMPLY WITH ALL OF THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, WILL NOT BE APPROVED.



SITE GENERAL NOTES:

- PROVIDE ALL REQUIRED BACKFILLING, ETC. FOR ALL CONDUITS. PROVIDE REQUIRED BACKFILL MATERIAL AS DIRECTED BY EACH UTILITY.
- COORDINATE ALL LOCATIONS AND ROUTING WORK IN THE FIELD.
- ROUTE CONDUITS A MINIMUM OF 2" BELOW THE BUILDING FLOOR SLAB.
- MINIMUM CONDUIT FOR SITE WORK SHALL BE 1".
- CONDUIT ROUTING SHOWN IS SCHEMATIC AND FOR CLARIFICATION COORDINATE LOCATION WITH ALL AFFECTED TRADES.
- PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND COMMUNICATION CONDUITS.
- ALL CONDUITS THAT EXTEND THROUGH CONCRETE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.
- ALL ELBOWS THAT ARE UNDER THE FINISHED GRADE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.

UTILITY REQUIREMENTS:

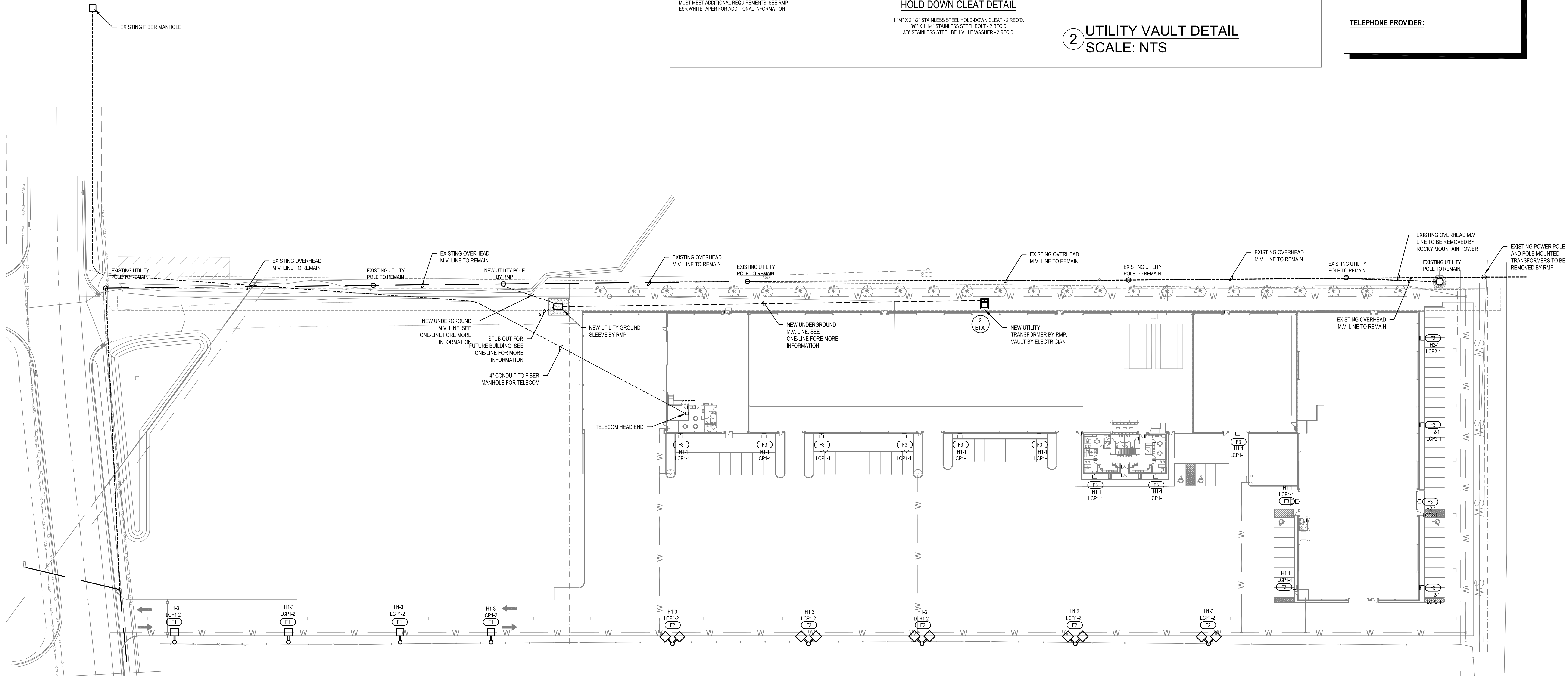
- BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SITE DETAIL SHEETS FOR TRENCHING REQUIREMENTS.
- VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, CENTURYLINK, AND GOOGLE FIBER REQUIREMENTS.
- INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER, CENTURYLINK, AND GOOGLE FIBER.

UTILITY PROVIDER:
DUSTIN RUDD
Tel: 801-220-7233
Email: dustin.rudd@rmpcorp.com

DATA PROVIDER:

CABLE PROVIDER:

TELEPHONE PROVIDER:



1 HOGAN STEEL FABRICATION SHOP SITE PLAN - ELECTRICAL
SCALE: 1" = 40'-0"

HOGAN STEEL FABRICATION BUILDING

1250 WEST 75 NORTH
CENTERVILLE, UTAH

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102
Tel: (801) 532-4441

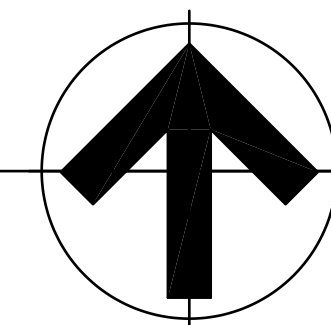
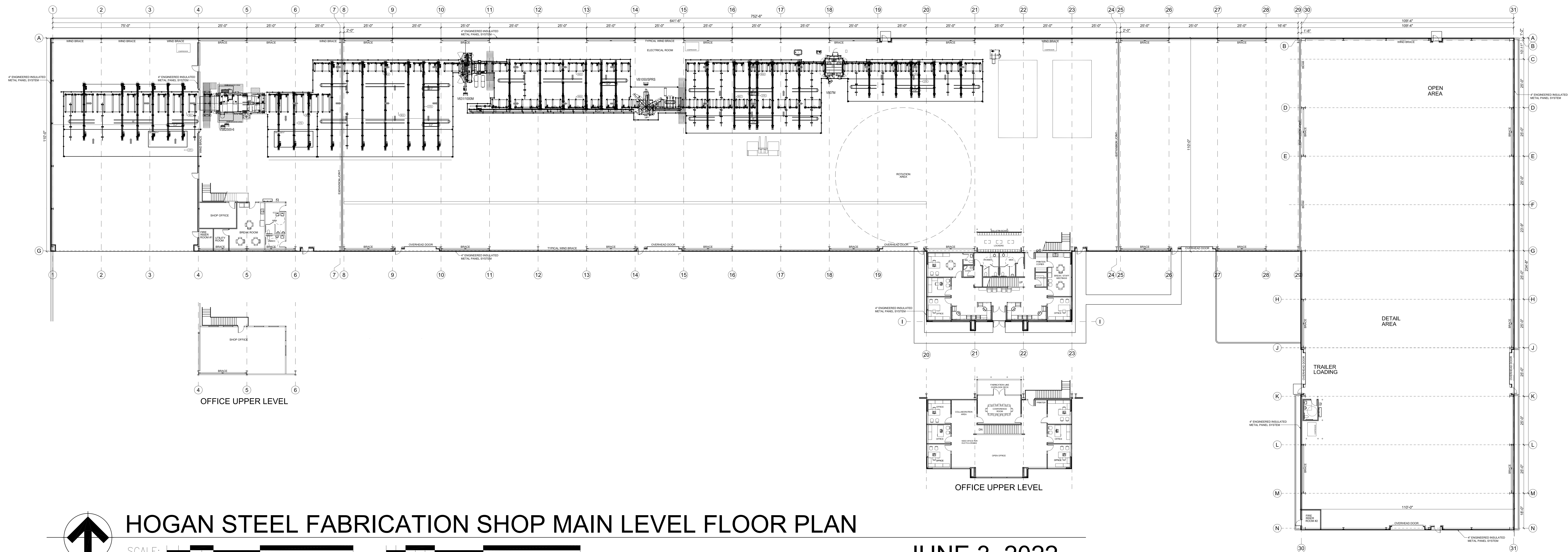
SITE PLAN - ELECTRICAL

REVISION # DATE:

DFCM PROJECT NO.:

CONST. DOC
FILE NAME: HSFS-A100
PLOT SCALE: 1:96
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 3/27/22

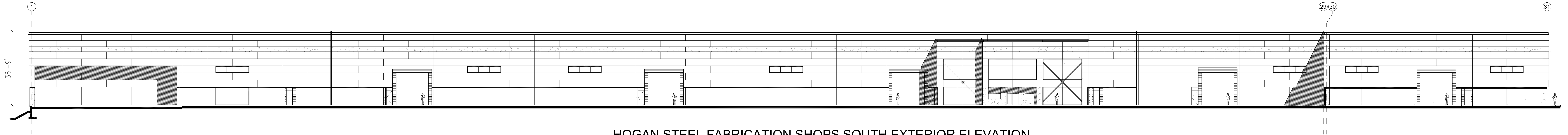
E
100



HOGAN STEEL FABRICATION SHOP MAIN LEVEL FLOOR PLAN

SCALE: 0 24' 48' 96' 0 10' 25' 50' 100'

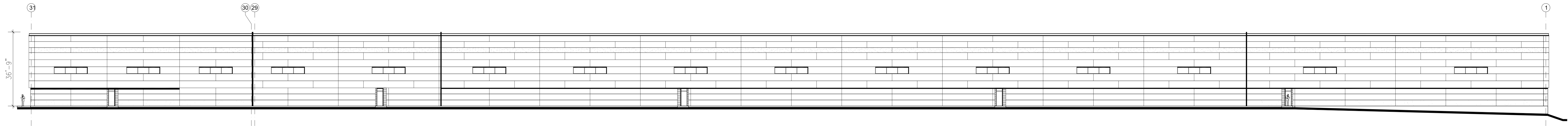
JUNE 3, 2022



HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

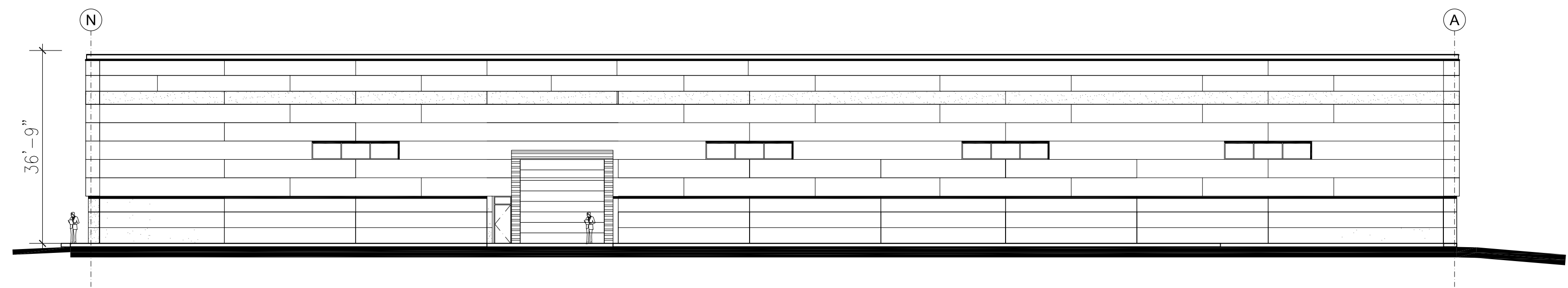
5/9/22



HOGAN STEEL FABRICATION SHOPS NORTH EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

