

CENTERVILLE CITY PLANNING COMMISSION AGENDA

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

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON DECEMBER 9, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

1. Chair Hayman Determination - Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

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

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

Join Zoom Meeting

[https://zoom.us/j/97247678243?](https://zoom.us/j/97247678243?pwd=anNiSk1VeHNuTFhVlNoWVlQeXc0UT09)

[pwd=anNiSk1VeHNuTFhVlNoWVlQeXc0UT09](https://zoom.us/j/97247678243?pwd=anNiSk1VeHNuTFhVlNoWVlQeXc0UT09)

Dial by your location
+1 346 248 7799 US (Houston)
Meeting ID: 972 4767 8243
Passcode: 212460

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Christina Wilcox, Commissioner

D. COMMISSION BUSINESS

2. ADMINISTRATIVE DECISION - Public Hearing - The Hive Development - Preliminary Subdivision

CW Urban, LLC has submitted their Preliminary Subdivision application for the project located at 555 N 400 W.

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

NOTE: APPLICANT IS REQUESTING TO TABLE REVIEW AND ACTION UNTIL MEETING OF 01/13/2021 TO MAKE REVISIONS TO THEIR APPLICATION

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

4. ADMINISTRATIVE DECISION - Final Site Plan - Dave's Complete Auto

The application submitted is a proposal to amend the existing development layout and receive a Final Site Plan Approval. The Applicant desires to expand the existing building and alter the parking and landscaping for the site.

5. 2021 Planning Commission Meeting Schedule

In compliance with Utah Code 54-4-202, the Planning Commission is to publish their annual meeting schedule.

6. 2021 Planning Commission Training Schedule

Consider proposed Planning Commission Training Schedule for 2021 to include reading and reviewing the Utah Municipal Land Use, Development, and Management Act as set forth in Utah Code §§ 10-9a-101, et seq.

7. Community Development Director's Report

City Council/RDA Update:

- Summerhill Lane PDO Subdivision - City Council **APPROVED**
- 2020 Moderate Income Housing Annual Report - **see attachment for report that was sent to the State**

Next Planning Commission Meeting of 01/13/2021

- None to Date - Submittal Deadline is 12/23/2020

2020 Commission Goals:

- Interim PC Goal is regarding Parking Requirements, to be discussed after the beginning of 2021

E. MINUTES REVIEW AND ACCEPTANCE

October 28, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report

12/9/2020

Item No. 1.

Short Title: Chair Hayman Determination - Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

Initiated By:

Scheduled Time:

SUBJECT

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

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

Join Zoom Meeting

<https://zoom.us/j/97247678243?pwd=anNiSk1VeHNuTFhVhVlQeXc0UT09>

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 972 4767 8243

Passcode: 212460

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ November 2020 Chair Hayman Electronic Meeting Determination



CENTERVILLE CITY

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

Incorporated in 1915

Mayor

Clark A. Wilkinson

City Council

Tamelyn Fillmore

William Ince

Stephanie Ivie

George McEwan

Robyn Mecham

City Manager

Brant T. Hanson

Public Body: Planning Commission

Date: 11/16/2020 | 9:35 AM MST

Written Determination Letter to Conduct

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

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

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

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

DocuSigned by:

Cheylynn Hayman

0631C7BD5D7D404...

Name: Cheylynn Hayman

Title: Planning Commission Chairwoman



CENTERVILLE

Staff Backup Report 12/9/2020

Item No. 2.

Short Title: ADMINISTRATIVE DECISION - Public Hearing - The Hive Development - Preliminary Subdivision

Initiated By: CW Urban, LLC, Applicant

Scheduled Time:

SUBJECT

CW Urban, LLC has submitted their Preliminary Subdivision application for the project located at 555 N 400 W.

RECOMMENDATION

Approve the proposed Preliminary Subdivision with Conditions

BACKGROUND

See Staff Report.

ATTACHMENTS:

Description

- ▢ 12-09-20 PC Staff Report - The Hive Preliminary Subdivision
- ▢ Preliminary Subdivision Submittal 11.18.20
- ▢ Tree & Shrub Plan 11.18.20
- ▢ 10-6-20 CC Minutes
- ▢ 9-23-20 CC Transmittal Report C-H & R-H PDO Rezone The Hive
- ▢ Ordinance No. 2020-12 - Hive PDO Rezone
- ▢ The Hive PDO Conceptual Plan Submittal
- ▢ 12-8-2020 City Engineer Items

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: CW URBAN, LLC

APPLICANT: CW URBAN
c/o JEFFREY ALLEN
1222 LEGACY CROSSING BOULEVARD
CENTERVILLE, UT 84014
(jeff@builtbycw.com)

PROPERTY LOCATION: 555 N 400 W

PARCEL SIZE: 6.66 ACRES

ZONING DISTRICT: RESIDENTIAL-HIGH, COMMERCIAL-HIGH, PDO

APPLICATION: PRELIMINARY SUBDIVISION

BACKGROUND

At the October 6, 2020 City Council meeting, the applicant received approval of the rezone of .96+/- acres to Commercial-High, Planned Development and the remaining acres to Residential-High, Planned Development. In addition to the approved rezone, the conceptual site plan was approved with the following conditions.

A Final Site Plan Approval for both the Office and/or Residential Use sites shall be obtained prior to a [sic] in conjunction with a Preliminary Subdivision submittal, before obtaining any development/building permit for the development. The Final Site Plan submittal shall address the missing or feasible ordinance requirements that have been identified in the Planning Staff Report, dated September 23, 2020, or as further discovered with subsequent development approvals. The Building Permit for the Office Building shall not be issued until a Final Subdivision Plat has been approved by the City and recorded with the County, thereby separating the commercial acreage from the residential acreage. A cross-access agreement for circulation

and parking shall be prepared and recorded as part of a Final Site Plan or Subdivision Plat, as deemed necessary upon a City granted Final Approval.

The Code Requirements listed in the September 23, 2020 Staff Report are as follows:

Category	Code	Meets Code	Description
Storm Water Mgmt. & Drainage	Utility Plan has been provided	POSSIBLE	Ground water study needs to be completed and reviewed by City Engineer and Drainage Specialist
Landscape	1 tree per 500 square feet of required landscaping	NO	81 trees provided 13/12 Commercial 68/198 Residential
	1 tree per 25 linear feet of frontage	NO	Only 8 trees shown along 289' of frontage. 11 trees required
	50% of building frontage	POSSIBLE	Measurements not provided for verification
	Parking Lot Interior 1 tree & 2 shrubs/6 stalls	NO	86 stalls: 12/14 required trees, 14/28 required shrubs
	7% of parking area to be internal landscaped islands	POSSIBLE	Percentage not provided
	Landscape Architect Approval for sites over 1 acre	NO	Non-residential and Planned developments require landscape architect
	1 tree & 2 shrubs per dwelling unit	YES	68/68 trees 136/136 shrubs
Licensed Architect	Licensed Architect to approve building plans	YES	Provided in original conceptual submittal

Utility Screening	Utilities shall be screened from street view	YES	Provided
Frontage Road Sidewalk		YES	Appears to have sidewalk along frontage road

Staff Response: The City Engineer and City Drainage Specialist have noted that the groundwater study began on December 3, 2020 and will take approximately a month to complete. Until the groundwater study is complete, they will not approve either retention or detention of storm water. In addition, they cautioned against the design of the detention/retention pond being a space where children might play, as it has the potential to be filled with water for several days at a time.

Previously, it was determined that since the commercial portion of the project is less than an acre, a landscape architect is not required. Currently, staff is of the opinion that CZC 12.51.040 that requires a landscape architect's seal on sites of one acre or greater applies to this project because it is a Planned Development Overlay which requires 40% landscaping for the residential portion of the project and 15% landscaping for the commercial portion. Staff finds that the project as a whole, commercial and residential should be counted towards the requirement and a landscape architect's approval provided.

The proposed landscaping plan does not meet the requirements for trees and shrubs. Staff believes a landscape architect's review and approval of the project could bring the project into compliance.

PRELIMINARY SUBDIVISION REVIEW CMC 15.03

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

GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS - CHAPTER 15.05

Layout Section 15.05.101 and Lots Section 15.05.102

The proposed subdivision consists of 50 single family lots and 50 multi-family townhomes. From staff's review of the preliminary plans, the proposed lots comply with the lot standards and density allowance as approved in the PDO Rezone.

Section 15.05.030 Streets & Related Improvements

It is unclear from the provided drawings if the sidewalk within the subdivision will connect to the sidewalk along Frontage Road. Staff recommends that the internal sidewalk connects to the public sidewalk system.

Section 15.05.050 Drainage

Drainage requirements are conditional upon the as yet incomplete groundwater study. Depending on the groundwater level detention or retention will be required. The City Engineer and the City Drainage Specialist have asked that their final approval be sought before the Final Subdivision Submittal.

Section 15.05.060 Utilities

Utility Easements have not been provided on the Civil Drawings submitted as part of the Preliminary Subdivision Submittal. In addition, Utility Provider sheets are missing from South Davis Metro Fire, South Davis Sewer District, and Deuel Creek Irrigation, and from a telecommunication provider.

Section 15.05.070 Landscaping

“The subdivider shall submit a landscaping plan for review and approval by the City. The landscaping plan shall indicate how maintenance of the landscaping will be performed and by whom.”

Staff Response: The required landscaping plan and maintenance schedule needs to be provided by a Utah licensed landscape architect.

Section 15.05.080 Orderly Development Required

“Whenever the subdivider shall develop a subdivision, such development shall be in an orderly manner and in such a way that the required improvements will be continuous and available as necessary during construction activities within the subdivision and that all of the improvements will be made available for the full, effective, and practical use and enjoyment thereof by the purchaser, grantee, assignee, transferee, or lessee of any of the lands subdivided within the time herein provided or in phases specified.”

PLANNING STAFF RECOMMENDATIONS

APPROVE WITH CONDITIONS – I hereby make a motion for the Planning Commission to APPROVE the Preliminary Subdivision Plan for The Hive Subdivision, with the following directives/conditions:

- 1. Receive approval of drainage plan from City Engineer and City Drainage Specialist upon completion of groundwater study.*

2. *A Final Subdivision Application and Plat shall be submitted in accordance of CMC 15.04 of the Subdivision Ordinance, with Licensed Architect's signature and seal.*
3. *The Final Subdivision Submittal shall also provide the applicable subdivision infrastructure construction plans for the subdivision in accordance with CMC 15.04.104.*
4. *The remaining utility provider sheets for fire, sewer, and secondary water shall be submitted with the Final Subdivision Application.*
5. *In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director.*
6. *A Final Subdivision Submittal shall provide a landscape plan with 198 trees (up to 25% substituted with shrubs at 10 shrubs for one tree) signed by and bear the seal of a Utah licensed landscape architect licensed under the Landscape Architects Licensing Act, as set forth in Utah Code 58-53-101.*
7. *The Final Subdivision Submittal shall provide all public utility easements as required by City Code.*

SUGGESTED REASONS FOR APPROVAL ACTION:

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

REVISIONS

REVISION	DATE	SHEET NO.

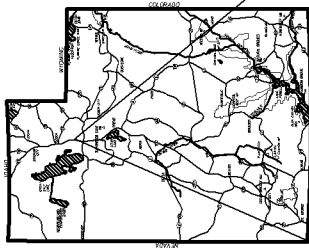
THE HIVE APPX. 555 NORTH 400 WEST CENTERVILLE, UT

INDEX OF SHEETS

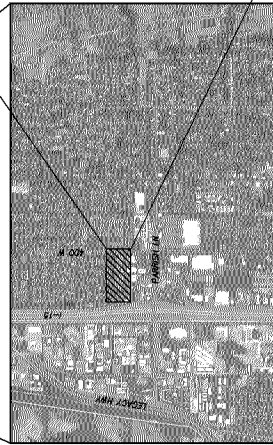
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS & DEMO PLAN
C2.0	OVERALL SITE PLAN
C2.1~C2.2	SITE PLAN
C3.0~C3.1	UTILITY PLAN
C4.0~C4.1	DRAINAGE PLAN
C5.0	OVERALL GRADING PLAN
C5.1~C5.3	GRADING PLAN
C6.0	EROSION CONTROL PLAN & DETAILS
C7.0~C7.3	TYPICAL SECTIONS & DETAILS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

NOVEMBER 17, 2020



VICINITY MAP
NOT TO SCALE



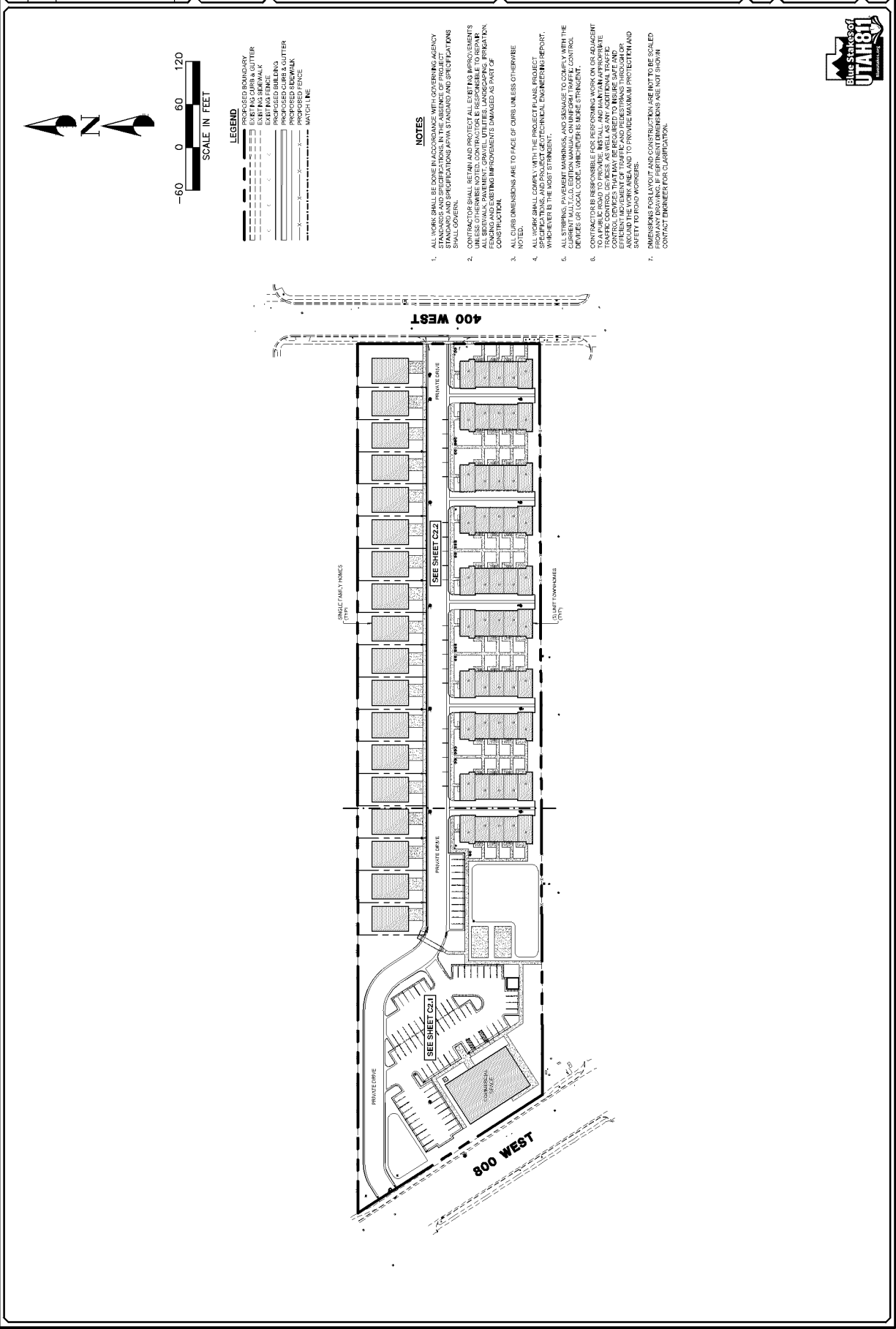
CIVIL ENGINEER
NAME: RYAN KITCHEN
CONTACT: RYAN KITCHEN (PROJECT ENGINEER)
AT (801) 562-2521

CLIENT
NAME: THE HIVE
1221 SOUTH 555 WEST, SUITE 100
CENTERVILLE, UT 84004
PH: (801) 744-2499
FAX: (801) 744-2499
WWW.THEHIVE.UTAH.COM
P.O. BOX 1000
PH: (801) 671-8864

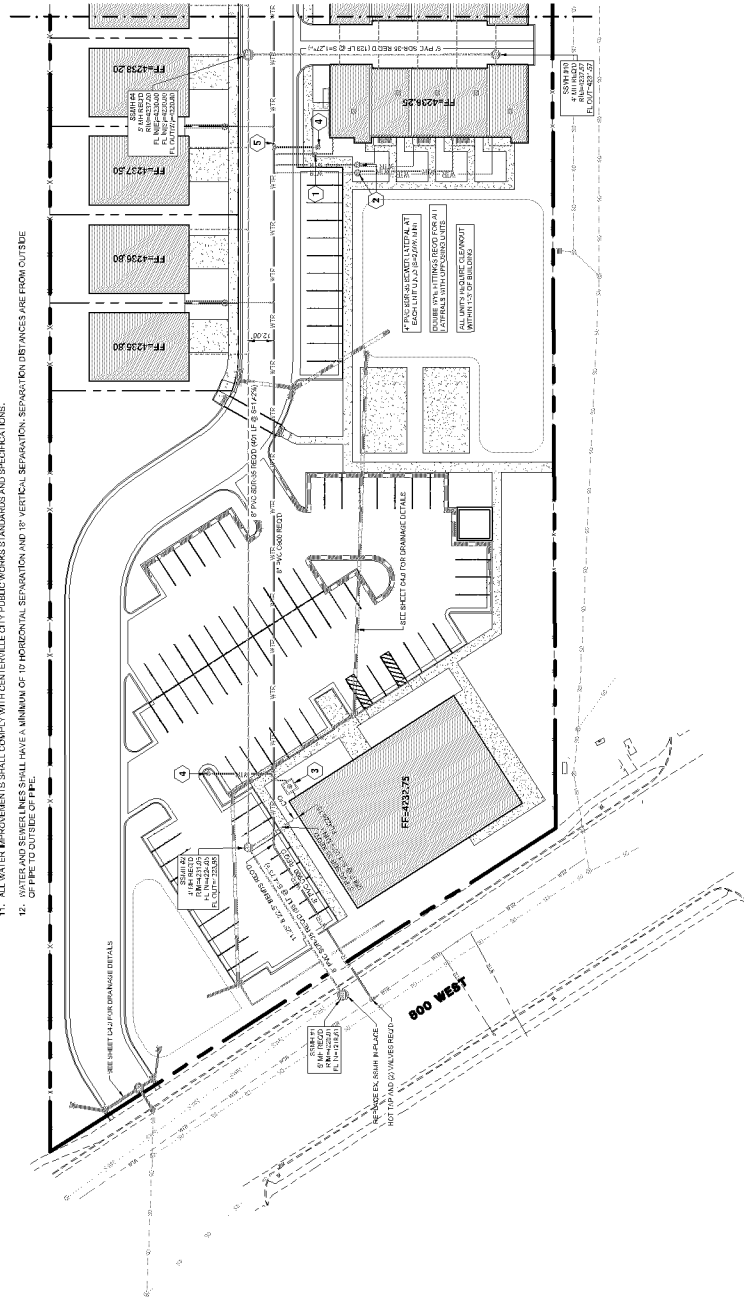
PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SUITE 101, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2531

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

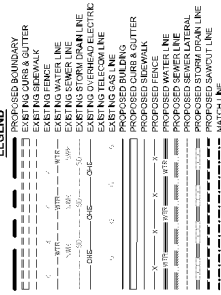
DATE: 11/17/2020
PROJECT: THE HIVE
SHEET NO. **C0.0**



- NOTES**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS COMPLY WITH STANDARD AND SPECIFICATIONS SHALL GOVERN.
 2. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT. WHENEVER IS THE MOST SENSITIVE.
 3. CONTRACTOR SHALL UTILIZE AND PROTECT ALL EXISTING UNDERGROUND UTILITIES AND OVERHEAD UTILITIES. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL UTILITY DAMAGE TO EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN RECORD DRAWINGS AND CONDUCT A FIELD SURVEY TO LOCATE ALL EXISTING UTILITIES.
 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE CHIPS OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
 5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS DISCOVERY OF UTILITIES NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN RECORD DRAWINGS AND ASSUMED INCURRED IN THE CONTRACT. THE CONTRACTORS TO IDENTIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE IN FIELD. IF CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEERING FIRM TO CONSULTATION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. FUTURE ALL GEO 3A STANDARDS ARE FOLLOWED.
 6. DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
 7. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE ENGINEERING FIRM FOR CLARIFICATION.
 8. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES ADEQUATE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM CONSTRUCTION ACTIVITIES.
 9. CONTRACTOR SHALL INSTALL THREAT BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
 10. ALL SENSER APPROVALS SHALL COMPLY WITH SOUTHDANIS BOWER DISTRICT ORDINANCES, STANDARDS AND SPECIFICATIONS.
 11. WATER IMPROVEMENTS SHALL COMPLY WITH CENTER CITY PUBLIC WATERWORKS STANDARDS AND SPECIFICATIONS.
 12. WATER AND SEWER LINES SHALL HAVE A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1' HORIZONTAL, SEPARATION, DISTANCES ARE FROM OUTSIDE



LEGEND



KEYNOTE LEGEND

- 1 SINGLE WATER METER PER CENTERVILLE CITY STANDARDS REQ'D
(SEE DETAIL JAC ON SHEET C7.3)
- 2 DUAL WATER METER BOX PER CENTERVILLE CITY STANDARDS REQ'D
(SEE DETAIL JAC ON SHEET C7.3)
- 3 2" WATER METER REQ'D
(SEE DETAIL JAC ON SHEET C7.3)
- 4 FIRE HYDRANT ASSEMBLY REQ'D
(SEE DETAIL JAC ON SHEET C7.3)
- 5 8" ISOLATION VALVE REQ'D

PEP CONSULTING
2270 SOUTH 300 WEST
SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS & TESTING • INSPECTIONS

THE HIVE
NORTH 400 WEST

555 NO

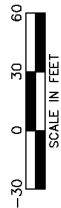
CENTERVILLE



SHEET NO. **C3.0**







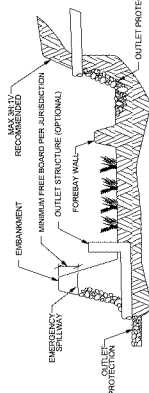
- [illegible]

NOTES

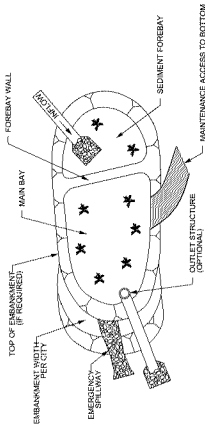
ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS AIA STANDARD SPECIFICATIONS SHALL GOVERN. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL MIDWALK, PAVEMENT, GRAVEL UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND SPECIFICATIONS.

