



# BOARD OF ADJUSTMENTS AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE BOARD OF ADJUSTMENTS WILL HOLD A REGULAR MEETING AT 6:00 PM ON JUNE 27, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

*Centerville City Board of Adjustment meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Board of Adjustment 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 Board 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. ROLL CALL

## B. BUSINESS ITEMS

Business action or discussion items to be considered.

1. Selection of Chair and Vice Chair

Select one member to act as Chair and one member to act as Vice Chair of the Board of Adjustment in accordance with CZC 12.20.060.

2. Variance Request - Reduction of Side Yard Setback - Lot 5 of Bamberger Station 2 Subdivision - Hiltons, Petitioners

The petitioners are seeking a variance from the Board of Adjustment to allow the street side yard setback to be reduced from 20 feet to 8 feet (*the minimum interior lot side setback requirement*) for Lot 5 of the Bamberger Station 2 Subdivision.

3. Appeal - Zoning Administrator Decision - Lot 4 of Bamberger Station 2 Subdivision - Updwell Investments, LLC and Guy Haskell, Appellants

The Appellant has filed an appeal of an administrative decision made by the Centerville City Zoning Administrator to **DENY** a second requested building permit for Lot 4 of the Bamberger Station 2 Subdivision.

## C. 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**



# BOARD OF ADJUSTMENTS

Staff Report  
6/27/2022

**Item No. 1.**

**Title:** Selection of Chair and Vice Chair

**Initiated By:** Jennifer Robison, City Recorder

**Staff Representative:**

**SUBJECT:**

Select one member to act as Chair and one member to act as Vice Chair of the Board of Adjustment in accordance with CZC 12.20.060.

**RECOMMENDATION:**

**BACKGROUND:**

Each year, the Board of Adjustment is to select one of its members to act as Chair and one to act as Vice Chair for purposes of overseeing the proceedings of the Board of Adjustment. Since the Board of Adjustment has not met for quite some time, this meeting should start with the selection of members to act as Chair and Vice Chair. As provided in CZC 12.20.060 the Chair and Vice Chair may be re-elected for successive terms. Brian Hulse is currently listed as the acting Chair of the Board of Adjustment.

**ATTACHMENTS:**

1. 12.20.060 - Board of Adjustment

## **12.20.060 Board Of Adjustment**

(a) Established. In order to provide for just and fair treatment in the administration of this Title, and to ensure that substantial justice is done, a Board of Adjustment, consisting of five members, is hereby established to exercise the powers and duties specified herein. Members of the Board of Adjustment shall serve without compensation, except for reasonable expenses incurred in performing their duties as members of the Board of Adjustment.

(b) Appointment and Terms of Office.

1. Board of Adjustment members shall be appointed by the Mayor with the advice and consent of the City Council.

a. The terms of Board of Adjustment members shall be staggered. Each member of the Board of Adjustment shall serve for a term of five years and until a successor is appointed, provided that members may be appointed for terms shorter than five years when necessary to provide staggered terms.

b. Board of Adjustment members may be reappointed for successive terms.

c. The Mayor, with the advice and consent of the City Council, may remove any member of the Board of Adjustment at any time with or without cause.

d. A vacancy occurring on the Board of Adjustment by reason of death, resignation, removal, disqualification or any other reason shall be promptly filled by a replacement appointed in the same manner as the original appointment for the remainder of the unexpired term of the replaced member.

2. In addition to the five members of the Board of Adjustment the Mayor, with the advice and consent of the City Council, may appoint two alternate Board of Adjustment members. The term, reappointment, removal, and vacancy of alternate Board of Adjustment members shall be the same as for regular Board of Adjustment members. Alternate members of the Board of Adjustment may serve on the Board of Adjustment in the absence of a regular Board of Adjustment member. If alternate members are appointed, the City Council shall make rules establishing a procedure for alternate members to serve in the absence of members of the Board of Adjustment.

3. Members and alternate members of the Board of Adjustment shall be deemed "volunteers" for purposes of City Ordinances, rules, regulations and policies concerning personnel; provided, however, they shall be included in the definition of "employee" for purposes of the Utah

Governmental Immunity Act as set forth in Utah Code §§ 63G-7-101, et seq.

(c) Organization and Procedure. The Board of Adjustment shall be organized and exercise its powers and duties as follows.

1. Members of the Board of Adjustment shall select one of its members as chair to oversee the proceedings and activities of the Board of Adjustment.
  - a. The chair shall serve for a term of one year.
  - b. Members of the Board of Adjustment shall select one of its members as vice chair to act in the absence of the chair.
  - c. The chair and vice chair may be re elected for successive terms.
  - d. The chair, or in the absence of the chair, the vice chair, may administer oaths and compel the attendance of witnesses.
2. The Board of Adjustment may adopt policies and procedures, consistent with the provisions of this Title and applicable law, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Board of Adjustment. All such policies and procedures shall be submitted to the City Council for review and approval.
3. The Board of Adjustment shall meet as necessary to consider matters within its jurisdiction. All meetings shall be properly noticed and held in accordance with the Utah Open and Public Meetings Act, as set forth in Utah Code §§ 52-4-101, et seq.
4. No official business shall be conducted by the Board of Adjustment unless a quorum of its members is present. Three members of the Board shall constitute a quorum. The concurring vote of three Board of Adjustment members is necessary to reverse any order, requirement, decision or determination of any administrative official or agency or to decide in favor of an appellant.
5. Decisions of the Board of Adjustment shall take effect on the date of the meeting or hearing where the decision is made, unless a different time is designated in the Board's rules, or at the time the decision is made.
6. Except as otherwise provided by law, written minutes and a recording shall be kept of all public meetings of the Board of Adjustment in accordance with the provisions of the Utah Open and Public Meetings Act, including, but not limited to, Utah Code § 52-4-203 and § 52-4-206. Written minutes and recordings of Board of Adjustment meetings shall comply with policies and procedures adopted by the City Council regarding the approval of minutes for public bodies of the City. Approved minutes of all meetings of the Board of Adjustment shall be filed in the office of the City Recorder. All

such records shall be available for public review and access in accordance with the Utah Government Records and Access Management Act, as set forth in Utah Code §§ 63G-2-101, et seq., and the Utah Open and Public Meetings Act, as set forth in Utah Code §§ 52-4-101, et seq.

- (d) Powers and Duties. The Board of Adjustment shall have all the powers and duties, explicit or implied, given such boards by Utah State law, including but not limited to the following. Each of such powers and duties shall be exercised pursuant to the procedural and other provisions of this Title.
1. Hear and decide appeals from zoning decisions applying the provisions of this Title, as provided in this Title, and in accordance with CZC 12.21.200;
  2. Hear and decide appeals from Planning Commission decisions regarding conditional use permits, as provided in CZC 12.21.100;
  3. Hear and decide appeals from Planning Commission decisions regarding site plans, as provided in CZC 12.21.110;
  4. Hear and decide appeals from Planning Commission decisions regarding special exceptions, as provided in CZC 12.21.120;
  5. Hear and decide variances from the terms of this Title, as provided in CZC 12.21.130; and
  6. Hear and decide appeals regarding the existence, expansion, or modification of nonconformities, as provided in CZC 12.21.150.
- (e) Appeal. An appeal to the Board of Adjustment shall be made as provided in CZC 12.21.200.
- (f) Notice of Hearing. The Board of Adjustment shall fix a reasonable time for the hearing of each appeal, give public notice thereof and due notice to the parties in interest as provided in CZC 12.21.200.
- (g) Appearance. At the hearing of any matter, the parties affected may appear in person with or without an attorney.
- (h) Stay of Proceedings. An appeal to the Board of Adjustment shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board that by reason of facts stated in the appeal, a stay would, in his or her opinion, cause immediate peril to life or property. In such case, proceedings shall not be stayed except by a restraining order granted by the Board of Adjustment or by the district court upon application, notice, and due cause shown.
- (i) Appeal. Any person adversely affected by a final decision of the Board of Adjustment may petition the district court for a review of the decision as provided in Utah Code § 10-9a-801.

## HISTORY

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



# BOARD OF ADJUSTMENTS

**Staff Report**  
6/27/2022

**Item No. 2.**

**Title:** Variance Request - Reduction of Side Yard Setback - Lot 5 of Bamberger Station 2 Subdivision - Hiltons, Petitioners

**Initiated By:** Pam and Todd Hilton

**Staff Representative:** Cory Snyder, Community Development Director

**SUBJECT:**

The petitioners are seeking a variance from the Board of Adjustment to allow the street side yard setback to be reduced from 20 feet to 8 feet (*the minimum interior lot side setback requirement*) for Lot 5 of the Bamberger Station 2 Subdivision.

**RECOMMENDATION:**

Consider Approving

**BACKGROUND:**

**ATTACHMENTS:**

1. 06-27-2022 BOA Staff Report Lot 5 Bamberger Station 2 Setback Variance
2. Hilton Variance Application Submittal
3. CZC 12.21.130 (Variance)

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

**STAFF REPORT  
AGENDA: ITEM 1**

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**PETITIONERS:** PAM AND TODD HILTON  
67 WEST 1350 NORTH  
BOUNTIFUL, UTAH 84010  
([pamhilton777@gmail.com](mailto:pamhilton777@gmail.com))

**PROPERTY OWNERS:** SAME AS ABOVE

**PROPERTY:** 298 SOUTH 160 WEST  
PARCEL ID 03-208-0005  
(AKA: LOT 5, BAMBERGER STATION 2)

**ZONING:** RESIDENTIAL LOW (R-L)

**APPLICATION:** A REQUEST FOR A SETBACK VARIANCE TO R-L  
ZONE'S STREET SIDE YARD REQUIREMENT OF 20  
FEET

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**BACKGROUND**

The property is located just south of an unpaved, dead end, city right-of-way, which renders the Lot 5, as a corner lot. Corner lots are subject to setbacks along the street lot lines, which are greater than what is require for interior lots. The petitioners argue that since the city has no future plans to use and expand the unimproved right-of-way, the required street side yard setback is an unnecessary hardship to designing and building a home on the lot.

Therefore, they are seeking a variance from the Board of Adjustment to allow the street side yard setback to be reduced from 20 feet to 8 feet (*the minimum interior lot side setback requirement*). The petitioners believe that the granting of the variance would greatly ease the burden of designing a home to fit on the lot.

**VARIANCE REQUEST REVIEW AND ANALYSIS**

*CZC 12.21.130 Variance* - The Board of Adjustment in determining whether to grant a variance shall use the following approval standards:

- *Literal enforcement of the Zoning Code would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Code;*

- *There are special circumstances attached to the property that do not generally apply to other properties in the same zoning district;*
- *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district;*
- *The variance will not affect the General Plan and will not be contrary to the public interest; and*
- *The spirit of the Zoning Code is observed, and substantial justice done.*

**Staff Comments:** According to City’s General Plan, *Section 12-420-2.2, Residential Development Policies*. “Residential development in Centerville is primarily low density single-family. This character of development should continue as far as is feasible and practical...” Additionally, in reviewing *CZC 12.30.020(b)(1)*, The purpose of the R-L Zone is to permit development of detached single-family homes on individual lots or parcels at densities of one to four units per acre.

Also, upon consultation with the City Public Works Director and the City Engineer, there are no plans to improve or continue the roadway farther to the West. However, the City does have service infrastructure (*i.e. culinary water line*) and serves as a drive access to the larger parcel located farther west. The applicants met with City staff and two (2) suggested options were put forth to the petitioners:

Option 1 - All the adjacent landowners (*approximately three*) to seek a petition for the City to vacate the unimproved right-of-way. However, the City would expect that a public utility would be dedicated to the City for the utility service infrastructure and a cross-access agreement recorded for the larger parcel located to the west.

Option 2 - Suggested by the City staff was for the Hiltons to seek a variance to the unnecessary side street setback for Lot 5, which would leave the right-of-way in place, which would continue to function as a utility service corridor and drive access to the large parcel located farther to the West.

## **PLANNING STAFF RECOMMENDATION**

Suggested Motion for the 48-inch fence height variance:

*“I hereby make a motion for the Board of Adjustment to **APPROVE** a variance to the R-L Zone street-side yard setback, as follows:*

1. *This variance is limited to Lot 5 of the Bamberger Station 2 Subdivision.*
2. *The variance is limited to the main/primary building to be located along the north property line fronting the unimproved right-of-way.*
3. *The street side yard setback, along the right-of-way, is reduced from 20 feet to 8 feet.*

Suggested Reasons for Action (findings):

- a. *The Board of Adjustment finds that there is an existing unimproved right-way along the north property line.*
- b. *The Board of Adjustments finds that the City does not have plans to improve or continue the roadway farther to the West.*

- c. The Board of Adjustments finds that, in the case, the required street side yard setback creates an unnecessary hardship is not necessary to carry out the general purpose of the Zoning Code.*
- d. The Board of Adjustment finds that the unimproved right-of-way creates a special circumstance attached to the property that does not generally apply to other properties in the same zoning district.*
- e. The Board of Adjustment finds that the variance will not substantially affect the General Plan and will not be contrary to the public interest.*
- f. Therefore, the Board of Adjustment finds that the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district. And the spirit of the Zoning Code continues to be observed and substantial justice will be done.”*

## Application for Variance to City Code

Submitted by: Pam and Todd Hilton  
67 W 1350 N  
Bountiful, UT 84010  
pamhilton777@gmail.com  
801-635-0138

Property address: 298 S 160 W, Lot 5 of Bamberger Station 2 Subdivision, Tax ID #03-308-0005

The property is located adjacent to the unpaved, dead-end of Walton Ln (280 S), which technically makes it a corner lot, on the corner of Walton Ln and 160 W.

Centerville Zoning Code 12.32.300 Table Of Development Standards In Residential Zones (*see attached table*), indicates the setback required for a street side yard in Zone R-L is 20'. This is the portion of the city code from which we are seeking a variance.

The variance we request is that the 20' setback requirement on the north side of our lot be reduced to an 8' side yard setback, as is required for a residence with an interior side yard. This seems reasonable since Walton Ln, where it abuts our property, is an unfinished road, not an intersection. The only traffic there is for access to one home's driveway, located at 224 S 210 W.

Requiring a 20' setback on the side of our property presents an unnecessary hardship to designing and building a home to fit on the lot. We have been told that our driveway cannot connect to the unfinished portion of Walton Ln, and a basement is not permitted on the lot. With these constraints to work around, allowing a smaller side setback would greatly ease the burden of designing our home to fit on the lot.

To allow for the home we propose building, we request a 12' variance (resulting in an 8' side yard setback).

Thank you for your time and consideration,

Pam and Todd Hilton

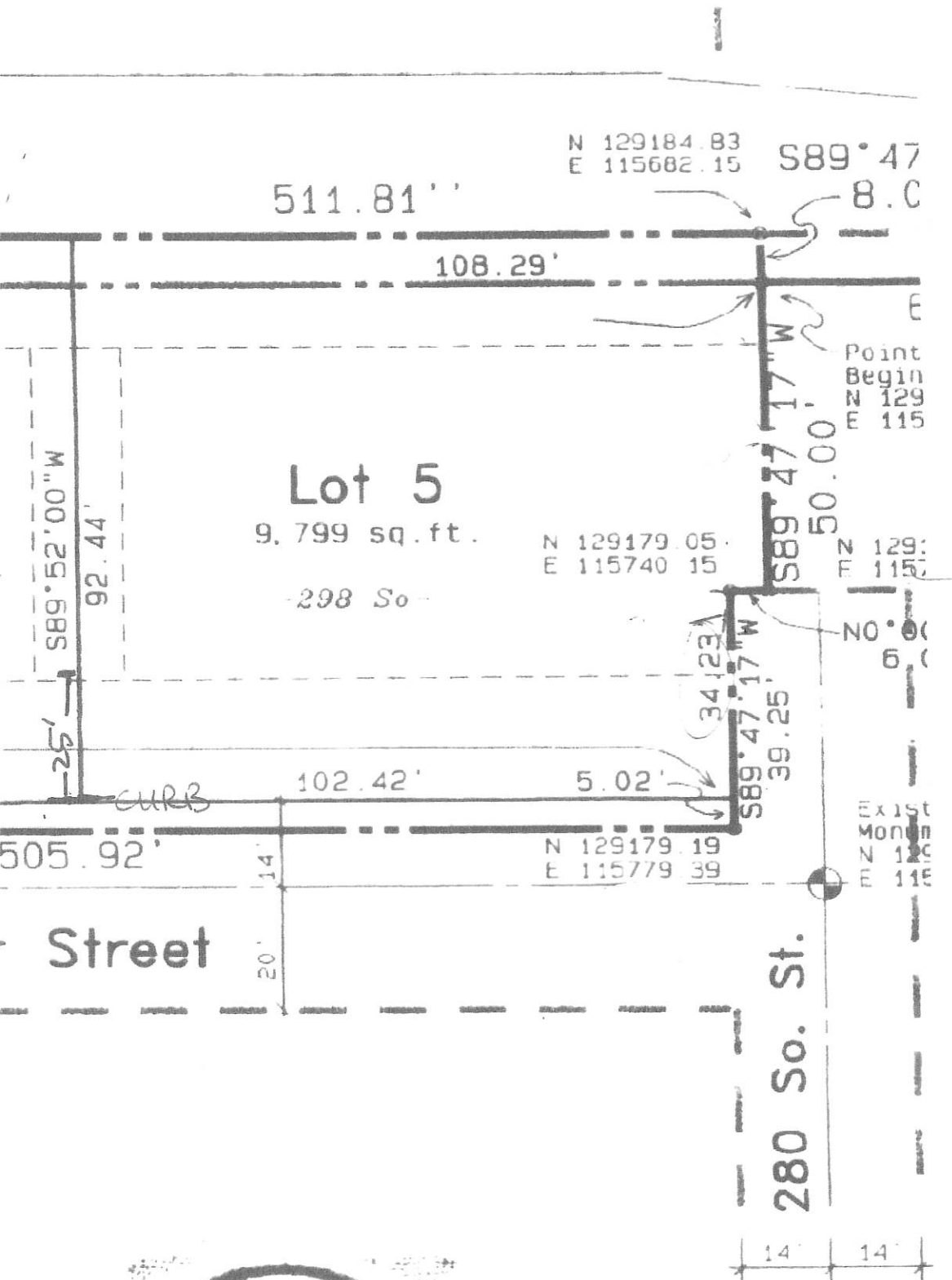
PAID

MAY 2 2022

Centerville City Corp

Applicants: Pam & Todd Hilton

Site address: 298 S 160 W



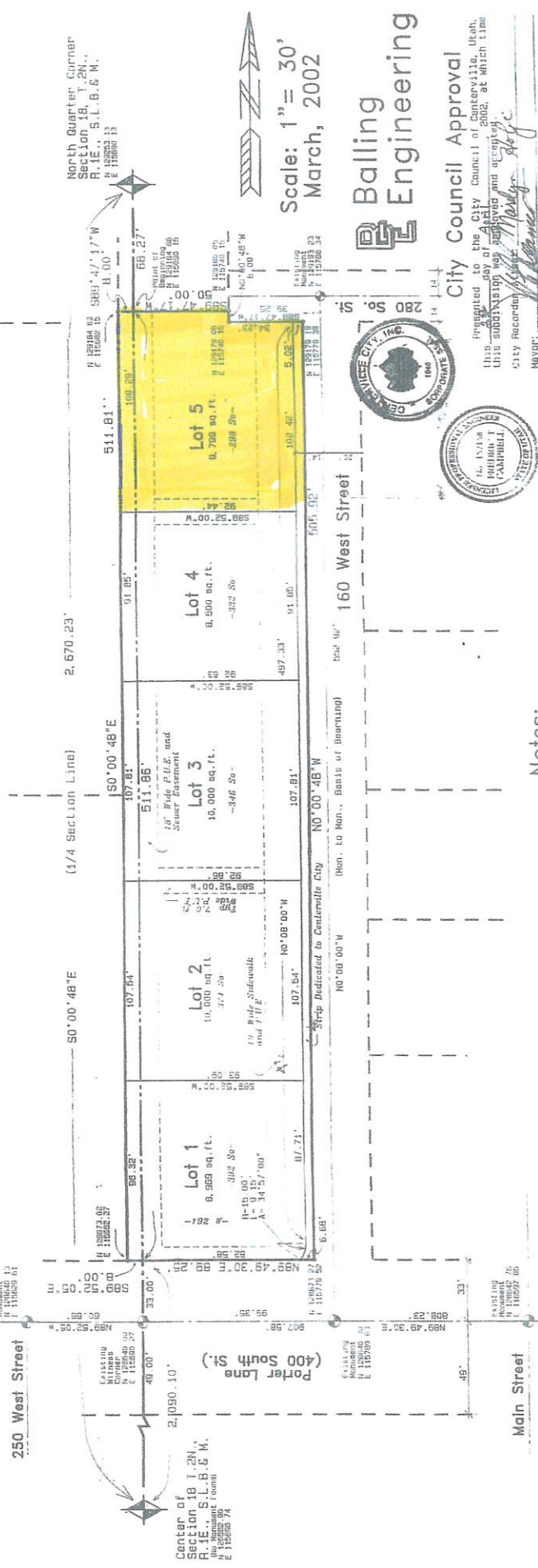
Presented to  
 this \_\_\_\_\_ day  
 this subdivision v  
 City Recorder Atte  
 Mayor:

City

3192

# Bamberger Station 2 Subdivision

Being a Part of the North Half of Section 18, T.2N., R.1E., S.L.B.& M. Centerville City, Davis County, Utah



## Balling Engineering

City Council Approval  
Presented to the City Council of Centerville, Utah, this subdivision was approved and accepted on March 27, 2002, at which time the City Recorder Sheryl H. Porter Mayor: Sheryl H. Porter

### Narrative

PURPOSE OF SURVEY TO subdivide property into five residential lots.

BASIS OF ESTABLISHMENT was set on the Existing Brass Monument at the intersection of Porter Lane and 160 West Street, and the Existing Brass Monument at the intersection of Porter Lane and Main Street. The bearings and distances were radially located. Hearings and surveys were set on all back property corners and a Copper pin was set on all front corners. MONUMENTS were set on a 3" street on all front corners. Existing Brass Monuments were found at the North Quarter Corner of Section 18, T.2N., R.1E., S.L.B.& M. and the intersections of 160 West with 200 South and Porter Lane as shown.

Surveyor's Certificate  
I, Scott Balling, a Registered Land Surveyor holding Certificate No. 162189, as prescribed under the laws of the State of Utah, do hereby certify that the author of this plat and described hereon and have subdivided said tract of land into lots and streets hereafter to be known as Bamberger Station 2 Subdivision, and the ground thereon been correctly surveyed and shown as above.

March 27, 2002  
Scott Balling  
Registered Land Surveyor No. 162189

Davis County Recorder  
Entry No. 1747865 Fee Paid \$35.00  
Filed for Record and Recorded this 23rd day of April, 2002, at 11:21 am in Book 3030 of Official Records Page 338  
Sheryl H. Porter  
Deputy Recorder

### Notes:

- All measurements are typical 7.0 ft. wide Public Utility Trenches unless noted otherwise.
- All coordinates are based on Davis County Surveyor's Official Map as of March, 2002.
- Lot elevations are based on the existing ground surface. All elevations are not approved in this subdivision.
- Approval of this development plat by Centerville City does not constitute any representation or warranty by the surveyor as to the location or depth of any underground utility lines or structures.
- Front facing garages must be at least 20 feet from the west edge of sidewalk.

Recommended for Approval  
On this 27th day of March, 2002.

Recommended for Approval  
On this 28th day of March, 2002.

Recommended for Approval  
On this 28th day of March, 2002.

Recommended for Approval  
On this 28th day of March, 2002.

### Owner's Dedication

I, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and streets to hereafter be known as Bamberger Station 2 Subdivision, do hereby dedicate to the public use of the public all parcels of land shown on this plat for public use and do warrant and defend and save the city, its officers and agents, from all interference with the city's use, maintenance and operation of the streets, sidewalks, alleys, and other public places shown on this plat.

In witness whereof, I have hereunto set our hand this 15th day of March, 2002.

Sheryl H. Porter  
President of Davis County Surveyors Association

### Acknowledgement

On this 15th day of March, 2002, I, Scott Balling, a Registered Land Surveyor holding Certificate No. 162189, as prescribed under the laws of the State of Utah, do hereby certify that the author of this plat and described hereon and have subdivided said tract of land into lots and streets hereafter to be known as Bamberger Station 2 Subdivision, and the ground thereon been correctly surveyed and shown as above.

Scott Balling  
Registered Land Surveyor No. 162189

### Boundary Description

Beginning at a point which is S 0°00'48"E 68.27 ft. along the Quarter Section Line from the North Quarter Corner of Section 18, T.2N., R.1E., S.L.B.& M. thence S 89°51'17"W 8.00 ft. thence S 0°00'48"E 511.81 ft. thence S 89°52'05"E 8.00 ft. along the North Line of Porter Lane to a point which is S 0°00'48"E 580.15 ft. along section line to the North Line of Porter Lane. thence N 89°49'30"E 89.25 ft. along section line to the North Line of Porter Lane. thence N 0°00'48"W 509.92 ft. along the West Line of Porter Lane. thence S 89°51'17"W 50.00 ft. to the West Line of Porter Lane. thence S 89°47'17"W 50.00 ft. to the point of beginning. Containing 1.1374 Acres

### Surveyor's Certificate

I, Scott Balling, a Registered Land Surveyor holding Certificate No. 162189, as prescribed under the laws of the State of Utah, do hereby certify that the author of this plat and described hereon and have subdivided said tract of land into lots and streets hereafter to be known as Bamberger Station 2 Subdivision, and the ground thereon been correctly surveyed and shown as above.

March 27, 2002  
Scott Balling  
Registered Land Surveyor No. 162189

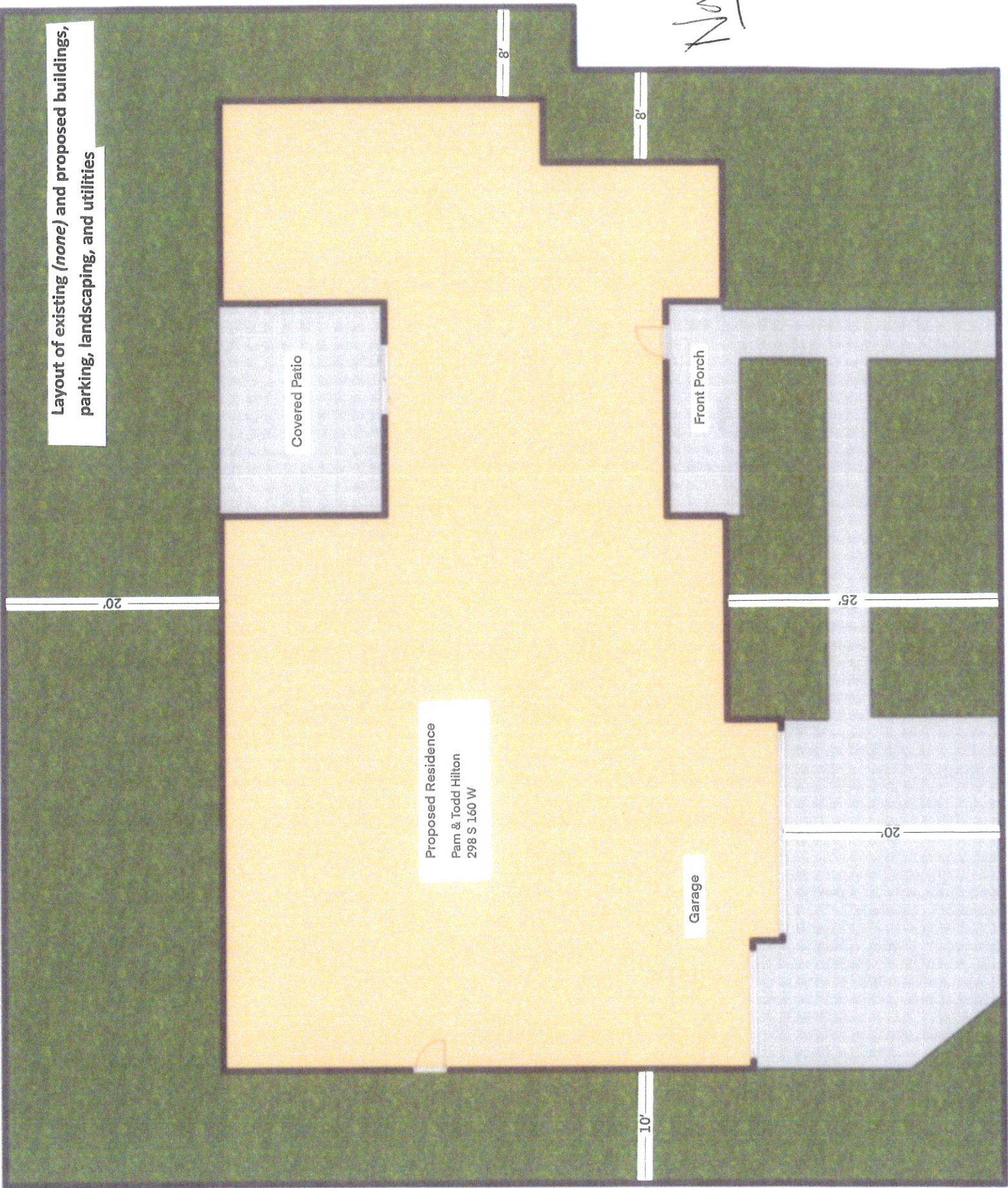
3192

3665

3030

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Layout of existing (none) and proposed buildings, parking, landscaping, and utilities



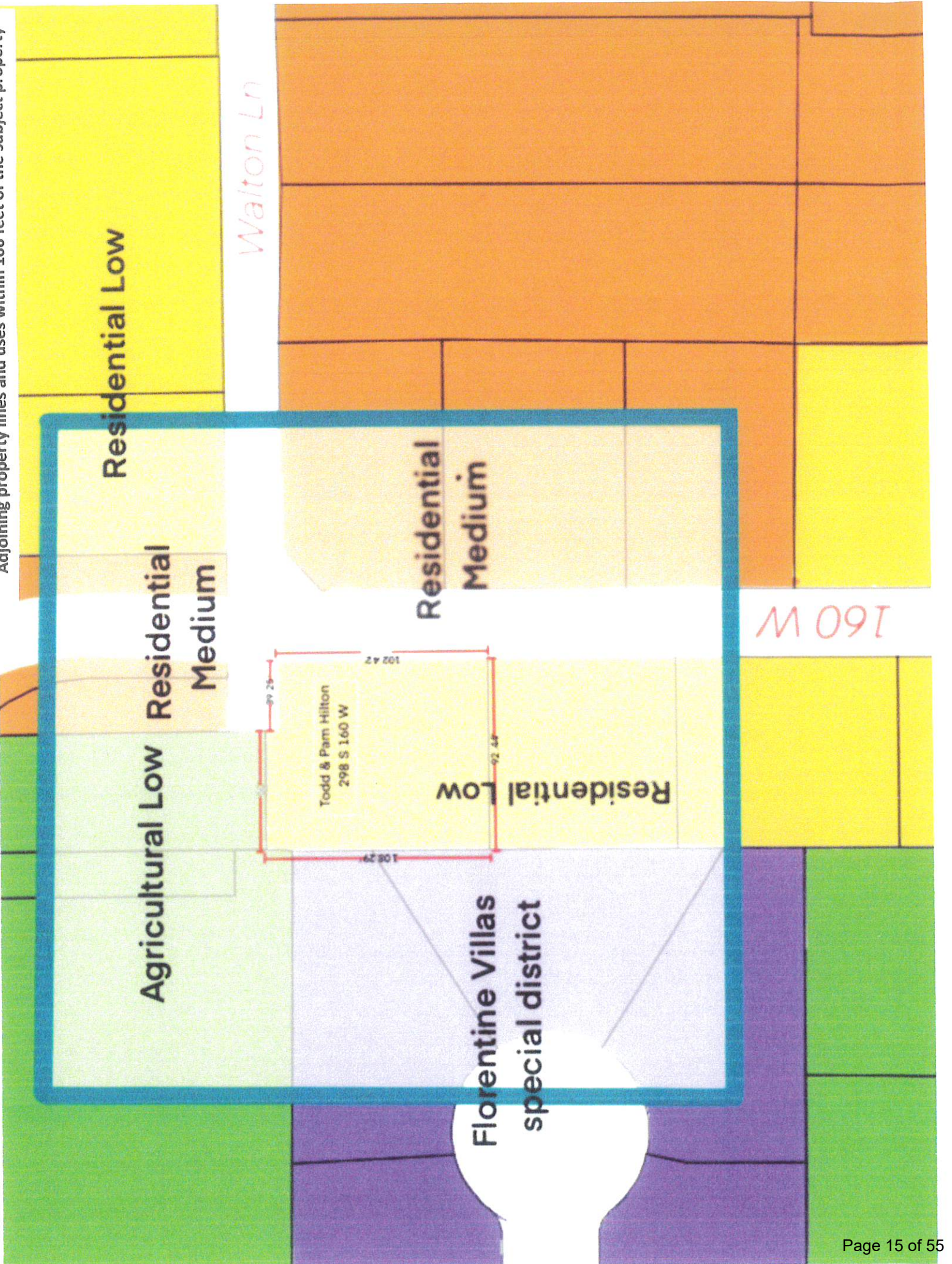
Proposed Residence  
Pam & Todd Hilton  
298 S 160 W

Covered Patio

Garage

Front Porch

NORTH ↑





**Elevation plan of proposed structure (preliminary)**

No building height variance needed.

No grade changed needed.

No retaining walls needed.

surfacing requirements, shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver.

(c) Findings Required. The Planning Commission may authorize a waiver from the requirements of hard surfacing limitation set forth in Section 12.32.300, to the extent authorized herein, only if it finds the waiver:

1. Preserves the intent of this Chapter and the provisions for which a waiver is authorized.
2. The granting of a waiver will not result in an adverse impact on the surrounding properties; and
3.
  - a. The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or
  - b. The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the provisions of this Chapter.

HISTORY

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

**12.32.300 Table Of Development Standards In Residential Zones**

The Development Standards for Residential Zones is set forth in the following Table.

| Development Standard   | Zones   |              |          |
|--|---------|--------------|----------|
|  | R-L     | R-M          | R-H      |
| <b>Building Standards</b>  |         |              |          |
| Distance between buildings   | 6 feet  | 6 feet       | 6 feet   |
| Maximum height, main building <sup>1</sup>                               | 35 feet | 35 feet      | 35 feet  |
| Maximum height, accessory building                                       | 20 feet | 20 feet      | 20 feet  |
| <b>Lot and Parcel Standards</b>  |         |              |          |
| Minimum area   | None    | 10,000 sq ft | 1 acre   |
| Minimum frontage   | 40 feet | 60 feet      | 60 feet  |
| Minimum width, interior lot  | 60 feet | 60 feet      | 100 feet |
| Minimum width, corner lot  | 70 feet | 70 feet      | 110 feet |
| <b>Setback Standards - Front Yard</b>                                    |         |              |          |
| Any building <sup>2</sup>  | 25 feet | 25 feet      | 25 feet  |
| <b>Setback Standards - Rear Yard</b>                                     |         |              |          |
| Main building <sup>3</sup>   | 20 feet | 20 feet      | 20 feet  |
| Accessory building (one-story) - 400 square feet or less <sup>4, 5</sup> | 3 feet  | 3 feet       | 3 feet   |

|   |  |  |                      |
|---|--|--|----------------------|
| Accessory building - Greater than 400 square feet and up to the maximum height allowed by the applicable zone <sup>4, 5</sup> | 5 feet   | 5 feet   | 5 feet               |
| <b>Setback Standards - Interior Side Yard</b>   |  |  |                      |
| Main building <sup>5</sup>  | 8 feet<br>Minimum total width of both sides yards: 18 feet | 8 feet<br>Minimum total width of both sides yards: 18 feet | 12 feet              |
| Accessory building  | Not permitted  | Not permitted  |                      |
| <b>Setback Standards - Street Side Yard <sup>6</sup></b>  |  |  |                      |
| Main building   | 20 feet  | 18 feet  | 20 feet              |
| Main building on corner lot abutting side yard of another lot or parcel   | 20 feet  | 18 feet  | 20 feet              |
| Accessory building  | Not permitted  | Not permitted  | Not permitted        |
| <b>Site Standards</b>   |  |  |                      |
| Animal units permitted  | None   | None   | None                 |
| Buffer landscaping requirements   | See CZC 12.51.070(b)                                       | See CZC 12.51.070(b)                                       | See CZC 12.51.070(b) |
| Buildable area, minimum   | 2,000 square feet  | 2,000 square feet  | 3,000 square feet    |
| Buildable area minimum, range of length/width ratio   | Between 2:1 and 1:2  | Between 2:1 and 1:2  | Between 2:1 and 1:2  |
| Gross density, maximum, permitted use   | 4 units per acre   | 6 units per acre   | 8 units per acre     |
| Gross density, maximum, conditional use   | Not applicable   | Not applicable   | 12 units per acre    |
| Hard surfacing, maximum total of lot or parcel  | 60%  | 60%  | 60%                  |
| Hard surfacing, maximum total of front, rear, and side yards  | 50%  | 50%  | 50%                  |
| Outside storage   | Not permitted  | Not permitted  | Not permitted        |

1. Except as otherwise permitted by CZC 12.32.080(b) and CZC 12.55.120.
2. Except as modified by the provisions of CZC 12.55.130(h).
3. Flexibility for setbacks may be provided for multiple-family dwelling unit in R-M and R-H Zones in accordance with and subject to the provisions of CZC 12.55.130(l).
4. Setback is measured from any interior and/or rear lot line.