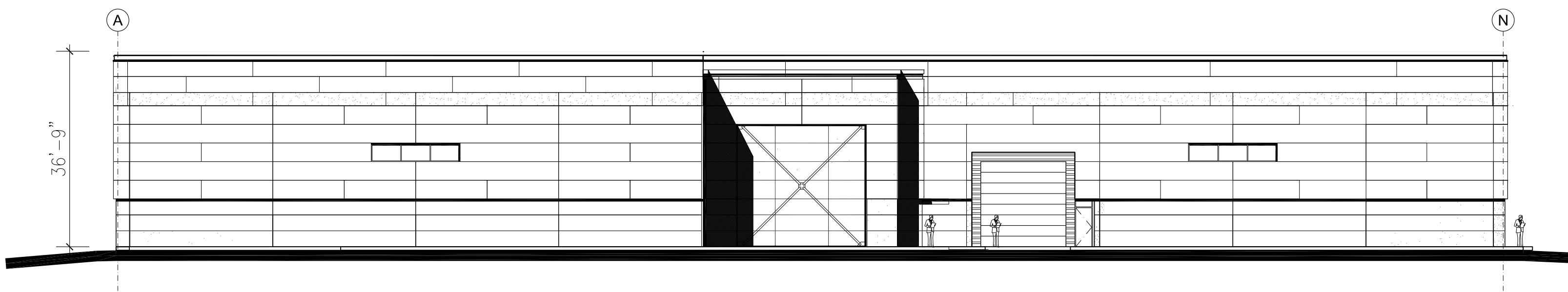
5/9/22



HOGAN STEEL FABRICATION SHOPS WEST EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

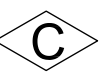
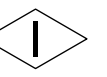
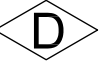
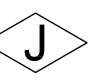
5/9/22



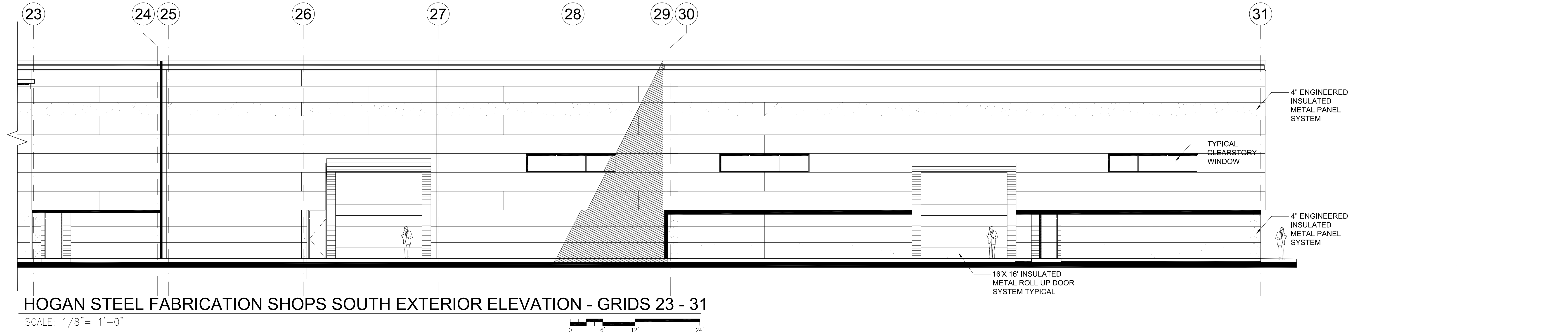
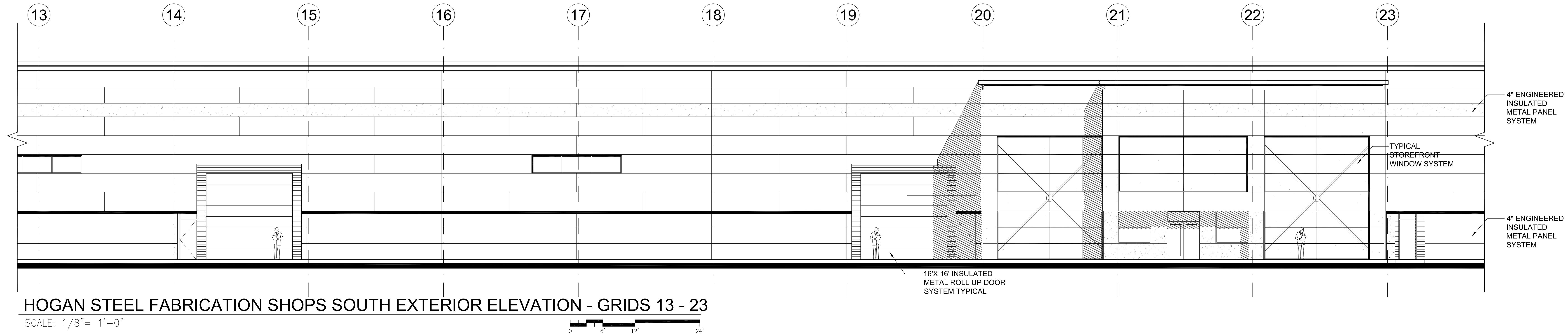
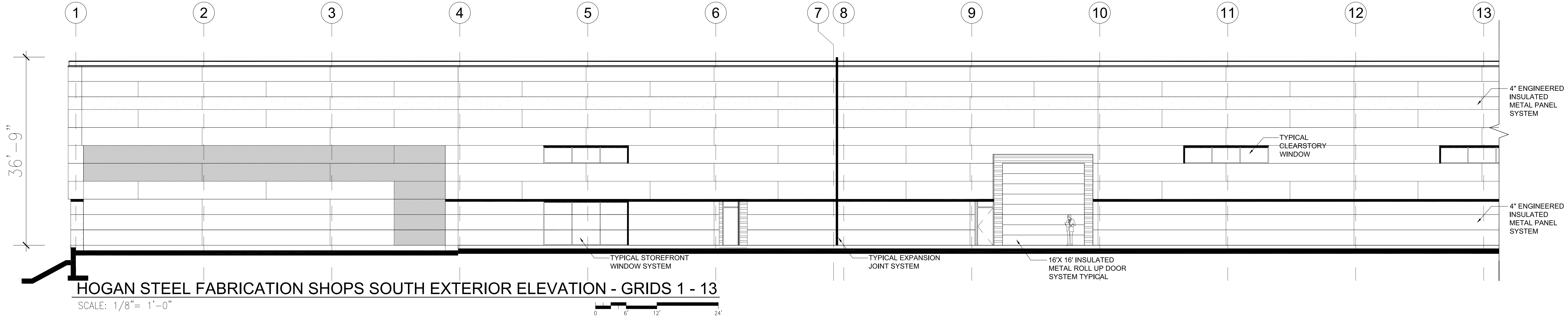
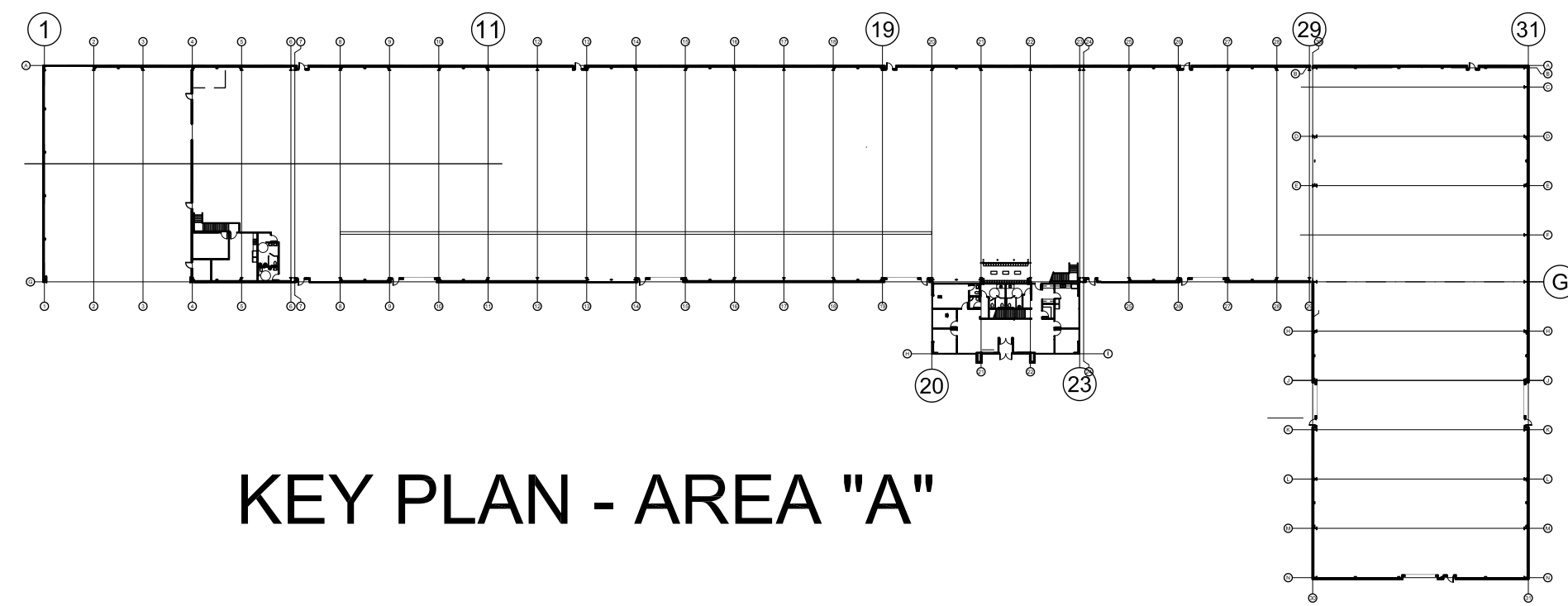
HOGAN STEEL FABRICATION SHOPS EAST EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

5/9/22

NEW CONSTRUCTION KEY NOTES			
 XXX	 XXX		
 XXX	 XXX		
 XXX	 XXX		
 XXX	 XXX		
	 XXX		

- ### GENERAL NOTES
- CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES TO THE CONTRACT DOCUMENTS.
 - CONTRACTOR SHALL NOT PARK, STORE EQUIPMENT, OR USE THE EXISTING CENTERVILLE CITY ROAD FOR ANY PURPOSE OTHER THAN ACCESS TO THE PROJECT SITE. CONTRACTOR SHALL NOT DISTURB OR USE ANY AREA OUTSIDE CONTRACT LIMIT LINE TO PARK OR STORE EQUIPMENT.
 - PROVIDE TEMPORARY PROTECTION AT ALL STORM DRAINS DURING CONSTRUCTION. DO NOT ALLOW CONSTRUCTION OR DEMOLITION DEBRIS TO ENTER THE STORM DRAIN SYSTEM.
 - DO NOT SCALE THE DRAWINGS TO DETERMINE QUANTITIES, AREAS OR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
 - CONTRACTOR TO MAINTAIN AND PROTECT ALL EXISTING UTILITY SERVICES DURING CONSTRUCTION.
 - CONTRACTOR TO MAINTAIN AND PROTECT EXISTING CONDITIONS OUTSIDE THE OWNER'S PROPERTY BOUNDARIES.



HOGAN STEEL FABRICATION BUILDING
1250 WEST 75 NORTH
CENTERVILLE, UTAH

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

SOUTH EXTERIOR ELEVATION

REVISION # DATE:
DCFM PROJECT NO.:
CONST. DOC
FILE NAME: HSPS-A201
PLOT SCALE: 1/96
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/9/22

**A
201**

NEW CONSTRUCTION KEY NOTES			
 XXX	 XXX		
 XXX	 XXX		
 XXX	 XXX		
 XXX	 XXX		
	 XXX		

- GENERAL NOTES
1.

CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES TO THE CONTRACT DOCUMENTS.
2.