- [illegible]

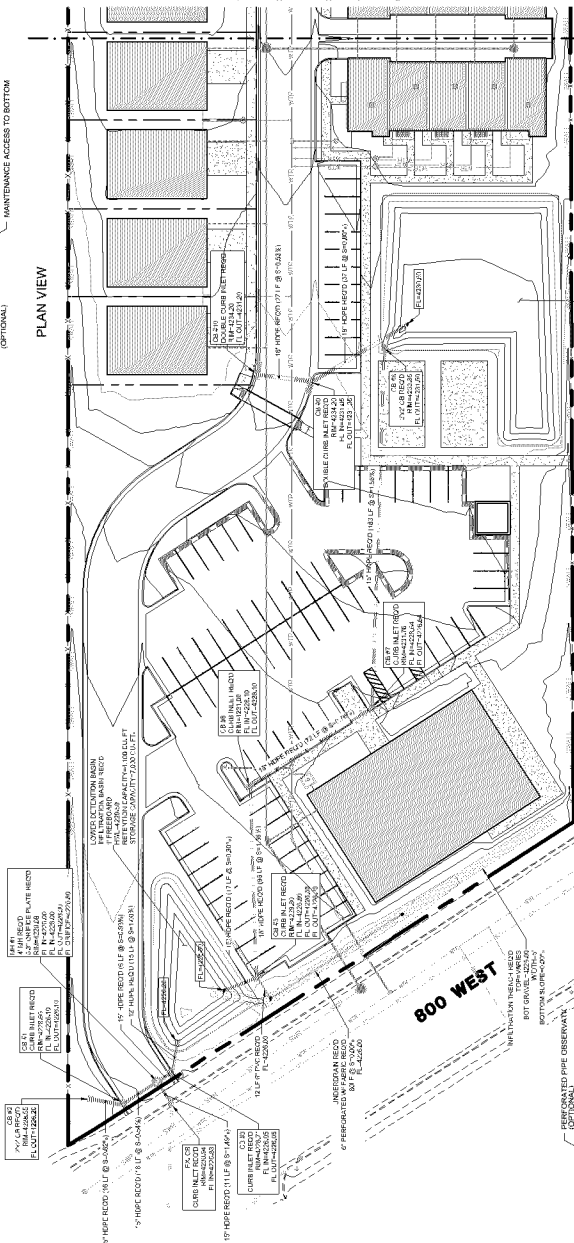
INLET TRASH BASIN DESIGN PARAMETERS			
PARAMETER	MIN. VALUE	MAX. VALUE	NOTES
WATER QUALITY VOLUME	% SOLIDS (USE OF)	NO MAX.	-
PRE-SCREEN		1 FT	-
SCREEN TYPE	SCREEN LENGTH		-
SCREEN TYPE		(% FLAT BASIN BOTTOM)	-
INTERIOR BULK HEADS	NO MAX.	3H-1V	-
DOWNTOWN	2-4 HOURS	7-10 HOURS	48-HOUR REQUIREMENT
WATER QUALITY	NO MAX.	NO MAX.	ORIGINAL DESIGN
GROUPS TO DISCHARGE	2-3 FT	NO MAX.	PREDICT REQUIREMENT



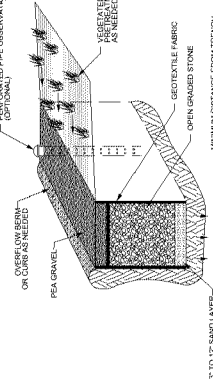
SECTION VIEW



NFILTRATION BASIN



INFILTRATION BASIN DESIGN PARAMETERS				NOTES
PARAMETER	MIN. VALUE	MAX. VALUE		
DEPTH OF TRENCH	2-FT	MAX		MAX. DEPTH DETERMINED BY COT
CONVENTIONAL TRENCH SLOPE	5%	1%		
WIDTH	2-FT	MAX		
DIAPHRAGM TIE	12-HPING	P2-500B		
DESIGN INFILTRATION RATE	0.25 GPM	8-8MR		FIELD TESTING REQUIRED FOR R



NFILTRATION TRENCH



NO. DESCRIPTION

DATE

APPD.

DATE

APPD.

SCALE: 1"=30'

CHECKED BY: JRL

DESIGNED BY: JRL

DRAWN BY: JRL

SUPERVISOR: JRL

DATE: 5/20

PEPG CONSULTING, LLC

2070 SOUTH 300 WEST • SANDY, UT 84070

PHONE: (801) 562-2521 • FAX: (801) 562-2551

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

THE HIVE

555 NORTH 400 WEST

GRADING PLAN

PROJECT NUMBER: 1227-2011

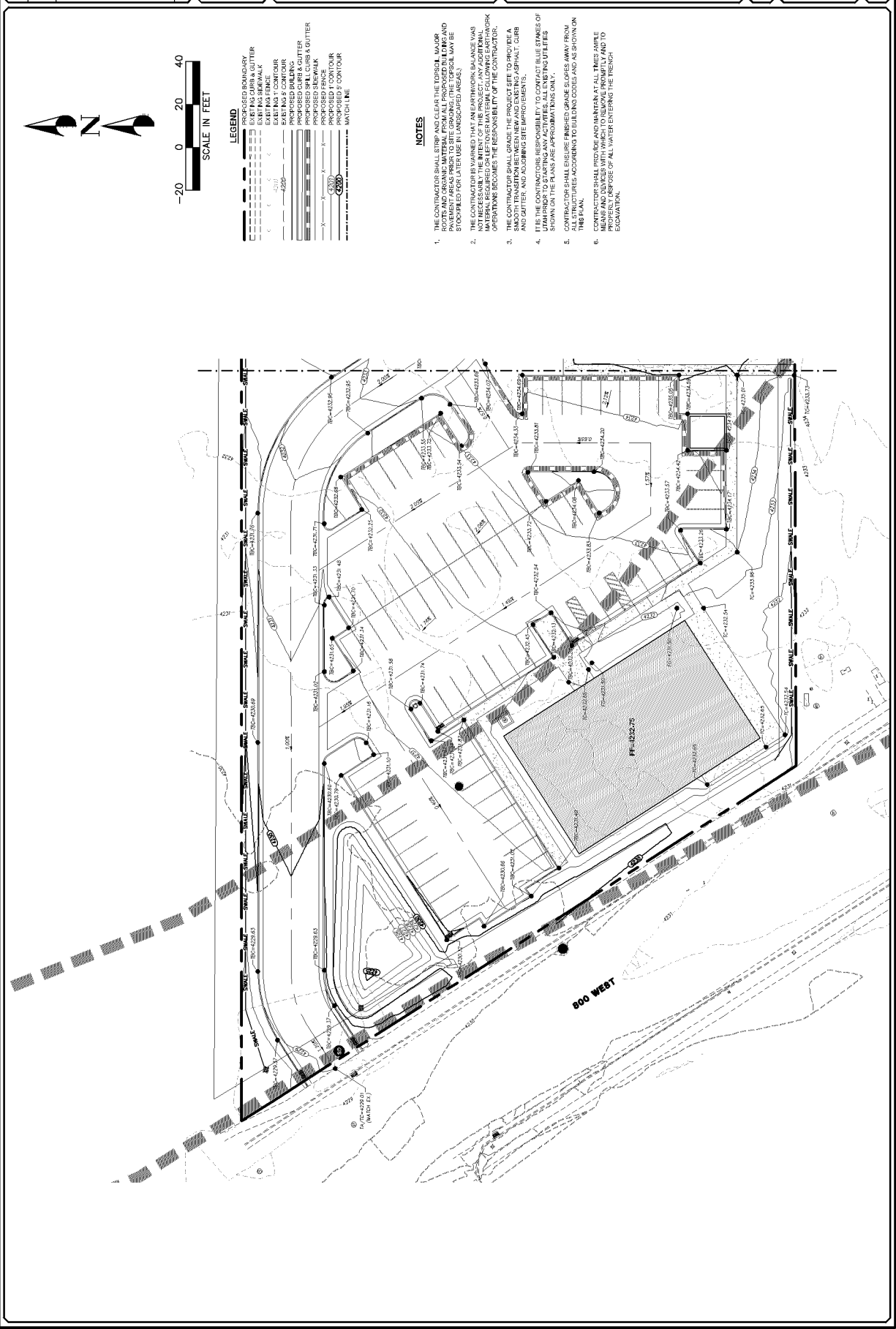
DRAWING TITLE: DWG-105-GRAD-02

DRAWING FILE:

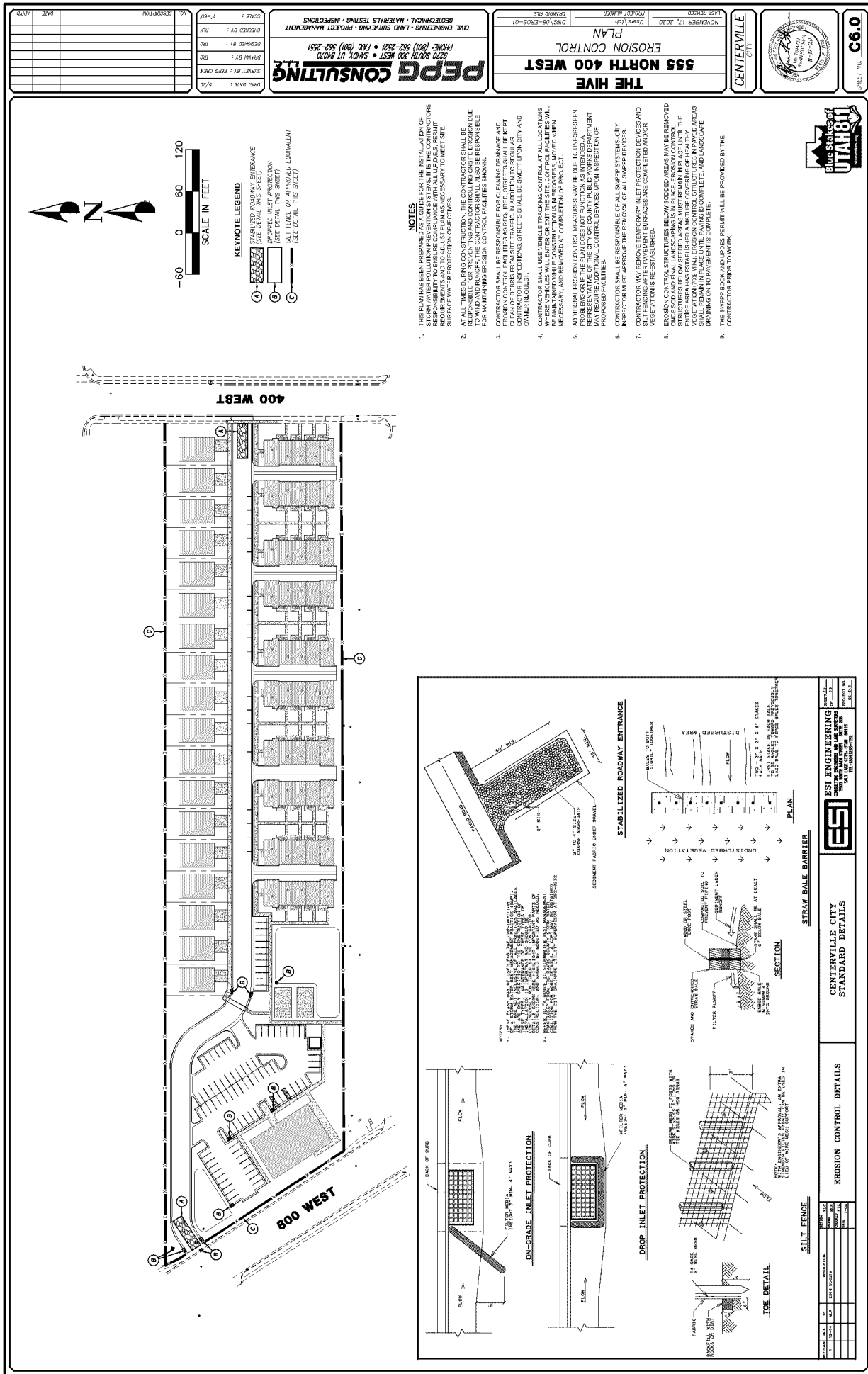
CENTERVILLE, UT

NOVEMBER 17, 2020

SHEET NO. C5.1





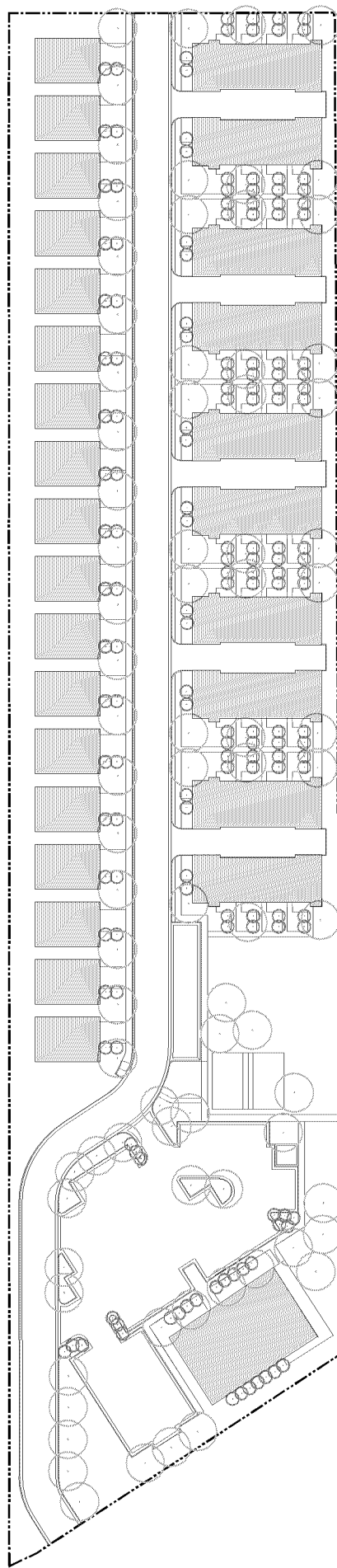


DETAIL-H
ASPHALT T-PATCH
(SEE ADWA PLAN 255)

DETAIL-G
WATERWAY
SEE CENTERVILLE CITY DETAILS

DETAIL-F
DETECTABLE WARNING SURFACE
(SEE CENTERVILLE CITY DETAILS)

DETAIL-E
MID-BLOCK CURB CUT ASSEMBLY
(SEE APWA PLAN 236.3)



SCALE 1" = 80'

TREE & SHRUB PLAN

- Trees - 1 per 500 sq ft., 2" caliper - Qty 81
- Shrubs - 2 per dwelling unit 5 gal - Qty 136
- Shrubs - 2 shrubs per six parking stalls 5 gal - Qty 30

1 Mr. Miller described the process used by TFG to find federal funding sources for the needs
2 identified. Responding to a question from Councilmember McEwan, Mr. Hanson clarified that TFG
3 would prepare the grant applications with information provided by Staff. Elected officials may be
4 invited to participate in grant interviews. Zach Israel with TFG spoke of a proposed Congressional
5 Community Focus Grant Program. Mr. Miller stated that, if the Community Focus Grant Program
6 were implemented, cities like Centerville would be the type of entities to benefit.

7
8 Mayor Wilkinson expressed hope that grants to fill basic needs of the City would be the
9 first priority. Councilmember McEwan said he would want valuable Staff time to be used for grant
10 projects with higher dollar value. The Mayor thanked TFG representatives for meeting with the
11 Council.

12
13 **PUBLIC HEARING – STREET NAME CHANGE – 165 EAST TO BARRUS COVE**

14
15 Lisa Romney, City Attorney, explained the request to change the name of 165 East to
16 Barrus Cove. Notices were sent to all owners of lots with a mailing address on 165 East, primarily
17 the Barrus family and Ivory Development. Responses were received from owners representing
18 90% of the lots, all in favor of the name change. The Public Works Director reviewed the
19 application and recommended approval. Jodi Barrus, applicant, explained that the new
20 development was called Barrus Cove.

21
22 Mayor Wilkinson opened a public hearing at 7:35 p.m., and closed the public hearing
23 seeing that no one wished to comment. Councilmember McEwan **moved** to adopt Resolution No.
24 2020-28 granting the request to change the street name of 165 East to Barrus Cove in accordance
25 with CMC 11-03-060. Councilmember Ivie seconded the motion, which passed by majority vote
26 (4-1), with Councilmember Ince dissenting.

27
28 **PUBLIC HEARING – THE HIVE DEVELOPMENT – ZONE MAP AMENDMENT AND**
29 **PDO CONCEPTUAL PLAN**

30
31 Cory Snyder, Community Development Director, explained the request for Zone Map
32 Amendment and PDO Conceptual Plan. The applicant revised the conceptual plan since last
33 reviewed by the Council, with request to rezone the west portion of the property from Residential-
34 High (R-H) to Commercial-High (C-H) for an office building of up to 18,000 square feet. The
35 applicant proposed for the R-H portion of the development to include single-family homes and
36 townhomes. Single-family units were currently prohibited in the R-H Zone. Responding to a
37 question from Councilmember McEwan, Mr. Snyder explained the request for up to 18,000 square
38 feet for the office building.

39
40 Darlene Carter, applicant, said she believed the proposed project was reflective of
41 comments and feedback from Staff, the Planning Commission, and members of the surrounding
42 neighborhood over several months. Responding to a comment from Councilmember Ivie, Ms.
43 Carter said she was 100% confident that the plan could be completed as proposed.

44
45 Mayor Wilkinson opened a public hearing at 8:03 p.m., and closed the public hearing
46 seeing that no one wished to comment. Responding to a question from Councilmember Mecham,
47 Ms. Carter explained that all residential units would be sold rather than rented. She said the single-
48 family homes were anticipated to range from 1,700 square feet to just over 2,000 square feet.
49 Councilmember Mecham questioned the privacy of residences to the north of the proposed office
50 building, and asked if the configuration of the office building could be changed to protect
51 residential privacy. Councilmember McEwan pointed out that such restrictions would drastically
52 affect the aesthetics of the office building. Mr. Snyder commented that the applicant responded

1 to privacy concerns raised by the public by removing balconies from residential units along the
2 north side of the property.