## **12.21.130 Variance**

- (a) Purpose. This Section sets forth procedures for considering and approving a variance to the provisions of this Title. Variance procedures are intended to provide a narrowly circumscribed means by which relief may be granted from particular unforeseen applications of the provisions of this Title that create unreasonable hardships. The provisions set forth herein regarding variance are intended to comply with applicable State law provisions as set forth in Utah Code § 10-9a-702.
- (b) Authority. The Board of Adjustment is authorized to hear and decide variances to the provisions of this Title as provided in this Section.
- (c) Initiation. A property owner or the owner's lessee may request a variance to the provisions of this Title as provided in this Section. An agent of a property owner shall provide an affidavit of authorization.
- (d) Procedure. An application for a variance shall be considered and processed as provided in this Subsection.
1. A complete application shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule. The application shall include at least the following information:
    - a. The name, address, email and telephone number of the applicant and the applicant's agent, if any;
    - b. The address and parcel identification of the subject property;
    - c. The specific feature or features of the proposed use, construction or development that require a variance;
    - d. The specific provision of this Title from which a variance is sought;
    - e. A statement of the characteristics of the subject property that prevent compliance with the provisions of this Title and result in unnecessary hardship;
    - f. A statement of the amount of variation needed to allow the proposed use, construction or development;
    - g. An explanation of how the application satisfies the variance standards set forth in Subsection (e);
    - h. A plot plan showing the following:
      - i. Applicant's name;
      - ii. Site address;

- iii. Property boundaries and dimensions;
  - iv. Layout of existing and proposed buildings, parking, landscaping, and utilities; and
  - v. Adjoining property lines and uses within 100 feet of the subject property.
- i. An elevation plan drawn to scale showing elevations of existing and proposed structures;
  - j. When the variance involves building height, a streetscape plan showing the height of all buildings within 150 feet of the subject property;
  - k. When a variance involves grade changes, a topographical drawing prepared by a licensed surveyor or civil engineer, showing existing topography in dashed lines at two foot intervals and showing the proposed grade in solid lines at two foot intervals;
  - l. When a variance involves retaining walls, a plan showing all retaining walls, including their height relative to proposed grades; and
  - m. Any other information reasonably determined by the Zoning Administrator or Board of Adjustment to be pertinent to a requested variance.
2. After the application is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report evaluating the application.
  3. The Board of Adjustment shall schedule and hold a public meeting. Notice of the public meeting shall be provided in accordance with CZC 12.21.050. After due consideration the Board of Adjustment shall approve, approve with conditions or deny the application pursuant to the standards set forth in Subsection (e). Any conditions of approval shall be limited to conditions needed to conform the variance to approval standards.
  4. After the Board of Adjustment makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
  5. A record of all variances shall be maintained in the office of the Zoning Administrator.

(e) Approval Standards. The following standards shall apply to a variance.

1. The Board of Adjustment may grant a variance only if:
  - a. Literal enforcement of any provision of this Title would cause an unreasonable hardship for the applicant that is not necessary to

carry out the general purpose of this Title;

- b. There are special circumstances attached to the property that do not generally apply to other properties in the same zoning district;
- c. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district;
- d. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
- e. The spirit of this Title is observed and substantial justice done.

2. In determining whether or not enforcement of any provision of this Title would cause unreasonable hardship, the Board of Adjustment may not find unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. The Board of Adjustment may not find an unreasonable hardship exists if the hardship is self imposed or economic.
3. In determining whether or not there are special circumstances attached to the property, the Board of Adjustment may find that special circumstances exist only if the special circumstances relate to the hardship complained of and deprive the property of privileges granted to other properties in the same zone.
4. An applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
5. A use variance may not be granted.
6. In granting a variance, the Board of Adjustment may impose additional requirements on an applicant that will mitigate any harmful effects of the variance, or serve the purpose of the standard or requirement that is waived or modified.
7. A variance more restrictive than that requested by an applicant may be authorized when the record supports the applicant's right to some relief but not to the extent requested.

(f) Appeal. Any person adversely affected by a final decision of the Board of Adjustment regarding a variance may appeal that decision to the district court as provided in Utah Code § 10-9a-801.

(g) Effect of Approval. A variance shall not authorize the establishment of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any approvals or permits that may be required by this Title and other applicable provisions of the Centerville Municipal Code.

(h) Amendment. The procedure for amending any variance decision shall be the same as the original procedure set forth in this Section.

(i) Expiration. Variances shall not expire but shall run with the land.

HISTORY

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



# BOARD OF ADJUSTMENTS

**Staff Report**  
6/27/2022

**Item No. 3.**

**Title:** Appeal - Zoning Administrator Decision - Lot 4 of Bamberger Station 2 Subdivision - Updwell Investments, LLC and Guy Haskell, Appellants

**Initiated By:** Miller Harrison Law, LLC - Amy C. Walker

**Staff Representative:** Cory Snyder, Community Development Director

**SUBJECT:**

The Appellant has filed an appeal of an administrative decision made by the Centerville City Zoning Administrator to ***DENY*** a second requested building permit for Lot 4 of the Bamberger Station 2 Subdivision.

**RECOMMENDATION:**

Consider Upholding the Decision Made by the Zoning Administrator

**BACKGROUND:**

See attached Staff Report and related documents for Appeal.

Access to relevant Centerville Municipal Code, Zoning Code, and Zoning Map can be found online at the following links:

[Centerville Municipal Code](#)

[Centerville Zoning Code](#)

[Centerville Zoning Map](#)

**ATTACHMENTS:**

1. Appellant Board of Adjustment Appeal Application
2. 06-27-2022 BOA Staff Report Appeal - Bamberger Lot 4 Building Permit ZA Decision
3. ZA Denial of Building Plan Submittal - Guy Haskell
4. Bamberger Station 2 Subdivision Plat-full
5. Bamberger Station 2 Subdivision Plat -partial
6. Building Plan Submittal - Lot 4 UpDwell Homes ZA Denial
7. Issued Permit CEV211110-191 Lot 4 - UpDwell Investments
8. 03-3-2022 Footing Inspection Report
9. Bamberger Station 2 Subdivision-Vicinity Map
10. CZC 12.21.200 (Appeal of Administrative Decision)
11. CZC 12.21.140 (Building Permits)
12. CMC 9.06.070 (Construction Restrictions)



# CENTERVILLE CITY

## BOARD OF ADJUSTMENT

### APPLICATION

655 North 1250 West • Centerville, Utah 84014  
Phone 801-292-8232 Fax 801-292-8251

|                                 |                                 |                    |  |
|---------------------------------|---------------------------------|--------------------|--|
| <b>NAME OF PROJECT</b>          | Bamberger Station 2 Subdivision |                    |  |
| <b>PROJECT ADDRESS</b>          | 322 S 160 W Centerville UT      |                    |  |
| <b>ZONING</b> Residential-Low   | <b>PARCEL #(S)</b> 032080004    | <b>ACREAGE</b> 0.2 |  |
| <b>PROPOSED USE OF PROPERTY</b> | Single Family Home              |                    |  |

| APPLICANT                                   |                       |                         |                 |
|---|-----------------------|-------------------------|-----------------|
| NAME Guy Haskell                            | COMPANY NAME          | UPDWELL INVESTMENTS LLC |                 |
| MAILING ADDRESS 890 HERITAGE PARK BLVD #104 | CITY / ST / ZIP       | Layton, UT 84041        |                 |
| PHONE (801)466-8881                         | FAX                   | EMAIL                   | guy@updwell.com |
| SIGNATURE OF APPLICANT                      | <i>Guy M. Haskell</i> |                         | DATE 5/4/2022   |

| AGENT INFORMATION                                   |                      |                          |                           |
|---|----------------------|--------------------------|---------------------------|
| NAME Amy C. Walker                                  | COMPANY NAME         | Miller Harrison Law, LLC |                           |
| MAILING ADDRESS 5292 South College Drive, Suite 304 | CITY / ST / ZIP      | Murray, UT 84123         |                           |
| PHONE (801)468-9020                                 | FAX                  | EMAIL                    | amy@millerharrisonlaw.com |
| SIGNATURE OF AGENT                                  | <i>Amy C. Walker</i> |                          | DATE 5/2/2022             |

| REASON FOR THE REQUEST |
|------------------------|
| See Attached.          |

**FEE MUST ACCOMPANY THIS APPLICATION**

|                      |        |                  |                      |                        |                                |
|----------------------|--------|------------------|----------------------|------------------------|--------------------------------|
| Date Rec'd           |        | Rec'd / Initials |                      | Assigned Project Name  |                                |
| Fee/Deposit Attached | Y or N | Amount Fee Paid  | <b>SEE FEE SHEET</b> | Amount of Deposit Paid | <b>NOT APPLICABLE</b> Check #: |

May 4, 2022

Centerville City Attorney  
Lisa Romney  
250 N Main Street  
Centerville, UT 84014  
[lisa.romney@centervilleutah.gov](mailto:lisa.romney@centervilleutah.gov)

Centerville City Recorder  
Centerville City Hall  
250 N Main Street  
Centerville City, Utah 84014  
[recorder@centervilleut.com](mailto:recorder@centervilleut.com)

**Re:** Appeal: Site Plan Decision; 322 S 160 W Centerville UT

To Whom It May Concern,

This is a written request for appeal to the Board of Adjustments made pursuant to Section 12.21.110(i) of the Centerville City Zoning Code, for reconsideration of a recent rejection of site plans.

### **Background and Decision Being Appealed**

This firm represents Updwell Investments LLC (“Updwell”), the owner of parcel no. 032080004, located at 322 S160 W Centerville UT, 84014 (the “Lot”). The Lot is identified as Lot 4 on the plat for the Bamberger Station 2 Subdivision, which was recorded with the Davis County Recorder on April 23<sup>rd</sup>, 2002, as Entry No. 1747865 (the “Plat”). Note 4 on the Plat states that:

*“Basements are not approved in this subdivision. All lowest floor elevation allowed shall be above the top back of the curb.”*

Guy Haskell, the manager and owner of Updwell, recently submitted site plans, which were reviewed by the Centerville Planning Commission. Updwell’s site plans were

reviewed and rejected by Corvin M. Snyder, the Centerville City Community Development Director who provided his decision over e-mail on Thursday April 21, 2022 stating:

*“As per the subdivision plat note for your lot, the city would allow a crawl space with a height between 2-4 feet with no permanent floor to allow any potential ground water to drain appropriately. The proposed storage space, as you have shown on your recent submittal, would not comply the approved subdivision plat note.”* (hereinafter the “Site Plan Decision”).

## **Grounds For Appeal**

Updwell’s plans include a storage space, with an unfished cement floor, designed to be flood resistant and allow proper drainage of groundwater.<sup>1</sup> Updwell has relied on definitions of “lowest floor” as adopted throughout Centerville Municipal Code to support its interpretation and more particularly described below. The City has asserted that Plat Note 4 prohibits approval of Updwell’s site plans.

It is unclear in this instance whether Plat Note 4 was established in contract as part or as a statute, as a requirement imposed by City Council. Regardless, the term “lowest floor” has a meaning that can reasonably be understood to be different than what has been asserted by the Planning Commission and is therefore ambiguous and subject the laws affecting interpretation. “A statute is ambiguous if it can be understood by reasonably well-informed persons to have different meanings.” *Miller Welding Supply, Inc. v. Utah State Tax Comm’n, Auditing Div.*, 860 P.2d 361, 362 (Utah Ct. App. 1993). A contract is ambiguous where it is “susceptible to contrary, tenable interpretations.” *Daines v. Vincent*, 2008 UT 51, ¶ 30, 190 P.3d 1269, 1277.

## ***Review of Centerville Municipal Code Supports Updwell’s Interpretation***

The Site Plan Decision references no interpretation of City Code or other evidence to support the narrow interpretation of Plat Note 4 that would only allow a 4-foot crawl space. However, the Utah Supreme Court has also held that “where there is ambiguity or uncertainty in a portion of a statute, it is proper to look to the entire act in order to discern its meaning and intent.” *Grant v. Utah State Land Bd.*, 26 Utah 2d 100, 103, 485 P.2d 1035, 1037 (1971). Updwell reasonably relied on definitions set out in the International

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<sup>1</sup> A geotechnical analysis of the Lot has found the elevation of the cement floor would be 3-feet above the current ground water table, and soil conditions show that historic ground water levels are not anticipated to fluctuate more than 2-feet, making it unlikely that drainage will ever be required.

Building Code (IBC) 2018 Edition as adopted by the Centerville Municipal Code according to 10.03.010.

The IBC definition of “Lowest Floor” can be found in section 202[BS] which states:

*The lowest floor of the lowest enclosed area, including basement, but excluding any unfinished or flood-resistant enclosure, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of Section 1612.*

A similar definition was also adopted into the Centerville City Municipal Code, as found in section 9.08.020(af).

*“Lowest Floor.” The lowest floor of the lowest enclosed area (including basement) An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.”*

Further, IBC 2018 section 202[BG] also defines basement, as a “story that is not a story above grade plane.” IBC defines “story” as a space measured between “two successive tiers of beams or finished floor surfaces.”

While there is no definition of “lowest floor” in the Centerville City Code strictly applicable to planning and zoning decisions, the definitions in City Code as a whole lend to the reasonable interpretation that the storage space in Updwell’s site plans are not considered the lowest floor. Based on the definitions in the IBC and the Centerville City Code, Updwell’s site plans comply with the Plat Note 4, as the proposed area would be a flood resistant enclosure, without a finished floor surface, used solely for storage. Therefore, Updwell’s plans should be approved, and the storage area should be permitted.

### ***Zoning Restrictions Should Be Construed in Favor of the Owners Desired Use***

The Utah Court of Appeals has established that where a zoning restriction is “in derogation of a property owner’s common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner.” *Patterson v. Utah Cty. Bd. of Adjustment*, 893 P.2d 602, 606 (Utah Ct. App. 1995).

May 4, 2022

Page 4

Here, because the restriction is ambiguous and affects an owner's right to use their property as desired, the City should interpret the ambiguity in favor of allowing the storage space.

### **Request for Decision**

Updwell hereby requests that Centerville approve the site plans submitted by Updwell as the reasonable interpretation of "lowest floor" allows the plans as drafted. If Centerville disagrees, we ask that a written decision providing a reasoned explanation of the City's decision to deny the plans, and also requests an opportunity for a hearing and appeal before the Board of Adjustments.

Please let us know if you have any questions or concerns.

Respectfully,

**MILLER HARRISON LLC**

*Amy C. Walker*

Amy C. Walker  
*Attorney at Law*

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

**STAFF REPORT  
AGENDA: ITEM 2**

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**APPEALANT:** UPDWELL INVESTMENTS, LLC  
GUY HASKELL  
890 HERITAGE PARK BLVD #104  
LAYTON, UTAH 84041  
([guy@updwell.com](mailto:guy@updwell.com))

**AGENT:** MILLER HARRISON LAW, LLC  
AMY C. WALKER  
5292 SOUTH COLLEGE DRIVE, SUITE 304  
MURRAY, UTAH 84123

**APPLICATION:** ADMINSTRATIVE APPEAL

**DECISION:** ZONING ADMINISTATOR’S DECISION TO DENY  
APPROVAL OF BUILDING PERMIT

**STAFF RECOMMENDATION:** UPHOLD THE ZONING ADMINISTRATOR’S  
DECISION TO DENY BUILDING PERMIT

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***BACKGROUND***

The Appellant, Updwell Investments, LLC and Guy Haskell (“Updwell” or “Appellant”), has filed an appeal of an administrative decision made by the Centerville City Zoning Administrator to **DENY** a second requested building permit for Lot 4 of the Bamberger Station 2 Subdivision. The Zoning Administrator’s denial was issued on April 21, 2022. (See attached exhibits– E-mail from Cory Snyder to Guy Haskell.)

***NATURE OF PROCEEDINGS AND STANDARD OF REVIEW FOR AN APPEAL OF AN ADMINISTRATIVE DECISION***

The Appellant incorrectly describes this appeal as an appeal of a site plan decision under Section 12.21.110 of the Centerville Zoning Code for rejection of site plans. The correct framework of this appeal is an appeal of the Zoning Administrator’s decision to deny zoning compliance of a building permit on the grounds that the building permit application and plans do not comply with an applicable plat note on the recorded Bamberger Station 2 Subdivision plat regarding basements and lowest floor elevation restrictions. Pursuant to CZC 12.21.140 (Building Permit), the Zoning Administrator is

charged with reviewing building permits for zoning compliance. Any appeal of such an administrative decision is governed by CZC 12.21.200 (Appeal of Administrative Decisions).

A. AUTHORITY AND PROCEDURES FOR APPEAL OF ADMINISTRATIVE DECISION (CZC 12.21.200) – The Board of Adjustment shall hear and decide appeals from administrative decisions. Any such appeal must be filed within 14 days of the decision which is appealed. The Board of Adjustment shall review the record of decision and shall consider and decide the matter in accordance with applicable standards of review. After due consideration, the Board of Adjustment may reverse or affirm, wholly or in part, or may remand the administrative decision to the officer or body from whom the appeal was taken. The Board of Adjustment shall provide the appellant with written notice of the decision. Upon receipt of a completed application for appeal, all further proceedings concerning the matter appealed shall be stayed.

B. SUBSTANTIAL EVIDENCE STANDARD OF REVIEW – The Board of Adjustment shall review the administrative decision for correctness determining whether there is substantial evidence in the record to support the decision of the person or body from which the appeal is taken. The person making the appeal shall have the burden of proving an error has been made. The Board of Adjustment’s role in reviewing the record mainly consists of what is termed the “*substantial evidence standard.*” This means that the Board is to review the “*record,*” which consists of all ordinances, minutes, reports, studies, public comments, and other applicable documents that are pertinent to the decision of the Zoning Administrator. Then the Board is charged with determining whether the findings and decision of the Zoning Administrator are supported by “*substantial evidence in the record.*” Substantial evidence has been described by Utah courts as “that quantum and quality of relevant evidence that is adequate to convince a reasonable mind to support a conclusion.”

C. RECORD OF PROCEEDINGS – Pursuant to CZC 12.21.200 (Appeal of Administrative Decisions), the Zoning Administrator is required to transmit to the Board of Adjustment all papers constituting the record of the action appealed. The City Recorder and Staff have compiled all ordinances, application submittals, and staff communications which affected the decision of the Zoning Administrator. These items constitute the “*official record*” of the Zoning Administrator’s decision subject to this appeal. This record is being submitted to the Board of Adjustment in the form of several attachments included in the Board of Adjustment Meeting Agenda. Each Board Member, as well as the Appellant, will receive a copy of the attachments, constituting the official record.

### ***SUMMARY OF DECISION-MAKING STANDARDS FOR ZONING ADMINISTRATOR BUILDING PERMIT REVIEW***

Pursuant to CZC 12.21.140 (Building Permits), the Zoning Administrator is required to review all building permit applications for zoning compliance. The Zoning Administrator

shall approve, approve with conditions, or deny zoning compliance review of building permits in accordance with applicable review standards set forth in CZC 12.21.140 (Building Permits). Applicable ordinance provisions are provided as follows:

CZC 12.21.140(b), Building Permit – The Zoning Administrator is charged with reviewing building permits for zoning compliance, as provided in the Zoning Code.