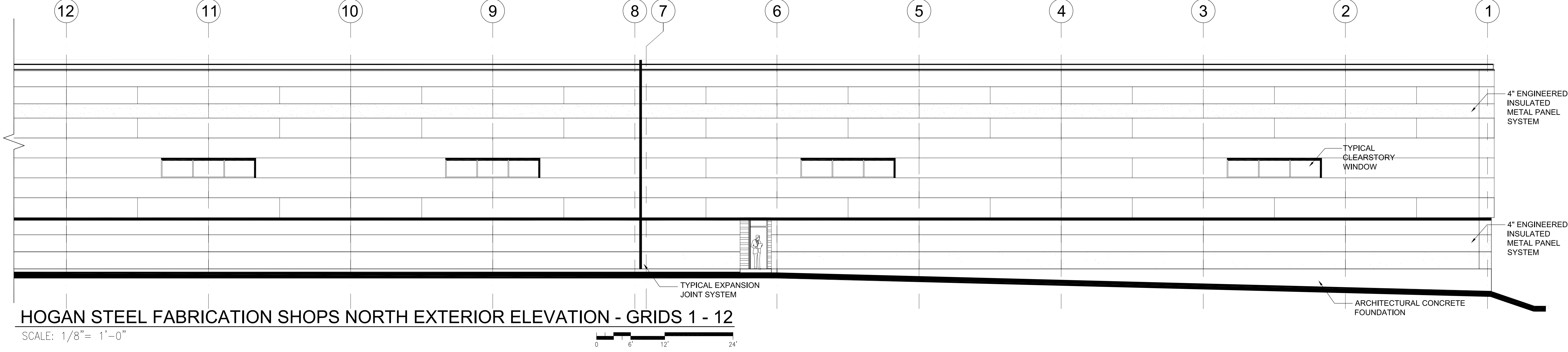
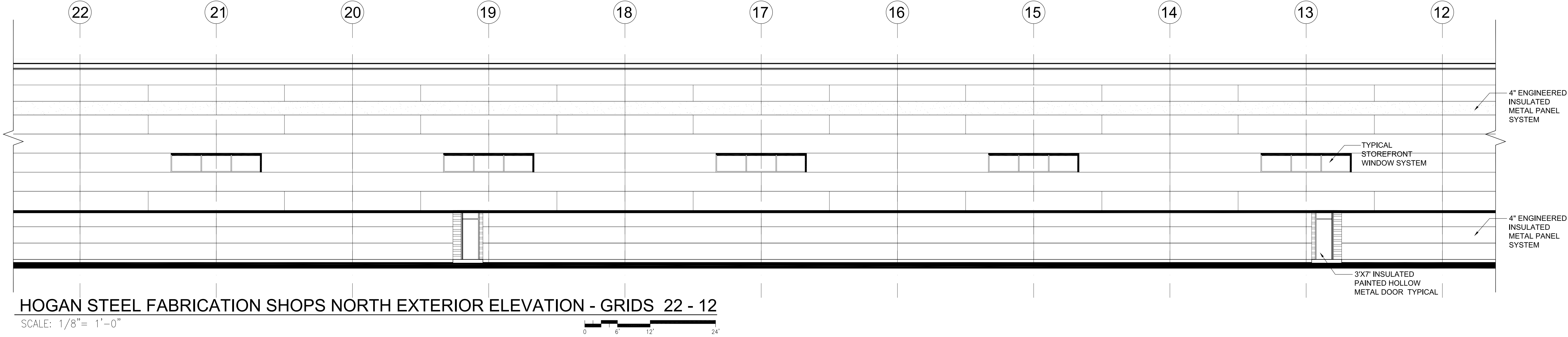
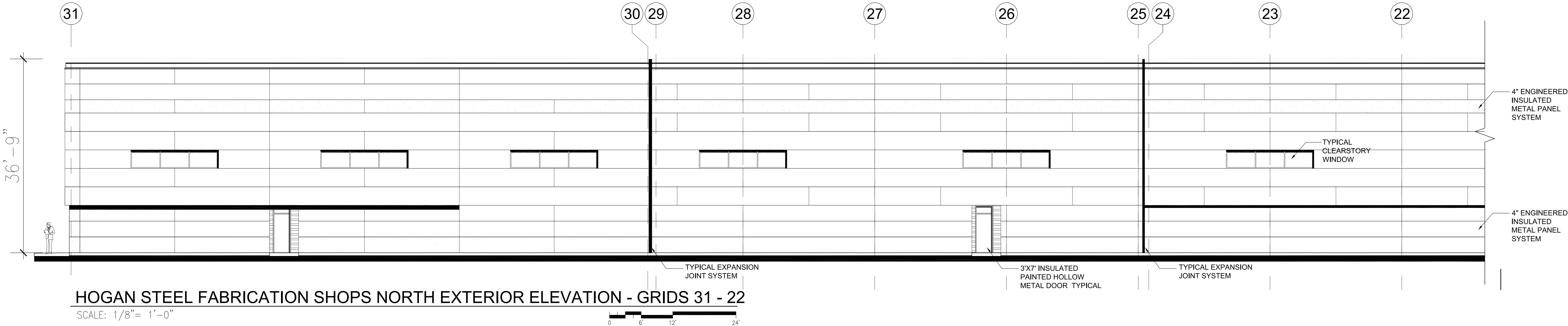
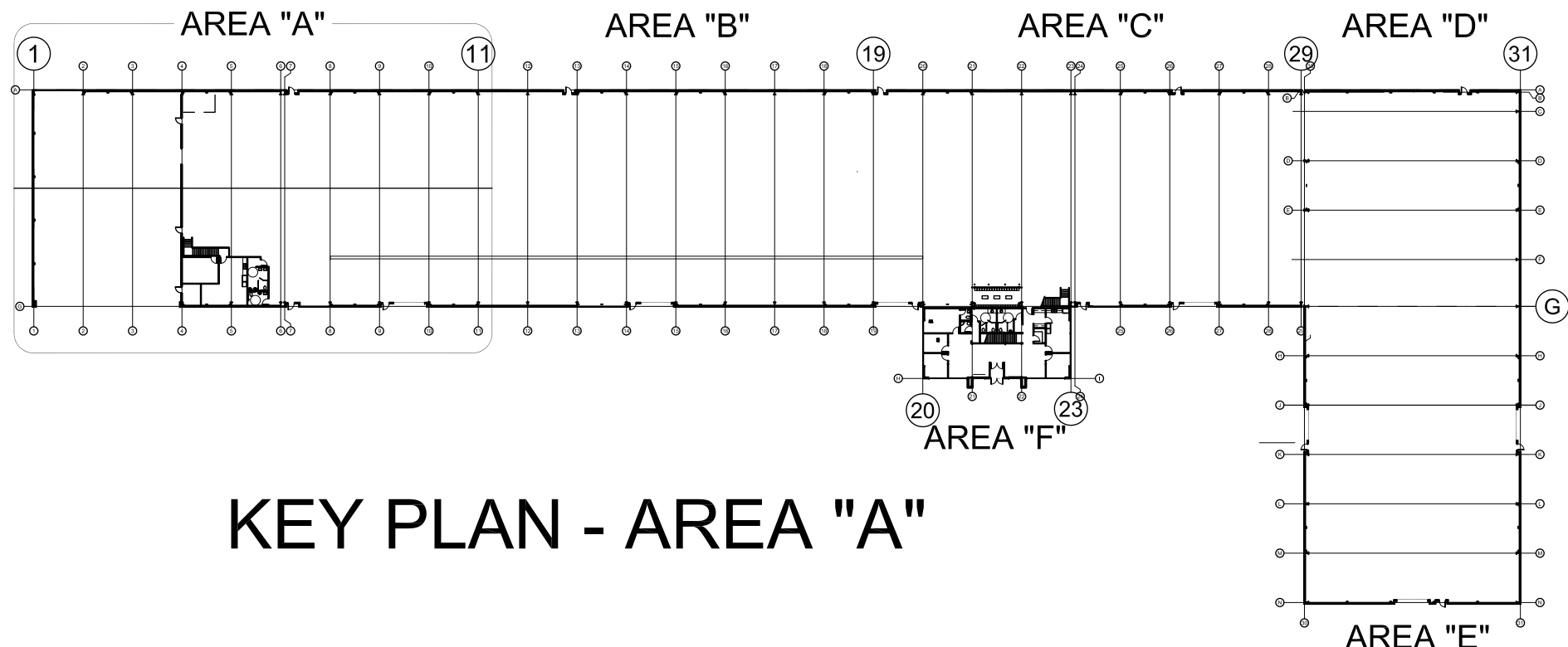
CONTRACTOR SHALL NOT PARK, STORE EQUIPMENT, OR USE THE EXISTING CENTERVILLE CITY ROAD FOR ANY PURPOSE OTHER THAN ACCESS TO THE PROJECT SITE. CONTRACTOR SHALL NOT DISTURB OR USE ANY AREA OUTSIDE CONTRACT LIMIT LINE TO PARK OR STORE EQUIPMENT.
3.

PROVIDE TEMPORARY PROTECTION AT ALL STORM DRAINS DURING CONSTRUCTION. DO NOT ALLOW CONSTRUCTION OR DEMOLITION DEBRIS TO ENTER THE STORM DRAIN SYSTEM.
4.

DO NOT SCALE THE DRAWINGS TO DETERMINE QUANTITIES, AREAS OR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
5.

CONTRACTOR TO MAINTAIN AND PROTECT ALL EXISTING UTILITY SERVICES DURING CONSTRUCTION.
6.

CONTRACTOR TO MAINTAIN AND PROTECT EXISTING CONDITIONS OUTSIDE THE OWNER'S PROPERTY BOUNDARIES.



HOGAN STEEL FABRICATION BUILDING

1250 WEST 75 NORTH
CENTERVILLE, UTAH

FRANK N MURDOCK JR ■ Architect & Associates

975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

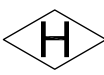
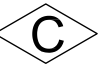
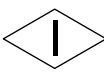
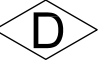
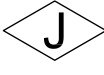
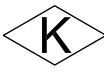
NORTH EXTERIOR ELEVATION

REVISION # DATE:

DFCM PROJECT NO.:

CONST. DOC.
FILE NAME: HSF5-A202
PLOT SCALE: 1/8"= 1'-0"
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/9/22

A
202

NEW CONSTRUCTION KEY NOTES			
 XXX	 XXX		
 XXX	 XXX		
 XXX	 XXX		
 XXX	 XXX		
	 XXX		

- GENERAL NOTES
1.

CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES TO THE CONTRACT DOCUMENTS.
2.