3
4 Councilmember Mecham asked if the proposed office building would dwarf the
5 surrounding fast-food restaurants, and asked what other types of uses would be allowed in the
6 C-H Zone if the applicant chose to move their headquarters from the subject location. The Council
7 and Staff discussed whether the commercial portion would be better zoned Commercial-Medium
8 (C-M) or C-H. Councilmember Fillmore said the proposed plan impressed her with the buffering
9 and the consideration for neighboring uses. Councilmember McEwan said he agreed with
10 Councilmember Fillmore, and said he believed the applicant had done an amazing job of trying
11 to be a responsible corporate citizen, reacting to the needs and implied needs of the community.
12 Councilmember McEwan said he thought the proposed plan was the best possible development
13 for the subject property.

14
15 Councilmember Fillmore **moved** to approve the proposed Zone Map Amendment for
16 approximately 6.63 acres of property located at 555 North 400 West from R-H to C-H and R-H
17 with a Planned Development Overlay (C-H/PD and R-H/PD) including PDO Concept Plan
18 Approval for The Hive Development PDO – Ordinance No. 2020-12. Councilmember McEwan
19 seconded the motion.

20
21 Councilmember Ince expressed the opinion that the proposed development felt crowded,
22 and said he would be more comfortable if the number of residential units were reduced.
23 Councilmember Mecham said she felt the applicant had done a good job listening and responding
24 to concerns expressed, but said she agreed with Councilmember Ince that she would prefer fewer
25 and larger residential units. Mayor Wilkinson pointed out that the applicant had CUP approval for
26 12 residential units per acre with the R-H Zone. He said he believed commercial with an office
27 building along Frontage Road was a better fit than R-H along Frontage Road, and said he did not
28 know what the City would gain by denying the current application. Councilmember Ince expressed
29 surprise at the lack of public comment. The Mayor responded that the issue received a lot of
30 public comment at the Planning Commission level.

31
32 Councilmember Fillmore expressed the belief that the Council needed to be careful and
33 make sure they were being reasonable. She said this situation had been an example of what the
34 process could do right, with public comment making a huge difference in the end product. She
35 suggested that nitpicking at this stage in the process reflected poorly on the City. Councilmember
36 McEwan agreed that the applicant had been respectful and responsive, and commended the
37 Planning Commission for their role in the process. He suggested the lack of public comment at
38 the Council meeting reflected the excellent job done at the Planning Commission level.
39 Councilmember McEwan said he felt the proposed density was optimal for the property.
40 Responding to a question from Councilmember Ivie, Mr. Snyder explained that the commercial
41 portion of the development would be limited to office use unless the PDO were amended.

42
43 The motion to approve passed by unanimous vote (5-0). Mayor Wilkinson said he had
44 been involved in working with different organizations over the past months to find relocation
45 options for the current residents. He commented that CW Urban had helped in those efforts, and
46 said he believed care had been shown by all parties. He expressed hope that the applicant would
47 stick to the plan as it had been presented. Councilmember Fillmore commended the Mayor for
48 his efforts in the situation. Councilmembers Mecham and Ince expressed agreement. Ms. Carter
49 expressed appreciation and said the situation had been a learning experience. She recognized
50 that the process was not over.

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

CITY COUNCIL TRANSMITTAL REPORT

PROPERTY OWNER: ***CENTERVILLE MOBILE HOME ESTATES, LC
1629 EAST 1000 SOUTH
BOUNTIFUL UTAH 84010
Owner Contact: Darlene Carter, CW Urban, LLC, –
Attorney In Fact***

APPLICANT: ***CW THE HIVE, LLC
LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
Project Manager: Dane Smith of CW Urban LLC, dane@cw.land***

PROPERTY: ***555 NORTH 400 WEST
Parcel #02-024-0027***

PARCEL ACREAGE: **6.63 ACRES**

ZONING: **RESIDENTIAL-HIGH (R-H)**

APPLICATIONS: **1. REZONE PETITION PORTION OF THE SITE
FROM RESIDENTIAL HIGH (R-H) TO
COMMERCIAL HIGH C-H / WITH A PLANNED
DEVELOPMENT
(C-H/PD)**

**2. PLANNED DEVELOPMENT OVERLAY, WITH
CONCEPTUAL PLAN ACCEPTANCE AS A
MASTER PLANNED MIXED-USE PROJECT:**

*a. Office Site (Building, 18,000 sq. ft.)
 b. Multi-Family Residential Dwellings (50 units)
 c. Single-Family Dwellings (18 Units)*

RECOMMENDATION: **PLANNING COMMISSION RECOMMENDS
APPROVAL (VOTE 4-2)**

BACKGROUND

The applicant is under contract to purchase the existing Centerville Mobile Home Estates property. Their intent is to re-develop the land and convert the use from a “*manufactured home park*” to an office site and a combination of single-family and multi-family housing units.

The project consists of a proposed two-part development site that will likely be converted to a two-lot development (*office site and a housing site*) with planned development (*PUD*) subdivision for future ownership of housing units. The new development would consist of rezoning a portion of the site to Commercial High (*C-H*) and then leaving the remaining portion in the existing Residential High (*R-H*) Zone. The total number of housing units being proposed is 68 dwellings (*i.e. 18 single-family and 50 townhomes*). Each dwelling unit will have a two-car garage, with alleys providing drive access to each townhome with a garage. The development will be served by private internal 30-foot wide main roadway with two access points, which are located at Frontage Road and at 400 West.

PLANNING COMMISSION RECOMMENDATION

On September 23, 2020, the Planning Commission voted to recommend approval for the PDO Rezone and Conceptual Plan for The Hive Development, as follows:

- a. The **Hive PDO Rezone** shall consist of the following:
 - The PDO Development shall be limited to 6.63 +/- acres associated with Parcel #02-024-0027. Also known as the Centerville Mobile Estates Project.
 - A rezone of 0.96 +/- acres from R-H to C-H/PD
 - A rezone of the remaining 5.6 +/- acres from R-H to R-H/PD
 - The proposed rezone for C-H/PD shall not become effective until the applicable acreage has been officially subdivided and recorded, thereby separating the commercial acreage from the residential acreage
- b. All **Final Development Approvals for The Hive** shall substantially comply with the conceptual plan submittals received by the City, unless otherwise amended by the City.
- c. The **approved PDO Rezone and Conceptual Site Plan** shall consist of the following:
 - The proposed Overall Conceptual Plan, Sheet AS-100, dated 09/08/2020
 - The Hive LoCi Rework Design Booklet submitted with the Conceptual Site Plan Application.
 - Building Exterior Elevations, Sheets A201; Single Family Options A & B, Sheet A102c; Townhome Elevations, Sheets- A-000 and A-201, submitted with the Conceptual Site Plan Application.
 - The recommendations of the submitted Traffic Impact Study, or as deemed acceptable by the City Engineer, as part of any related Final Plan approval.
- d. The **Land Uses Approved** shall consist of the following:
 - *A Single Building, Office Use* –Maximum Gross sq. ft. of 18,000, subject to all city requirements. The building height shall not exceed 42 feet, except

- for parapets and utility equipment.
- *Multi-family Residential Uses* – Maximum number of dwellings is 50 units. Building Heights not to exceed 31 feet, as measured to the highest roof peak.
 - *Single-family Uses* – Maximum number of dwellings is 18 units. Building Heights not to exceed 30 feet, except for parapets and utility equipment.
 - *Accessory Uses, Single-family* – Accessory Uses for single-family lots shall be subject to the Zoning provisions of CZC 12.32, Residential Zones. Accessory Buildings 200 sq. ft. or larger shall be prohibited.
 - *Accessory Uses, Multi-family* – Accessory Uses for multi-family lots shall be subject to the Zoning provisions of CZC 12.32, Residential Zones, and shall be limited to Home Occupations and Household Pets, if allowed by the HOA. Accessory Buildings shall be prohibited, unless approved by the City as part of a needed HOA operation and maintenance facility.
 - *Recreational Vehicle Use* – restrictions on RV parking with plat notes and CC&R's shall be, at minimum, as follows:
 - ***Recreational Vehicle Definition*** - A vehicular unit designed as a temporary dwelling for travel, recreation, and vacation use, or a unit designed for hauling, that is either self-propelled or is mounted on or pulled by another vehicle, including, but not limited to, a travel trailer, truck camper, or motor home, and utility/hauling trailer.
 - ***Single-family Units*** - The use of outside storage of Recreational Vehicles (RVs) located on a lot or in the common space areas for longer than 48 hours shall be prohibited.
 - ***Multi-family Units*** – The use of garages for the storage of Recreational Vehicles shall be prohibited. The temporary outside parking Recreational Vehicles in the common space areas for longer than 48 hours shall be prohibited.
- e. The **Hive Development** shall be subject to **obtaining all related Final Site Plan and Subdivision Approvals**, which shall be subject to the following:
- A Final Site Plan Approval for both the Office and/or Residential Use sites shall be obtained prior to a in conjunction with a Preliminary Subdivision submittal, before obtaining any development/building permit for the development.
 - The Final Site Plan submittal shall address the missing or feasible ordinance requirements that have been identified in the Planning Staff Report, dated September 23, 2020, or as further discovered with subsequent development approvals.
 - The Building Permit for the Office Building shall not be issued until a Final Subdivision Plat has been approved by the City and recorded with the County, thereby separating the commercial acreage from the residential acreage.
 - A cross-access agreement for circulation and parking shall be prepared and recorded as part of a Final Site Plan or Subdivision Plat, as deemed necessary

- upon a City granted Final Approval.
- f. The **Site Plan/Subdivision and Phased Construction** shall be prepared as one development site to support the development in its entirety. However, construction activities for the office and multi-family buildings may be phased. Single-family buildings may be phased as independent lots. Any phasing to be planned shall be approved with the Final Site Plan.
 - g. The **Development Variations Allowed** for The Hive Development are limited to the following:
 - CZC 12.36, Table of Uses for R-H Zone regarding Single Family Uses – The base R-H zone does not allow for the development of single-family uses. This PDO approval would allow for development of single-family homes.
 - CZC 12.32, Development Standards Regarding Setbacks – the 400 West Street, Front Yard setback is approved at 20 feet, where 25 feet is required.
 - CZC 12.32, Development Standards regarding a Conditional Use Permit for 9-12 Gross Density Units – The PDO approval can adequately mitigate any matters related to a CUP density review.
 - CZC 12.51.300, Buffer Standards, regarding C-H to R-H Zone – The PDO Concept Plan Acceptance would alter the buffer standards and allow for shared parking and common amenity space to function as the buffer between the two zoning districts.
 - CZC 12.32, Development Standards regarding a Commercial Planned Center Requirement – The PDO request is already provides for the integration of the proposed commercial and residential uses. The need for a “planned center” review and approval for use and layout integration is moot.

(Suggested Reasons for Action -Findings)

1. The Planning Commission finds that proposed rezone for both the C-H/PD and R-H/PD are consistent or conditioned to be consistent with the Northwest Neighborhood Plan.
 2. The Planning Commission finds that the PDO review and approval process allows for the modification of the R-H Base Zoning requirements listed in CZC 12.32.300 regarding the maximum gross density and achieves the same or similar results that a Conditional Use Review could achieve.
 3. The Planning Commission finds that the PDO review and approval process allows for the modification of the C-H Base Zoning requirements listed in CZC 12.34.300 regarding the planned center requirement and achieves the same or similar results that a Planned Center Review could achieve.
- The Planning Commission finds the PDO request meets the following:
- i. *The proposed development does not conflict with any applicable policy of the General Plan.*
 - ii. *The proposed development meets the purpose and intent Zoning Ordinance, as set forth in CZC 12.41.010.*
 - iii. *The proposed development allows integrated planning and design of the*

property and, on the whole, better development than would be possible under conventional zoning regulations.

- iv. *The proposed development meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by the PDO provisions.*
4. Lastly, the Planning Commission finds that PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site in compatible manner for the area.

PLANNING COMMISSION VOTE (4-2)

Commissioner	YES	NO	Not Present
Hayman (Chair)		X	
Daly	X		
Kjar		X	
Summerhays	X		
Wilcox	X		
Wright	X		

ORDINANCE NO. 2020-12

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 6.63 ACRES OF CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 555 NORTH 400 WEST FROM RESIDENTIAL-HIGH (R-H) TO COMMERCIAL-HIGH AND RESIDENTIAL-HIGH WITH A PLANNED DEVELOPMENT OVERLAY (C-H/PD AND R-H/PD) AND APPROVING THE CONCEPTUAL PLAN FOR THE HIVE DEVELOPMENT PDO

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in *Utah Code Ann.* §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in *Utah Code Ann.* § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property regarding development policies for the Northwest Neighborhood Plan, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Residential-High (R-H) to Commercial-High and Residential-High with a Planned Development Overlay (C-H/PD and R-H/PD) as more particularly provided herein; and

WHEREAS, as part of the Planned Development Overlay (PDO) Zone requirements, requests for PDO zoning shall include a conceptual site plan for review and acceptance by the City Council concurrent with the rezoning decision; and

WHEREAS, the proposed amendments to the Centerville Zoning Map and Conceptual Plan for The Hive Development PDO as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map and approval of the Conceptual Site Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. PDO Rezone and Conceptual Plan Approval. Subject to conditions of approval set forth in Section 2, the real property located at approximately 555 North 400 West consisting of approximately 6.63 acres as more particularly described in the legal descriptions set forth in **Exhibit A**, attached and incorporated herein by this reference, is hereby rezoned and changed from Residential-High (R-H) to Commercial-High and Residential-High with a Planned Development Overlay (C-H/PD and R-H/PD) and the Conceptual Site Plan for The Hive Development PDO, as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference, is hereby approved by the City Council.

Section 2. Conditions of PDO Approval. The PDO Rezone and Conceptual Plan for The Hive Development PDO are subject to the following conditions of approval:

- (a) The **Hive Development PDO Rezone** shall consist of the following:
 - The PDO Development shall be limited to 6.63 +/- acres associated with Parcel #02-024-0027. Also known as the Centerville Mobile Estates Project.
 - A rezone of 0.96 +/- acres from R-H to C-H/PD

- A rezone of the remaining 5.6 +/- acres from R-H to R-H/PD
 - The proposed rezone for C-H/PD shall not become effective until the applicable acreage has been officially subdivided and recorded, thereby separating the commercial acreage from the residential acreage
- (b) All **Final Development Approvals for The Hive Development PDO** shall substantially comply with the conceptual plan submittals received by the City, unless otherwise amended by the City.
- (c) The **approved Hive Development PDO Rezone and Conceptual Site Plan** shall consist of the following:
- The proposed Overall Conceptual Plan, Sheet AS-100, dated 09/08/2020
 - The Hive LoCi Rework Design Booklet submitted with the Conceptual Site Plan Application.
 - Building Exterior Elevations, Sheets A201; Single Family Options A & B, Sheet A102c; Townhome Elevations, Sheets- A-000 and A-201, submitted with the Conceptual Site Plan Application.
 - The recommendations of the submitted Traffic Impact Study, or as deemed acceptable by the City Engineer, as part of any related Final Plan approval.
- (d) The **Land Uses Approved** shall consist of the following:
- *A Single Building, Office Use* –Maximum Gross sq. ft. of 18,000, subject to all city requirements. The building height shall not exceed 42 feet, except for parapets and utility equipment.
 - *Multi-family Residential Uses* – Maximum number of dwellings is 50 units. Building Heights not to exceed 31 feet, as measured to the highest roof peak.
 - *Single-family Uses* – Maximum number of dwellings is 18 units. Building Heights not to exceed 30 feet, except for parapets and utility equipment.
 - *Accessory Uses, Single-family* – Accessory Uses for single-family lots shall be subject to the Zoning provisions of CZC 12.32, Residential Zones. Accessory Buildings 200 sq. ft. or larger shall be prohibited.
 - *Accessory Uses, Multi-family* – Accessory Uses for multi-family lots shall be subject to the Zoning provisions of CZC 12.32, Residential Zones, and shall be limited to Home Occupations and Household Pets, if allowed by the HOA. Accessory Buildings shall be prohibited, unless approved by the City as part of a needed HOA operation and maintenance facility.
 - *Recreational Vehicle Use* – restrictions on RV parking with plat notes and CC&R's shall be, at minimum, as follows:
 - ***Recreational Vehicle Definition*** - A vehicular unit designed as a temporary dwelling for travel, recreation, and vacation use, or a unit designed for hauling, that is either self-propelled or is mounted on or pulled by another vehicle, including, but not limited to, a travel trailer, truck camper, or motor home, and utility/hauling trailer.
 - ***Single-family Units*** - The use of outside storage of Recreational Vehicles (RVs) located on a lot or in the common space areas for longer than 48 hours shall be prohibited.
 - ***Multi-family Units*** – The use of garages for the storage of Recreational Vehicles shall be prohibited. The temporary outside parking Recreational Vehicles in the common space areas for longer than 48 hours shall be prohibited.

- (e) **The Hive Development PDO** shall be subject to **obtaining all related Final Site Plan and Subdivision Approvals**, which shall be subject to the following:
- A Final Site Plan Approval for both the Office and/or Residential Use sites shall be obtained prior to a in conjunction with a Preliminary Subdivision submittal, before obtaining any development/building permit for the development.
 - The Final Site Plan submittal shall address the missing or feasible ordinance requirements that have been identified in the Planning Staff Report, dated September 23, 2020, or as further discovered with subsequent development approvals.
 - The Building Permit for the Office Building shall not be issued until a Final Subdivision Plat has been approved by the City and recorded with the County, thereby separating the commercial acreage from the residential acreage.
 - A cross-access agreement for circulation and parking shall be prepared and recorded as part of a Final Site Plan or Subdivision Plat, as deemed necessary upon a City granted Final Approval.
- (f) **The Site Plan/Subdivision and Phased Construction** shall be prepared as one development site to support the development in its entirety. However, construction activities for the office and multi-family buildings may be phased. Single-family buildings may be phased as independent lots. Any phasing to be planned shall be approved with the Final Site Plan.
- (g) **The Development Variations Allowed** for The Hive Development are limited to the following:
- *CZC 12.36, Table of Uses for R-H Zone regarding Single Family Uses* - The base R-H zone does not allow for the development of single-family uses. This PDO approval would allow for development of single-family homes.
 - *CZC 12.32, Development Standards Regarding Setbacks* – the 400 West Street, Front Yard setback is approved at 20 feet, where 25 feet is required.
 - *CZC 12.32, Development Standards regarding a Conditional Use Permit for 9-12 Gross Density Units* – The PDO approval can adequately mitigate any matters related to a CUP density review.
 - *CZC 12.51.300, Buffer Standards, regarding C-H to R-H Zone* – The PDO Concept Plan Acceptance would alter the buffer standards and allow for shared parking and common amenity space to function as the buffer between the two zoning districts.
 - *CZC 12.32, Development Standards regarding a Commercial Planned Center Requirement* – The PDO request is already provides for the integration of the proposed commercial and residential uses. The need for a “planned center” review and approval for use and layout integration is moot.

Section 3. Findings for PDO Approval. The rezone of the subject property to C-H/PD and R-H/PD and corresponding Conceptual Plan approval for The Hive Development PDO is based on the following findings:

- (1) The Planning Commission finds that proposed rezone for both the C-H/PD and R-H/PD are consistent or conditioned to be consistent with the Northwest Neighborhood Plan.
- (2) The Planning Commission finds that the PDO review and approval process allows for the modification of the R-H Base Zoning requirements listed in CZC 12.32.300 regarding the maximum gross density and achieves the same or similar results that a Conditional Use Review could achieve.
- (3) The Planning Commission finds that the PDO review and approval process allows for the modification of the C-H Base Zoning requirements listed in CZC 12.34.300 regarding the planned center requirement and achieves the same or similar results that a Planned Center Review could achieve.

- (4) The Planning Commission finds the PDO request meets the following:
- i. The proposed development does not conflict with any applicable policy of the General Plan.
 - ii. The proposed development meets the purpose and intent Zoning Ordinance, as set forth in CZC 12.41.010.
 - iii. The proposed development allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations.
 - iv. The proposed development meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by the PDO provisions.
- (5) The Planning Commission finds that PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site in compatible manner for the area.

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. Subject to conditions of approval set forth in Section 2, this Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 6th DAY OF OCTOBER, 2020.

ATTEST:

CENTERVILLE CITY

City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Fillmore	_____	_____
Councilmember Ince	_____	_____
Councilmember Ivie	_____	_____
Councilmember McEwan	_____	_____
Councilmember Mecham	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

City Recorder

DATE: _____

RECORDED this ____ day of _____, 2020.

PUBLISHED OR POSTED this ____ of _____, 2020.