CZC 12.21.140(e) Approval Standards – The Zoning Administrator shall review and consider the following standards when determining zoning compliance of a building permit application (emphasis added).

1. No building permit shall be approved for zoning compliance unless the proposed building, structure or use when built and the land on which it is located will conform to applicable provisions of this Title and any applicable conditions of approval required under a permit applicable to the subject property. The use authorized in a building or structure authorized by a building permit shall:
  - A. *Be allowed as a permitted use in the applicable zone;*
  - B. *Conform to development standards of the applicable zone;*
  - C. *Conform to applicable regulations of general applicability and regulations for specific uses set forth in this Title; and*
  - D. Conform to any other applicable requirements of the Centerville Municipal Code.
2. Conditions may be imposed as necessary to achieve conformance with applicable code requirements.

### ***SUMMARY OF SUBDIVISION PLAT NOTES RELATED TO THE APPEAL***

The Bamberger Station 2 Subdivision was recorded on April 23, 2002. The Bamberger Station 2 Subdivision consists of five residential lots along 160 West at approximately 298-400 South. The entire subdivision area consists of approximately 1.1374 acres of real property.

Given the high water table in the area of the Bamberger Station 2 Subdivision at the time of subdivision approval, the original developer would have had to install a subsurface drain system in accordance with applicable City ordinances in order to construct basements or other floor elevations below top back of curb. The original developer opted not to install any subsurface drains or drain system at the time of recording of the Bamberger Station 2 Subdivision plat. As such, the City Council required as part of subdivision plat approval a plat note prohibiting basements and requiring all lowest floor elevations to be above the top back of curb.

The Bamberger Station 2 Subdivision plat contains Plat Note 4. Plat Note 4 states the following:

*“Basements are not approved in the subdivision. All lowest floor elevation allowed shall be above the top back of curb.” (See attached exhibits – Bamberger Station 2 Plat).*

Three of the five lots within the subdivision have been developed with single-family homes. All three of these existing homes in the subdivision have been constructed as slab-on-grade with no basements or any floor elevations below top back of curb in compliance with Plat Note 4.

### ***SUMMARY OF ZONING ADMINISTRATOR PROCEEDINGS, DECISION, AND RECORD OF PRECEEDINGS***

Previously, Updwell submitted two building permit plans for the subject lot to the Community Development Department. The first building permit was approved by the Zoning Administrator. The second re-submittal was subsequently denied by the Zoning Administrator. These permits and the one associated denial can be summarized as follows:

- A. *1<sup>st</sup> Building Permit Submittal* – Building Permit CEV211110-191 for Lot 4 in the Bamberger Station 2 Subdivision was issued on December 12, 2021. The building plans depict a “*slab-on-grade floor*” structure with footings and foundation extending 4-feet below grade. The lowest floor was conditioned to bring the slab floor just above top back of curb (TBC). (See attached exhibits - *Building Permit Issuance, environmental comments on issued permit.*)
- B. *Building Official Notice of Corrections* - During development and excavation of Lot 4 under the 1<sup>st</sup> Building Permit, the Building Inspector conducted a footings and foundation inspection on March 3, 2022. At such inspection, the Building Inspector noted that the excavation and proposed footings and foundations for the structure on Lot 4 were too deep and not in compliance with the approved 1<sup>st</sup> Building Permit. The Building Inspector identified corrections required and noted such corrections on the Inspection Report. Specifically, the Inspection Report states that “Basements and crawl spaces are not allowed in this subdivision.” The Building Inspector issued a notice of correction. (See attached exhibits – Inspection Report).
- C. *2<sup>nd</sup> Building Permit Submittal* – Due to extensive excavation noted by the Building Inspector, Upwell resubmitted building plans to the City on April 21, 2022. The building plans then depicted a “storage area” excavated to a depth of 7 feet 9 1/2 inches. (See attached exhibits – *Updwell Re-submittal.*)
- D. *2<sup>nd</sup> Building Plan Submittal, Zoning Administrators’ Denial* – On April 21, 2022, as a follow-up to a telephone conversation with Guy Haskell, the Zoning Administrator indicated that the depicted “storage space” did not comply with the approved subdivision plat note. The Zoning Administrator further advised the

applicant to re-submit for a “crawl space” with “no permanent floor.” (See attached exhibits – E-mail from Cory Snyder to Guy Haskell).

**REVIEW AND ANALYSIS OF THE APPELLANT’S SUBMITAL TO THE BOARD OF ADJUSTMENT**

**APPEAL ELEMENT #1 - Plat Note 4, Contract or Statute?** – The appeal asserts that it is unclear whether Plat Note 4 was established in contract as part or as a statute.

**Staff’s Position – The Plat Note is a Condition of Approval by the City’s Land Use Authority (i.e. City Council):** The Bamberger Station 2 Subdivision was recorded on April 23, 2002. City records DO NOT reflect any petition to appeal was submitted at the time of the initial subdivision plat approval. Therefore, the Final Plat and the related notes recorded against the property are considered binding to the subdivision approval granted by the City and all lots located within the subdivision.

It is the position of staff that the Subdivision Plat Note 4 was a “*condition of Final Subdivision approval*” by the City Council. Therefore, the Zoning Administrator’s decision regarding zoning compliance of the submitted building permit is required to comply with the City Council’s “*conditions of subdivision approval.*”

This appeal is not a challenge to the authority of the City Council to impose the restrictions or conditions of Plat Note 4, but merely an appeal of the Zoning Administrator’s interpretation of such Plat Note as part of zoning compliance review for issuance of a building permit.

The Zoning Administrator is NOT allowed to alter, ignore, or waive any conditions of approval or recorded plat notes imposed by the Land Use Authority for Subdivision Approvals, or related conditions, as granted by the City. The Zoning Administrator is merely authorized to interpret and ensure compliance with the Land Use Authority’s conditions of approval, including Plat Note 4.

If there is a claim of ambiguity or any desire of the Appellant to change, alter, or remove Plat Note 4, the proper process required by ordinance is to submit for a Subdivision Plat Amendment to remove or amend the plat note in accordance with CMC 15.09.010 (Petition for Plat Amendment).\*

\* Updwell has applied for a plat amendment to eliminate Plat Note 4 which was denied by the City Council. Updwell has submitted a second plat amendment application to amend or eliminate Plat Note 4 based on additional arguments. This matter has not yet been heard by the City Council.

In response to Appellant’s arguments on appeal, Plat Note 4 is not a contract or statute. It is a condition of final plat approval by the City Council due to high water table in the area and the refusal or choice of the original developer of the subdivision to not install a subsurface drain system to address issues associated with construction in high water table areas.

**APPEAL ELEMENT #2 - “Ambiguity of the Meaning of Lowest Floor Elevation.”** The appeal asserts that any person submitting for development of the lots of the subdivision reasonably relied on various Centerville Municipal Code definitions of “*lowest floor*.” Additionally, the appeal argues that the Zoning Administrator should have relied on the idea that well-informed persons can make a differing meanings in rendering the decision.

**Staff’s Position – “Meaning of Lowest Floor Elevation:”** Staff’s position is that the interpretation of lowest floor elevation should be given its plain meaning as informed by Chapter 9.06 (Subsurface Water) of the Centerville Municipal Code. Staff further asserts a distinction between “lowest floor elevation” and “lowest finished floor elevation.” The City Council in 2002 clearly prohibited basements in the Bamberger Station 2 Subdivision with Plat Note 4. It is Staff’s position that the City Council also prohibited any type of floor elevation below top back of curb, whether finished or unfinished with the language “lowest floor elevation.” If the City Council in 2002 wanted to allow unfinished areas below top back of curb, the City Council could have more clearly stated in Plat Note 4 that “all ‘lowest finished floor elevations’ shall be above the top back of curb.” They did not. Given the authoritative language in Chapter 9.06 (Subsurface Water) allowing the City Council to prohibit any type of below grade structures in high water table areas, Staff interprets the language “lowest floor elevation” in Plat Note 4 to mean just that – no floor elevation, whether finished or unfinished, can be below top back of curb. Footings and foundations can be lower than top back of curb, just not any “floor areas.”

The appeal first asserts the definition of “*lowest floor*” using the International Building Code (IBC). However, as indicated above, Plat Note 4 was established as a Condition of Subdivision Approval, which is unrelated to the IBC. In this case, Plat Note 4 was related to preparation of the land tract for future development of homes. According to the records of the City, the land tract was located in “*high water table*” area of the City. The original developer of the subdivision plat decided NOT to install subsurface drain to responsibly manage subsurface water. Plat Note 4 was in specific response to the high water table issues with the property and the lack of subsurface drain system. Using a building construction code definition is irrelevant to approval and enforcement of a subdivision plat note.

The appeal secondly asserts the definition of “*lowest floor*” using CMC 9.08.020 (Flood Damage Prevention). However, this code section is used to address “*flood damage prevention*” and NOT subsurface water, as is further addressed in CMC

9.06. (Subsurface Water). Hence, using a Flood Damage Prevention definition is irrelevant to approval and enforcement of a subdivision plat note.

The more applicable code section in this matter is set forth in CMC 9.06.070 (Construction Restrictions) regarding subsurface water. This section states the following:

*“In areas where soil characteristics, existing site conditions, inadequate infrastructure, and/or high-water table levels are found to exist and/or the use of subsurface drain system is not adequate to remedy the conditions, as determined by the City, **the City may prohibit the construction of structures, below grade structures, and/or structures with basements, as deemed appropriate for public health and safety.** In such locations, structures shall be prohibited and/or built above grade at a point where rising water tables or runoff cannot affect the proposed structure. In no instance shall any structure be built with a lower floor elevation than one foot above the curb at the discharge point of the subsurface drain where it connects to the storm drain system.”*

Consequently, the City can and does restrict below grade construction in varying degrees. According to Plat Note 4, the below grade floors (*i.e. lowest floor*) was to be above top back of curb (TBC). Therefore, the Zoning Administrator is NOT in a position to consider the idea that well-informed persons can make a differing meanings of the subject subdivision plat note and must rely on the subdivision plat language, as described on the subdivision plat.

Furthermore, it can be argued that the Zoning Administrator erred in potentially allowing a below grade permeable (*i.e. crawl space with no permanent floor*). Such permeable floor would not be located above top back of curb (TBC), as the plat note requires.

**APPEAL ELEMENT #3 – “Zoning Restrictions Should be Construed in Favor the Owner’s Desired Use.** The Appeal asserts that because the restriction is ambiguous and affects an owner’s right to use their property as desired, the City should interpret the ambiguity in favor of allowing the storage space below top back of curb (TBC).

**Staff’s Position – “Zoning Restrictions...in Favor of Desired Use:”** According to Utah Code § 10-9a-306. Land use authority requirements – A decision regarding any land use application is subject to the following:

- (1) A land use authority shall apply the plain language of land use regulations.
- (2) If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.
- (3) A land use decision of a land use authority is an administrative act, even

*if the land use authority is the legislative body.*

In the case of the Zoning Administrator's decision, the decision regarding the plat note must use the "plain language" that is written. Staff believes that the language contains two (2) parts. First, basements are prohibited. Second, all lowest floor elevation allowed (*other than basements*) shall be above top back of curb (TBC). Therefore, the plat note "plainly restricts" basements and any other floor elevations, including the proposed storage area.

Lastly, staff takes the position that Plat Note 4 and the Zoning Administrator's decision does not unreasonably prohibit the use of the lots in the subdivision for constructing single-family homes. As the plat note indicates, it only prohibits basements and other floor areas of the building to be constructed below top back of curb (TBC). All other construction of homes within the subdivision have complied with the requirements of Plat Note 4.

### **STAFF'S CONCLUSION**

This report argues that the Board of Adjustment should UPHOLD the Zoning Administrator's decision. Additionally, as pointed out earlier, the Board of Adjustment can argue that Zoning Administrator's decision needs to be modified to prohibit a below grade permeable (*i.e. crawl space with no permanent floor*). Such permeable floor would not be located above top back of curb (TBC), as the plat note requires.

It is also the position of staff, if the Appellant disagrees with the language of Plat Note 4 or the restrictions stated therein, the appropriate remedy and procedural process would be for the Appellant to apply for a Subdivision Plat Amendment to amend or remove Plat Note 4 in accordance with CMC 15.09.010 (Petition for Plat Amendment).

### **STAFF'S RECOMMENDATION**

*Suggested Motion and Findings to Uphold the Decision of the Zoning Administrator:*

*I hereby make a motion for the Board of Adjustment to **Uphold the decision of the Centerville City Zoning Administrator's DENIAL** of the second submitted building permit for a below grade storage area, submitted by Updwell on April 21, 2022, for the development of Lot 4 located within the Bamberger Station 2 Subdivision. The decision is supported by the evidence in the record is as follows:*

- 1. The Board of Adjustment finds that it must review an administrative decision for correctness determining whether there is substantial evidence in the record to support the order, decision or determination of the person or body from which the appeal is taken.*
- 2. The Board of Adjustment finds that the person making an appeal shall have the burden of proving that an error has been made.*
- 3. The Board of Adjustment agrees that if a provision of the Zoning Code or other land use provision is ambiguous it shall be construed in favor of the property owner.*

4. *The Board of Adjustment finds the language of Plat Note 4 regarding “lowest floor elevation” is not ambiguous given the context when reading the two sentences of Plat Note 4 together and giving full meaning to all words and phrases.*
5. *Board of Adjustment finds the language of Plat Note 4 regarding “lowest floor elevation” is not ambiguous given the broad language and authority of CMC 9.06.070 regarding construction restrictions for high water table areas.*
6. *The Board of Adjustment finds the language of Plat Note 4 regarding “lowest floor elevation” is not ambiguous given the fact the City Council could have more specifically stated the “lowest finished floor elevation,” the “lowest habitable space floor elevation,” or any other more specific language to convey such meaning.*
7. *The Board of Adjustment finds that it may reverse or affirm, wholly or in part, or may remand the administrative decision to the officer or body from whom the appeal was taken.*
8. *The Board of Adjustment finds that Updwell did submit for and received Building Permit CEV211110-191 for Lot 4 which was issued on December 12, 2021. The building plans depict a “slab-on-grade floor” structure with footings and foundation extending 4-feet below grade. The lowest floor was conditioned to bring the slab floor just above top back of curb (TBC).*
9. *The Board of Adjustment finds that there was extensive excavation, as noted by the Building Inspector on March 3, 2022, that was performed by Updwell which was not approved in the original issued building permit.*
10. *The Board of Adjustment finds that Updwell then resubmitted building plans to the City. The building plans then depicted a “storage area” excavated to a depth of 7 feet 9 1/2 inches.*
11. *The Board of Adjustment finds that on April 21, 2022, as a follow-up to a telephone conversation, the Zoning Administrator indicated that the depicted “storage space” did not comply with the approved subdivision plat note. The Zoning Administrator further advised the applicant to re-submit for a “crawl space” with “no permanent floor.”*
12. *The Board of Adjustment finds that the Bamberger Station 2 Subdivision was recorded on April 23, 2002. Therefore, the Final Plat and the related notes are considered binding for the subdivision approval granted by the City.*
13. *The Board of Adjustment finds that the Subdivision Plat Note 4 was a “condition of Final Subdivision approval” by the City Council.*
14. *The Board of Adjustment finds that the Zoning Administrator’s decision to approve a building permit is required to comply with the City Council’s “conditions of subdivision approval.”*
15. *The Board of Adjustment finds that Plat Note 4 was related to preparation of the land tract for future development of homes in accordance with City adopted subdivision and subsurface drainage requirements. Therefore, using a building construction code definition (IBC) is irrelevant to approval and enforcement of a subdivision plat note.*
16. *The Board of Adjustment finds Plat Note 4 was related to preparation of the land tract for future development of homes in accordance with City adopted*

*subdivision and subsurface drainage requirements. Therefore, using a Flood Damage Prevention definition is irrelevant to approval and enforcement of a subdivision plat note.*

- 17. The Board of Adjustment finds that in accordance with CMC 9.06.070 (Construction Restrictions) regarding subsurface drainage, the City may prohibit the construction of structures, below grade structures, and/or structures with basements, as deemed appropriate for public health and safety.*
- 18. The Board of Adjustment finds that the City is not limited by or subject to IBC or Flood Damage Prevention definitions of “lowest floor” given the broad authority in CMC 9.06.070 for the City to prohibit below grade structures in high water table areas.*
- 19. The Board of Adjustment finds that the decision of the Zoning Administrator in interpreting Plat Note 4 must use the “plain language” that is written.*
- 20. The Board of Adjustment finds that Plat Note 4 contains two (2) parts. First, basements are prohibited. Second, all lowest floor elevation allowed (other than basements) shall be above top back of curb (TBC). Therefore, the plat note “plainly restricts” basements and other floor elevations, including the proposed storage area.*
- 21. The Board of Adjustment finds that if the City Council wanted to allow certain storage areas below grade or to only prohibit finished floor area or habitable floor areas from the top back of curb elevation requirement, the Council could have done so in Plat Note 4. Since the Council did not make such exceptions, it is reasonable to interpret “lowest floor elevation” in Plat Note 4 as any below grade floor (finished or unfinished).*
- 22. The Board of Adjustment finds that the Zoning Administrator’s decision does not unreasonably prohibit the use of the lots in the subdivision for constructing single-family homes. As the plat note indicates, it only prohibits basements and other floor areas of the building to be constructed below top back of curb (TBC).*
- 23. The Board of Adjustment finds that all other existing developed lots in the subdivision have constructed homes with slab-on-grade construction and all floor elevations above top back of curb in accordance with Plat Note 4.*
- 24. The Board of Adjustment finds that if the Appellant disagrees with the language or provisions of Plat Note 4, the appropriate remedy and proper process required by ordinance is to submit for a Subdivision Plat Amendment to amend or remove the plat note, in accordance with CMC 15.09.010 (Petition for Plat Amendment).*
- 25. The Board of Adjustment, given the findings made, finds that the Appellant has not met the burden of proving that an error has been made in the Zoning Administrator’s zoning compliance denial of the second building permit application.*
- 26. The Board of Adjustment finds that there is substantial evidence in the record to support the order, decision, and determination of the Zoning Administrator.*
- 27. The Board of Adjustment directs Staff to prepare written findings and decision consistent with this decision and to provide the Appellant with a copy of the same. The Board of Adjustment Chair is authorized to sign such findings and decisions on behalf of the Board of Adjustment.*

**From:** [Cory Snyder](#)  
**To:** [Guy Haskell](#)  
**Cc:** [Lisa Romney](#); [Kevin Campbell](#); [Mike Carlson](#); [Cameron Woodbury](#); [Dave Walker](#); [Donna Wilkinson](#); [Mackenzie Wood](#)  
**Subject:** Building Plan Submittal  
**Date:** Thursday, April 21, 2022 10:53:00 AM

---

Guy,

As a follow-up to our telephone conversation today, there should be a previous communication between the City Attorney and your Attorney that outlines the City's expectation for building on the subject lot. As per the subdivision plat note for your lot, the city would allow a crawl space with a height between 2-4 feet with no permanent floor to allow any potential ground water to drain appropriately. The proposed storage space, as you have shown on your recent submittal, would not comply the approved subdivision plat note.