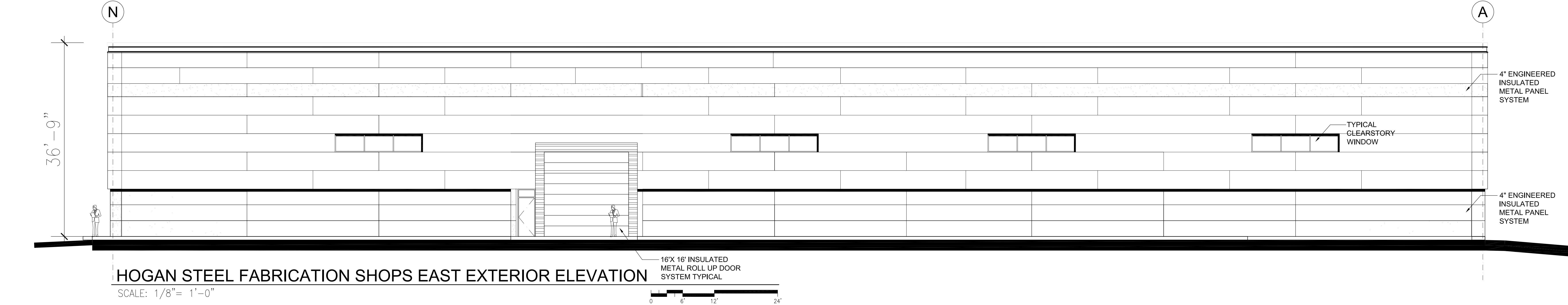
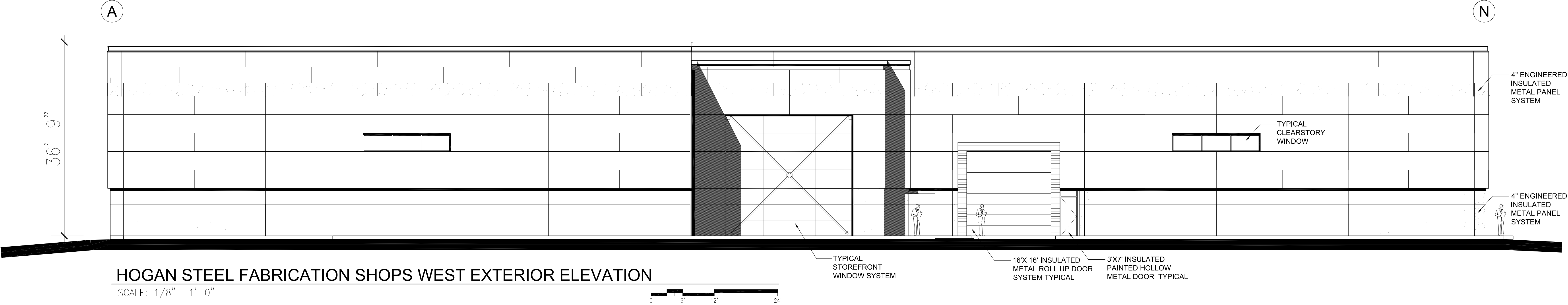
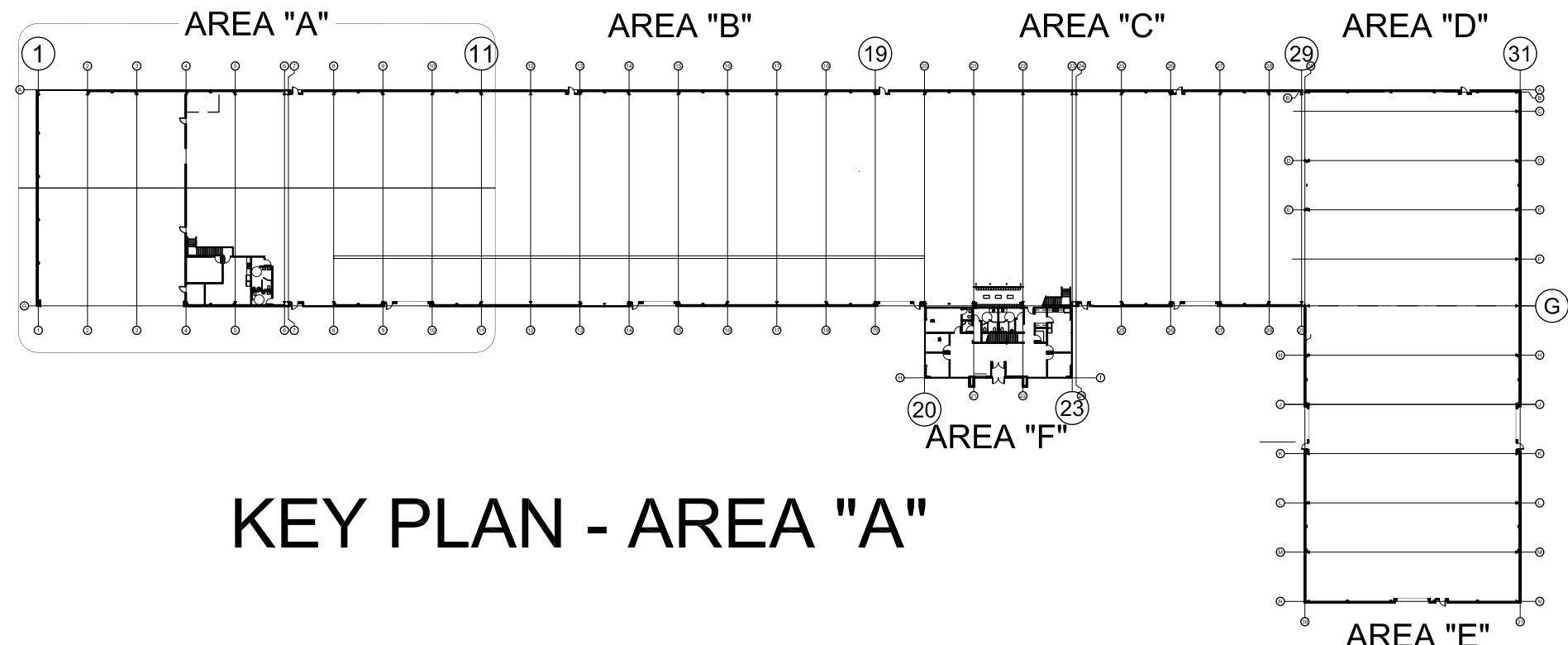
CONTRACTOR SHALL NOT PARK, STORE EQUIPMENT, OR USE THE EXISTING CENTERVILLE CITY ROAD FOR ANY PURPOSE OTHER THAN ACCESS TO THE PROJECT SITE. CONTRACTOR SHALL NOT DISTURB OR USE ANY AREA OUTSIDE CONTRACT LIMIT LINE TO PARK OR STORE EQUIPMENT.
3.

PROVIDE TEMPORARY PROTECTION AT ALL STORM DRAINS DURING CONSTRUCTION. DO NOT ALLOW CONSTRUCTION OR DEMOLITION DEBRIS TO ENTER THE STORM DRAIN SYSTEM.
4.

DO NOT SCALE THE DRAWINGS TO DETERMINE QUANTITIES, AREAS OR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.
5.

CONTRACTOR TO MAINTAIN AND PROTECT ALL EXISTING UTILITY SERVICES DURING CONSTRUCTION.
6.

CONTRACTOR TO MAINTAIN AND PROTECT EXISTING CONDITIONS OUTSIDE THE OWNER'S PROPERTY BOUNDARIES.



HOGAN STEEL FABRICATION BUILDING

1250 WEST 75 NORTH

CENTERVILLE, UTAH

FRANK N MURDOCK JR ■ Architect & Associates

975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

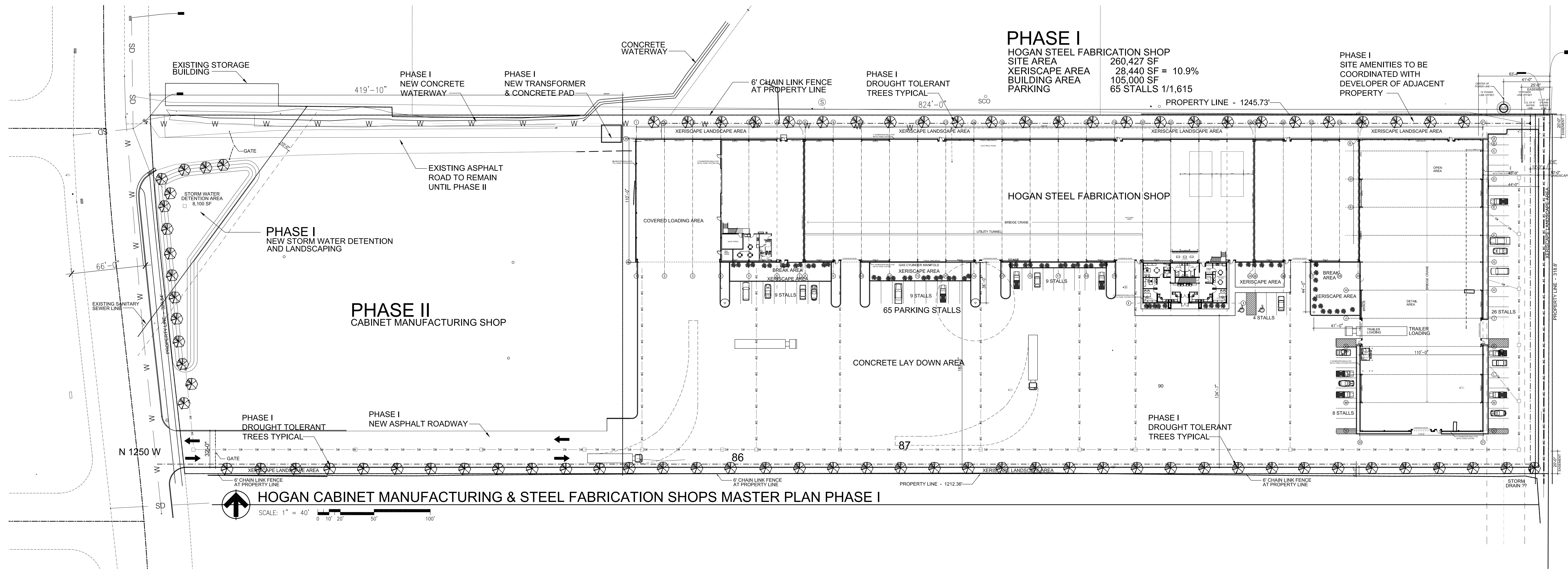
EAST & WEST EXTERIOR ELEVATION

REVISION # DATE:

DFCM PROJECT NO.:

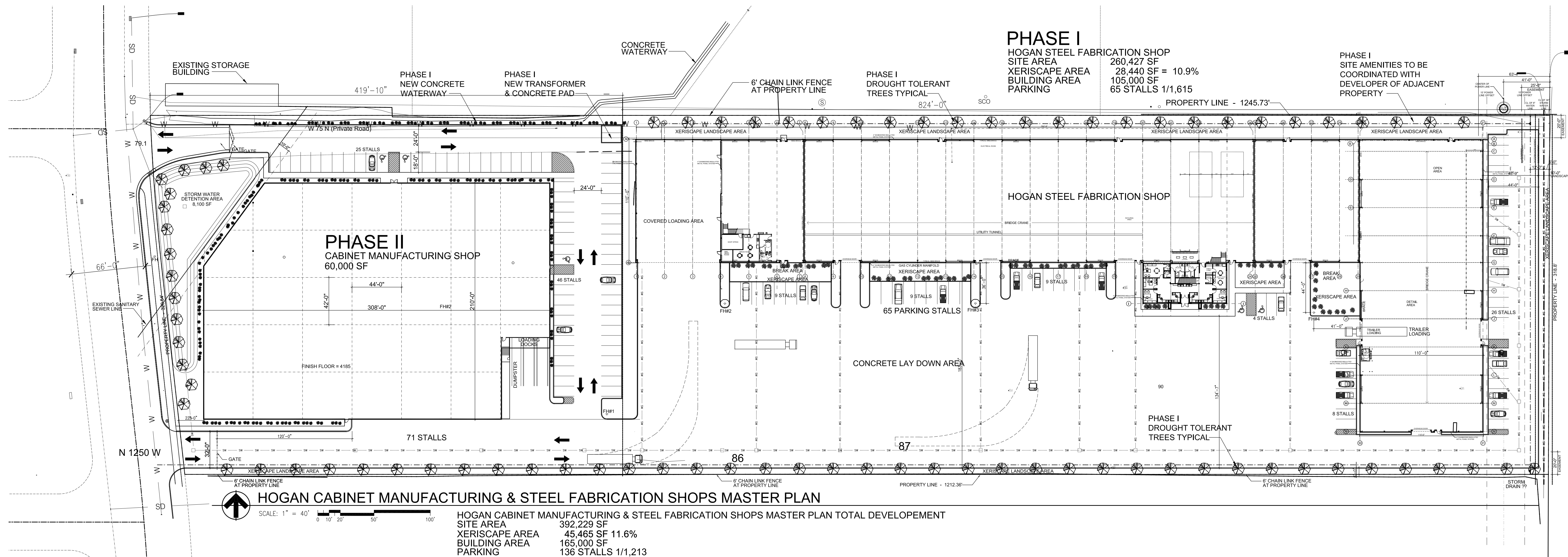
CONST DOC
FILE NAME: HSPS-A203
PLOT SCALE: 1/36
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/9/22

A
203



HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOPS MASTER PLAN PHASE I

MAY 2, 2022



HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOP MASTER PLAN

MAY 2, 2022

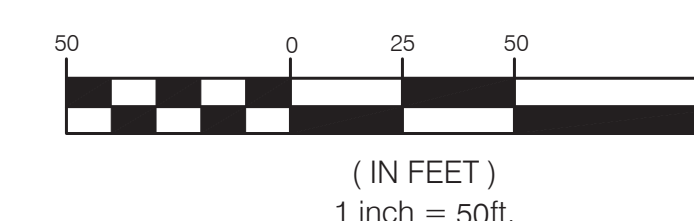
HOGAN STEEL FABRICATION & CABINET SHOP MASER PLAN
1250 WEST 75 NORTH
CANTERVILLE, UTAH