EXHIBIT A

The Hive Development PDO Rezone Property Description

**Parcel No. 02-024-0027
555 North 400 West**

BEG ON W LINE OF PLATTED STR (THE E LINE OF BLK 1, BC PLAT, CENTERVILLE TS SURVEY) S 66 FT & W 911.19 FT & S 0°03'30" W 1986.77 FT & S 89°51'40" W 33 FT FR N 1/4 COR OF SEC 7-T2N-R1E, SLM; TH N 0°03'30" E 253 FT ALG W LINE OF SD STR; TH N 89°38'30" W 1201.04 FT, M/L, TO E'LY LINE OF A FRONTAGE RD 40 FT PERP'LY DISTANT NE'LY FR CENTER LINE THEREOF; TH S 31°18' E 307.70 FT ALG SD FRONTAGE RD TO A PT S 89°51'40" W OF POB; TH N 89°51'40" E 1040.91 FT TO THE POB. CONT. 6.633 ACRES

EXHIBIT B

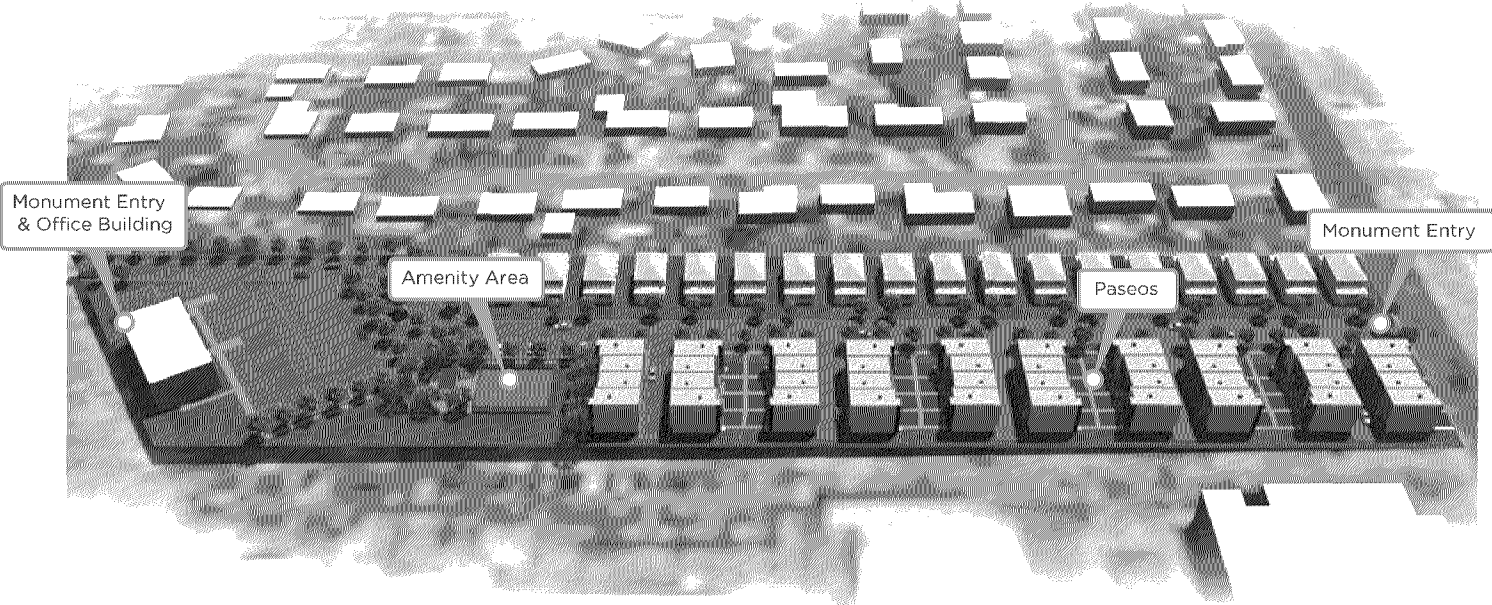
The Hive Development PDO Conceptual Site Plan and Details



The HIVE

Centerville, Utah

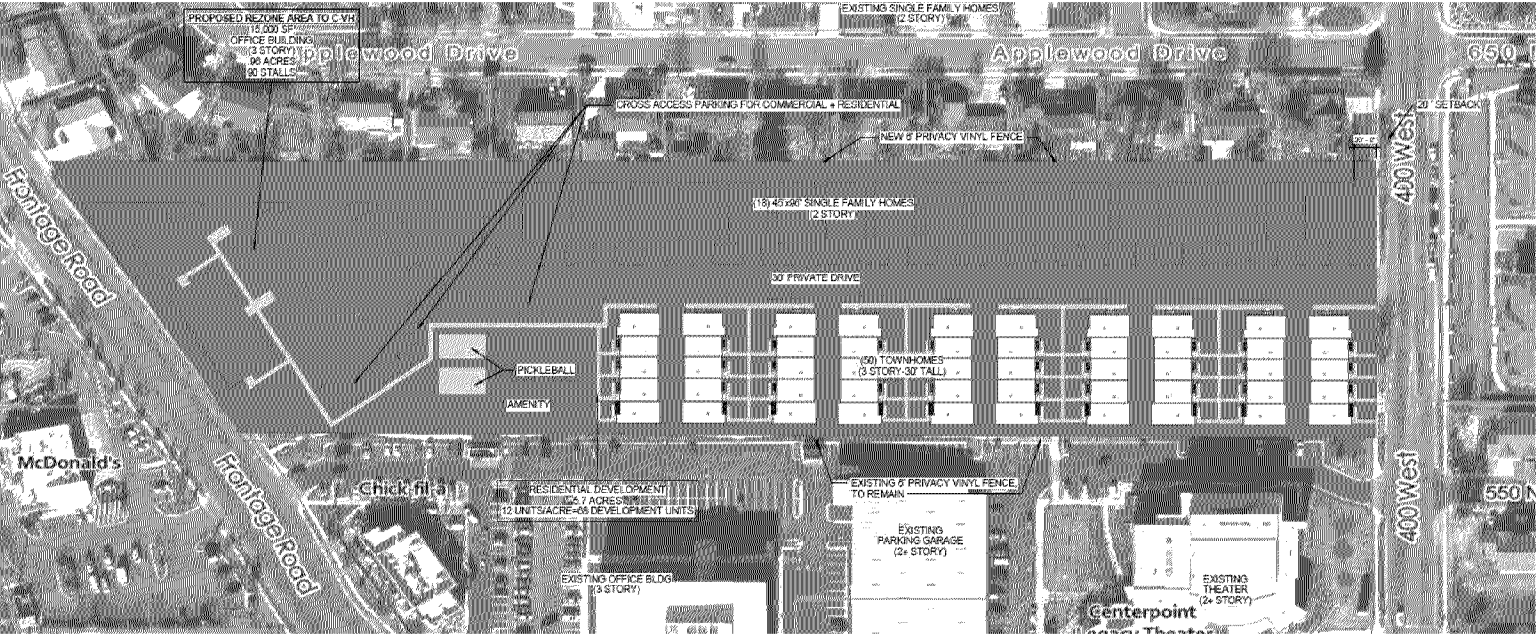
SITE DESIGN



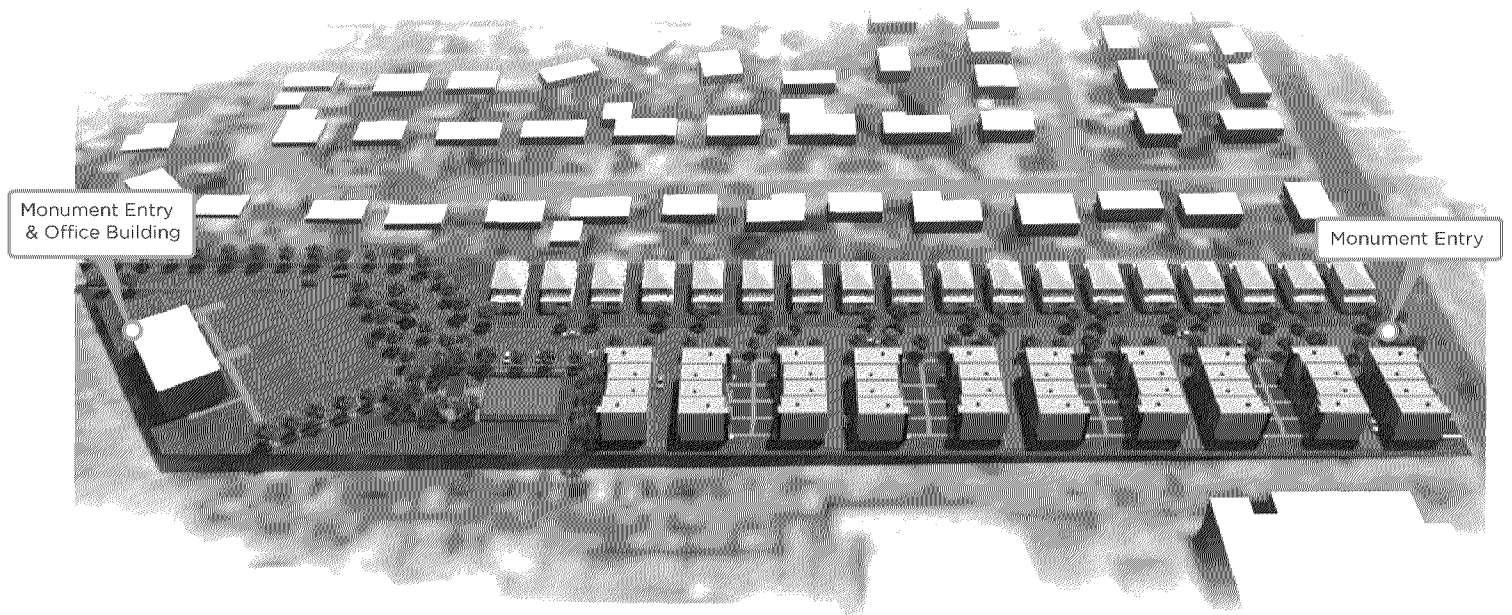
LANDSCAPING DETAILS

Tree Count:	95
Shrub Count:	176

PARKING



MONUMENTATION



MONUMENTATION

Structural Element
Integrated into Architecture
Placed at both entry points of development
Theme carried throughout development

The **HIVE**

C.W.
URBAN

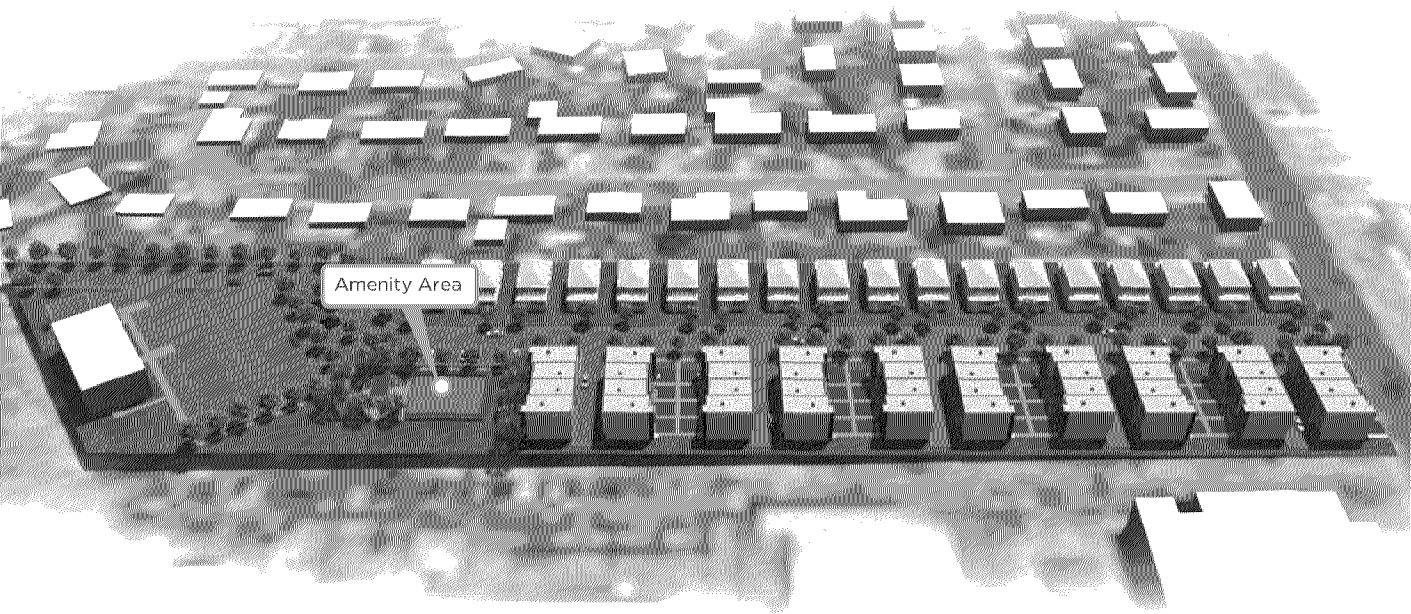
MONUMENTATION CONCEPTS



The **HIVE**

C.W.
URBAN

AMENITY



- AMENITY DETAILS
- Gathering Area
 - Pickle Ball Courts
 - String Lights
 - Wall to create outdoor space
 - Outdoor Movies

AMENITY CONCEPTS



The **HIVE**

C.W.
URBAN

AMENITY CONCEPTS



The **HIVE**

C.W.
URBAN

AMENITY CONCEPTS



The **HIVE**

C.W.
URBAN

ARCHITECTURAL, P.L.L.C. 1000 WEST 1000 NORTH, SUITE 1000, SALT LAKE CITY, UT 84119
PHONE: 801.464.1000 FAX: 801.464.1001
WWW.ACCENTARCHITECTURAL.COM

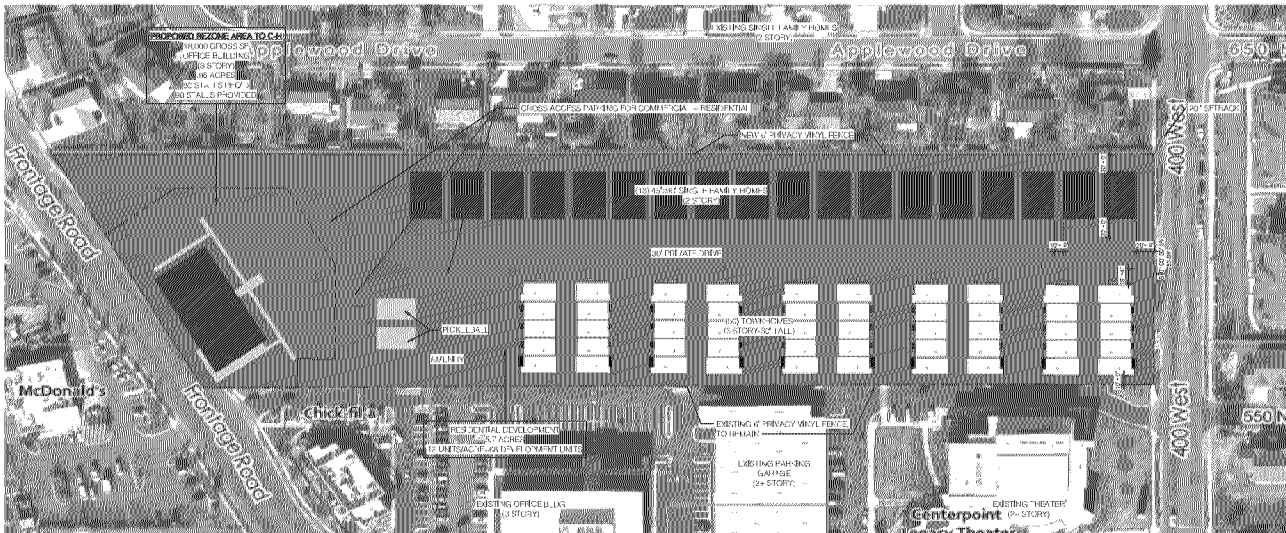
C.W.
URBAN

PROJECT:
THE HIVE
CENTREVILLE, UT 84014

REVISIONS:

TITLE:
**PRELIMINARY
SITE PLAN**

SHEET:
AS-100
ISSUED FOR: **CONCEPTUAL DESIGN**



1 PROPOSED SITE PLAN
11-2024

LAND USE SUMMARY:

TOTAL AREA - 6.66 ACRES
RESIDENTIAL AREA - 5.77 ACRES
COMMERCIAL AREA - 0.89 ACRES
ALLOWABLE RESIDENTIAL UNITS (12 UNITS/AC) - 68 DEVELOPMENTS
COMMERCIAL BUILDING FOOTPRINT - 10,000 SF, 0.12 AC
TOWNHOMES BUILDING AREA (60 TOWNHOMES) - 35,200 SF, 0.51 AC
LOTS AREA (15 SINGLE-FAMILY HOMES) - 7500 SF, 0.11 AC
PARKING - 10,000 SF, 0.23 AC
LANDSCAPING - 10,000 SF, 0.14 AC
TOTAL LANDSCAPING - 20%
COMMERCIAL LANDSCAPING - 25%