Feel free to come in pick up your plans or make the needed changes to the plans to depict the allowable crawl space.

Respectfully,

*Corvin M. Snyder, AICP*  
*Community Development Director*  
*Centerville City, Utah*  
*(801)292-8232*

3665

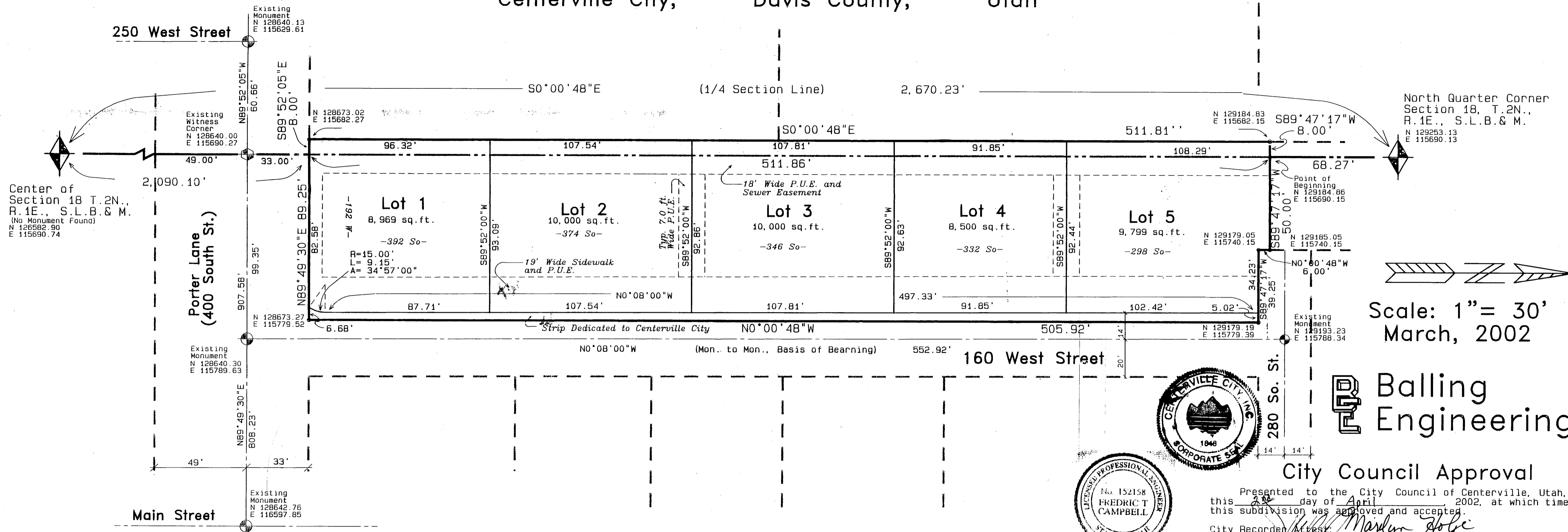
3112

3112

# Bamberger Station 2 Subdivision

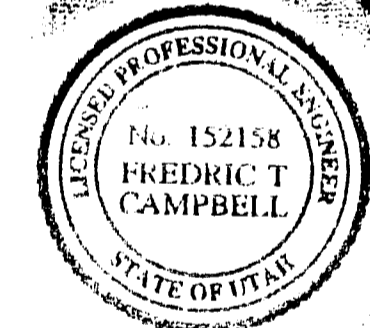
Being a Part of the North Half of Section 18, T.2N., R.1E., S.L.B.& M.

Centerville City, Davis County, Utah



Scale: 1" = 30'  
March, 2002

**Balling Engineering**



City Council Approval

Presented to the City Council of Centerville, Utah, this 27 day of March, 2002, at which time this subdivision was approved and accepted.

City Recorder: Marilyn Wolfe

Mayor: Wayne D. Carlson

### Notes:

- All Easements are Typical 7.0 ft. wide Public Utility Easements unless noted otherwise.
- All coordinates are based on Davis County Surveyor's Office Datum.
- All Lots are zoned R-1-85 according to Centerville City Zoning Map as of March, 2002.
- Basements are not approved in this subdivision. All lowest floor elevation allowed shall be above the top back of curb.
- Approval of this development plat by Centerville City does not constitute any representation as to adequacy of subsurface soil conditions nor the location or depth of the ground water table.
- Front facing garages must be at least 20 feet from the West edge of sidewalk.

Recommended for Approval

On this 27 day of March, 2002.

Chairman Planning Commission: Bruce Buck

Recommended for Approval

On this 28th day of MARCH, 2002.

Centerville City Engineer: Fredric T. Campbell

Recommended for Approval

On this 28th day of March, 2002.

Centerville City Attorney: Fredric T. Campbell

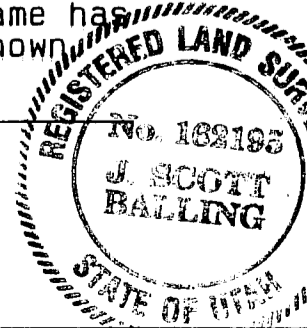
### Boundary Description

Beginning at a point which is S 0°00'48"E 68.27 ft. along the Quarter Section Line from the North Quarter Corner of Section 18, T.2N., R.1E., S.L.B.& M. and running thence S 89°47'17"W 8.00 ft.; thence S 0°00'48"E 511.81 ft.; thence S 89°52'05"E 8.00 ft. along the North Line of Porter Lane to a point which is S 0°00'48"E 580.13 ft. along said Quarter Section Line from said North Quarter Corner of Section 18; thence N 89°49'30"E 89.25 ft. along said North Line of Porter Lane; thence N 0°00'48"W 505.92 ft. along the West Line of 160 West Street; thence S 89°47'17"W 39.25 ft. along the South line of 280 South Street; thence N 0°00'48"W 6.00 ft.; thence S 89°47'17"W 50.00 ft. to the point of beginning. Containing 1.1374 Acres

### Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 162195 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described herewith and have subdivided said tract of land into lots and streets hereafter to be known as "Bamberger Station 2 Subdivision" and that the same has been correctly surveyed and staked on the ground as shown.

Date MARCH 27, 2002 Utah Surveyor No. 162195



### Owner's Dedication

Know all men by these presents that we the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and streets to hereafter be known as "Bamberger Station 2 Subdivision" and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat for public use and do warrant and defend and save the city harmless against any easement or other encumbrances on the dedicated streets which will interfere with the city's use, maintenance and operation of the streets.

In witness whereof we have hereunto set our hand this 15 day of April, 2002.

Wayne D. Carlson Pres.  
Wayne D. Carlson, President of Wayne D. Carlson Construction

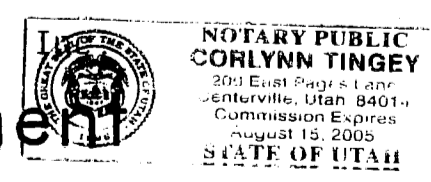
### Acknowledgement

On the 15 day of April, 2002, there personally appeared before me, Wayne D. Carlson, and who, being by me duly sworn did say that he is the President of WAYNE D. CARLSON CONSTRUCTION, INC., a Utah Corporation, that executed the above and forgoing instrument and that said instrument was signed on behalf of the Board of Directors of said Corporation which executed the same.

Notary Public: Corlynn Tingey

Residence: Centerville, UT

My Commission Expires: 08-15-05



3112

3665

Paul  
Dove

# Plan 2 Subdivision

Section 18, T.2N., R.1E., S.L.B. & M.

Davis County, Utah

on Line) 2,670.23'

S0°00'48"E

511.81'

N 129184.83  
E 115682.15

S89°47'17"W  
8.00'

North Quarter Corner  
Section 18, T.2N.,  
R.1E., S.L.B. & M.

N 129253.13  
E 115690.13

107.81'

91.85'

108.29'

68.27'

11.86'

Side P.U.E. and  
Easement

Lot 3

1000 sq. ft.

46 So-

24-2021

S89°52'00"W  
92.63'

Lot 4

8,500 sq. ft.

-332 So-

BP: 11-1-2021

S89°52'00"W  
92.44'

Lot 5

9,799 sq. ft.

-298 So-

N 129179.05  
E 115740.15

Point of  
Beginning  
N 129184.86  
E 115690.15

N 129185.05  
E 115740.15

S89°47'17"W  
50.00'

N0°00'48"W  
6.00'

107.81'

497.33'

91.85'

102.42'

5.02'

34.23'

S89°47'17"W  
39.25'

0°48"W

505.92'

N 129179.19  
E 115779.39

Existing  
Monument  
N 129193.23  
E 115788.34

Basis of Bearing)

552.92'

160 West Street

20'  
14'

St.



Scale: 1" = 30'  
March, 2002



Rollins



280 S  
14' 14'

# Engineering

## City Council Approval

Presented to the City Council of Centerville, Utah, this 27 day of April, 2002, at which time this subdivision was approved and accepted.

City Recorder Attest: Marilyn Hoje  
Mayor: [Signature]

### Notes:

1. All Easements are Typical 7.0 ft. wide Public Utility Easements unless noted otherwise.
2. All coordinates are based on Davis County Surveyor's Office Datum.
3. All Lots are zoned R-1-85 according to Centerville City Zoning Map as of March, 2002.
4. Basements are not approved in this subdivision. All lowest floor elevation allowed shall be above the top back of curb.
5. Approval of this development plat by Centerville City does not constitute any representation as to adequacy of subsurface soil conditions nor the location or depth of the ground water table.
6. Front facing garages must be at least 20 feet from the West edge of sidewalk.

### Recommended for Approval

On this 27 day of March, 2002.  
Chairman Planning Commission: [Signature]

### Recommended for Approval

On this 28<sup>th</sup> day of MARCH, 2002.  
Centerville City Engineer: [Signature]

### Recommended for Approval

On this 28<sup>th</sup> day of March, 2002.  
Centerville City Attorney: [Signature]

### Narrative

**PURPOSE OF SURVEY**  
To subdivision property into five residential lots.

**BASIS OF ESTABLISHMENT**  
Our instrument was set on the Existing Brass Monument at the intersection of Porter Lane and 160 West Street and the Existing Brass Monument at the intersection of 160 West Street and 280 South Street was backsited as a bases of bearing. From this point all corners were radially located. Rebar and surveyor's caps were set on all back property corners and a Copper pin was set on all front corners in the top back of curb on a 3" offset on all front corners.

**FOUND MONUMENTS**  
Existing Brass Monuments were found at the North Quarter Corner of Section 18, the Witness Corner on the Quarter Section Line and Porter Lane, and the intersections of 160 West with 280 South and Porter Lane as shown.

### Davis County Recorder

Entry No. 1747865 Fee Paid \$35.00  
Filed for Record and Recorded this 23<sup>rd</sup> Day of APRIL, 2002, at 11:21 am in Book 3030 of Official Records Page 338.

Sheryl L White  
Davis County Recorder  
By: [Signature]  
Deputy Recorder

Centerville Building Department,

As you may be aware, the large trees that were removed on Bamberger Station Lot 4 had roots that extended deep into the ground. The Geotechnical Engineer required us to go down 7' to get past these roots to solid ground suitable for building. Because of this I am required to pour an 8' foundation. Rather than go to the expense of filling the area back in and having a slab floor, I have redrawn the plans to show a storage area under a wood floor. Centerville's ordinance, shown below, allows for a storage area without considering it a building's lowest floor. This area can only be storage as there are no windows which are required for it to be habitable space.

The lowest floor definition is **9.08.020 Definitions** (af)

“LowestFloor.” The lowest floor of the lowest enclosed area (including basement) An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

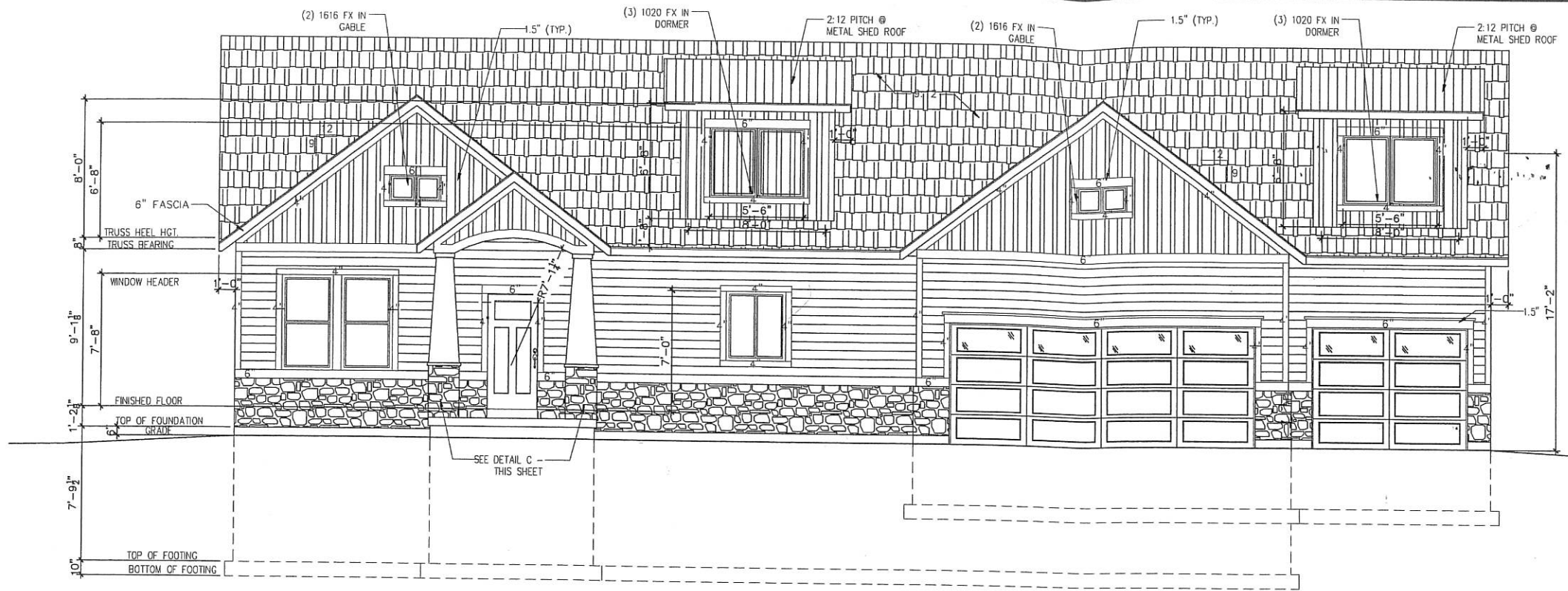
Neither is this area intended to be a crawlspace, because I do not want to have to crawl to get to my storage. It is a storage area in which one can stand upright to access their storage. Please note that even though I am a builder, I am keeping this home for myself. I am moving down from a larger home/garage and desperately need the storage.

The attached plans have been redrawn and stamped by a Structural Engineer, ready for your review. Your quick attention to this would be greatly appreciated.

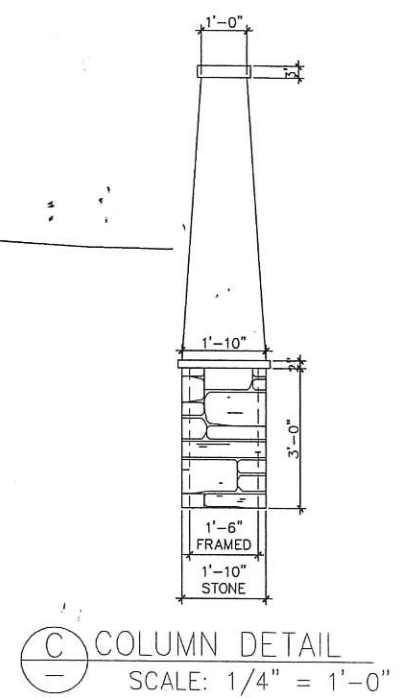
Thanks,  
Guy M. Haskell

801-455-8881 cell

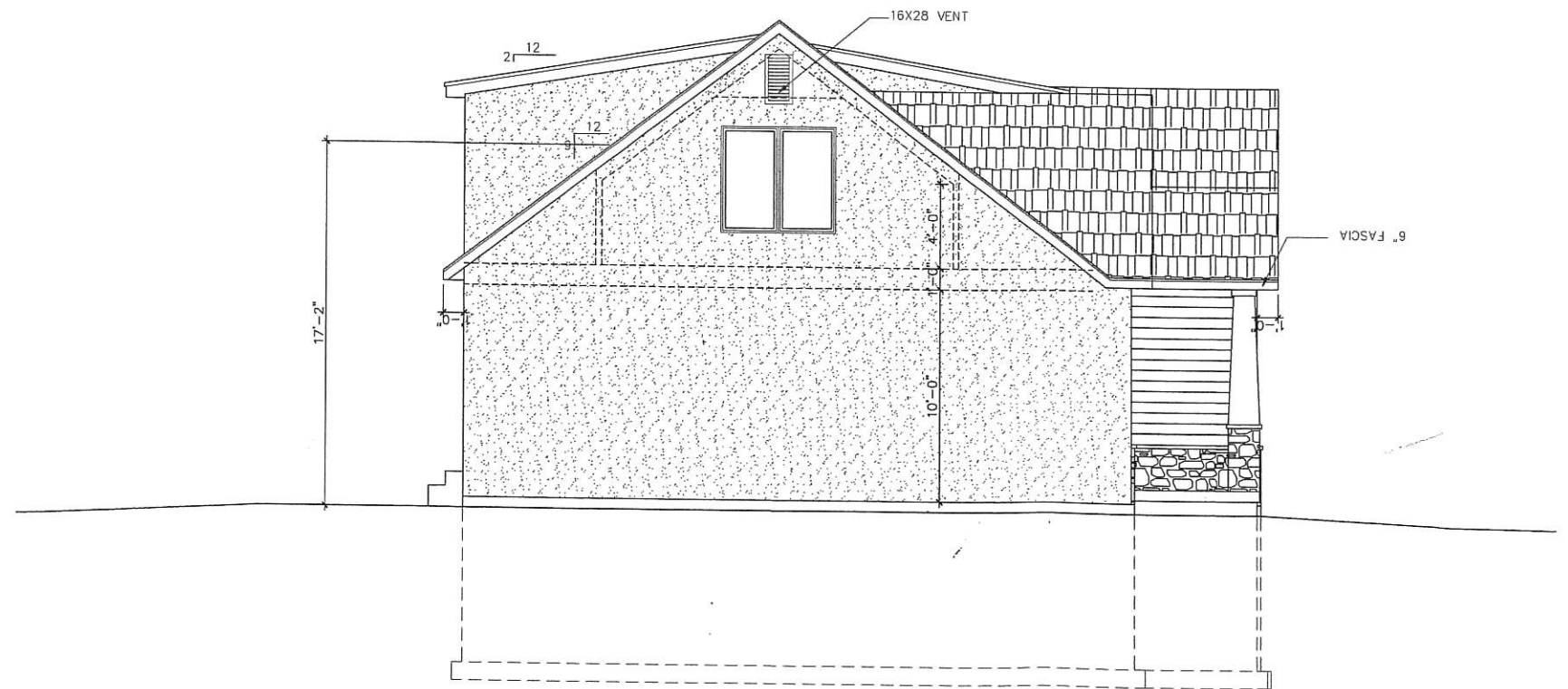
RECEIVED APR 21 2022



**A** FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



**C** COLUMN DETAIL  
SCALE: 1/4" = 1'-0"



**B** LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

- FIELD VERIFY ALL MEASUREMENTS
- 1) ALL EXTERIOR STAIRS AND STEPS WITH MORE THAN 3 RISERS SHALL HAVE A HANDRAIL PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE STAIR NOSING.
  - 2) ALL OPEN SIDES OF STAIRS AND BALCONIES WHICH ARE MORE THAN 30" ABOVE FINISH GRADE SHALL BE PROTECTED WITH A GUARDRAIL NOT LESS THAN 36" HIGH AND SHALL HAVE INTERMEDIATE RAILS @ 4" MAX. SPACING.
  - 3) BRICK OR STONE VENEER SHALL HAVE CORROSION RESISTANT ANCHOR TIES OF NOT LESS THAN 22 GA. x 3/4" No. 9 GA. WIRE SPACED NOT MORE THAN 16" o.c. HORIZONTAL AND 18" o.c. VERTICAL. ANCHOR TIES SHALL HAVE A LUG OR HOOK ON THE EXTENDED LEG, THAT WILL ENGAGE OR ENCLOSE THE No. 9 GA. HORIZONTAL JOINT REINFORCEMENT WIRE.
  - 4) NET FREE VENTILATING AREA TO BE 1/300th OF THE TOTAL ATTIC AREA WITH MORE THAN 50% OF IT IN THE UPPER PORTION OF THE ATTIC WITH THE REMAINDER TO BE PROVIDED BY EAVE OR CORNICE VENTS. EAVE OR CORNICE VENTS TO HAVE INSULATION BAFFLES.
  - 5) ALL WINDOWS TO BE CAULKED AND FLASHED.
  - 6) ALL EAVES AND VALLEYS TO HAVE A MIN 3'-0" DEPTH OF ICE AND WATER SHIELD.
  - 7) ALL EAVE AND CORNICE OVERHANGS AS NOTED.