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

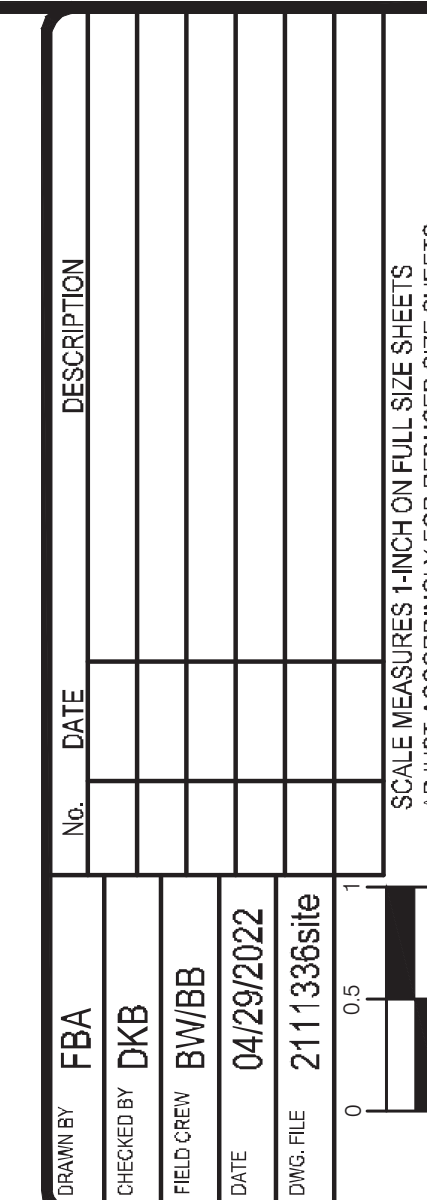
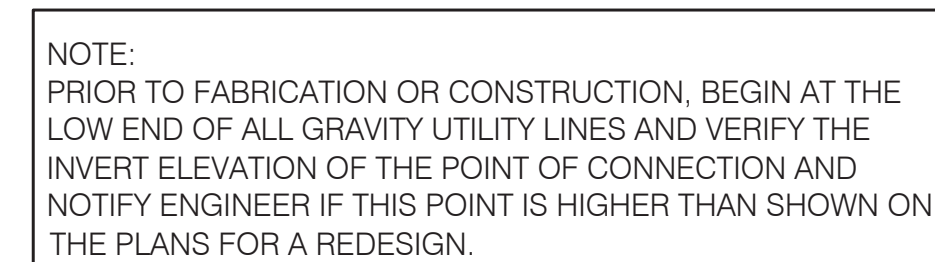
MASTER PLAN PHASE I & PHASE II

REVISION # DATE:
DCFM PROJECT NO.:
CONST. DOC FILE NAME: HSPS-KR SITE
PLOT SCALE: 1" = 40'
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/2/22

AS
100



SITE AMENITIES TO BE COORDINATED WITH ADJACENT LAND DEVELOPMENT

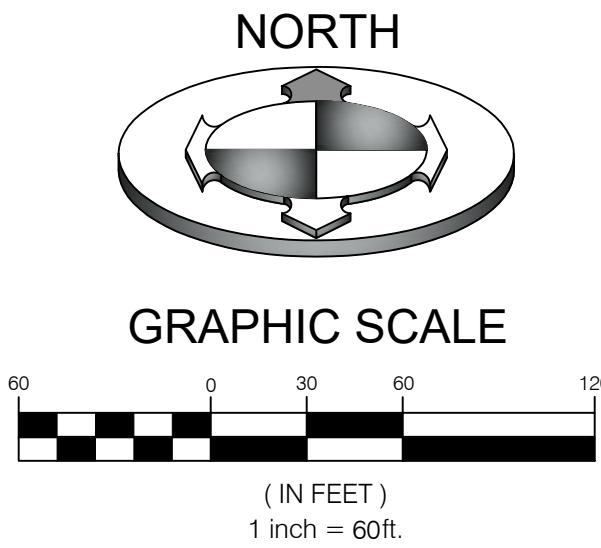


**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9130 SOUTH STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

CGD.02
4 OF 4

ALTA/NSPS LAND TITLE SURVEY

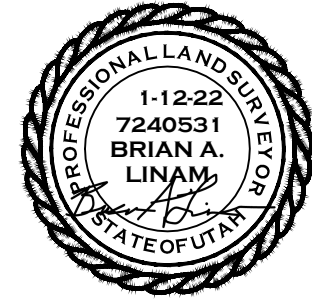
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
CENTERVILLE CITY, DAVIS COUNTY, UTAH



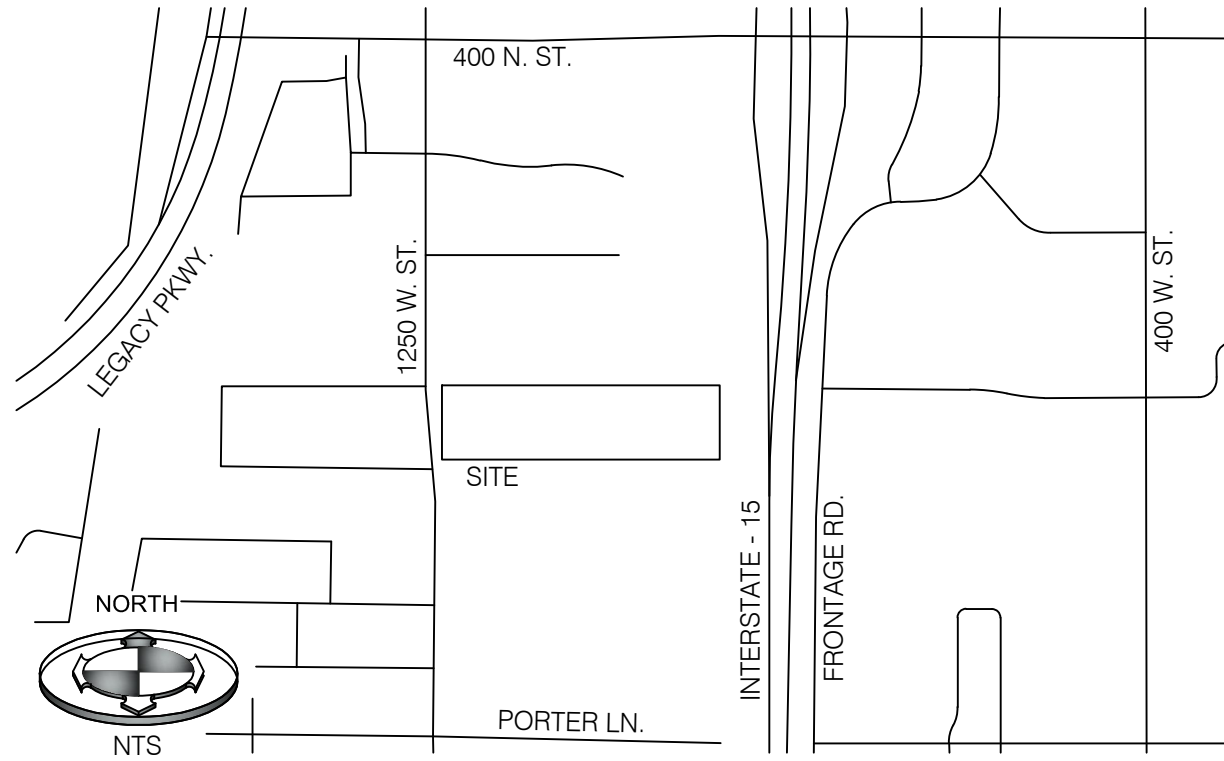
SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
HOGAN & ASSOCIATED CONSTRUCTION, INC
HOGAN STEEL FABRICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 17, 2021.



VICINITY MAP



REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 023-6060297, EFFECTIVE DATE, JULY 9, 2020.
- R2) EVERGREEN BUSINESS PARK SUBDIVISION, RECORDED MARCH 6, 1996 AS ENTRY NO. 1232311 IN BOOK 1996 AT PAGE 270, AT THE OFFICE OF THE DAVIS COUNTY RECORDER.
- R3) LEGACY CROSSING RETAIL AND OFFICE SUBDIVISION, PROVIDED BY CLIENT. NOT RET RECORDED.

TITLE EXCEPTIONS

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 023-6060297, EFFECTIVE DATE JULY 9, 2020. NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-8 NOT ADDRESSED IN THIS SURVEY

ITEM 9 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR FRONTAGE ROAD OF A FREEWAY KNOWN AS PROJECT NO. 15-7 AND INCIDENTAL PURPOSES, AS GRANTED TO STATE ROAD COMMISSION OF UTAH BY INSTRUMENT RECORDED JUNE 27, 1969 AS ENTRY NO. 332328 IN BOOK 416 AT PAGE 385 OF OFFICIAL RECORDS. (SURVEY FINDINGS: DOES NOT CROSS THE SUBJECT PROPERTY, NOT SHOWN)

ITEM 10 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION BY INSTRUMENT RECORDED NOVEMBER 29, 1976 AS ENTRY NO. 448181 IN BOOK 626 AT PAGE 102 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEM 11 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER LINE AND INCIDENTAL PURPOSES, AS GRANTED TO CENTERVILLE CITY CORPORATION BY INSTRUMENT RECORDED APRIL 08, 1988 AS ENTRY NO. 821193 IN BOOK 1227 AT PAGE 1201 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEM 12 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR TELECOMMUNICATIONS AND INCIDENTAL PURPOSES, AS GRANTED TO U.S. WEST COMMUNICATION, INC., A COLORADO CORPORATION BY INSTRUMENT RECORDED DECEMBER 13, 1995 AS ENTRY NO. 1216488 IN BOOK 1947 AT PAGE 17 OF OFFICIAL RECORDS. (SURVEY FINDINGS: AS SHOWN)

ITEM 13 NOT ADDRESSED IN THIS SURVEY

ITEM 14 EASEMENTS AND RIGHTS OF WAY ASSOCIATED WITH A RAILROAD RUNNING OVER AND ACROSS OR ADJACENT TO THE SUBJECT PROPERTY. (SURVEY FINDINGS: RAILROAD RUNS ADJACENT TO THE EASTERLY BOUNDARY, AS SHOWN)

ITEMS 15-17 NOT ADDRESSED IN THIS SURVEY

GENERAL NOTES

- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS. A - SOUTHERLY FENCE LINE VARIES ALONG PROPERTY LINE.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 1250 WEST STREET.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)	SANITARY SEWER MANHOLE & PIPE	SS
SECTION CORNER (NOT FOUND)	STORM DRAIN MANHOLE & PIPE	SD
WITNESS CORNER (FOUND)	CULINARY PIPE LINE	W
STREET MON. (FOUND)	WATER VALVE & WATER METER	
PROPERTY CORNER (PLAT NOTED)	FIRE HYDRANT	
ADJACENT PL. or LOT LINES	POWER POLE & OVERHEAD POWER	OHP
EXISTING RIGHT-OF-WAY LINE	DRAINAGE / DITCH CENTERLINE	
CENTERLINE OF ROAD	COMMUNICATION LINE	COMM
EASEMENT LINE	GUY WIRE	
CURB & GUTTER	LIGHT POLE	
EDGE OF EXISTING ASPHALT	SIGN	
FENCE, CHAIN	STORM DRAIN INLET BOX	
FENCE, WIRE		

SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
IE	INVERT ELEVATION
TOG	TOP OF GRATE
POB	POINT OF BEGINNING

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY HOGAN STEEL FABRICATION TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 43°31'54" WEST AS SHOWN HEREON.

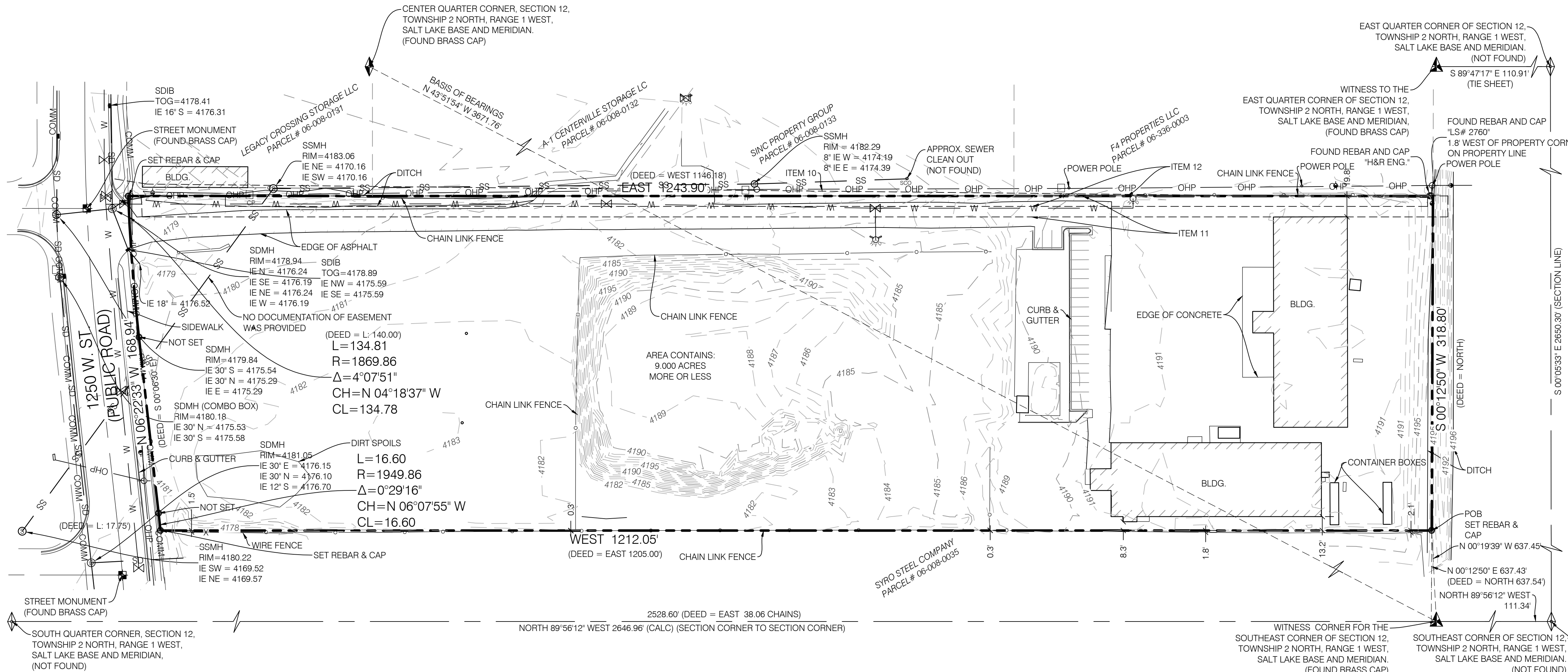
BENCHMARK
WITNESS CORNER FOR THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4178.06'