TOWNHOMES VISITOR PARKING

8 ON-STREET VISITOR STALLS
71 OFF-STREET VISITOR STALLS PER GROSS PARKING
ACCESS AS SHOWN

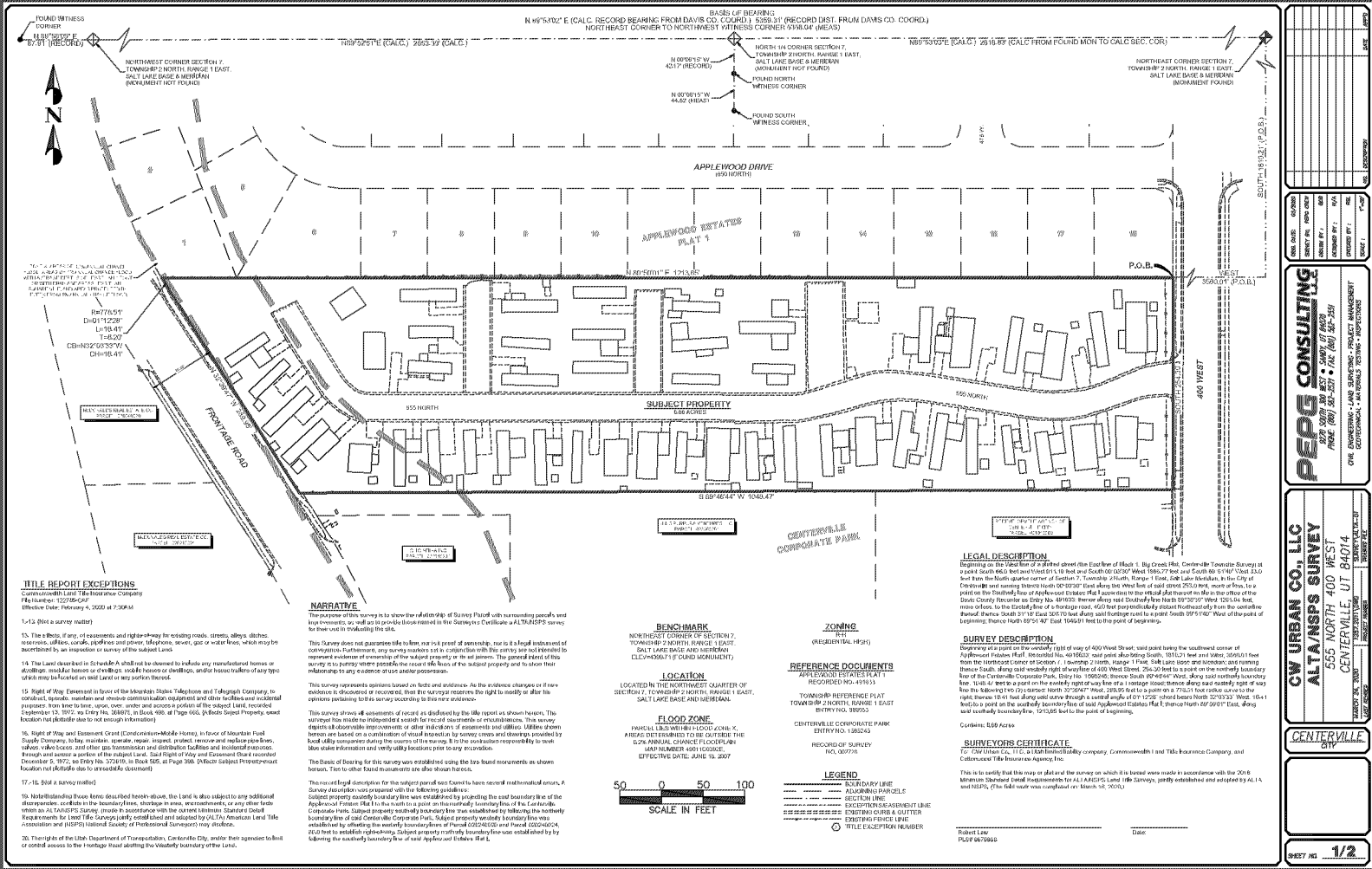
PARKING RATIO: 37/50 = 0.74 STALLS/UNIT

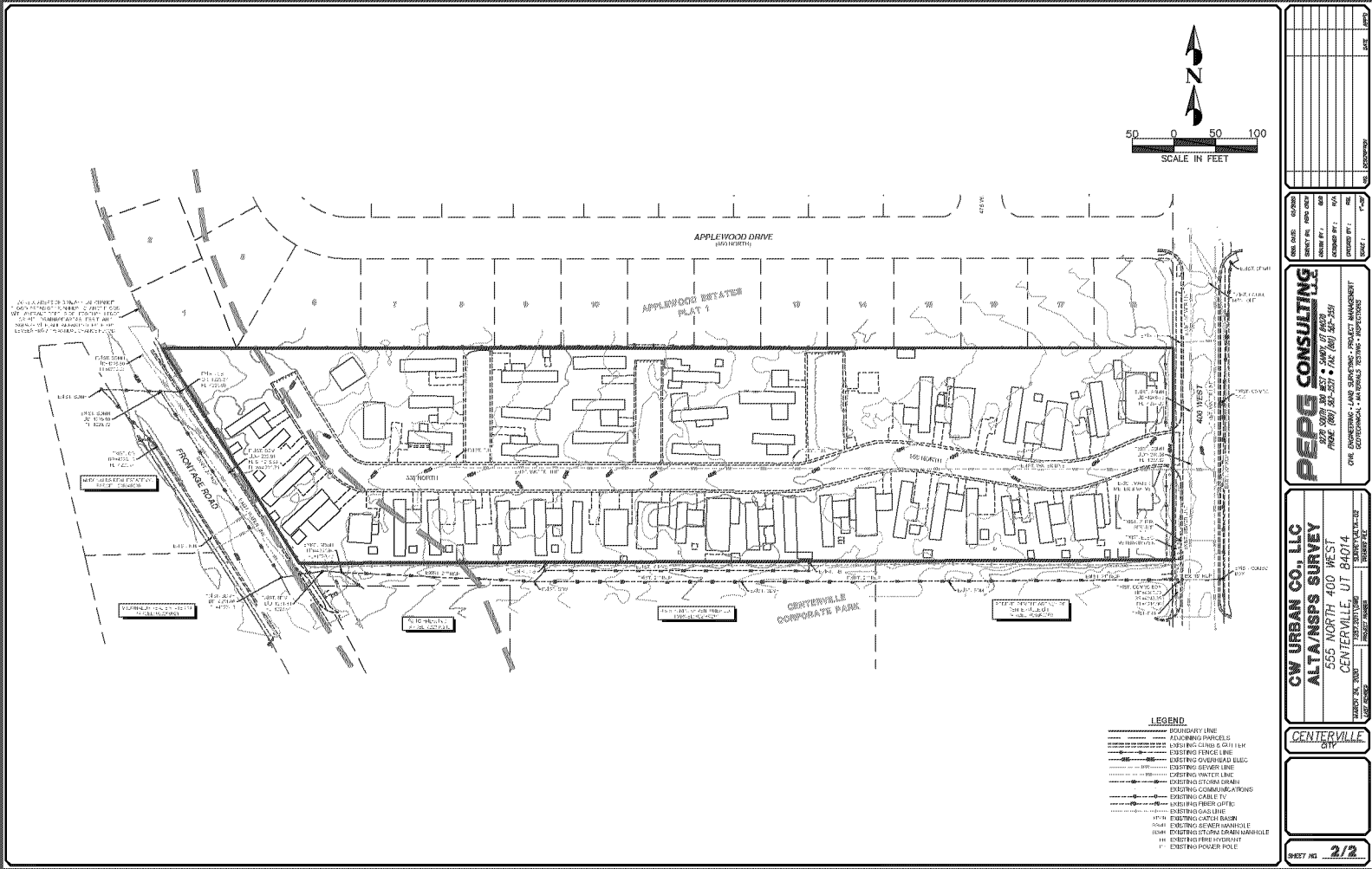
SINGLE FAMILY VISITOR PARKING

2 STALLS PER LOT DEVELOPMENT - 36 STALLS

PARKING RATIO: 36/18 = 2 STALLS/LOT





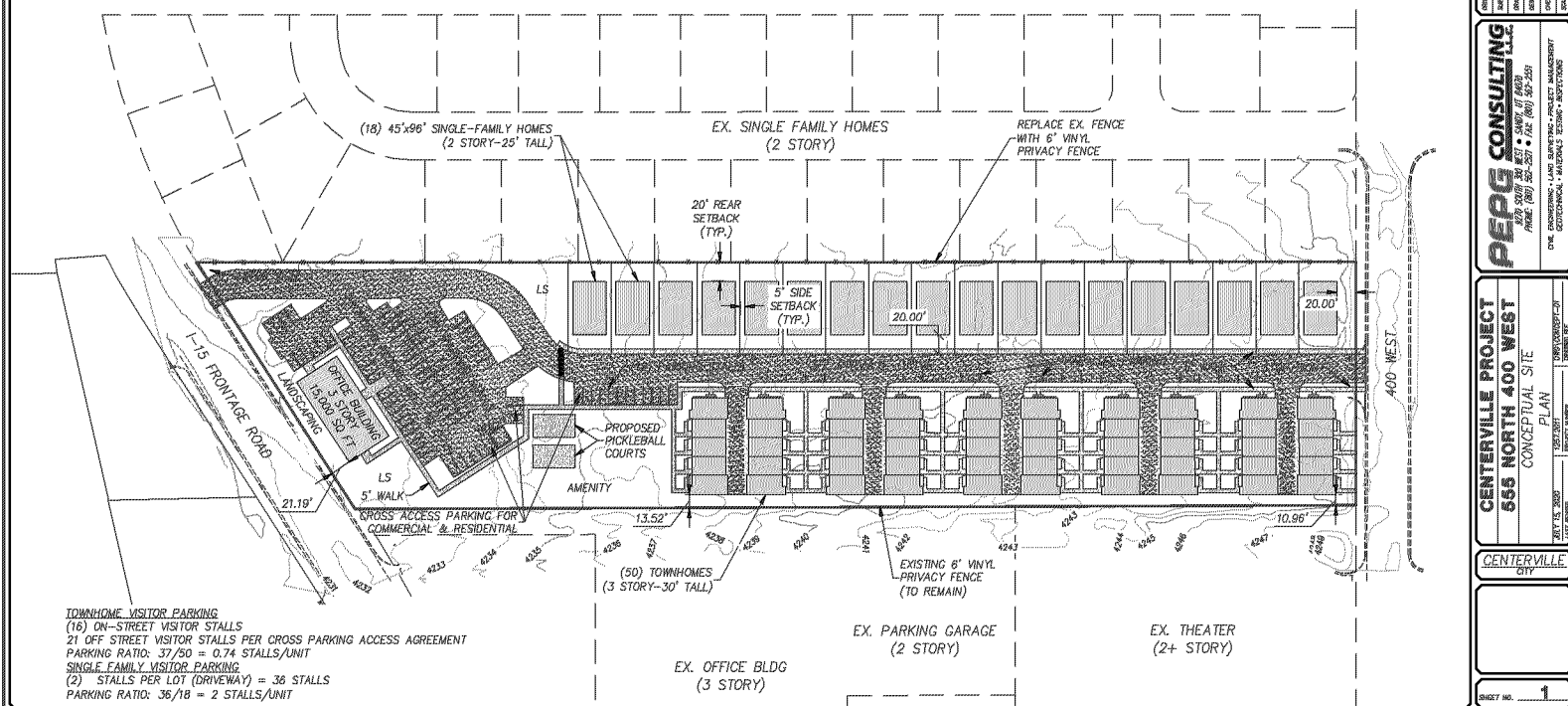
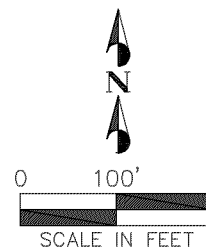


ENGINEER/LAND SURVEYOR
PEPC CONSULTING, L.L.C.
PH: (801) 582-2021
CONTACT: RYAN KITCHEN (PROJECT ENGINEER)
EMAIL: RYAN@PEPC.NET
CONTACT: ROB LAW (SURVEYOR/MANAGER)

CLIENT
C. KURBAN
1222 LEGACY CROSSING BLVD #B
CENTERTVILLE, UT 84104
CONTACT: DANE SMITH
PH: (801) 833-0272
EMAIL: DANE@COWLAND

CURRENT ZONING: RH

TOTAL AREA = 6.66 ACRES
RESIDENTIAL AREA = 5.70 ACRES
COMMERCIAL AREA = 0.96 ACRES
ALLOWABLE RESIDENTIAL UNITS (12 UNITS/AC) = 68 DEVELOPMENT UNITS
COMMERCIAL BUILDING FOOTPRINT AREA = 5,000 SF / 0.12 AC
TOWNHOME BUILDING FOOTPRINT AREA = 39,700 SF / 0.91 AC
LOTS AREA (18 SINGLE-FAMILY HOMES) = 79,370 SF / 1.82 AC
PAVEMENT = 100,000 SF / 2.29 AC
LANDSCAPING = 110,600 SF / 2.54 AC
RESIDENTIAL LANDSCAPE % = 40.0%
COMMERCIAL LANDSCAPE % = 27.7%



0 100'

SCALE IN FEET





ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF C.W. URBAN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF C.W. URBAN.

C.W. URBAN

ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF C.W. URBAN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF C.W. URBAN.

PROJECT:
THE HIVE

CENTERVILLE, UT 84014

REVISIONS:

TITLE:
OFFICE
PERSPECTIVE

SHEET:
A200

ISSUE DATE: Issue Date
CONCEPTUAL DESIGN

ALL THE INFORMATION ON THIS SHEET IS FOR THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION ON THIS SHEET.

C.W. URBAN

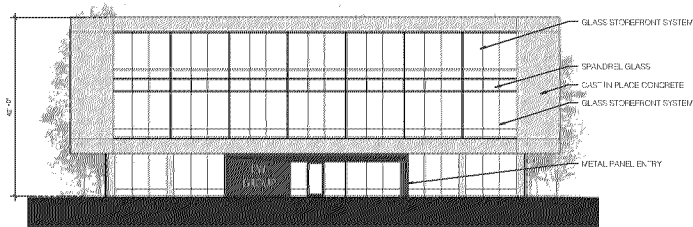
PROJECT:
THE HIVE
CENTERVILLE, UT 84014

REVISIONS:

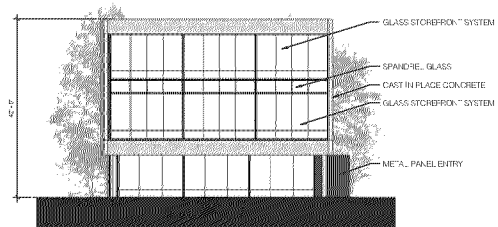
TITLE:
OFFICE BUILDING
EXTERIOR
ELEVATIONS
SHEET:

A201

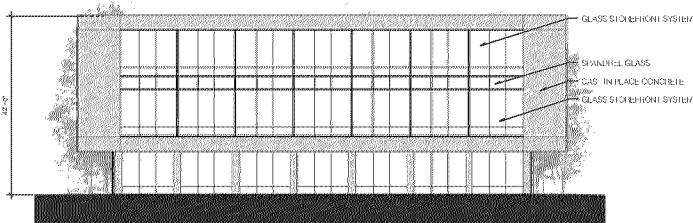
ISSUE DATE: Issues Only
CONCEPTUAL DESIGN



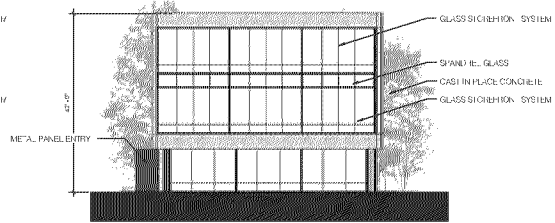
C1 FRONT ELEVATION
30'-0" x 14'-0"



C4 LEFT ELEVATION
30'-0" x 14'-0"



A1 REAR ELEVATION
30'-0" x 14'-0"



A4 RIGHT ELEVATION
30'-0" x 14'-0"



Back / Right



Front / Right



Back / Left



Front / Left



PROJECT: 3D VIEWS - CRAFTSMAN OPTION
SHEET: A102c
DATE: 01/14/2014

C.W.
URBAN

ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE PUBLISHER.

PROJECT
THE HIVE
558 NORTH 400 WEST
CENTERTOWN, UT 84304

REVISIONS:

TITLE:
**3D VIEWS -
CRAFTSMAN
OPTION**

SHEET:
A102c

DATE: 01/14/2014
Project Status



PROFESSIONAL ENGINEER - CIVIL
STATE OF UTAH - LICENSE NO. 34688
EXPIRATION DATE: 12/15/2017

C.W.
URBAN

ARCHITECT: CRAFTSMAN ARCHITECTS, P.C.
1110 S. 1000 E. SUITE 100
SALT LAKE CITY, UTAH 84143
TEL: (801) 466-1111 FAX: (801) 466-1112
WWW.CRAFTSMANARCHITECTS.COM

PROJECT: THE HIVE
558 NORTH 400 WEST
CENTERTOWN, UT 84304

REVISIONS:

TITLE:
ELEVATIONS -
CRAFTSMAN
OPTION

SHEET:
A101c

DATE: 01/11/2018
PROJECT: THE HIVE



Left
3/16" = 1'-0"



Front
3/16" = 1'-0"



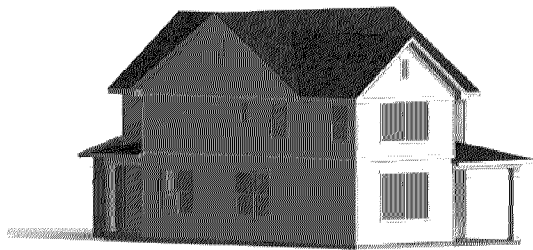
Rear
3/16" = 1'-0"



Right
3/16" = 1'-0"

MATERIAL RATIOS

	FRONT		REAR		SIDE		TOTAL	
BRICK	31	5%	0	0%	88	4%	117	4%
SIDING	151	25%	0	0%	71	3%	222	7%
BOARD-BATTEN	172	28%	421	74%	1727	63%	2320	71%
WINDOWS	83	14%	113	20%	197	9%	393	12%
DOORS	168	28%	33	6%	0	0%	201	6%
TOTAL	605		567		2081		3253	



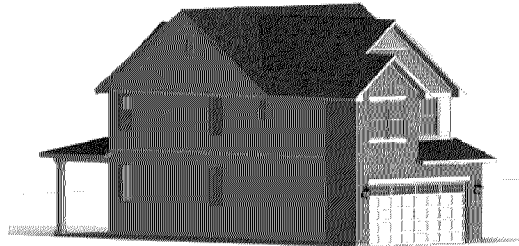
Ⓞ Rear / Right



Ⓞ Front / Right



Ⓞ Rear / Left



Ⓞ Front / Left



PROJECT: 3D VIEWS - CRAFTSMAN OPTION
SHEET: A102c
DATE: 01/14/2014

C.W.
URBAN

3D VIEWS - CRAFTSMAN OPTION
SHEET: A102c
DATE: 01/14/2014

PROJECT: THE HIVE
555 NORTH 400 WEST
CENTRALIA, UT 84514

REVISIONS:

TITLE:
3D VIEWS -
CRAFTSMAN
OPTION

SHEET:
A102c

DATE: 01/14/2014
Project Status



ALL INFORMATION IS TO BE KEPT IN CONFIDENCE
AND NOT TO BE DISCLOSED TO ANY OTHER PARTY
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

C.W. URBAN

ALL INFORMATION IS TO BE KEPT IN CONFIDENCE
AND NOT TO BE DISCLOSED TO ANY OTHER PARTY
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

PROJECT:
THE HIVE
CENTREVILLE, UT 84014

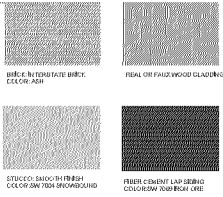
REVISIONS:

TITLE:
TOWNHOME
PERSPECTIVE

SHEET:
A-210
ISSUE DATE: 10/1/14
CONCEPTUAL DESIGN

MATERIAL RATIOS

	FRONT	LEFT (NORTH) PICKLE TREE DRIVE FACING	REAR (ALLEY)	RIGHT (SOUTH)	TOTAL
BRICK	1099 37%	369 33%	322 11%	350 31%	2130 26%
SIDING	788 26%	410 38%	820 28%	645 58%	2663 33%
WOOD	401 13%	37 3%	0 0%	27 2%	465 6%
STUCCO	198 7%	61 6%	1095 38%	36 3%	1350 17%
WINDOW/DOORS	511 17%	218 20%	204 7%	80 5%	993 12%
GARAGE DOOR	0 0%	0 0%	560 19%	0 0%	560 7%
	2996	1085	2361	1118	8561



TOWN HOME MATERIAL LEGEND
12" = 1'-0"



1 NORTH ELEVATION
3' 0" = 1'-0"

2 FRONT ELEVATION
3' 0" = 1'-0"



3 SOUTH ELEVATION
3' 0" = 1'-0"

4 REAR ELEVATION
3' 0" = 1'-0"

C.W.
URBAN

PROJECT:
THE HIVE
CENTREVILLE, UT 84014

REVISIONS:

TITLE:
TOWNHOME
ELEVATIONS

SHEET:

A-211

ISSUE DATE: Issue Only
CONCEPTUAL DESIGN

UNFSC APPROVED BY THE U.S. DEPARTMENT OF AGRICULTURE AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY. FOR MORE INFORMATION, CONTACT THE U.S. DEPARTMENT OF AGRICULTURE, AGRICULTURAL MARKETING SERVICE, 1400 MARKET STREET, WASHINGTON, DC 20004-4302, (202) 734-3300.

URBAN
C.W.