RIPLINGER PLAN



890 Heritage Park Blvd.,  
Suite 104  
Layton UT 84041  
Office: 801.784.9100  
Fax: 801.447.8821



www.updwell.com

**LAKEWOOD BASE**  
LOT 4- BAMBERGER STATION 2  
ADDRESS: 332 S 180 W  
CENTERVILLE CITY, UT.  
BUYER: STOCK  
1511 FIN. SQ. FT.

DRAFTSMAN  
MAY 26, 2021  
1/31/2019  
SCALE: 1/8" = 1'-0"  
SCALE: 1/8" = 1'-0"  
**A2.1**

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3. FOUNDATION AND CONCRETE

DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BE PLACED IN UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS TO BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

WALLS IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8' IN 24' (GREATER THAN 1/3 SLOPE) SO APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO AL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR FINISH PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM AIR CONTENT OF 504 LBS. PER CUBIC YARD.

ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. FORMWORK SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER CURING CAPACITY.

OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS OF SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR 3L PLATE.

2. ALL FOUNDATION HOLD-DOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLD-DOWN PER THE HOLD-DOWN SCHEDULE. DIMENSIONS TO HOLD-DOWN LOCATIONS MUST BE FIELD VERIFIED.

3. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

4. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

| 3,000 PSI CONCRETE                    |                  |                 |                           | FOUNDATION SCHEDULE         |   |                    |  | 60,000 PSI STEEL |  |  |  |
|---------------------------------------|------------------|-----------------|---------------------------|-----------------------------|---|--------------------|--|------------------|--|--|--|
| MAXIMUM WALL HEIGHT FROM T.O. FOOTING | TOP EDGE SUPPORT | MIN. WALL WIDTH | VERTICAL WALL REINFORCING | HORIZONTAL WALL REINFORCING | MIN. WALL FOOTING SIZE AND REINFORCING                    | NOTES              | SILL PLATE J-BOLTS (MIN. 7" EMBEDMENT) |                  |  |  |  |
| 2'-0" TO 4'-0"                        | NONE             | 8"              | #4 @ 12" O.C.             | #4 @ 14" O.C.               | SEE PLAN  |                    | 1/2" x 10" @ 32" O.C.                  |                  |  |  |  |
| 4'-1" TO 5'-0"                        | NONE             | 8"              | #4 @ 14" O.C.             | #4 @ 12" O.C.               | (4) #4 X CONT SEE NOTE #4 BELOW                           |                    | 1/2" x 10" @ 32" O.C.                  |                  |  |  |  |
| 5'-1" TO 6'-0"                        | NONE             | 8"              | #4 @ 14" O.C.             | #4 @ 12" O.C.               | (5) #4 X CONT SEE NOTE #4 BELOW                           |                    | 1/2" x 10" @ 32" O.C.                  |                  |  |  |  |
| 6'-1" TO 7'-0"                        | NONE             | 8"              | #4 @ 12" O.C.             | #4 @ 12" O.C.               | (6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE SEE NOTE #4 BELOW |                    | 1/2" x 10" @ 32" O.C.                  |                  |  |  |  |
| 7'-1" TO 8'-0"                        | FLOOR            | 8"              | #4 @ 24" O.C.             | #4 @ 18" O.C.               | SEE PLAN  |                    | 1/2" x 10" @ 32" O.C.                  |                  |  |  |  |
| 8'-1" TO 9'-0"                        | FLOOR            | 8"              | #4 @ 18" O.C.             | #4 @ 18" O.C.               | SEE PLAN  |                    | 1/2" x 10" @ 32" O.C.                  |                  |  |  |  |
| 9'-1" TO 10'-0"                       | FLOOR            | 8"              | #4 @ 12" O.C.             | #4 @ 12" O.C.               | (3) #4 X CONT USE MIN F-24 FOOTING                        |                    | 1/2" x 10" @ 24" O.C.                  |                  |  |  |  |
| 10'-1" TO 11'-0"                      | FLOOR            | 8"              | #4 @ 8" O.C.              | #4 @ 12" O.C.               | (3) #4 X CONT USE MIN F-30 FOOTING                        |                    | 1/2" x 10" @ 24" O.C.                  |                  |  |  |  |
| 11'-1" TO 12'-0"                      | FLOOR            | 8"              | #4 @ 8" O.C.              | #4 @ 12" O.C.               | (4) #4 X CONT USE MIN F-36 FOOTING                        |                    | 1/2" x 10" @ 24" O.C.                  |                  |  |  |  |
| > 12'-0"                              | REQ. ENG.        | -               | -                         | -                           | -   | CONTACT YORK ENGR. | REQUIRES ENG.                          |                  |  |  |  |

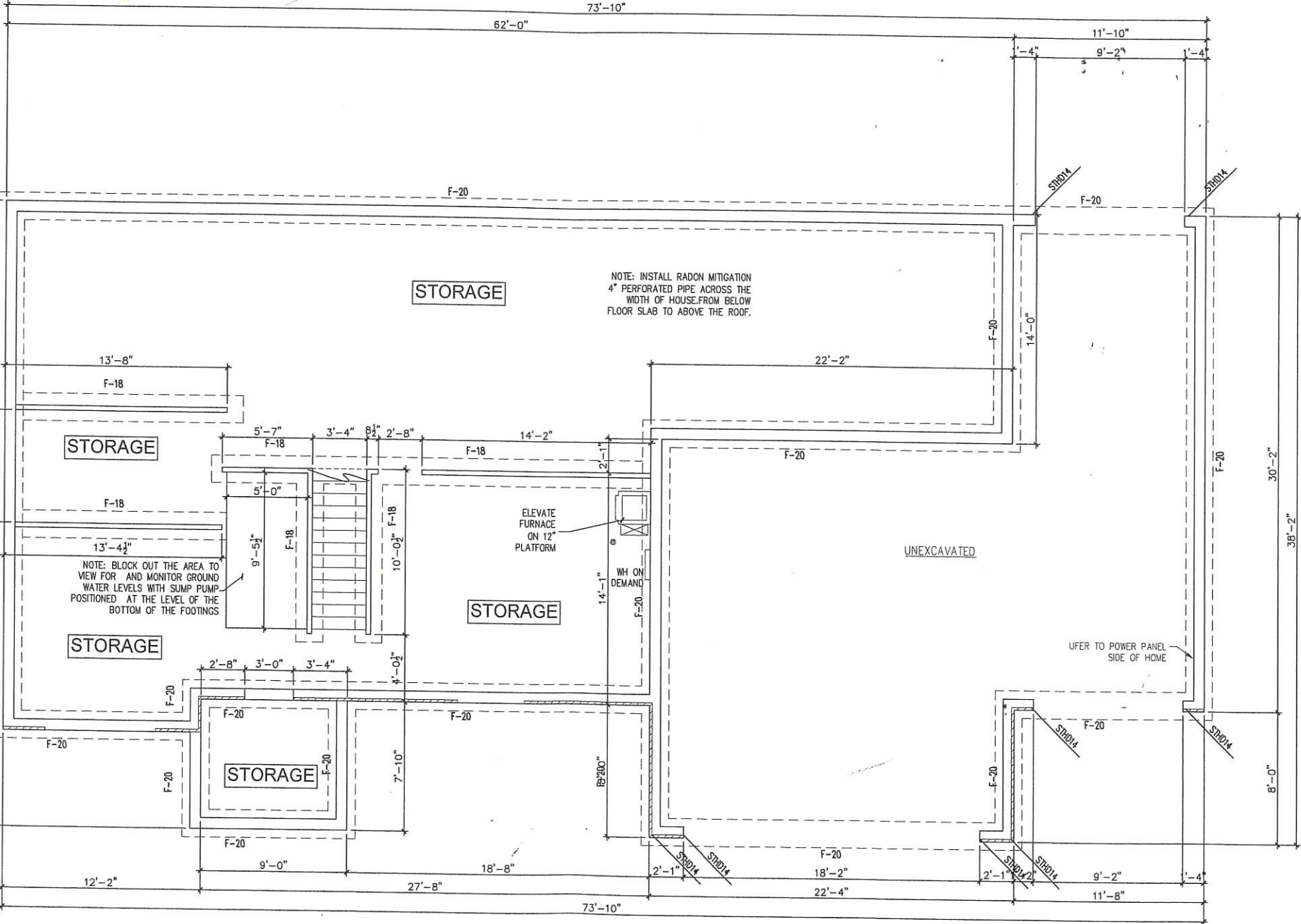
NOTES:  
 1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.  
 2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.  
 3. USE 3" x 3" x 1/4" WASHERS ON J-BOLTS. IF SLOTTED WASHER IS USED, ADD OUT WASHER.  
 4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:  
 A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.  
 B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".  
 5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR 3L SILL PL.  
 6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ #34 CLIP PER DETAILS.  
 7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

| FOOTING SCHEDULE: |       |        |       |                       |
|-------------------|-------|--------|-------|-----------------------|
| TYPE              | WIDTH | LENGTH | THICK | REINFORCEMENT         |
| F-16              | 16"   | CONT.  | 10"   | (2) # 4 BARS CONT.    |
| F-18              | 18"   | CONT.  | 10"   | (2) # 4 BARS CONT.    |
| F-20              | 20"   | CONT.  | 10"   | (2) # 4 BARS CONT.    |
| F-24              | 24"   | CONT.  | 10"   | (3) # 4 BARS CONT.    |
| F-30              | 30"   | CONT.  | 10"   | (3) # 4 BARS CONT.    |
| F-36              | 36"   | CONT.  | 10"   | (4) # 4 BARS CONT.    |
| S-24              | 24"   | 24"    | 10"   | (3) # 4 BARS EACH WAY |
| S-30              | 30"   | 30"    | 10"   | (3) # 4 BARS EACH WAY |
| S-36              | 36"   | 36"    | 10"   | (4) # 4 BARS EACH WAY |
| S-42              | 42"   | 42"    | 12"   | (5) # 4 BARS EACH WAY |
| S-48              | 48"   | 48"    | 12"   | (6) # 4 BARS EACH WAY |
| S-60              | 60"   | 60"    | 12"   | (7) # 4 BARS EACH WAY |

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.



- GENERAL NOTES**
- FIELD VERIFY ALL MEASUREMENTS
  - TOPG INDICATES RELATIVE TOP OF FOOTING. SEE DETAIL ON SHEET S2.1.
  - TOPND INDICATES RELATIVE TOP OF FOUNDATION WALL.
  - TOW INDICATES RELATIVE TOP OF FRAMED WALL.
  - F-1 INDICATES THE FOOTING TYPE. SEE FOOTING SCHEDULE. THIS SHEET.
  - SEE DETAILS ON SHEET S2.1 FOR ANCHOR BOLT SIZE AND SPACING.
  - H1 & H2 MARKERS INDICATE LOCATION FOR HOLD DOWNS. SEE HOLD DOWN SCHEDULE.
  - SEE SHEET S2.2 FOR TYPICAL DETAILS.
  - ALL CONCRETE WALLS ARE DETAILED @ 8" WIDE. ALL BRICK VENEER IS DETAILED @ 4" WIDE.
  - NON-VENTED CRAWL SPACE WITH R-11 INSULATION DRAPED ON WALLS.
  - ALL EXTERIOR GARAGE FOUNDATION WALLS TO EXTEND ABOVE STREET GUTTER ELEVATION 4" + 2% AND TO BE A MINIMUM OF 6" ABOVE GRADE.
  - ALL FOOTINGS TO BE CONTINUOUS AND POURED MONOLITHIC.
  - ALL FOOTING AND FOUNDATION STEEL TO BE GRADE 60.
  - ALL ANCHOR BOLTS TO BE 6" FROM ALL ENDS AND BLOCKOUTS OF FOUNDATION WALL SO THAT THEY DON'T INTERFERE WITH BEARING POSTS AND STUDS.
  - ALL BASEMENT BEARING WALLS WALL TO BE 2 x 4 @ 16" o.c. UNLESS NOTED OTHERWISE.
  - GEOTECH ENGINEER WILL INSPECT EXCAVATION HOLE AND WATER TABLE DEPTH PRIOR TO PLACEMENT OF FOOTINGS & FOUNDATION.
  - UFER ROD ON POWER PEDESTAL SIDE OF FND.
  - FUTURE BEDROOM WINDOW WELLS TO BE 12" WIDER THAN WINDOW AND SHALL EXTEND 36" AWAY FROM HOUSE. EGRESS WINDOW WELLS DEEPER THAN 44" REQUIRE A PERMANENTLY AFFIXED LADDER.
  - WATER HEATER TO HAVE TWO SEISMIC STRAPS, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD, AND A PROPERLY ADJUSTED EXPANSION TANK.
  - TOP OF HABITABLE FLOOR SLAB TO BE 1.5 FEET ABOVE SUB-DRAIN SYSTEM.

**UPDwell HOMES**

890 Heritage Park Blvd., Suite 104  
 Layton UT 84041  
 Office: 801.784.9100  
 Fax: 801.447.8821

www.updwell.com

**LAKEWOOD BASE**  
 LOT 4- BAMBERGER STATION 2  
 ADDRESS: 332 S 160 W  
 CENTERVILLE CITY, UT.  
 BUYER: STOCK  
 1511 FIN. SQ. FT.

(A) FOOTING & FND 1511 SQ. FT.  
 SCALE: 1/8" = 1'-0"

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CRAFTSMAN  
 1/23/2021  
 SCALE: 1/8" = 1'-0"  
 A1.1




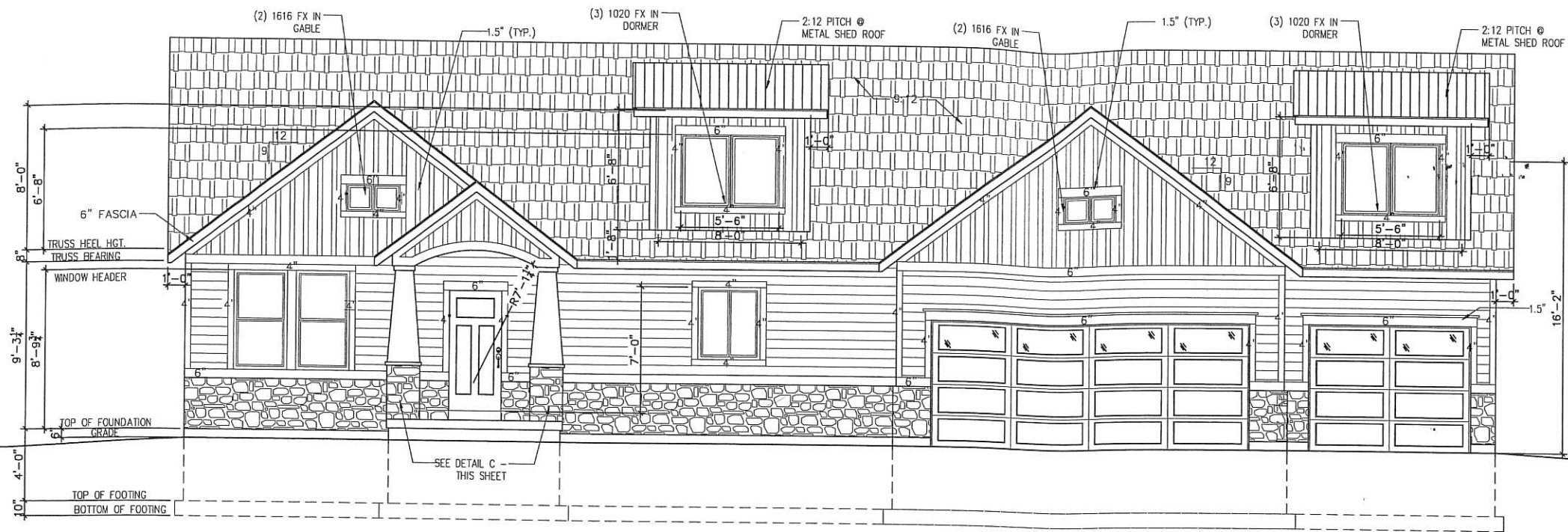
**CENTERVILLE CITY**  
655 North 1250 West • Centerville, Utah 84014

Building Department: 801-292-8232  
Fax: 801-292-8251  
Inspection Requests: 800-560-6151

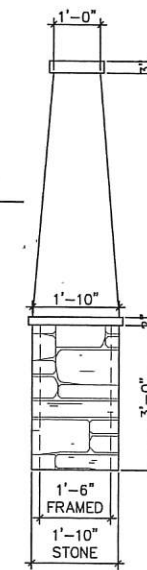
# BUILDING PERMIT

NO INSPECTIONS AFTER 3:30 P.M.