NARRATIVE
THE BOUNDARIES OF THE SUBJECT PROPERTY ARE BASED ON RECORDED & PHYSICAL EVIDENCE, AS FOLLOWS: THE EASTERLY BOUNDARY WAS ESTABLISHED TO COINCIDE WITH THE RIGHT OF WAY OF UNION PACIFIC RAILROAD, AND CONSISTENT WITH THE EASTERLY BOUNDARY LINE OF LEGACY CROSSING RETAIL & OFFICE SUBDIVISION. THE NORTHERLY LINE OF THE SUBJECT PROPERTY IS COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, AND IS CONSISTENT WITH THE LEGAL DESCRIPTION. THE SOUTHERLY BOUNDARY WAS ESTABLISHED BY SAID LEGAL DESCRIPTION AND IS CONSISTENT WITH A CHAIN LINK FENCE. THE WESTERLY BOUNDARY AND THE RIGHT OF WAY OF 1250 WEST STREET WERE ESTABLISHED BASED ON THE CENTERLINE STREET MONUMENTS LOCATED AT THE INTERSECTIONS OF 75 N. 1250 W. AND 50 N. 1250 W. THE RIGHT OF WAY DEFINITION FROM THE EVERGREEN BUSINESS PARK PLAT WAS ALSO USED. SAID PLAT WAS ROTATED TO MATCH THE MONUMENTS AS PHYSICALLY LOCATED ON THIS SURVEY.

IT APPEARS THAT A SEWER LINE THAT CROSSES THE PROPERTY DOES NOT APPEAR TO HAVE A DOCUMENT RECORDED THAT DECLARES THE LOCATION OF THE EASEMENT OR ITS WIDTH.

LEGAL DESCRIPTION PER TITLE REPORT

COMMENCING 217.78 FEET NORTH FROM SOUTHEAST CORNER OF SELLER'S LAND AT A POINT 38.060 CHAINS, MORE OR LESS, EAST AND 637.54 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE EAST LINE OF SELLER'S LAND NORTH 318.80 FEET TO THE NORTHEAST CORNER OF SELLER'S LAND; THENCE ALONG THE NORTH LINE THEREOF WEST 1146.18 FEET, MORE OR LESS, TO THE EASTERLY LINE OF A FRONTAGE ROAD; THENCE ALONG SAID EASTERLY LINE SOUTHERLY 140 FEET, MORE OR LESS, ALONG THE ARC OF AN 1869.86 FOOT RADIUS CURVE; THENCE ALONG SAID EASTERLY LINE SOUTH 6°30' EAST 168.94 FEET; THENCE ALONG THE ARC OF A 1949.86 FOOT RADIUS CURVE 17.75 FEET TO A POINT DUE WEST OF BEGINNING; THENCE EAST 1205 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

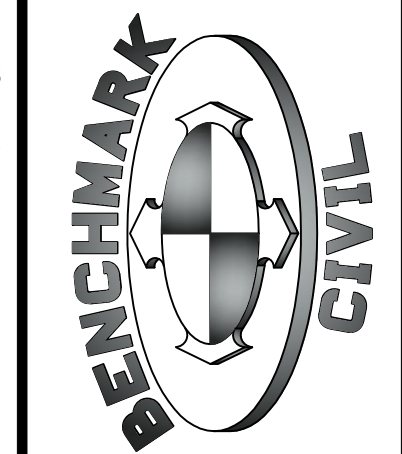


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PROJECT NO.	2111336
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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
975 WEST 50 SOUTH
CENTERVILLE CITY, UTAH
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



HOGAN STEEL FABRICATION
975 WEST 50 SOUTH
CENTERVILLE CITY, UTAH

PROJECT NO. 2111336

**ALTA/NSPS
LAND TITLE
SURVEY**

SVA.01
1 OF 1



Hydrant Locations & Flow

1320 gpm
74 static psi
62 flow psi

1300 gpm
74 static psi
60 flow psi

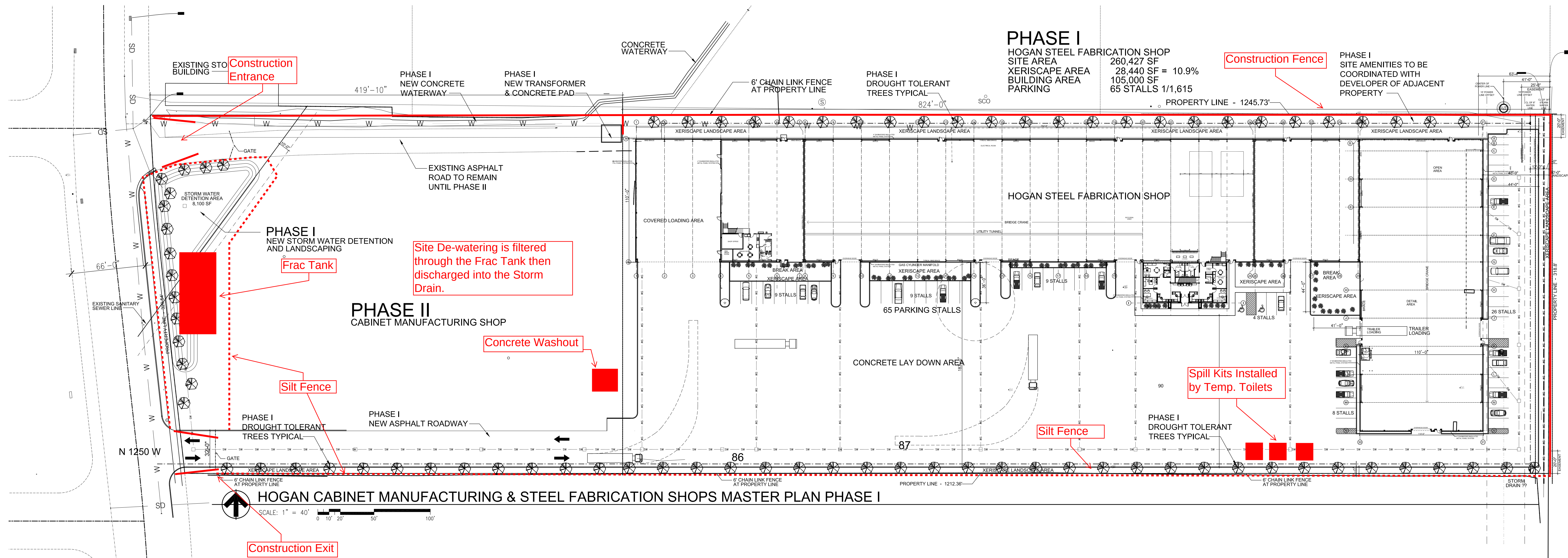
1300 gpm
74 static psi
60 flow psi

1340 gpm
74 static psi
64 flow psi

LOGAN CABINET & STEEL FABRICATION SHOPS
MASTER PLAN

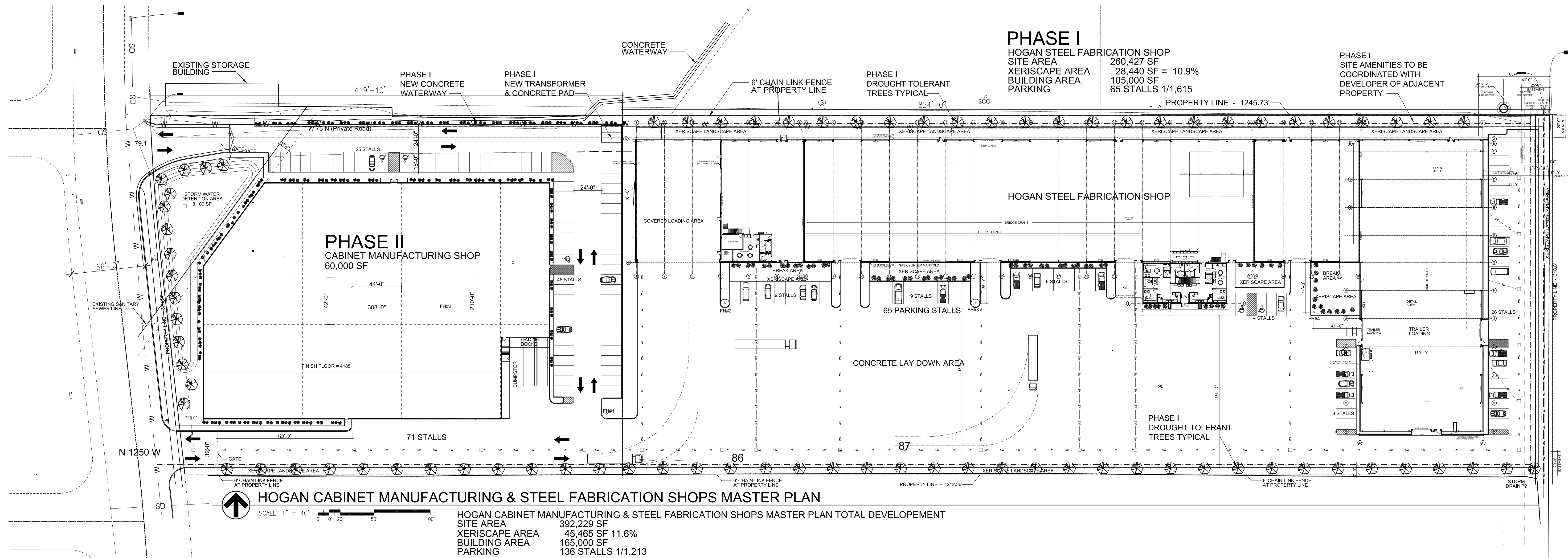
EXISTING STEEL
FABRICATION SHOPS

SWPPP



HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOPS MASTER PLAN PHASE I

MAY 2, 2022



HOGAN CABINET MANUFACTURING & STEEL FABRICATION SHOP MASTER PLAN

MAY 2, 2022

HOGAN STEEL FABRICATION & CABINET SHOP MASER PLAN

MASTER PLAN PHASE I & PHASE II

1250 WEST 75 NORTH
CANTERVILLE, UTAH

FRANK N MURDOCK JR ■ Architect & Associates
975 E 100 S Salt Lake City, Utah 84102 Tel: (801) 532-4441

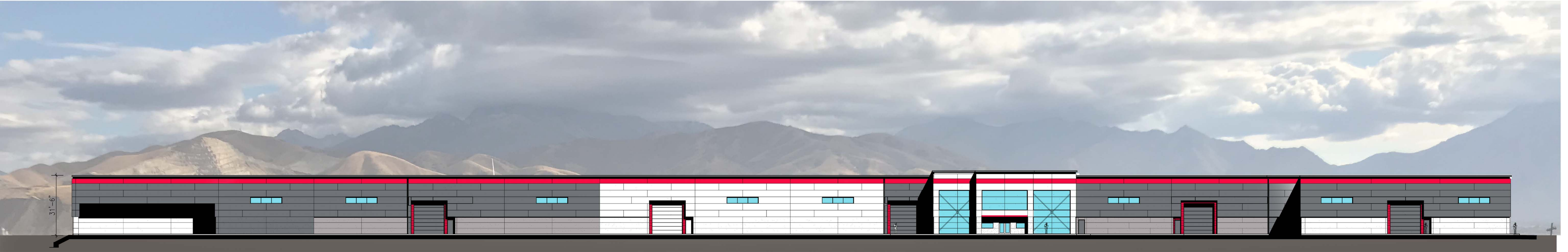
REVISION # DATE:

DPCM PROJECT NO.:

CONST. DOC
FILE NAME: HSPS-KR SITE
PLOT SCALE: 1" = 40'
DRAWN BY: STAFF
CHECKED BY: FNM
DATE: 5/2/22

AS
100

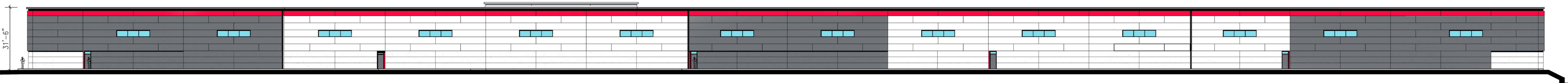
- All storm water and dirt will be kept on site during construction until final landscaping is done.
- The grade away from foundation walls shall fall a minimum of 6" within the first 10' (5%).
- Street curb and gutter will be inspected and cleaned of all mud and dirt at the end of every day.
- Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.
- Berm or swales may be required along property lines to prevent storm water flow onto adjacent lot. Final grading shall blend with adjacent lots.
- A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.