© 2007 The Authors
Journal compilation © 2007 Blackwell Publishing Ltd

PROJECT:
THE HIVE

REVISIONS:

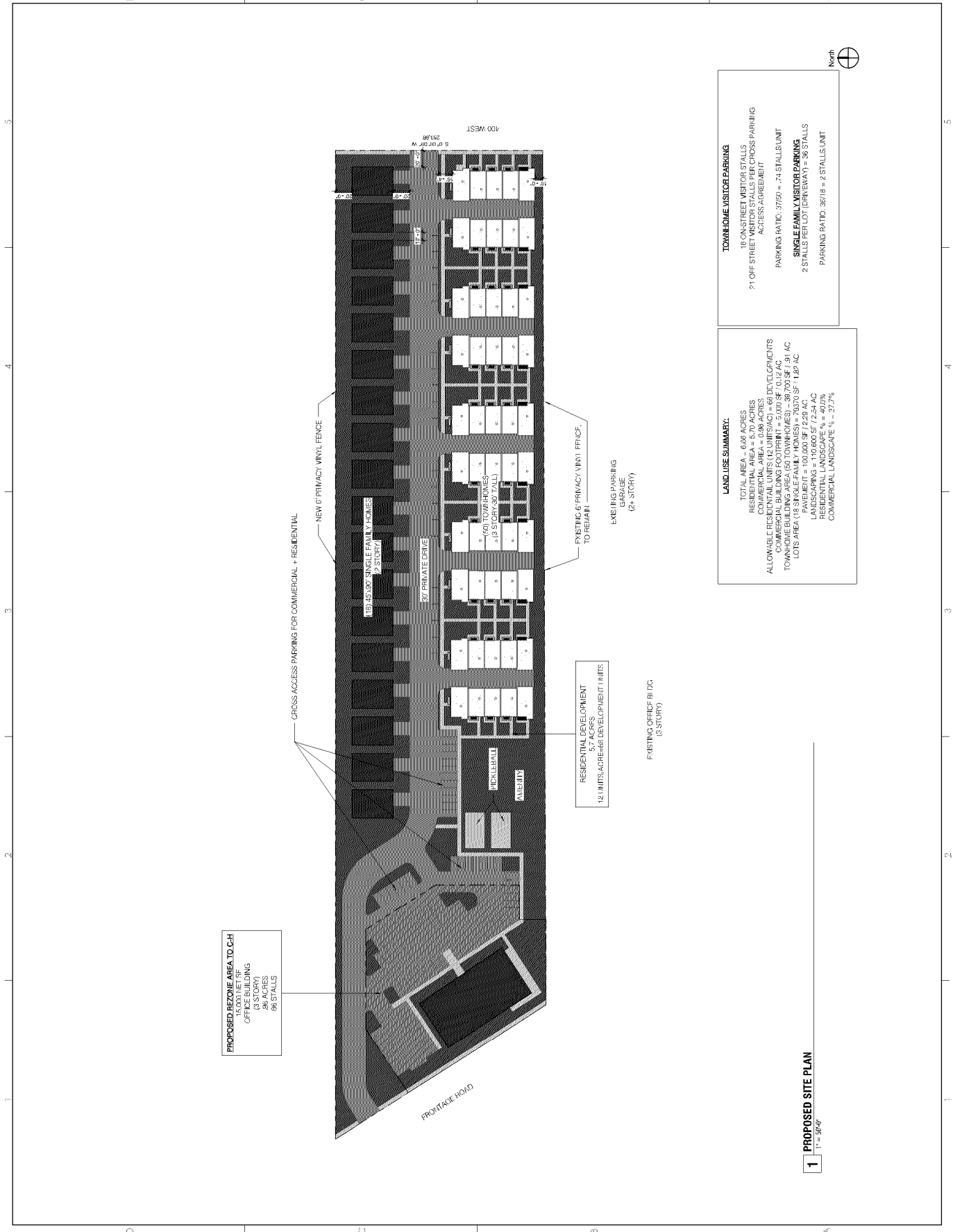
TITLE:
PRELIMINARY
SITE PLAN

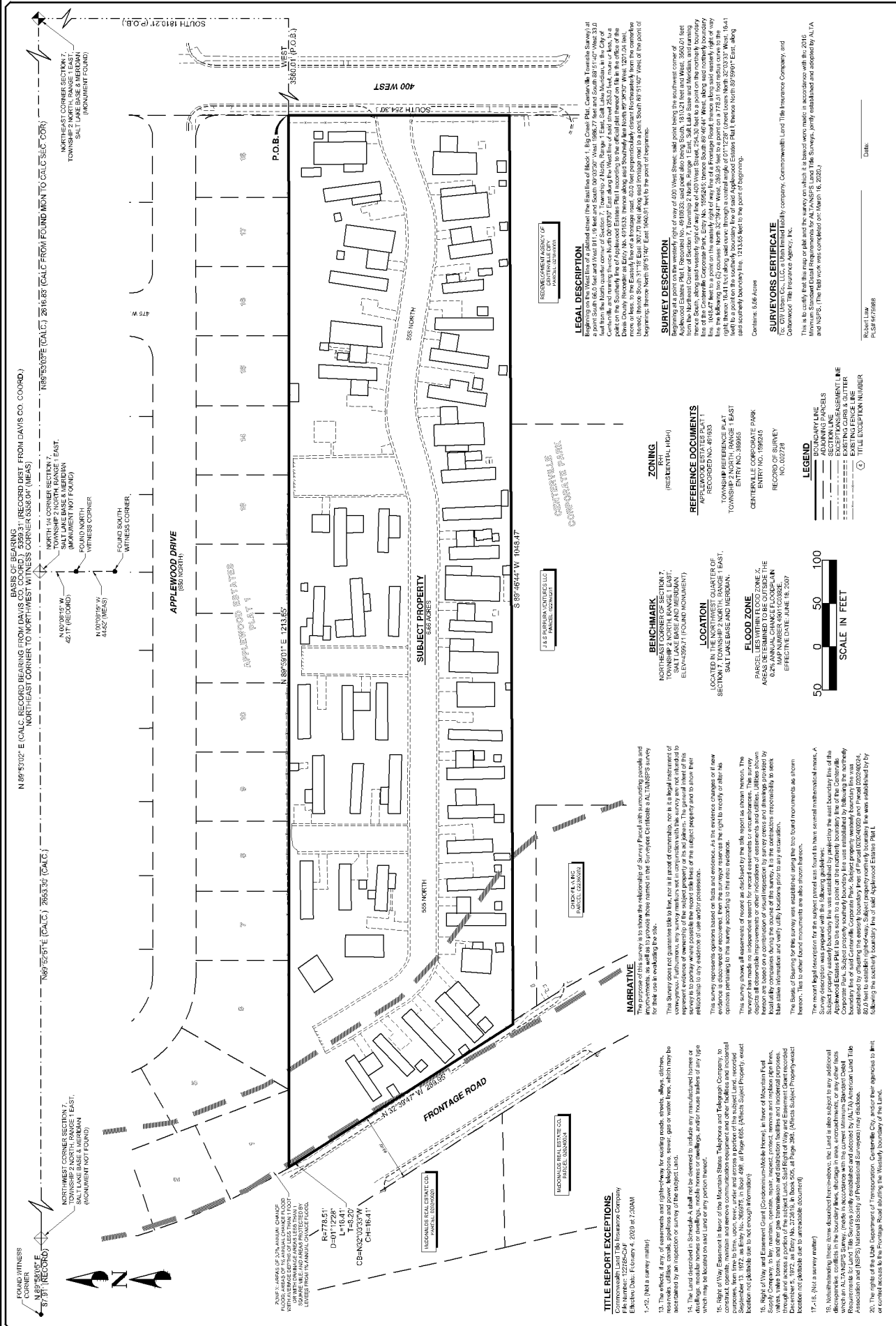
SHEET:

AS-100

ISSUE DATE : Issue Date

CONCEPTUAL DESIGN





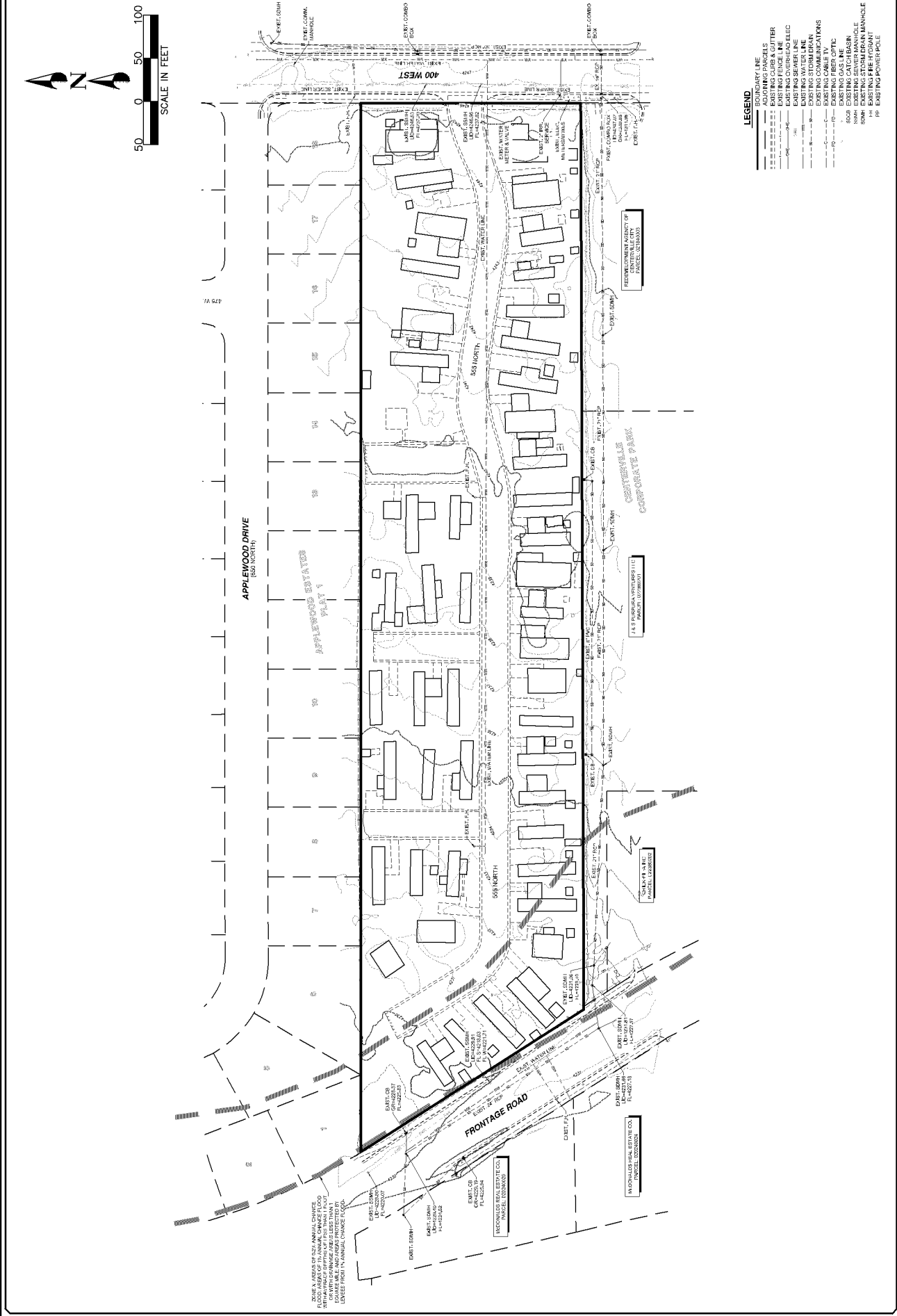
NO.	DESCRIPTION	DATE	APP'D
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DATE: 03/20/20	DESIGNED BY: N/A	CHECKED BY: RSL	SCALE: 1"=50'
SURVEY BY: PEPG/CW	DRAWN BY: BJB	PROJECT NO. 1527	

PEPG CONSULTING
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
 9270 SOUTH 300 WEST • SUITE 101 R470
 PHOENIX, AZ 85042 • PHONE: (602) 582-2521 • FAX: (602) 582-2531

CW URBAN CO., LLC
ALTA/NSPS SURVEY
 555 NORTH 400 WEST
 CENTERVILLE, UT 84014
 PROJECT NUMBER: 1527
 SURVEY ALTA-TA-02
 LAST REVISED: MARCH 24, 2020

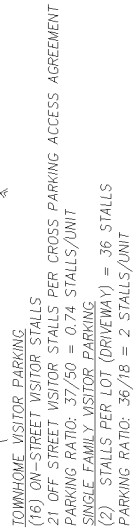
CENTERVILLE
 CITY
 SHEET NO. **2/2**

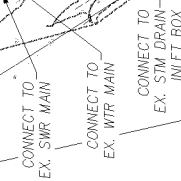
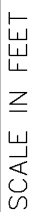


ENGINEER/LAND SURVEYOR
PEPG CONSULTING, L.L.C.
PH: (801) 562-2521
CONTACT: RYAN KITCHEN (PROJECT ENGINEER)
EMAIL: RYAN@PEPG.NET
CONTACT: ROB LAW (SURVEYOR/MANAGER)

C. W. URBAN
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84104
CONTACT: DANE SMITH
PH: (801) 633-0272
EMAIL: DANE@CW.LAND

CURRENT ZONING: RH
TOTAL AREA = 6.66 ACRES
RESIDENTIAL AREA = 5.70 ACRES
COMMERCIAL AREA = 0.96 ACRES
ALLOWABLE RESIDENTIAL UNITS (12 UNITS/AC) = 68 DEVELOPMENT UNITS
COMMERCIAL BUILDING FOOTPRINT AREA = 5,000 SF / 0.12 AC
TOWNHOME BUILDING AREA (50 TOWNHOMES) = 39,700 SF / 0.91 AC
LOTS AREA (18 SINGLE-FAMILY HOMES) = 79,370 SF / 1.82 AC
PAVEMENT = 100,000 SF / 2.29 AC
LANDSCAPING = 110,600 SF / 2.54 AC
RESIDENTIAL LANDSCAPE % = 40.0%
COMMERCIAL LANDSCAPE % = 27.7%







CONCEPTUAL DESIGN

Issue Date

Issue Date

A200

SHEET:

PERSPECTIVE

OFFICE

TITLE:

REVISIONS:

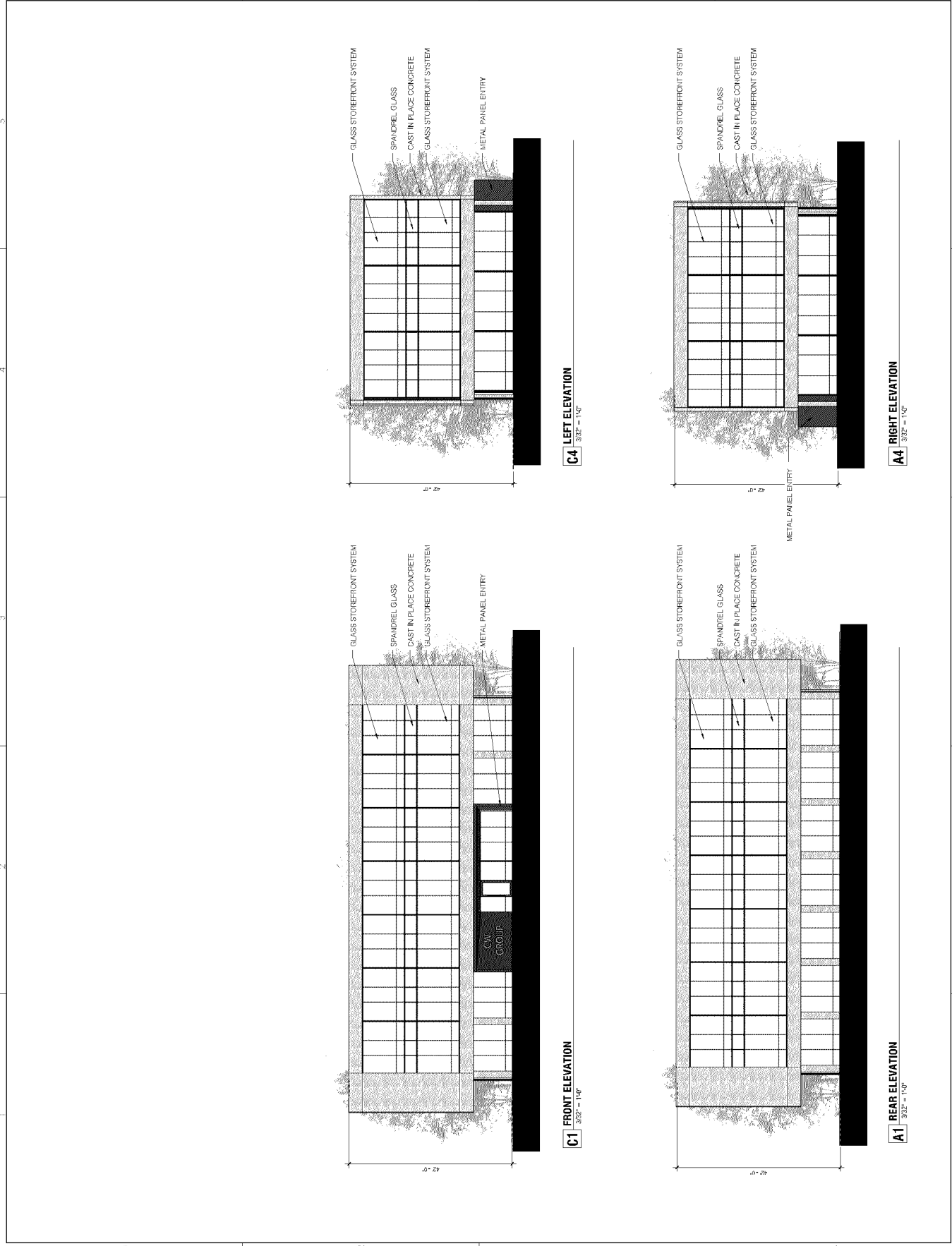
PROJECT:
THE HIVE

CENTREVILLE, UT 84014

C.W.
URBAN

INTERNATIONAL ARCHITECTURE, INC. 1000 N. 1000 E. SUITE 100
CENTREVILLE, UT 84014
PHONE: (801) 225-1000
WWW.CWURBAN.COM

RENDERING BY: JASON WALSH, C.W. URBAN
ARCHITECTURE, INC. 1000 N. 1000 E. SUITE 100
CENTREVILLE, UT 84014
PHONE: (801) 225-1000
WWW.CWURBAN.COM



URBAN
C.W.

INTERNATIONAL ARCHITECTURAL ASSOCIATION
1000 AVENUE OF THE ARTS, SUITE 1000
DENVER, COLORADO 80202
TEL: 303.733.1000 FAX: 303.733.1001
WWW.IAA-USA.ORG

STUDIO 1000 NATIONAL ARCHITECTURAL
ASSOCIATION
1000 AVENUE OF THE ARTS, SUITE 1000
DENVER, COLORADO 80202
TEL: 303.733.1000 FAX: 303.733.1001
WWW.IAA-USA.ORG

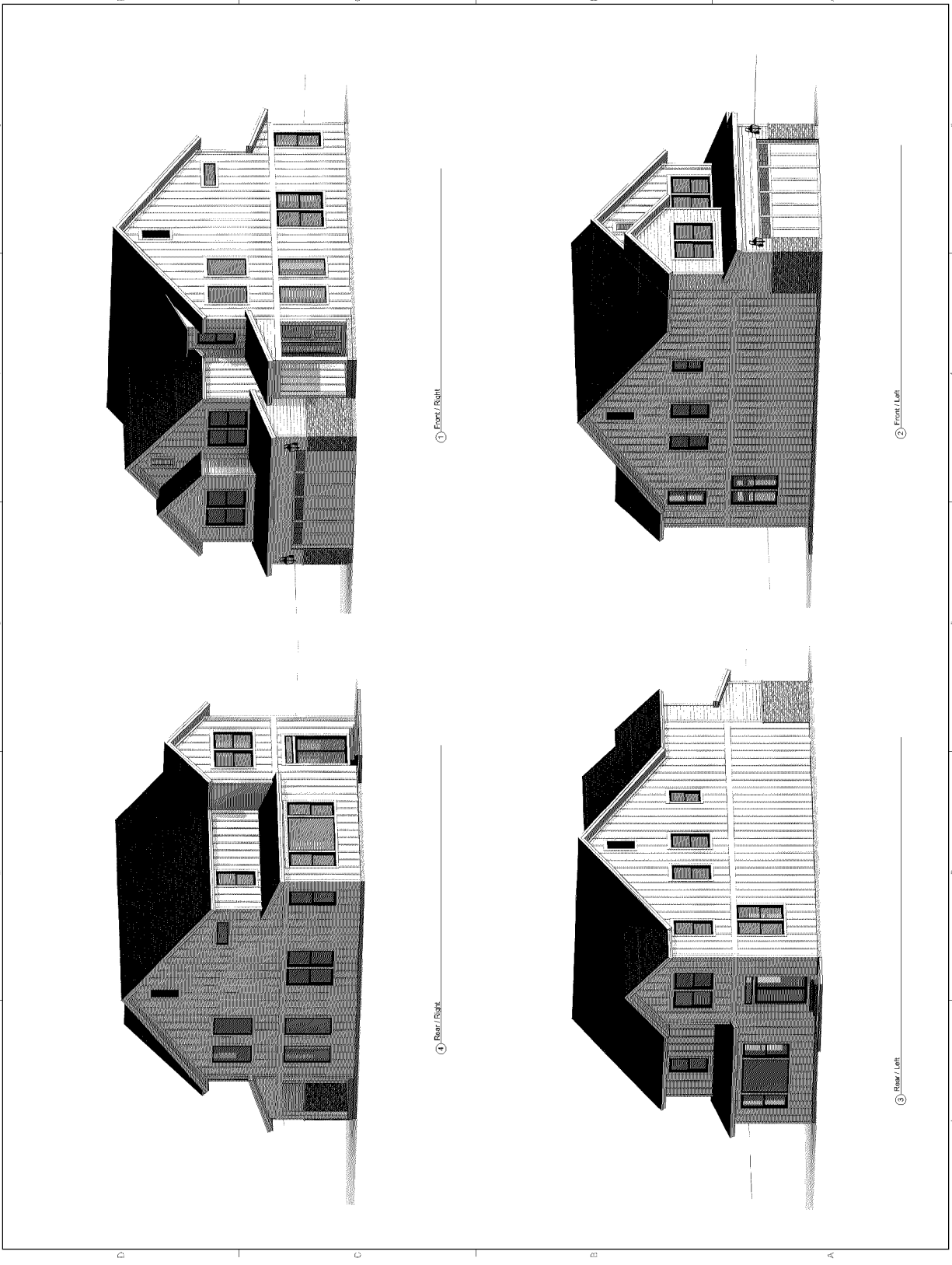
PROJECT:
THE HIVE
CENTREVILLE, UT 84014

REVISIONS:

TITLE:
OFFICE BUILDING
EXTERIOR
ELEVATIONS
SHEET:

A201

ISSUE DATE: Issue Date
CONCEPTUAL DESIGN



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01/11/2011 BY 60322 UCBAW/STP/STP

URBAN

C.W.