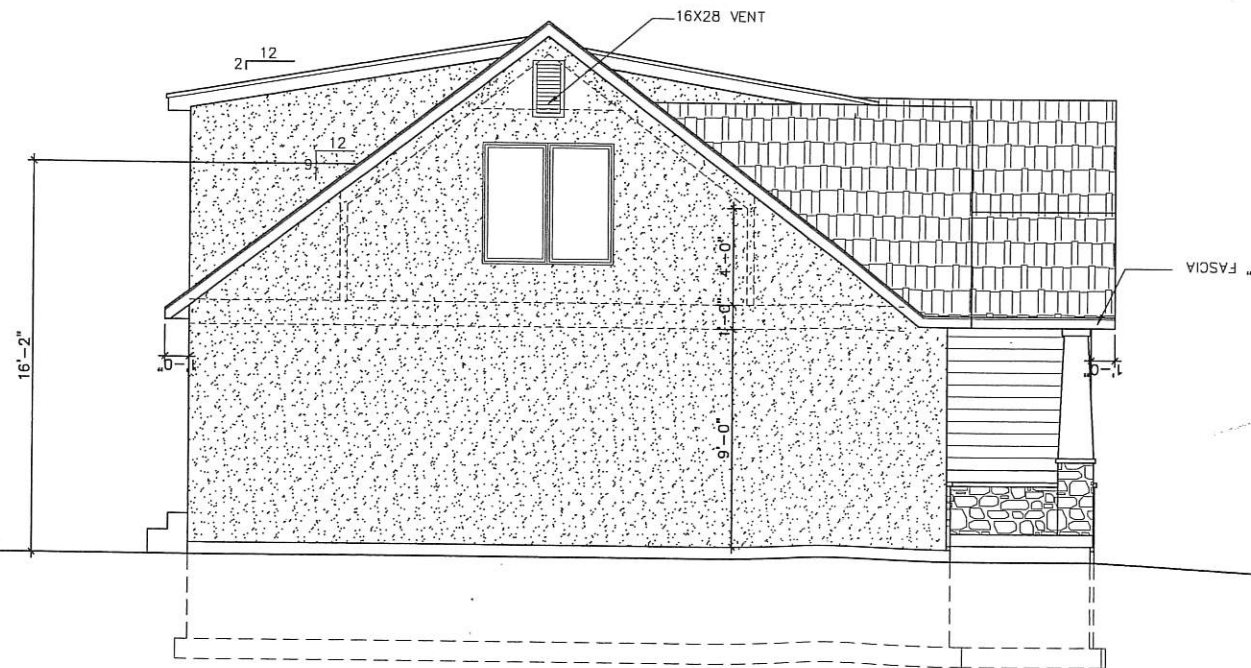
| Date of Application<br><b>11-01-2021</b>   |  | Special Requirements<br><b>None</b>                  |  | Receipt No.<br><b>30011541</b>  | Date Issued<br><b>12/7/21</b> | UTAH PERMIT NUMBER<br><b>CEV211110-191</b>  |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
|--|--|--|--|---|-------------------------------|---|--|-------------|------|----------|-------------|------------|-----------|------------|------|----------|------|------------|------|---------|------|-----------------|----------|---------------------|-------------|------------------|------|--------------------|-----------|-------------|------|-------------|-----------|-------------|-------------|----------------|----------|------|-------------|-------------------|------|------------|------|-------------------|------|--------------|--------------------|
| Permit Type<br><b>Single Family Dwelling</b>   |  |  |  | Card File #   |                               | Valuation <b>\$292,694.00</b>   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Bldg. Address<br><b>332 South 160 West</b>   |  |  |  | Zoning/ Approved Use<br><b>R-L</b>  |                               | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Permit Type</th> <th>Fees</th> </tr> </thead> <tbody> <tr><td>Building</td><td>\$ 2,489.46</td></tr> <tr><td>Plan Check</td><td>\$ 622.36</td></tr> <tr><td>Electrical</td><td>\$ 0</td></tr> <tr><td>Plumbing</td><td>\$ 0</td></tr> <tr><td>Mechanical</td><td>\$ 0</td></tr> <tr><td>Grading</td><td>\$ 0</td></tr> <tr><td>State Surcharge</td><td>\$ 24.89</td></tr> <tr><td>Water Impact (3/4")</td><td>\$ 1,013.00</td></tr> <tr><td>Water Connection</td><td>\$ 0</td></tr> <tr><td>Water Meter (3/4")</td><td>\$ 435.00</td></tr> <tr><td>Storm Drain</td><td>\$ 0</td></tr> <tr><td>Fire Impact</td><td>\$ 644.00</td></tr> <tr><td>Park Impact</td><td>\$ 2,869.00</td></tr> <tr><td>Drive Approach</td><td>\$ 35.00</td></tr> <tr><td>Bond</td><td>\$ 1,000.00</td></tr> <tr><td>Special Recording</td><td>\$ 0</td></tr> <tr><td>Inspection</td><td>\$ 0</td></tr> <tr><td>Amended Site Plan</td><td>\$ 0</td></tr> <tr style="background-color: yellow;"><td><b>TOTAL</b></td><td><b>\$ 9,132.71</b></td></tr> </tbody> </table> |  | Permit Type | Fees | Building | \$ 2,489.46 | Plan Check | \$ 622.36 | Electrical | \$ 0 | Plumbing | \$ 0 | Mechanical | \$ 0 | Grading | \$ 0 | State Surcharge | \$ 24.89 | Water Impact (3/4") | \$ 1,013.00 | Water Connection | \$ 0 | Water Meter (3/4") | \$ 435.00 | Storm Drain | \$ 0 | Fire Impact | \$ 644.00 | Park Impact | \$ 2,869.00 | Drive Approach | \$ 35.00 | Bond | \$ 1,000.00 | Special Recording | \$ 0 | Inspection | \$ 0 | Amended Site Plan | \$ 0 | <b>TOTAL</b> | <b>\$ 9,132.71</b> |
| Permit Type  | Fees   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Building   | \$ 2,489.46  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Plan Check   | \$ 622.36  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Electrical   | \$ 0   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Plumbing   | \$ 0   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Mechanical   | \$ 0   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Grading  | \$ 0   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| State Surcharge  | \$ 24.89   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Water Impact (3/4")  | \$ 1,013.00  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Water Connection   | \$ 0   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Water Meter (3/4")   | \$ 435.00  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Storm Drain  | \$ 0   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Fire Impact  | \$ 644.00  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Park Impact  | \$ 2,869.00  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Drive Approach   | \$ 35.00   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Bond   | \$ 1,000.00  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Special Recording  | \$ 0   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Inspection   | \$ 0   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Amended Site Plan  | \$ 0   |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| <b>TOTAL</b>   | <b>\$ 9,132.71</b>                                 |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Assessors Parcel No.<br><b>03-208-0004</b>   |  | Property Location<br><b>332 South 160 West</b>       |  | <input type="checkbox"/> Minimum Setbacks<br><input type="checkbox"/> Approved Site Plan  |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Lot #<br><b>4</b>  | Subdivision Name<br><b>Bamberger Station 2 Sub</b> |  |  | PROPERTY LINE SETBACKS  | HEIGHT                        | 16 ft.  |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Total Property Area<br><b>8,500</b> <input type="checkbox"/> Acres <input checked="" type="checkbox"/> Sq. Ft.   |  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Property Owner<br><b>UpDwell Investments LLC</b>   |  | Phone<br><b>(801) 784-9100</b>                       |  | <input type="checkbox"/> Corner Lot<br><input type="checkbox"/> Manufactured Home   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Mailing Address, City, Zip<br><b>890 W Heritage Park Blvd #104, Layton, UT 84041</b>   |  |  |  | Floodplain<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                               | Zone<br>"X - Shaded"  |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Architect or Engineer<br><b>York Engineering, Sam Maloy</b>  |  | Phone<br><b>(801) 876-3501</b>                       |  | Fire Sprinkled<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| General Contractor<br><b>UpDwell Homes, LLC</b>  |  | Phone<br><b>(801) 784-9100</b>                       |  | Type of Construction<br><b>SFD</b>  |                               | Occupant Load<br><b>SFD</b>   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Address<br><b>Layton</b>   |  | State Contractor License No.<br><b>10986495-5501</b> |  | Occupancy Group/ Division   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Electrical Contractor<br><b>Qualified Electricians LLC</b>   |  | Phone<br><b>(801) 209-4265</b>                       |  | SFD    2508    SQ. FT.<br>A-GAR    858    SQ. FT.<br>C-POR    57    SQ. FT.   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Address<br><b>Woods Cross</b>  |  | State Contractor License No.<br><b>8180849-5501</b>  |  | <b>CHECK ONE</b><br><br><input checked="" type="checkbox"/> <b>LICENSED CONTRACTOR DECLARATION</b><br>I hereby affirm that all work will be performed by contractors licensed under the Construction Trades Licensing Act (58-55, UCA) whose licenses are in full force and effect.<br>If contractors have not been selected at the time of the application for this permit, the permit is issued only on the condition that currently licensed contractors shall be selected by the applicant, that the applicant shall provide the names and license numbers of the contractors to Centerville City, and shall enter the same names and numbers on the permit before they begin their work.<br><br><input type="checkbox"/> <b>OWNER-BUILDER DECLARATION</b><br>I hereby claim exemption from the requirement for licensing under the Construction Trades Licensing Act (58-55, UCA) because work will be performed by the owner of the property for his/her private, non-commercial, non-public use. Any work not performed by the owner will be performed by a contractor licensed under the Construction Trades Licensing Act, and the names and license numbers of the contractors shall be provided to Centerville City, and shall be entered on the permit before their work has begun. |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Plumbing Contractor<br><b>Durrant Slate Plumbing, Inc.</b>   |  | Phone<br><b>(801) 876-6161</b>                       |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Address<br><b>Morgan</b>   |  | State Contractor License No.<br><b>371809-5501</b>   |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Mechanical Contractor<br><b>Rentmeister &amp; Company Inc.</b>   |  | Phone<br><b>(801) 773-6900</b>                       |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Address<br><b>Syracuse</b>   |  | State Contractor License No.<br><b>247080-5501</b>   |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| Building Code Comments: <b>None</b><br><br>Approved By: <b>JON HANSEN, PLANS EXAMINER</b> Date: <b>11-10-2021</b><br><br>Environmental Comments: <b>No basement per plat, must be slab on grade or bring lowest level above top back of curb</b><br><br>Approved By: <b>CAMERON WOODBURY, DRAINAGE SUP</b> Date: <b>12-01-2021</b><br><br>Zoning Comments: <b>Garage 20' from west side of curb, per plat not 6. Impervious surfacing at 36% or 3,527 square feet.</b><br><br>Approved By: <b>MACKENZIE WOOD, ASST CITY PLNR</b> Date: <b>11-01-2021</b> |  |  |  | This permit shall become null and void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days or more at any time after the work has commenced. Commencement or continuation of work shall be verified only by Inspection Reports from an Inspector for Centerville City. All required inspections shall be requested at least one working day before they are to be made. Inspections are required before any work is covered. Please call if you need further information about when an inspection is required.<br>I hereby certify that I have read and examined this permit and that the information provided by me is true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.  |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
|  |  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
|  |  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
|  |  |  |  | Signature of Applicant<br><br><b>Ethan Woodward</b><br>Print Name   |                               | Date<br><b>12.7.21</b>  |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |
| SIGNATURE ACKNOWLEDGES PERMISSION TO ENTER PROPERTY FOR ALL INSPECTIONS  |  |  |  |   |                               |   |  |             |      |          |             |            |           |            |      |          |      |            |      |         |      |                 |          |                     |             |                  |      |                    |           |             |      |             |           |             |             |                |          |      |             |                   |      |            |      |                   |      |              |                    |



(A) FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



(C) COLUMN DETAIL  
SCALE: 1/4" = 1'-0"



(B) LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- FIELD VERIFY ALL MEASUREMENTS
- 1) ALL EXTERIOR STAIRS AND STEPS WITH MORE THAN 3 RISERS SHALL HAVE A HANDRAIL PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE STAIR NOSING.
  - 2) ALL OPEN SIDES OF STAIRS AND BALCONIES WHICH ARE MORE THAN 30" ABOVE FINISH GRADE SHALL BE PROTECTED WITH A GUARDRAIL NOT LESS THAN 36" HIGH AND SHALL HAVE INTERMEDIATE RAILS @ 4" MAX. SPACING
  - 3) BRICK OR STONE VENEER SHALL HAVE CORROSION RESISTANT SNOCHOR TIES OF NOT LESS THAN 22 GA. x 3/4" No. 9 GA. WIRE SPACED NOT MORE THAN 16" o.c. HORIZONTAL AND 18" o.c. VERTICAL. ANCHOR TIES SHALL HAVE A LUG OR HOOK ON THE EXTENDED LEG, THAT WILL ENGAGE OR ENCLOSE THE No. 9 GA. HORIZONTAL JOINT REINFORCEMENT WIRE.
  - 4) NET FREE VENTILATING AREA TO BE 1/300th OF THE TOTAL ATTIC AREA WITH MORE THAN 50% OF IT IN THE UPPER PORTION OF THE ATTIC WITH THE REMAINDER TO BE PROVIDED BY EAVE OR CORNICE VENTS. EAVE OR CORNICE VENTS TO HAVE INSULATION BAFFLES.
  - 5) ALL WINDOWS TO BE CAULKED AND FLASHED.
  - 6) ALL EAVES AND VALLEYS TO HAVE A MIN 3'-0" DEPTH OF ICE AND WATER SHIELD
  - 7) ALL EAVE AND CORNICE OVERHANGS AS NOTED

RIPPLINGER PLAN



890 Heritage Park Blvd.,  
Suite 104  
Layton UT 84041  
Office: 801.784.9100  
Fax: 801.447.8821



www.updwell.com

LAKWOOD BASE  
LOT 4- BAMBERGER STATION 2  
ADDRESS: 332 S 160 W  
CENTERVILLE CITY, UT.  
BUYER: STOCK  
1511 FIN. SQ. FT.

RAFTSMAN  
MAY 26, 2021  
1/31/2019  
SCALE: 1/8" = 1'-0"  
SCALE: 1/8" = 1'-0"

A2.1

FOOTING, FOUNDATION AND CONCRETE

FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A OBJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL 1ST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND T GREATER THAN 5". NOTIFY ENGINEER IF GRADE DROPS OVER 8" IN 24' (GREATER THAN 1/3 SLOPE) SO AT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR STABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CONTENT OF 504 LBS. PER CUBIC YARD.

ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS PRACTICES.

REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER DEVELOPMENT CAPACITY.

OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR PLATE.

ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN LOCATION. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL SECTION REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING DEPARTMENT.

LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE SPACED 48 BAR DIAMETERS.

INTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE N 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL CORNERS AND ENDS.

| 3,000 PSI CONCRETE FOUNDATION SCHEDULE |                  |                 |                           |                              |                             |                                |                                   |   |  | 80,000 PSI STEEL |  |  |  |  |  |  |  |  |  |
|--|------------------|-----------------|---------------------------|------------------------------|-----------------------------|--------------------------------|-----------------------------------|---|--|------------------|--|--|--|--|--|--|--|--|--|
| MAXIMUM WALL HEIGHT FROM T.O. FOOTING  | TOP EDGE SUPPORT | MIN. WALL WIDTH | VERTICAL WALL REINF. SIZE | VERTICAL WALL REINF. SPACING | HORIZONTAL WALL REINF. SIZE | HORIZONTAL WALL REINF. SPACING | MIN. WALL FOOTING SIZE AND REINF. | NOTES   | SILL PLATE J-BOLTS U.N.O. SEE PLAN (MIN. 7" EMBEDMENT) |                  |  |  |  |  |  |  |  |  |  |
| 2'-0" TO 4'-0"                         | NONE             | 8"              | #4                        | 32" O.C.                     | #4                          | 14" O.C.                       | SEE PLAN                          |   |  |                  |  |  |  |  |  |  |  |  |  |
| 4'-1" TO 5'-0"                         | NONE             | 8"              | #4                        | 14" O.C.                     | #4                          | 12" O.C.                       | 36"                               | (4) #4 X CONT SEE NOTE #4 BELOW                           | 3/8" X 10" @ 32" O.C.                                  |                  |  |  |  |  |  |  |  |  |  |
| 5'-1" TO 6'-0"                         | NONE             | 8"              | #4                        | 14" O.C.                     | #4                          | 12" O.C.                       | 42"                               | (5) #4 X CONT SEE NOTE #4 BELOW                           | 3/8" X 10" @ 32" O.C.                                  |                  |  |  |  |  |  |  |  |  |  |
| 6'-1" TO 7'-0"                         | NONE             | 8"              | #4                        | 12" O.C.                     | #4                          | 12" O.C.                       | 48"                               | (6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE SEE NOTE #4 BELOW | 3/8" X 10" @ 32" O.C.                                  |                  |  |  |  |  |  |  |  |  |  |
| 7'-1" TO 8'-0"                         | FLOOR            | 8"              | #4                        | 24" O.C.                     | #4                          | 18" O.C.                       | SEE PLAN                          |   | 3/8" X 10" @ 32" O.C.                                  |                  |  |  |  |  |  |  |  |  |  |
| 8'-1" TO 9'-0"                         | FLOOR            | 8"              | #4                        | 18" O.C.                     | #4                          | 18" O.C.                       | SEE PLAN                          |   | 3/8" X 10" @ 32" O.C.                                  |                  |  |  |  |  |  |  |  |  |  |
| 9'-1" TO 10'-0"                        | FLOOR            | 8"              | #4                        | 12" O.C.                     | #4                          | 12" O.C.                       | 24"                               | (3) #4 X CONT USE MIN F-24 FOOTING                        | 3/8" X 10" @ 24" O.C.                                  |                  |  |  |  |  |  |  |  |  |  |
| 10'-1" TO 11'-0"                       | FLOOR            | 8"              | #4                        | 8" O.C.                      | #4                          | 12" O.C.                       | 30"                               | (3) #4 X CONT USE MIN F-30 FOOTING                        | 3/8" X 10" @ 24" O.C.                                  |                  |  |  |  |  |  |  |  |  |  |
| 11'-1" TO 12'-0"                       | FLOOR            | 8"              | #4                        | 4" O.C.                      | #4                          | 12" O.C.                       | 36"                               | (4) #4 X CONT USE MIN F-36 FOOTING                        | 3/8" X 10" @ 24" O.C.                                  |                  |  |  |  |  |  |  |  |  |  |
| > 12'-0"                               | REQ. ENGR.       | -               | -                         | -                            | -                           | -                              | -                                 | CONTACT YORK ENGR.  | REQUIRES ENGR.   |                  |  |  |  |  |  |  |  |  |  |