HOGAN STEEL FABRICATION SHOPS SOUTH EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

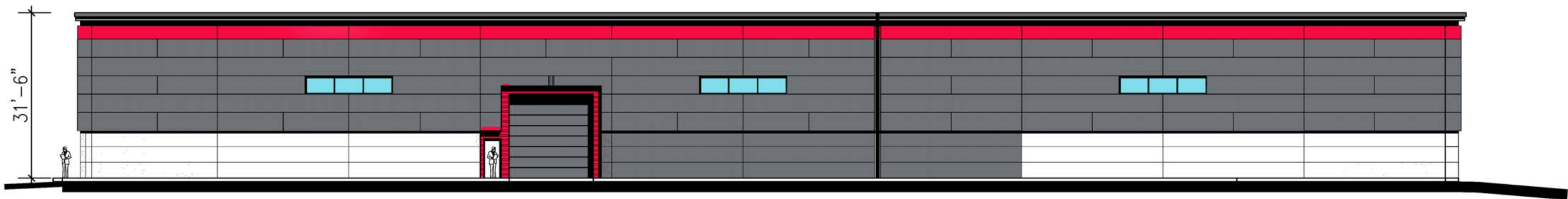
2/9/22



HOGAN STEEL FABRICATION SHOPS NORTH EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

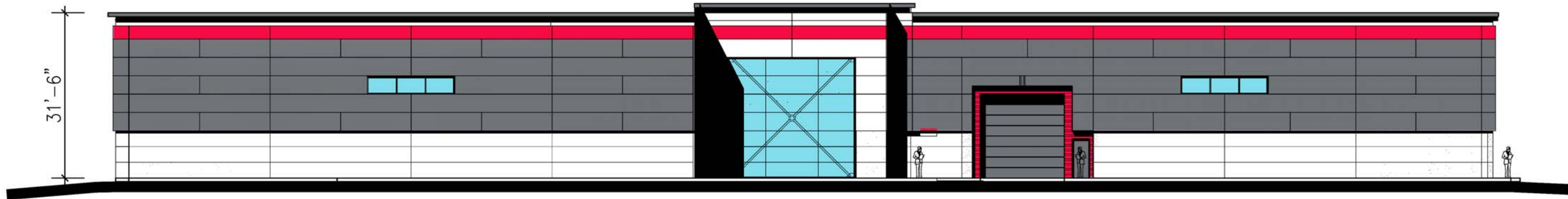
2/9/22



HOGAN STEEL FABRICATION SHOPS EAST EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

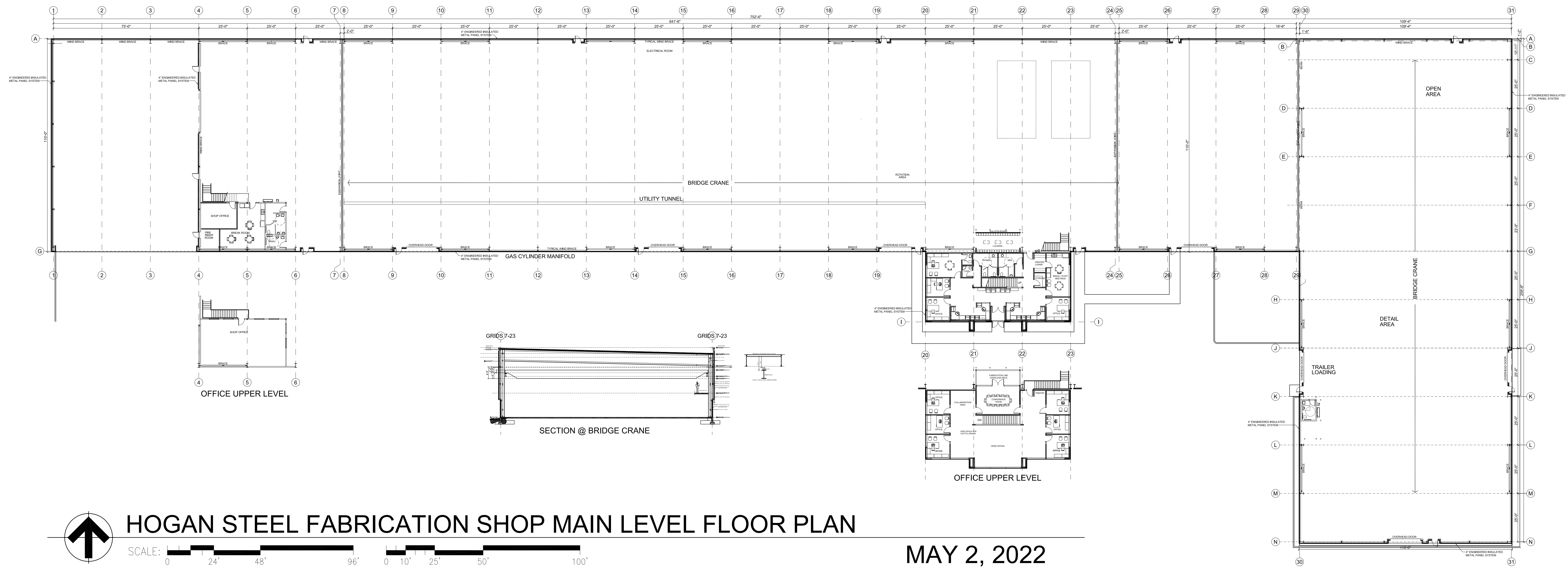
2/9/22



HOGAN STEEL FABRICATION SHOPS WEST EXTERIOR ELEVATION

SCALE: 0 12' 24' 48'

2/9/22





First American Title

First American Title Insurance Company
215 South State Street, Suite 280
Salt Lake City, UT 84111
Phn - (801)578-8888
Fax - (866)583-5221

July 16, 2020

Hogan & Associated Construction, Inc
975 West 50 North
Centerville, UT 84014

File No.: 023-6060297
Property: 975 West 50 North, Centerville, UT 84014

Thank you for your business and trusting First American Title Insurance Company with handling this important part of your real estate transaction. We have enclosed your Policy of Title Insurance and our Privacy Policy.

The Policy has three sections:

- **The Policy Jacket** outlines the terms and conditions of the policy coverage.
- **Schedule A** indicates the dollar amount of insurance issued, type of policy, parties to be insured and subject property.
- **Schedule B** shows the items excluded from insurance coverage.

A Policy may also have endorsements which add or change coverage. Those may also be attached as needed.

Please contact us with any questions or concerns. You may also find more information about us and the services we offer at our website, www.Firstam.com.

We look forward to, and appreciate, the opportunity to provide our services to you in the future.

Sincerely,

Carol Pauli
Escrow Officer

Phone: (801)578-8807
Fax: (866)583-5221
Email: cpauli@firstam.com

 <i>First American Title</i> Owner's Policy	Owner's Policy of Title Insurance ISSUED BY First American Title Insurance Company POLICY NUMBER 5011449-6060297
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Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore, President



Greg L. Smith, Secretary

(This Policy is valid only when Schedules A and B are attached) **This jacket was created electronically and constitutes an original document**

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COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive

notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

CONDITIONS (Continued)

- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
(i) the Amount of Insurance; or
(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
(i) the Amount of Insurance shall be increased by 10%, and
(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

CONDITIONS (Continued)

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title

Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.
Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642.**



First American Title

Schedule A

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

6060297

Name and Address of Title Insurance Company:

FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

File No.: 023-6060297

Address Reference: 975 West 50 North, Centerville, UT 84014

Amount of Insurance: \$2,952,489.13

Premium: \$6,630.00

Date of Policy: July 09, 2020 at at 1:07 P.M.

1. Name of Insured:

Hogan & Associated Construction, Inc

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Hogan & Associated Construction, Inc

4. The Land referred to in this policy is described as follows:

COMMENCING 217.78 FEET NORTH FROM SOUTHEAST CORNER OF SELLER'S LAND AT A POINT 38.060 CHAINS, MORE OR LESS, EAST AND 637.54 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN., AND RUNNING THENCE ALONG THE EAST LINE OF SELLER'S LAND NORTH 318.80 FEET TO THE NORTHEAST CORNER OF SELLER'S LAND; THENCE ALONG THE NORTH LINE THEREOF WEST 1146.18 FEET, MORE OR LESS, TO THE EASTERLY LINE OF A FRONTAGE ROAD; THENCE ALONG SAID EASTERLY LINE SOUTHERLY 140 FEET, MORE OR LESS, ALONG THE ARC OF AN 1869.86 FOOT RADIUS CURVE; THENCE ALONG SAID EASTERLY LINE SOUTH 6°30'. EAST 168.94 FEET; THENCE ALONG THE ARC OF A 1949.86 FOOT RADIUS CURVE 17.75 FEET TO A POINT DUE WEST OF BEGINNING; THENCE EAST 1205 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



First American Title

Schedule B

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

6060297

File No. 023-6060297

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. The Lien of Real Estate Taxes or assessments imposed on the title by a governmental authority that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property in the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of the persons in possession of the Land.
3. Easements, claims of easement, or encumbrances that are not shown in the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land and not shown in the Public Records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$ 26,618.05. Tax Parcel No. 06-008-0034.
8. Any charge upon the Land by reason of its inclusion in South Davis Sewer Improvement District and West Bountiful City

(The following exception affects the Westerly and southerly portion of the property)

9. An easement over, across or through the Land for frontage road of a freeway known as Project No. 15-7 and incidental purposes, as granted to State Road Commision of Utah by Instrument recorded June 27, 1969 as Entry No. 332328 in Book 416 at Page 385 of Official Records.

(The following exception affects the Northerly portion of the Property)

10. An easement over, across or through the Land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation by Instrument recorded November 29, 1976 as Entry No. 448181 in Book 626 at Page 102 of Official Records.

(The following exception affects the Northerly portion of the Property)

11. An easement over, across or through the Land for Water line and incidental purposes, as granted to Centerville City Corporation by Instrument recorded April 08, 1988 as Entry No. 821193 in Book 1227 at Page 1201 of Official Records.

(The following exception affects the Northerly portion of the Property)

12. An easement over, across or through the Land for telecommunications and incidental purposes, as granted to U S West Communication, Inc., a Colorado corporation by Instrument recorded December 13, 1995 as Entry No. 1216488 in Book 1947 at Page 17 of Official Records.

13. Ordinance No. 2010-02 Adopting the project area plan, as approved by the Board of Directors of the Redevelopment Agency of Centervill City, as the official Community Development Project Area Plan for the Centerville Parrish-Legacy Crossing Community Development Project Area #2010-01, and Directing that Notice of the Adoption be given as required by Statute recorded April 13, 2010 as Entry No. 2522281 in Book 5002 at Page 28A-I of Official Records.

14. Easements and rights of way associated with a Railroad running over and across or adjacent to the subject property.

15. Our search of the Public Records finds no outstanding Mortgages affecting the Land.

16. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

17. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.



First American

215 S STATE ST, STE 280
SALT LAKE CITY UT 84111

DAVIS



Transmittal

07/16/2020

HOGAN & ASSOCIATED CONSTRUCTION, INC
975 W 50TH N
CENTERVILLE UT 84014

Order No: 6060297

Enclosed please find 2 attached documents.