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT
AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT

PROJECT
THE HIVE
555 NORTH 400 WEST
CENTREVILLE, UT 84014

REVISIONS:

TITLE:
3D VIEWS -
CRAFTSMAN
OPTION
SHEET:

A102C

ISSUE DATE:
Project Status
Revised Date



ARCHITECT: JONATHAN CARL CALVERLY
100 SOUTH 100 WEST, SUITE 200
SALT LAKE CITY, UT 84143
PHONE: 313.333.3333 FAX: 313.333.3333
WWW.JONATHANCARL.COM

URBAN

C.W.

THIS SET OF DRAWINGS IS THE PROPERTY OF JONATHAN CARL CALVERLY, ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JONATHAN CARL CALVERLY, ARCHITECT.

PROJECT: THE HIVE
555 NORTH 400 WEST
CENTERTOWN, UT 84014

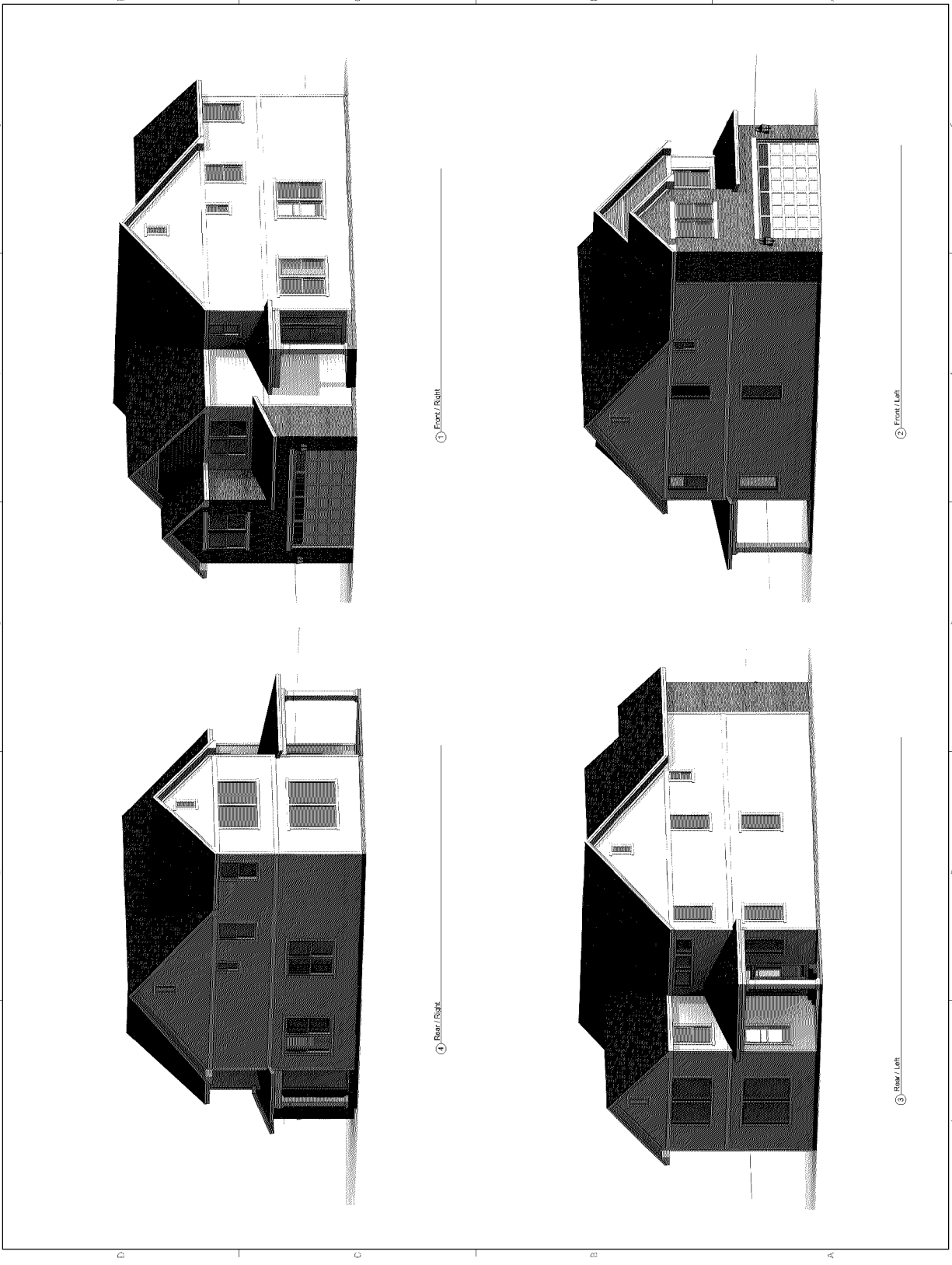
REVISIONS:

TITLE: ELEVATIONS - CRAFTSMAN OPTION
SHEET: A101C

ISSUE DATE: Rev. Date
Project Status

MATERIAL RATIOS

	FRONT	REAR	SIDE	TOTAL
BRICK	31	0	86	117
SIDING	151	0	71	222
BOARD/BATTEN	172	421	1727	2320
WINDOWS	83	15	15	113
DOORS	188	33	0	221
	635	567	2081	3283
	5%	0%	4%	4%
	25%	0%	3%	7%
	28%	74%	83%	71%
	14%	26%	15%	12%
	29%	6%	0%	6%



URBAN
C.W.

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM URBAN C.W.

THIS DOCUMENT IS THE PROPERTY OF URBAN C.W. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM URBAN C.W.

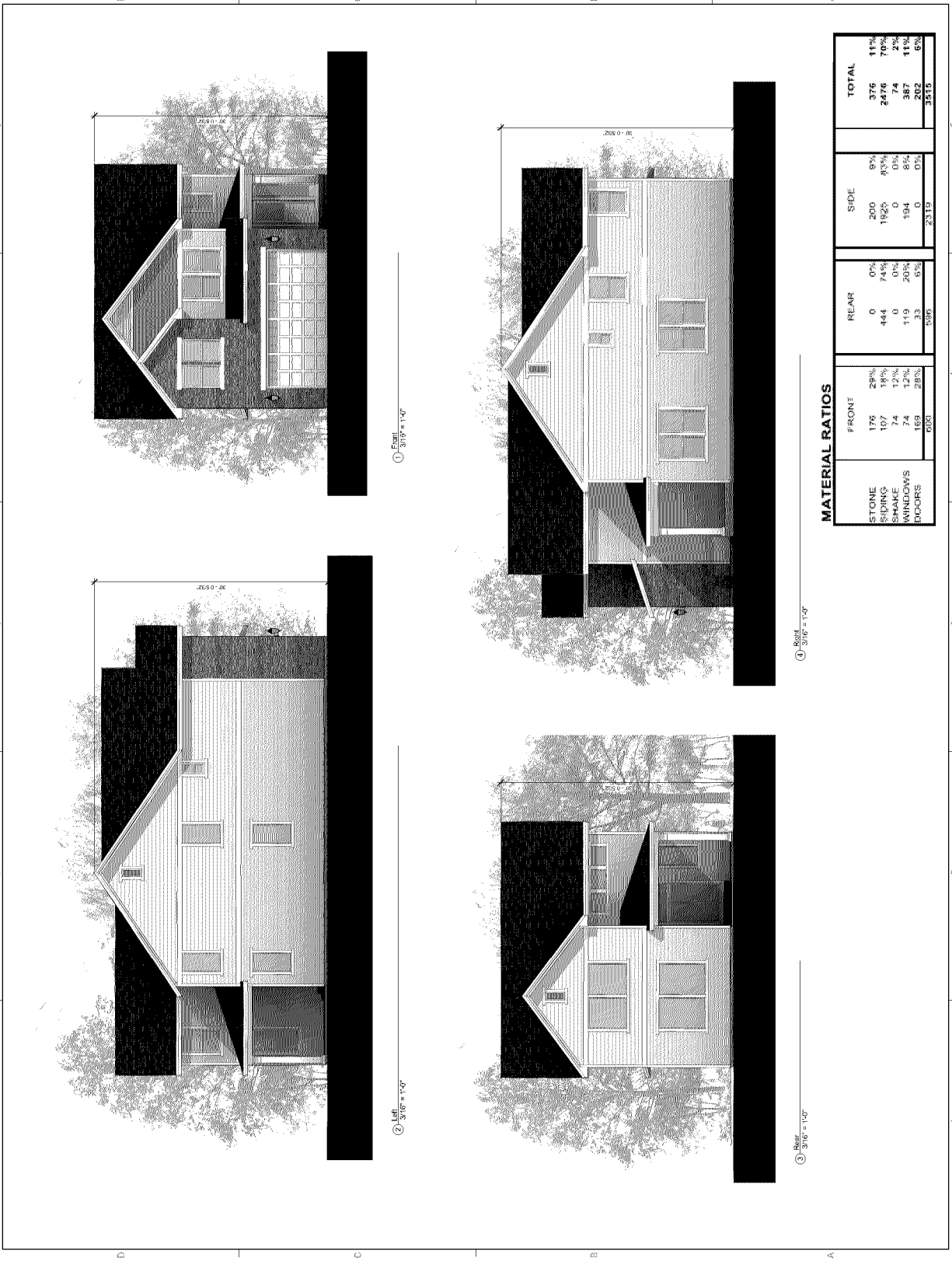
PROJECT
THE HIVE
555 NORTH 400 WEST
CENTERTVILLE, UT 84014

REVISIONS:

TITLE:
3D VIEWS -
CRAFTSMAN
OPTION
SHEET:

A102C

ISSUE DATE: _____
Project Status: _____
Revised Date: _____



URBAN

C.W.

ALL INFORMATION IS TO BE USED FOR THE PROJECT ONLY AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

PROJECT: THE HIVE
555 NORTH 400 WEST
CENTERTOWN, UT 84014

REVISIONS:

TITLE: ELEVATIONS - CRAFTSMAN
SHEET: OPTION
A101C
ISSUE DATE:
Rev Date:
Project Status:

MATERIAL RATIOS

	FRONT		REAR		SIDE		TOTAL	
STONE	176	28%	0	0%	200	9%	376	11%
SIDING	107	18%	444	74%	1920	83%	2476	70%
SHAKE	74	12%	0	0%	0	0%	74	2%
WINDOWS	74	12%	119	20%	194	8%	387	11%
DOORS	169	28%	33	5%	0	0%	202	6%
	630		596		2319		3545	



CONCEPTUAL DESIGN

SHEET:
A-210

TITLE:
**TOWNHOME
PERSPECTIVE**

REVISIONS:

PROJECT:
THE HIVE
CENTREVILLE, UT 84014

URBAN
C.W.

ARCHITECTURE & INTERIORS • 3000 E. 1000 S. SUITE 200
SALT LAKE CITY, UT 84143
TEL: 801.466.1000
WWW.URBANCW.COM

SKETCH BY: JESSICA WALKER, C.A.D. & ARCHITECT
INTERIOR DESIGNER: JESSICA WALKER, C.A.D. & ARCHITECT
DATE: 10/15/2014
SCALE: 1/8" = 1'-0"

Mackenzie Wood

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Tuesday, December 8, 2020 11:15 AM
To: Jeff Allen; Ryan Kitchen-PEPG; Tandin Chapman
Cc: Mackenzie Wood; Cory Snyder; Lisa Romney; Randy Randall; Mike Carlson; Dave Walker; Cameron Woodbury; Kyle Kump
Subject: The Hive Development - Preliminary Civil Plan Review_12-08-2020
Attachments: Std. Detail - Oil_Water_Sep - 2020.pdf

Jeff, Ryan & Tandin,

The following items need to be addressed on the Preliminary Civil Plans:

1. Show Oil / Water separator similar to attached detail before connection point to City system
2. Finalize ground water study after analysis of new monitoring tubes
3. Provide detention calculations
4. Indicate on Plat that Storm Drain system and basins are privately owned (not City owned)
5. Enter agreement with City for Storm Water maintenance
6. Relocate existing inlet in 800 West entrance to the South curb and gutter PC
7. City will own storm drain system in 800 West City ROW
8. Show irrigation main line and meters
9. Fire District may require additional Fire Hydrants at each stub road
10. Swap sides with Culinary Water and Sewer Main lines down the main road. We would like the Culinary Water main line to be at least 30' away from the Office Bldg.
11. Entrance curb and gutter Radii must be 25' min
12. Sidewalk along back of curb must meet ADA through drive approaches. Is rolled gutter intended to be used?
13. Tie sidewalk system into the sidewalks along the frontage road on both sides of the entrance (similar to 400 West)
14. Stamped / colored concrete crosswalks may be required at entrances on 400 West and 800 West

Let me know of any questions at this time. Again this is only a preliminary review.

Thank you for your work and continued correspondence on this project.

Best Regards,

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115

CENTERVILLE

Staff Backup Report 12/9/2020

Item No. 3.

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

Initiated By:

Scheduled Time:

SUBJECT

NOTE: APPLICANT IS REQUESTING TO TABLE REVIEW AND ACTION UNTIL MEETING OF 01/13/2021 TO MAKE REVISIONS TO THEIR APPLICATION

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

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 12-09-20 PC Staff Report - PDO Amendment Lots 2 and 3, Legacy Crossing Development
- ▢ Lots 2 and 3 PDO Narrative
- ▢ Lots 2 and 3 Site Plan Narrative
- ▢ Lots 2 and 3 Site Layout and Design Submittal
- ▢ Lots 2 and 3 Parking Analysis

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

**STAFF REPORT
AGENDA: ITEM 2**

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

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

PROPERTY: **LEGACY CROSSING @PARRISH LANE – PLANNED
DEVELOPMENT**

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

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

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

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

BACKGROUND

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

accommodate the proposed building and parking layout. Lastly, the applicant desires to allow for a shared parking arrangement for the two lots with a slight parking count reduction.

PDO AMENDMENT PROCEDURE 12.41.080(g)

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

- a) ***Changes to PDO Approval and Development Agreement***; Language change of Section 5(b) to allow for the proposed “additional uses.”
- b) ***Changes to Exhibit “C” Master Site Plan***; Changes the site layout to reflect the proposed building parking layout - along with the proposed new underground storm water detention.
- c) ***Changes to the Architectural Theme Regarding Materials*** – Allow greater use of allowed secondary exterior materials other than predominant use of rock, stone, and brick for the Office Building.
- d) ***Create a New Exhibit for Parking Modification along with Reciprocal Parking & Cross Access Easements***; Changes the site layout to reflect the proposed parking and cross access for Lots 2 & 3 and modify the parking count to 4 stalls per 1,000 sq. ft. of gross building space for both lots.

APPLICABLE EXISTING AND PROPOSED PDO & DEVELOPMENT AGREEMENT COMPARAISON

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

USES ALLOWED:

- **Existing PDO - Uses Allowed** – General Retail, General Office, and General Restaurant.
[Prohibited Uses include - automobile related sales, services, or repair and non-destination type uses or drive-thru facilities]
- **PDO Amendment - Proposed Additional Uses** – TO BE DEFINED BY APPLICANT AT THE MEETING

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

Nevertheless, during previous discussion with the Development Review Committee, the applicant has expressed a desire for adding a vehicle sales use in some limited manner. Additionally, the applicant desires to have one (1) drive-through scenario as part of leasing building spaces. Staff has not yet received the finalized definitions that were to be provided by the applicant at the time of writing this report.

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

STORMWATER MANAGEMENT SYSTEM

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

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

BUILDING ARCHITECTURAL REQUIREMENTS

- **Existing Building Architectural Design** – The PDO Approval requires that the building theme use rock, wood, cement fiberboard, and accent stucco as main building materials. The design may also use the materials of the Shorelands Park, which consist of decorative concrete block and tile or other similar materials. In the Shorelands Park, metal and glass may be used as accent materials. Building design accents are to consist of cornices, columns, window treatments, lintels, and decorative roof vents
- **PDO Amendment – Architectural Design** – The proposed architectural design appears to be limited to the proposed office building. The other building’s design appears to meet the existing design requirements. For the Office Building, the materials depicted are:
 - *Aluminum composite panel – Black*
 - *Aluminum composite panel – Grey*
 - *Aluminum composite panel – Wood Look, Walnut Brown*
 - *Corrugated metal decking – Mechanical Screen, Black*

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

PARKING AND CROSS ACCESS REQUIREMENTS

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

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

Therefore, they are requesting to allow their two lots to provide a total parking capacity of only 404 parking stalls, where independently, these lots would need to provide 545 parking stalls.

STAFF COMMENT: Staff recognizes that the study data provided depicts a shared use surplus. However, behaviorally, the Residential Use needed parking is shared with the Theater directly to the east. Staff is concerned that the new proposed development with parking begin likely shared with the Theater site will negatively impact the needed residential shared parking.

There is likely a significant competition in this area for resident parking, theater parking and the proposed retail/office parking for Lots 2 and 3. Staff would recommend that the parking study take into consideration this potential competition conflict to see if the evening use Office on Lot 3 would mitigate/reduces this competitive parking problem.

Another option is to simply approve for Lot 2 and 3 in accordance with the required parking, as originally amended in 2018. Consequently, the proposed 404 parking stalls provided allows up to 101,000 sq. ft. of gross building space rather than the proposed 121,720. This reduction equates to gross building area reduction of 20,720 sq. ft.

PLANNING STAFF RECOMMENDATION

[IF THE PLANNING COMMISSION IS INCLINED TO CONSIDER CHANGING THE PDO]

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

1. The PDO Approval and Conceptual Site Plan shall consist of amending the following elements:
 - a) ***Changes to PDO Approval and Development Agreement***; Language change of Section 5(b) to allow for the proposed "additional uses." Such uses are limited to the following:
 - i. *General Office, General Retail, General Restaurant*
 - ii. *Vehicle Sales, Limited – which shall consist primarily of indoor vehicle display, with potential outdoor display as an accessory use as approved with issuance of a Conditional Use Permit as part of a final site plan approval.*
 - iii. *One (1) Drive-through facility, which must be attached to a main building and shall meet all other applicable zoning and city ordinances.*
 - b) ***Changes to Exhibit "C" Master Site Plan***; Changes the site layout to reflect the proposed building parking layout, as submitted to the City, along with the proposed new underground storm water detention. This alternative detention system shall be subject to the following:
 - i. *New system shall be reviewed and deemed acceptable to the City Engineer*
 - ii. *The subdivision plat shall be amended to remove/replace easements, as deemed necessary by the City.*
 - iii. *The Applicant shall obtain approval from the Owner's Association to ensure maintenance becomes the responsibly of the property owner.*
 - c) ***Changes to the Architectural Theme Regarding Materials*** – The Office Building exterior design, as submitted to the City, may also consist of the following:
 - i. *Aluminum composite panel – Black*
 - ii. *Aluminum composite panel – Grey*
 - iii. *Aluminum composite panel – Wood Look, Walnut Brown*
 - iv. *Corrugated metal decking – Mechanical Screen, Black*

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

- d) ***Create a New Exhibit for Parking Modification along with Reciprocal Parking & Cross Access Easements***; Changes the site layout to reflect the proposed parking and cross access for Lots 2 & 3 and modify/not modify the parking count, as follows:

[Choose One]

- ☐ **Option 1** – Approve the Parking Modification, as submitted by the Applicant, which shall be subject to re-establish a shared Parking and Access Agreement for the entire and the Final Site Plan shall provide 404 Total Parking Stalls.
- ☐ **Option 2** – Require the Applicant to have the parking study take into consideration this potential competition conflict to see if the evening use Office on Lot 3 would mitigate/reduces a competitive parking problem with the residences and theater.

NOTE: Commission needs to decide to either table this matter until the study is completed Or allow such findings to move forward to the City Council for final review and decision.

- ☐ **Option 3** – Reject the Parking Modification and have the Applicant comply with Amendment 4, dated February 13, 2018, which removed Lot 2 and 3 from the approved parking counts of the other lots. Consequently, Lots 2 and 3 must provide independent parking for all proposed uses in accordance with the “parking tabulation” of the Zoning Ordinance, as part of any site plan approval.
2. The Applicant shall prepare and submit all applicable language and exhibits deemed necessary by the City Attorney. Additionally, a revised Development Agreement shall be prepared and submitted to the City Council, as part of their review and decision.
 3. All other applicable PDO and Development Agreement Approval provisions shall remain in effect for Lots 2 and 3 that have not been amended with any City Council Approval.