NOTES:  
 1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.  
 2. FOOTING DOWNELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWNELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.  
 3. USE 3" X 3" X 1/2" WASHERS ON J-BOLTS. IF SLOTTED WASHER IS USED, ADD CUT WASHER.  
 4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:  
 A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.  
 B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".  
 5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL. SILL PL.  
 6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.  
 7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

| FOOTING SCHEDULE: |       |        |       |                      |
|-------------------|-------|--------|-------|----------------------|
| TYPE              | WIDTH | LENGTH | THICK | REINFORCEMENT        |
| F-16              | 16"   | CONT.  | 10"   | (2) #4 BARS CONT.    |
| F-18              | 18"   | CONT.  | 10"   | (2) #4 BARS CONT.    |
| F-20              | 20"   | CONT.  | 10"   | (2) #4 BARS CONT.    |
| F-24              | 24"   | CONT.  | 10"   | (3) #4 BARS CONT.    |
| F-30              | 30"   | CONT.  | 10"   | (3) #4 BARS CONT.    |
| F-36              | 36"   | CONT.  | 10"   | (4) #4 BARS CONT.    |
| S-24              | 24"   | 24"    | 10"   | (3) #4 BARS EACH WAY |
| S-30              | 30"   | 30"    | 10"   | (3) #4 BARS EACH WAY |
| S-36              | 36"   | 36"    | 10"   | (4) #4 BARS EACH WAY |
| S-42              | 42"   | 42"    | 12"   | (5) #4 BARS EACH WAY |
| S-48              | 48"   | 48"    | 12"   | (6) #4 BARS EACH WAY |
| S-60              | 60"   | 60"    | 12"   | (7) #4 BARS EACH WAY |

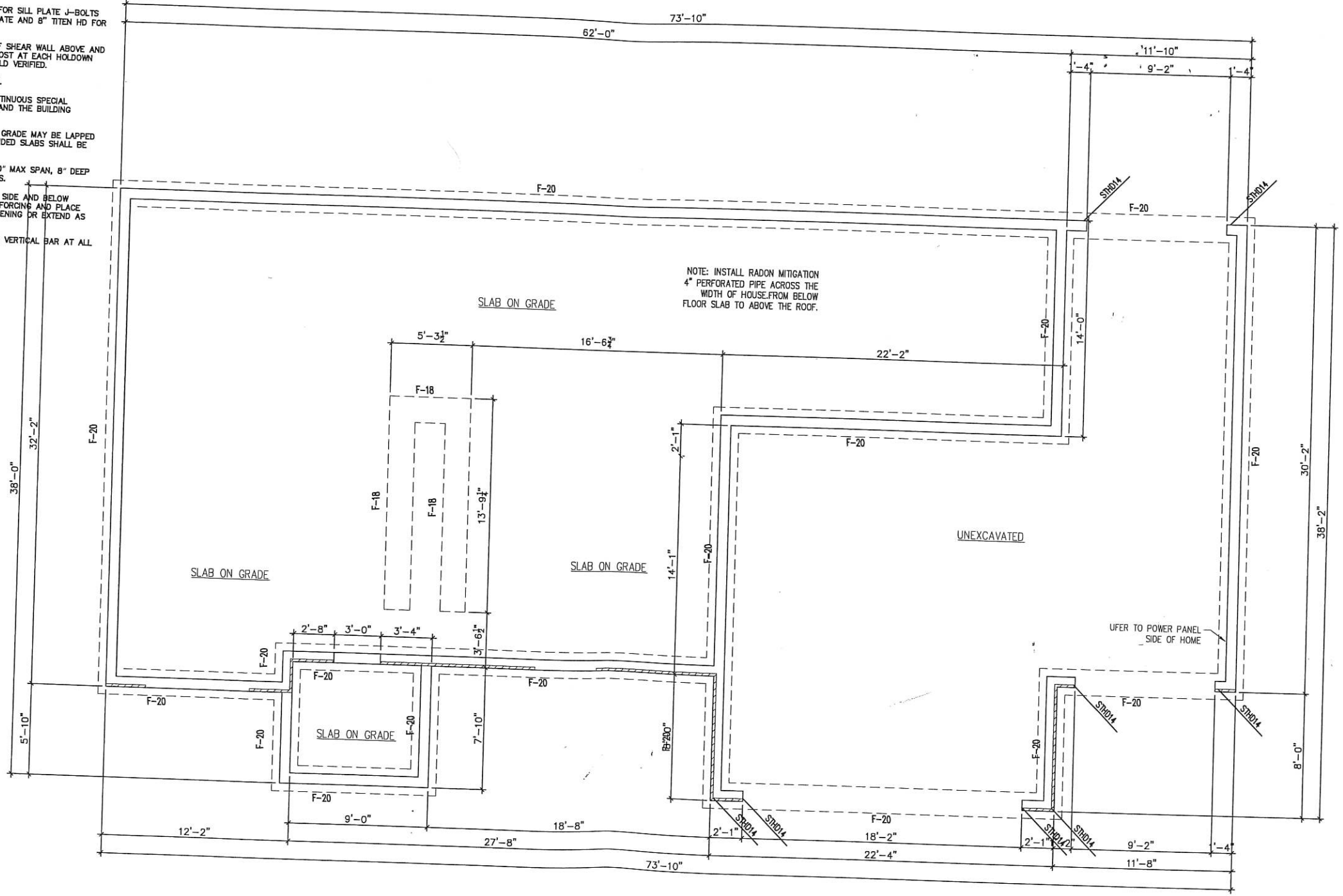
NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.



- GENERAL NOTES**
- FIELD VERIFY ALL MEASUREMENTS
  - TOFG INDICATES RELATIVE TOP OF FOOTING. SEE DETAIL ON SHEET S2.1.
  - TOFD INDICATES RELATIVE TOP OF FOUNDATION WALL
  - TOW INDICATES RELATIVE TOP OF FRAMED WALL
  - F-1 INDICATES THE FOOTING TYPE. SEE FOOTING SCHEDULE THIS SHEET.
  - SEE DETAILS ON SHEET S2.1 FOR ANCHOR BOLT SIZE AND SPACING.
  - H1 & H2 MARKERS INDICATE LOCATION FOR HOLD DOWNS. SEE HOLD DOWN SCHEDULE
  - SEE SHEET S2.2 FOR TYPICAL DETAILS.
  - ALL CONCRETE WALLS ARE DETAILED @ 4" WIDE. ALL BRICK VENEER IS DETAILED @ 4" WIDE
  - NON-VENTED CRAWL SPACE WITH R-11 INSULATION DRAPED ON WALLS.
  - ALL EXTERIOR GARAGE FOUNDATION WALLS TO EXTEND ABOVE STREET CUTTER ELEVATION 4" + 2% AND TO BE A MINIMUM OF 6" ABOVE GRADE.
  - ALL FOOTINGS TO BE CONTINUOUS AND POURED MONOLITHIC.
  - ALL FOOTING AND FOUNDATION STEEL TO BE GRADE 60.
  - ALL ANCHOR BOLTS TO BE 6" FROM ALL ENDS AND BLOCKOUTS OF FOUNDATION WALL SO THAT THEY DON'T INTERFERE WITH BEARING POSTS AND STUDS.
  - ALL BASEMENT BEARING WALLS WALL TO BE 2 X 4 @ 16" o.c. UNLESS NOTED OTHERWISE.
  - GEOTECH ENGINEER WILL INSPECT EXCAVATION HOLE AND WATER TABLE DEPTH PRIOR TO PLACEMENT OF FOOTINGS & FOUNDATION.
  - UFER ROD ON POWER PEDESTAL SIDE OF FND.
  - FUTURE BEDROOM WINDOW WELLS TO BE 12" WIDER THAN WINDOW AND SHALL EXTEND 36" AWAY FROM HOUSE. EGRESS WINDOW WELLS DEEPER THAN 44" REQUIRE A PERMANENTLY AFFIXED LADDER.
  - WATER HEATER TO HAVE TWO SEISMIC STRAPS, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD, AND A PROPERLY ADJUSTED EXPANSION TANK.
  - TOP OF HABITABLE FLOOR SLAB TO BE 1.5 FEET ABOVE SUB-DRAIN SYSTEM.



FOOTING & FND 1511 SQ. FT.  
 SCALE: 1/8" = 1'-0"  
 Copyright 2015 Green Leon LLC. The use of these plans is limited to the project and location specified.

**UPDwell HOMES**

890 Heritage Park Blvd., Suite 104  
 Layton UT 84041  
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 Fax: 801.447.8821

www.updwell.com

**LAKEWOOD BASE**  
 LOT 4 - BAMBERGER STATION 2  
 ADDRESS: 932 S 160 W  
 CENTERVILLE CITY, UT.  
 BUYER: STOCK  
 1511 FIN. SQ. FT.

CRAFTSMAN  
 MAY 26 2021  
 A1 Page 48 of 55



# INSPECTION REPORT

Centerville City

655 North 1250 West • Centerville, Utah 84014 • Phone (801) 292-8232 • Fax (801) 292-8251

Property Address 332 south 160 west Permit CEV 21-191

Subdivision \_\_\_\_\_ Lot No. \_\_\_\_\_ Permit Type \_\_\_\_\_

Date 3-3-22  Complaint  Initial Inspection  Re-Inspection

| INSPECTION  |   | SPECIAL COMMENTS  | UNABLE TO MAKE INSPECTION BECAUSE  |  |
|---|---|---|--|--|
| TYPE  | RESULT  |   |  |  |
|   | <input type="checkbox"/> Approved<br><input type="checkbox"/> Correction Required | <input type="checkbox"/> Prior Violations Not Corrected<br><input type="checkbox"/> Engineering Required<br>Item # _____<br><input type="checkbox"/> Work Incomplete<br><input type="checkbox"/> Temporary Occupancy<br>Date _____ Exp _____                                      | <input type="checkbox"/> Approved Plans/Permit Not Available<br><input type="checkbox"/> Building Not Identified<br><input type="checkbox"/> Building Locked or Work Inaccessible<br><input type="checkbox"/> Cannot Locate Structure<br><input type="checkbox"/> Party Missed Appointment<br>Time _____ |  |
| <b>CLEARANCES</b>   |   | <input type="checkbox"/> <b>STOP WORK</b><br>This stop work order is issued pursuant to Chapter 1 of the International Building Code. For instructions regarding compliance with or appeal of this order you must contact the Building Official within 7 days of the date hereof. | <input type="checkbox"/> Reinspection Fee \$ _____<br><input type="checkbox"/> Permits Required  |  |
| Gas ..... <input type="checkbox"/> <input type="checkbox"/><br>Temp Power ..... <input type="checkbox"/> <input type="checkbox"/><br>Power to Panel ..... <input type="checkbox"/> <input type="checkbox"/> |   |   |  |  |
| <b>LAND USE</b>   |   |   |  |  |
| Other ..... <input type="checkbox"/> <input type="checkbox"/><br>R.O.W. Bond ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| <b>BUILDING</b>   |   |   |  |  |
| Subrough:   |   |   |  |  |
| Excavation ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Setbacks ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| <u>Footings</u> ..... <input type="checkbox"/> <input type="checkbox"/>   |   | <p>① Basements and crawl spaces are not allowed in this subdivision.</p> <p>② Plans show no main floor framing details.</p> <p>③ Need to contact Centerville City planning and zoning</p> <p>④ Survey and string setbacks</p>   |  |  |
| Foundation ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Electrical ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Mechanical ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Plumbing ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Land Drain ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Rough:  |   |   |  |  |
| Building ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Electrical ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Mechanical ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Plumbing ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Insulation ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Drywall ..... <input type="checkbox"/> <input type="checkbox"/>   |   |   |  |  |
| Shower Pan ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Shear Wall ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Stucco Lath ..... <input type="checkbox"/> <input type="checkbox"/>   |   |   |  |  |
| Weather Barrier ..... <input type="checkbox"/> <input type="checkbox"/>   |   |   |  |  |
| Above Grid/Grid ..... <input type="checkbox"/> <input type="checkbox"/>   |   |   |  |  |
| Bond Beam ..... <input type="checkbox"/> <input type="checkbox"/>   |   |   |  |  |
| Other ..... <input type="checkbox"/> <input type="checkbox"/>   |   |   |  |  |
| <b>FINAL</b>  |   |   |  |  |
| Building ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Electrical ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Mechanical ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Plumbing ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Grading / Excavation ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Commercial Sign-Off ..... <input type="checkbox"/> <input type="checkbox"/>   |   |   |  |  |
| Residential Sign-Off ..... <input type="checkbox"/> <input type="checkbox"/>  |   |   |  |  |
| Other ..... <input type="checkbox"/> <input type="checkbox"/>   |   |   |  |  |

Signed Jon Jensen  
BUILDING INSPECTOR



## **12.21.200 Appeal Of Administrative Decision**

- (a) Purpose. This Section sets forth procedures for appealing an administrative decision applying provisions of this Title.
- (b) Authority. The Board of Adjustment shall hear and decide appeals from administrative decisions applying the provisions of this Title as provided in this Section.
- (c) Initiation. Any person, or any officer, department, board or commission of the City, adversely affected by a decision made in the administration or interpretation of a provision of this Title may appeal to the Board of Adjustment as provided in Subsection (d). A complete application for an appeal shall be filed within 14 days of the decision which is appealed.
1. Only decisions applying this Title may be appealed to the Board of Adjustment.
  2. A person may not appeal, and the Board of Adjustment may not consider, any amendment to this Title.
  3. Appeals may not be used to waive or modify the terms or requirements of this Title.
- (d) Procedure. An appeal of an administrative decision to the Board of Adjustment shall be considered and processed as provided in this Subsection.
1. A complete application shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator along with any fees or deposits set forth in the City Fee Schedule. The application shall include at least the following information:
    - a. The name, address, email and telephone number of the applicant and the applicant's agent, if any;
    - b. The decision being appealed;
    - c. Grounds for the appeal;
    - d. A description of the alleged error in any order, decision or determination of the person or body from which the appeal is taken in the administration or interpretation of the Zoning Code; and
    - e. A description and allegation of every theory of relief that the appellant could raise in district court regarding the matter appealed.

2. After an application is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall schedule a public meeting before the Board of Adjustment. Public notice of the public meeting shall be

provided in accordance with the provisions of CZC 12.21.050. Prior to the meeting the Zoning Administrator shall transmit to the Board of Adjustment all papers constituting the record of the action which is appealed.

3. Upon receipt of a complete application for an appeal all further proceedings concerning the matter appealed shall be stayed as provided in CZC 12.20.060.
4. The Board of Adjustment shall review the record of decision and shall consider and decide the matter in accordance with the standard of review set forth in Subsection (e).
5. After the Board of Adjustment makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
6. A record of all appeals of administrative decisions shall be maintained in the office of the Zoning Administrator.

(e) Standards for Decision.

1. The Board of Adjustment may reverse or affirm, wholly or in part, or may remand the administrative decision to the officer or body from whom the appeal was taken.
2. The Board shall review an administrative decision for correctness determining whether there is substantial evidence in the record to support the order, decision or determination of the person or body from which the appeal is taken.
3. The person making an appeal shall have the burden of proving that an error has been made.
4. If a provision of this Title is ambiguous it shall be construed in favor of the property owner.

(f) Appeal. Any person adversely affected by a final decision of the Board of Adjustment regarding an appeal of an administration decision may appeal that decision to the district court as provided in Utah Code § 10-9a-801.

HISTORY

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

## **12.21.140 Building Permit**

- (a) Purpose. This Section sets forth procedures for determining zoning compliance of a building permit application. This Section applies in addition to applicable requirements of the Construction Codes and regulations adopted by the City.
- (b) Authority. The Zoning Administrator is authorized to review building permits for zoning compliance as provided in this Section.
- (c) Initiation. Any property owner may apply for a building permit as provided in the Construction Codes adopted by the City. An agent of a property owner shall provide an affidavit of authorization.
- (d) Procedure. A building permit application shall be reviewed for zoning compliance as provided in this Subsection.
  - 1. A complete building permit application shall be submitted to the Building Official in a form established by the Building Official along with any fees and deposits set forth in the City Fee Schedule. The application shall include at least the following information:
    - a. The name, address, email and telephone number of the applicant and the applicant's agent, if any; and
    - b. A plot plan showing the following;
      - i. Applicant's name;
      - ii. Site address;
      - iii. Property boundaries and dimensions;
      - iv. Layout of existing and proposed buildings, parking, landscaping, and utilities; and
      - v. Adjoining property lines and uses within 100 feet of the subject property.
  - 2. After an application is determined to be complete by the Building Official in accordance with CZC 12.21.041(e), the Building Official shall transmit the application to the Zoning Administrator. The Zoning Administrator shall approve, approve with conditions, or deny the zoning compliance request pursuant to the standards set forth in Subsection (e). Any conditions of approval shall be limited to conditions needed to conform the permit to approval standards.
  - 3. After making a decision, the Zoning Administrator shall give the Building Official written notice of the zoning compliance decision.

4. A record of all zoning compliance reviews shall be maintained in the office of the Zoning Administrator.
- (e) Approval Standards. The following standards shall apply to determine zoning compliance of a building permit application.
1. No building permit shall be approved for zoning compliance unless the proposed building, structure or use when built and the land on which it is located will conform to applicable provisions of this Title and any applicable conditions of approval required under a permit applicable to the subject property. The use authorized in a building or structure authorized by a building permit shall:
    - a. Be allowed as a permitted use in the applicable zone;
    - b. Conform to development standards of the applicable zone;
    - c. Conform to applicable regulations of general applicability and regulations for specific uses set forth in this Title; and
    - d. Conform to any other applicable requirements of the Centerville Municipal Code.
  2. Conditions may be imposed as necessary to achieve conformance with applicable code requirements.
- (f) Appeal. Any person adversely affected by a final decision of the Zoning Administrator regarding zoning compliance of a building permit may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.
- (g) Effect of Approval. Approval of zoning compliance shall authorize an applicant to proceed with the building permit review process. The requirements of this Section shall be in addition to any other requirements for the issuance of a building permit, as contained in this Title, and other applicable provisions of the Centerville Municipal Code.
- (h) Amendment. The procedure for amending any building permit zoning compliance decision shall be the same as the original procedure set forth in this Section.
- (i) Expiration. A building permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within the time provided by the Construction Codes or not substantially completed within two years.

#### HISTORY

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

### **9.06.070 Construction Restrictions**

In areas where soil characteristics, existing site conditions, inadequate infrastructure, and/or high water table levels are found to exist and/or the use of subsurface drain system is not adequate to remedy the conditions, as determined by the City, the City may prohibit the construction of structures, below grade structures, and/or structures with basements, as deemed appropriate for public health and safety. In such locations, structures shall be prohibited and/or built above grade at a point where rising water tables or runoff cannot affect the proposed structure. In no instance shall any structure be built with a lower floor elevation than one foot above the curb at the discharge point of the subsurface drain where it connects to the storm drain system.

#### HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017