First American Title Insurance Company

RECEIVED

AUG 10 2020

Hogan & Associates

Page Count 9



Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDER REVIEW SHEET

We have recommended that utility providers review and comment on development proposals in Centerville City. **Please review the submitted plan(s), answer the questions below, and email to dwilkinson@centervilleut.com**

Project	Hogan Steel Fabrication Shop Expansion		
Project Address	975 West 50 South Centerville, UT 84014		
Applicant	Chris Marchant		
Applicant Email	cmarchant@hoganconstruction.com		
Applicant Phone	801-951-7000		
Reviewed By	Casey Vorwaller	Title	Fire Marshal
Email	cvorwaller@sdmetrofire.org	Phone	801-677-2407
Agency/Utility Co.	South Davis Metro Fire	Date	2/14/2022

Question 1

- We can provide service for this project? Y or N **YES**
- We will require additional and/or different configuration of easements? Y or N **NO**
If yes, please detail on the plan(s)

Question 2

- Any special onsite or offsite requirements for this project? Y or N **NO**
List here:

Question 3

- Are there fees required from the developer before utility company improvements can be installed? Y or N **NO**

Additional comments regarding this project that the City may need to know:

Questions regarding this form, contact Community Development Department 801.292.8232;
Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752

THANK YOU!



Centerville City

Community Development Department
655 North 1250 West, Centerville, UT 84014
Phone: 801.292.8232
dwilkinson@centervilleut.com

UTILITY PROVIDERS

- **CENTURYLINK ENGINEER**
Mailing: 431 26TH St, Floor 2, Ogden, UT 84401
 - **DEUEL CREEK IRRIGATION CO.**
Secondary Water South of Chase
Mailing: PO Box 429, Centerville, UT 84014
Office: 15 E Center St, Centerville
Phone: 801-298-3675
Fax: 801-298-2229
 - **DOMINION ENERGY**
Mailing: PO Box 45360, SLC, UT 84145
Office: 1140 West 200 South, Salt Lake City
Contact: Tony Stephens
Phone: 801-324-3967
 - **ROCKY MOUNTAIN POWER**
Mailing: 1407 W North Temple, SLC, UT 84116
Customer Service: 1-800-469-3981
 - **SOUTH DAVIS METRO FIRE**
Mailing: PO Box 1547, Bountiful, UT 84011
Office: 255 South 100 West, Bountiful
Contact: Casey Vorwaller, Fire Marshal
Phone: 801-677-2407
cvorwaller@sdmetrofire.org
 - **SOUTH DAVIS SEWER DISTRICT**
Mailing: PO Box 14011, SLC, UT 84114
Office: 1800 W 1200 N, West Bountiful
Contact: Susanne Monsen
Phone: 801-295-3469
sm@sdsd.us
 - **UTOPIA FIBER**
Contact: Keith Perkins, Construction Mgr.
Mailing: 5858 S 900 E, Murray, UT 84121
Office: 801-613-3863
Cell: 801-330-5601
kperkins@utopiafiber.com
 - **WEBER BASIN WATER DISTRICT**
Secondary Water North of Chase
Mailing: 2837 E Hwy 193, Layton, UT 84040
Phone: 801-771-1677
Email: smoblely@weberbasin.com (mail a copy as well)
 - **XFINITY CABLE SERVICES BY COMCAST**
Mailing: 751 W Antelope Dr, Layton, UT 84041
Office: 1-800-266-6678
- Only when applicable, the following providers**
- **DAVIS COUNTY HEALTH DEPT**
Food Service, Daycare, Personal Care
Mailing: PO Box 618, Farmington, UT 84025
Office: 22 South State Street, Clearfield
Phone: 801-525-5128
Fax: 801-525-5119
 - **UDOT Region One**
Project fronting UDOT street
Mailing: 166 W Southwell St, Ogden, UT 84404
Contact: David Alger
Phone: 801-620-1654

Questions regarding this form, contact Community Development Department 801.292.8232;
Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752

THANK YOU!

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
6/8/2022

Item No. 1.

Title: Upcoming Agenda Items

Initiated By: Planning Commission

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Next Planning Commission Meeting - **June 22, 2022**

Tentative Items:

- Final Site Plan, Hogan Steel & Cabinet Facilities, pending 6/8/2022 PC Decision

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
6/8/2022

Item No. 2.

Title: City Council Action Report

Initiated By: Planning Commission

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Nothing Yet to Report

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
6/8/2022

Item No. 3.

Title: Miscellaneous

Initiated By:

Staff Representative:

SUBJECT:

Parking Update - Scheduled for Council Review on June 07, 2020

Subdivision Ordinance - In Progress, needs 2022 State

Update Single-family Unplatted Lots Approval Process - Not Started

Landscaping Ordinance Update - Council has directed staff and the Commission to review requirements for further water conservation opportunities.

General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
6/8/2022

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

Approve minutes for the May 11, 2022 Planning Commission meeting.

BACKGROUND:

ATTACHMENTS:

1. 5-11-22 PC Draft

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, May 11, 2022**
3 **7:00 p.m.**
4

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

8 **MEMBERS PRESENT**

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

15 **MEMBER ABSENT**

16 Matt Larsen
17 Shawn Hoth
18

19 **STAFF PRESENT**

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

24 **VISITORS**

25 Interested citizens
26

27 **PLEDGE OF ALLEGIANCE**

28
29 Community Development Director Cory Snyder distributed land use training books
30 provided by the Office of the Property Rights Ombudsman to the Planning Commission.
31

32 **PUBLIC HEARING – MCARTHUR CONCEPTUAL SITE PLAN – ADMINISTRATIVE**
33 **DECISION**
34

35 Assistant Planner Mackenzie Wood explained the applicant was requesting a conceptual
36 site plan in order to receive development rights to build a single-family dwelling on the
37 undeveloped parcel between 681 and 701 North 400 East. The parcel was outside a platted
38 subdivision and was subject to the Site Plan Review process. Ms. Wood said staff
39 recommended approval of the Conceptual Site Plan.
40

41 Chair Daly opened a public hearing at 7:08 p.m.
42

43 Ted Anderson, Centerville resident, said he lived next door to the proposed
44 development, and was excited for the development to happen.
45

46 Chair Daly closed the public hearing at 7:09 p.m. Chair Daly recommended the Planning
47 Commission allow the Final Site Plan to be approved by the Zoning Administrator rather than
48 waiting for a future scheduled Planning Commission meeting.
49

50 Commissioner Wilcox made a **motion** for the Planning Commission to accept the
51 Conceptual Site Plan for the property located at approximately 693 North 400 East, parcel 02-
52 096-0096 with the following directives and finding. Commissioner Kjar seconded the motion,
53 which passed by unanimous vote (5-0).
54

Directives:

1. A Final Site Plan application shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.
2. The Final Site Plan may be approved by the Zoning Administrator, in accordance with CZC 12.20.080 – Planning Commission Referral, and as part of any related exterior building permit review, which shall be deemed in compliance with the conditions of Conceptual Site Plan Acceptance.
3. The Final Site Plan submittal shall be in conformance to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1).

Finding:

- a. The conceptual site plan submittal has shown how the property may be developed. CZC 12.21.110(d)(2).

TRUMP SMALL SUBDIVISION WAIVER EXTENSION REQUEST

Ms. Wood explained the applicant requested a six-month extension to his 2021 Small Subdivision Waiver (dated June 23, 2021) for the property at 470 East 400 South. Bradley Trump, applicant, said he was waiting for provisional building permit approval in order to move forward with a construction loan and move forward with the project.

Commissioner Kjar **moved** for the Planning Commission to accept the Small Subdivision Waiver Extension six months for the property located at 470 East 400 South, subject to the following conditions and with the following finding. Commissioner Shegrud seconded the motion, which passed by unanimous vote (5-0).

Conditions:

- 1) The Small Subdivision Approval shall expire December 23, 2022, if the plat is not recorded.
- 2) The applicant shall comply with all public improvement, bonding, recording, and other applicable requirements for final plats.

Finding:

- a) The Planning Commission finds that there is good cause to extend the Approval according to CMC 15.02.070(e).

PUBLIC HEARING – ZONE TEXT AMENDMENT, PARKING

In early 2021, the Planning Commission directed staff to bring forward matters previously raised on several occasions related to off-street parking requirements of the Zoning Ordinance. The City hired ESI Engineering to assist with making recommendations regarding the several categories/land uses that were identified by the Commission. As a result, the Commission drafted proposed parking counts and other miscellaneous language changes for parking to update the Zoning Ordinance.

Mr. Snyder presented changes to the proposed language requested by the Commission when last reviewed. Responding to a question from Commissioner Wright, Mr. Snyder said parking requirements were determined based on use rather than zone. The Planning Commission and Mr. Snyder discussed Industrial Uses and whether or not to include Industrial Uses under the parking modification option. The proposed language currently included

Commercial, Office, Non-Industrial Use, Mixed-Use, and Multi-family or Planned Developments under CZC 12.52.110 Parking Modifications. Mr. Snyder commented that proposed amendments for Wholesale and Warehousing under Industrial Uses would address some of the situations the Planning Commission had seen in recent years. Commissioner Wright and Chair Daly said they agreed the proposed amendments for Wholesale and Warehousing were a good middle ground.

Chair Daly opened a public hearing at 7:35 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Wright **moved** to recommend approval of the proposed Zoning Ordinance Text Amendments regarding “off-street parking” as depicted in red text on the attachment to the Staff Report, with the following reasons for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0). Commissioner Wright said she was excited about what had been accomplished, and thanked staff for the hard work.

Reasons for Action (findings):

- a. The Planning Commission finds that early in 2021, the Planning Commission initiated the process for updating the parking calculations in accordance with CZC 12.21.080(c).
- b. The Planning Commission finds that the Commission previously requested the services of ESI Engineering to review the Commission identified various land uses and make any recommendations for possible changes to the Zoning Ordinance.
- c. The Planning Commission finds that the proposed text amendments are consistent with and more broadly further the objectives and policies of the City’s General Plan.
- d. Therefore, the Planning Commission finds that the proposed amendments can be deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of Centerville City’s Zoning Ordinance.

MODERATE INCOME HOUSING UPDATE

Mr. Snyder provided an update on House Bill 462, approved during the 2022 General Session. The “Utah Housing Affordability Amendments” modified many of the provisions related to affordable housing in past legislation bills. Mr. Snyder explained amendments that impacted the Moderate Income Housing requirement. He commented that language used in the 24 strategy options had become stronger, and explained the following three options to consider for action by October 1.

- Option 1 (Meeting the base requirement) – Pick or reaffirm 3 strategies and adopt an implementation timeline for each.
- Option 2 (Meeting the base requirement with reaching priority consideration) – Pick new strategies and a corresponding implementation timeline for each.
- Option 3 (Reach priority consideration) – Incorporate at least 2 strategies beyond the base requirement and adopt an implementation timeline for each.

Mr. Snyder explained that Transportation Project Funding (TIF and TTIF) would be an incentive to obtain priority consideration from the Transportation Commission. An annual report must be submitted by October 1, with selected strategies and implementation plans included. Mr. Snyder suggested RDA project areas should be considered for one of Centerville’s strategies. He said he anticipated scheduling a joint meeting with the City Council in July, with adoption in September to meet the October 1 submission deadline.

Commissioner Wright expressed the opinion that addressing housing affordability was extremely important. Chair Daly said he agreed housing affordability was an important issue, but

1 said he did not particularly like the State's program because it felt too much like meddling in the
2 market. He said he would prefer to have allocation of resources left to the market.
3 Commissioner Wright said government typically got involved when the market failed, which was
4 currently happening.

5
6 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
7

8 The Planning Commission was scheduled to meet next on May 25, 2022. Mr. Snyder
9 and City Attorney Lisa Romney provided an update on recent actions by the City Council. The
10 Planning Commission discussed 2022 irrigation water restrictions. Mr. Snyder reported the City
11 applied for but did not receive a grant from Wasatch Front Regional Council to help fund an
12 update of the General Plan.

13
14 **MINUTES REVIEW AND ACCEPTANCE**
15

16 Minutes of the April 13, 2022 Planning Commission meeting were reviewed.
17 Commissioner Wright **moved** to accept the minutes. Commissioner Wilcox seconded the
18 motion, which passed by unanimous vote (5-0).

19
20 **ADJOURNMENT**
21

22 At 8:23 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded
23 the motion, which passed by unanimous vote (5-0).
24
25
26
27

28 _____
Jennifer Hansen, City Recorder

Date Approved