REASONS FOR ACTION:

- a. *The Planning Commission finds that amendments to a PDO approval are subject to the original procedure used for obtaining an Approval.*
- b. *The Planning Commission finds that Lots 2 and 2 have not been developed in a timely manner to date and additional amendments may facilitate actual development to complete the planned development area.*
- c. *The Planning Commission finds that the proposed additional uses are limited in scope are not uses that would be added from a differing higher intensity zone.*
- d. *The Planning Commission finds that an alternative storm water system, if deemed acceptable by the City Engineer, would not cause material injury to other properties within the immediate area.*
- e. *The Planning Commission finds that proposed building architectural materials are limited in scope and are to be applied only to the Office Building, which is distinctly separated from the rest of the development by the proposed retail buildings.*
- f. *The Planning Commission finds that parking... [Commission will need to add findings supporting the Parking Scenario Option chosen]*

- g. *Therefore, the Planning Commission finds that the proposed amendments are consistent with the intent of the PDO, which is to allow “residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.”*

Legacy Crossing Retail & Office – PDO Amendment Narrative

We, as representatives of J Fisher Companies, are requesting that an Amendment to the Legacy Crossing Development Agreement be granted in order to improve the remaining undeveloped property within the project. The portions of the PDO proposed to be amended are described here:

- Vehicle sales as a permitted use in Phases 2 and 3. This would be done on a limited bases with minimal vehicles in the parking lot at any given time and a minimum number of vehicles inside the retail unit. The use would not look or feel like a traditional auto sales use with lots of inventory stored and displayed on site – it would be a much more specialized auto sales use. Visit the following link for an example of the potential use: <https://www.saltcoast.com/> Given the nature of the anticipated business, this use could be located within any one of the retail buildings shown on the site plan.
- Drive-thru as a permitted use in Phases 2 and 3. Our proposed site plan shows only one location for a potential drive-thru facility located on the NW end unit of retail Building A. Given the design nature of this retail unit (size, height, massing, etc.) and the location/staging of this drive-thru, we do not anticipate a traditional national operator (McDonalds, Wendy's, etc.) being interested in this location. We see this as a much smaller boutique retailer, coffee shop, or restaurant that might benefit from having a drive-thru. It might be nice to see Cutler's expand to this part of Centerville. The anticipated users would not generate long lines of vehicles in the drive-thru area.
- Shared Parking Amendment. A recent amendment to the PDO that excluded Phases 2 and 3 from the shared parking agreement did not include time-dependent analysis for the two lots. We have procured an updated parking study that includes time-dependent analysis that includes all phases of the project. The study found that with the amount of parking currently being proposed for Phases 2 and 3, the project will have a **minimum of 203 excess stalls at peak usage**. Rather than developing these Phases as independent from the rest of the project and further increasing the amount of surplus parking provided, we are proposing that these lots be included in the shared parking agreement with the rest of the project.

Legacy Crossing Retail & Office – Concept Site Plan Narrative

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

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

PROJECT IMAGE

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE
-----------	-------------	-----------	-------------

THE COMMONS AT LEGACY CROSSING

APPROX. 1025 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014
SCHEMATIC DESIGN



MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
1	QUANTITATIVE	2014.20			

ARCHITECT
BEECHER, WALKER & ASSOCIATES

3115 EAST LION LANE, SUITE 200
HOLLADAY, UTAH 84121
B: 801.438.9500
M: 801.661.7716

CONTACT: WILLIAM CALL
EMAIL: wrcall@sheehervolkner.com

CONTRACTOR

STRATEGIC BUILDERS

1148 LEGACY CROSSING BOULEVARD
CENTERVILLE, UTAH 84014
B: 801.335.8500
M:

CONTACT: 7777
EMAIL: 2222

LANDSCAPE ARCHITECT
STB DESIGN

1375 EAST PERRY'S HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
B: 801-554-6146

CONTACT: SCOTT BLAKE

MECHANICAL ENGINEER
SPECTRUM ENGINEERS

324 STATE ST #400
SALT LAKE CITY, UTAH 84111
B: 801.328-6151
M: 801.718.9201

CONTACT: RYAN BOOGAARD
EMAIL: rbb@northwestallergies.com

ELECTRICAL ENGINEER
SPECTRUM ENGINEERS

324 STATE ST #400
SALT LAKE CITY, UTAH 84111
B: 801.328-5151
M: 801.635.7533

CONTACT: SPENCER LITTLE
EMail: spencer@littlebig.com

JENNY

JF CAPITAL

1148 LEGACY CROSSING BOULEVARD
CENTERVILLE, UTAH 84014
B: 801.335.8503
M: 801.520.9169

CONTACT: GLENN GIRSBERGER
EMAIL: glenn@fisharoo.com

CIVIL ENGINEER
ENGIN ENGINEERING

45 SEGO LILY DR # 500
SANDY, UTAH 84070
B: 801.547.1100
M: 801.643.0527

CONTACT: CAM PRESTON
EMAIL: c.preston@analystshub.com

STRUCTURAL ENGINEER
DUNN ENGINEERING

360 WEST 800 SOUTH
SALT LAKE CITY
B: 801.575.8877

CONTACT: DAVE DUNN

ELECTRICAL ENGINEER
SPECTRUM ENGINEERS

324 STATE ST #400
SALT LAKE CITY, UTAH 84111
B: 801.328-5151
M: 801.635.7533

CONTACT: SPENCER LITTLE
EMail: spencer@littlebig.com

APPROVALS

[illegible]

DEFERRED SUBMITTALS

A SCHEMATIC DESIGN

TITLE SHEET

DRAWING NUMBER

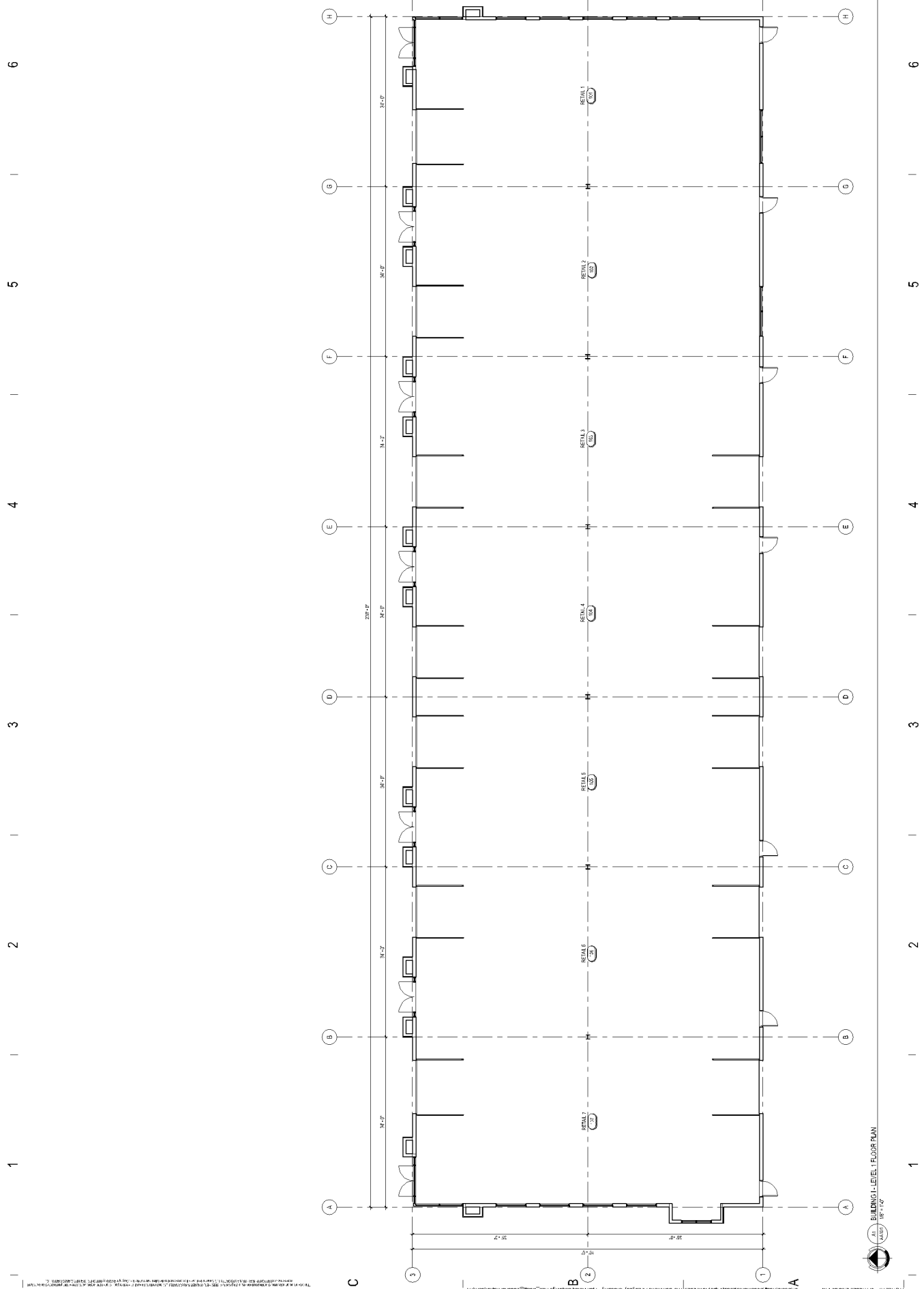
G001

TIME SHEET

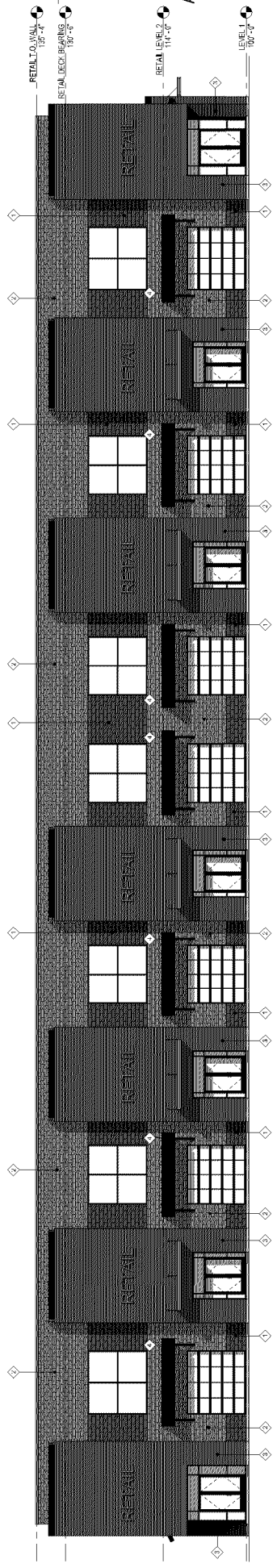
TRAVIS N. L. WAFER

G001

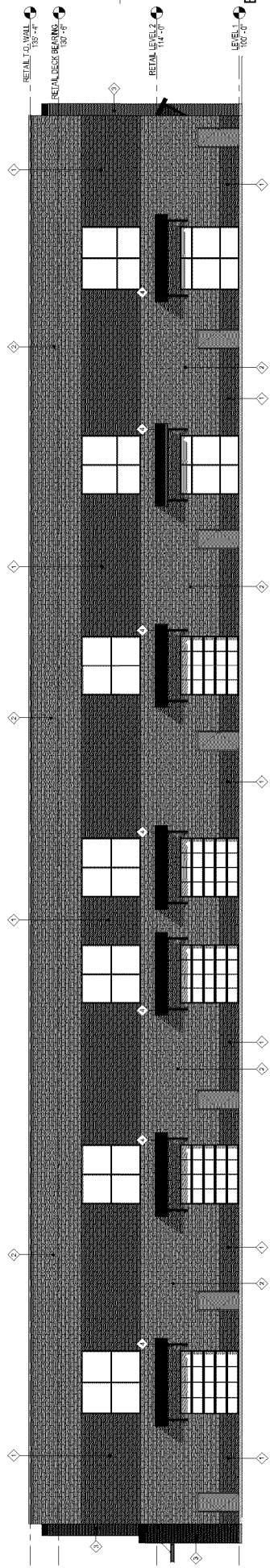
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/14/20
2	REVISED PER COMMENTS	04/14/20
3	REVISED PER COMMENTS	04/14/20
4	REVISED PER COMMENTS	04/14/20
5	REVISED PER COMMENTS	04/14/20
6	REVISED PER COMMENTS	04/14/20
7	REVISED PER COMMENTS	04/14/20
8	REVISED PER COMMENTS	04/14/20
9	REVISED PER COMMENTS	04/14/20
10	REVISED PER COMMENTS	04/14/20
11	REVISED PER COMMENTS	04/14/20
12	REVISED PER COMMENTS	04/14/20
13	REVISED PER COMMENTS	04/14/20
14	REVISED PER COMMENTS	04/14/20
15	REVISED PER COMMENTS	04/14/20
16	REVISED PER COMMENTS	04/14/20
17	REVISED PER COMMENTS	04/14/20
18	REVISED PER COMMENTS	04/14/20
19	REVISED PER COMMENTS	04/14/20
20	REVISED PER COMMENTS	04/14/20
21	REVISED PER COMMENTS	04/14/20
22	REVISED PER COMMENTS	04/14/20
23	REVISED PER COMMENTS	04/14/20
24	REVISED PER COMMENTS	04/14/20
25	REVISED PER COMMENTS	04/14/20
26	REVISED PER COMMENTS	04/14/20
27	REVISED PER COMMENTS	04/14/20
28	REVISED PER COMMENTS	04/14/20
29	REVISED PER COMMENTS	04/14/20
30	REVISED PER COMMENTS	04/14/20
31	REVISED PER COMMENTS	04/14/20
32	REVISED PER COMMENTS	04/14/20
33	REVISED PER COMMENTS	04/14/20
34	REVISED PER COMMENTS	04/14/20
35	REVISED PER COMMENTS	04/14/20
36	REVISED PER COMMENTS	04/14/20
37	REVISED PER COMMENTS	04/14/20
38	REVISED PER COMMENTS	04/14/20
39	REVISED PER COMMENTS	04/14/20
40	REVISED PER COMMENTS	04/14/20
41	REVISED PER COMMENTS	04/14/20
42	REVISED PER COMMENTS	04/14/20
43	REVISED PER COMMENTS	04/14/20
44	REVISED PER COMMENTS	04/14/20
45	REVISED PER COMMENTS	04/14/20
46	REVISED PER COMMENTS	04/14/20
47	REVISED PER COMMENTS	04/14/20
48	REVISED PER COMMENTS	04/14/20
49	REVISED PER COMMENTS	04/14/20
50	REVISED PER COMMENTS	04/14/20
51	REVISED PER COMMENTS	04/14/20
52	REVISED PER COMMENTS	04/14/20
53	REVISED PER COMMENTS	04/14/20
54	REVISED PER COMMENTS	04/14/20
55	REVISED PER COMMENTS	04/14/20
56	REVISED PER COMMENTS	04/14/20
57	REVISED PER COMMENTS	04/14/20
58	REVISED PER COMMENTS	04/14/20
59	REVISED PER COMMENTS	04/14/20
60	REVISED PER COMMENTS	04/14/20
61	REVISED PER COMMENTS	04/14/20
62	REVISED PER COMMENTS	04/14/20
63	REVISED PER COMMENTS	04/14/20
64	REVISED PER COMMENTS	04/14/20
65	REVISED PER COMMENTS	04/14/20
66	REVISED PER COMMENTS	04/14/20
67	REVISED PER COMMENTS	04/14/20
68	REVISED PER COMMENTS	04/14/20
69	REVISED PER COMMENTS	04/14/20
70	REVISED PER COMMENTS	04/14/20
71	REVISED PER COMMENTS	04/14/20
72	REVISED PER COMMENTS	04/14/20
73	REVISED PER COMMENTS	04/14/20
74	REVISED PER COMMENTS	04/14/20
75	REVISED PER COMMENTS	04/14/20
76	REVISED PER COMMENTS	04/14/20
77	REVISED PER COMMENTS	04/14/20
78	REVISED PER COMMENTS	04/14/20
79	REVISED PER COMMENTS	04/14/20
80	REVISED PER COMMENTS	04/14/20
81	REVISED PER COMMENTS	04/14/20
82	REVISED PER COMMENTS	04/14/20
83	REVISED PER COMMENTS	04/14/20
84	REVISED PER COMMENTS	04/14/20
85	REVISED PER COMMENTS	04/14/20
86	REVISED PER COMMENTS	04/14/20
87	REVISED PER COMMENTS	04/14/20
88	REVISED PER COMMENTS	04/14/20
89	REVISED PER COMMENTS	04/14/20
90	REVISED PER COMMENTS	04/14/20
91	REVISED PER COMMENTS	04/14/20
92	REVISED PER COMMENTS	04/14/20
93	REVISED PER COMMENTS	04/14/20
94	REVISED PER COMMENTS	04/14/20
95	REVISED PER COMMENTS	04/14/20
96	REVISED PER COMMENTS	04/14/20
97	REVISED PER COMMENTS	04/14/20
98	REVISED PER COMMENTS	04/14/20
99	REVISED PER COMMENTS	04/14/20
100	REVISED PER COMMENTS	04/14/20



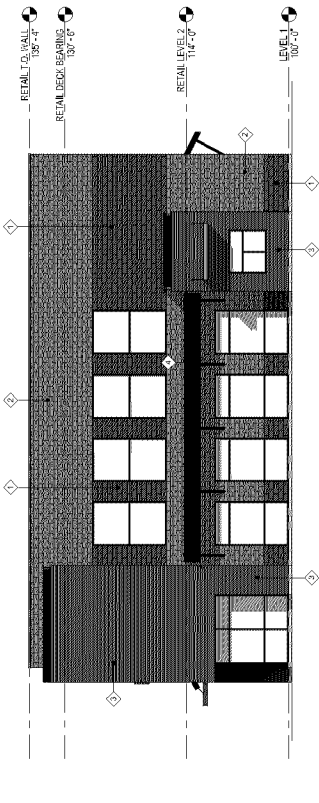
F1 BUILDING I - NORTH ELEVATION
JUL 2011 1/8" = 1'-0"



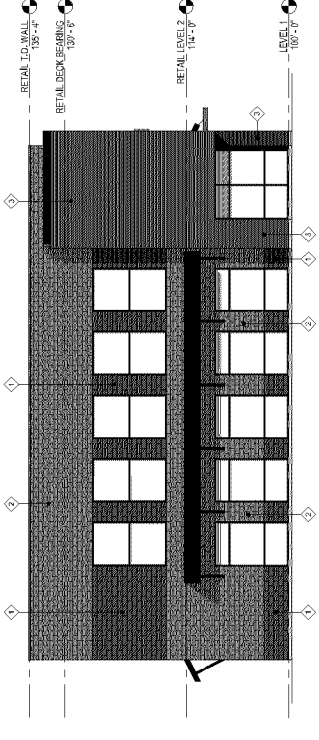
51 BUILDING I - SOUTH ELEVATION
A-J 2011 1/8" = 1'-0"



C- BUILDING I - WEST ELEVATION
1/2" = 1'-0"



C3 BUILDING I - EAST ELEVATION
18" = 1'-0"



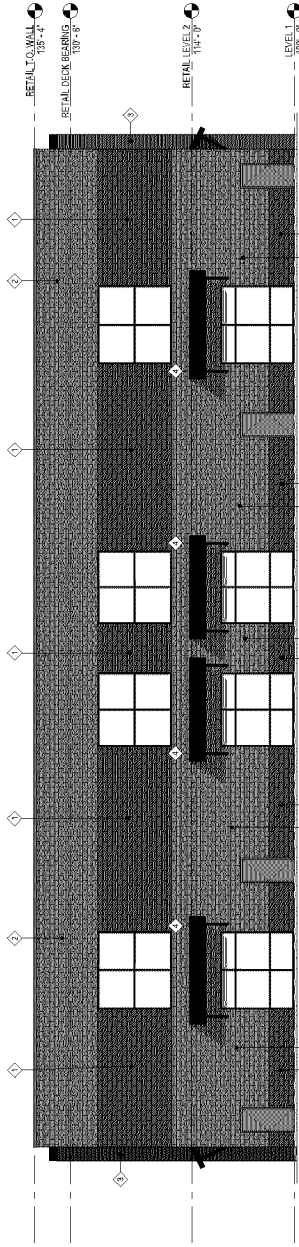
EXTERIOR MATERIALS LEGEND

1		CMU - SMOOTH FACE - SAND GREY
2		CMU - RIB FACE - STANDARD GREY
3		WOOD LOOK ALUMINUM PANEL - WALNUT BROWN
4		STAINLESS STEEL ROOFING - BLACK

[illegible]

1 2 3 4 5 6

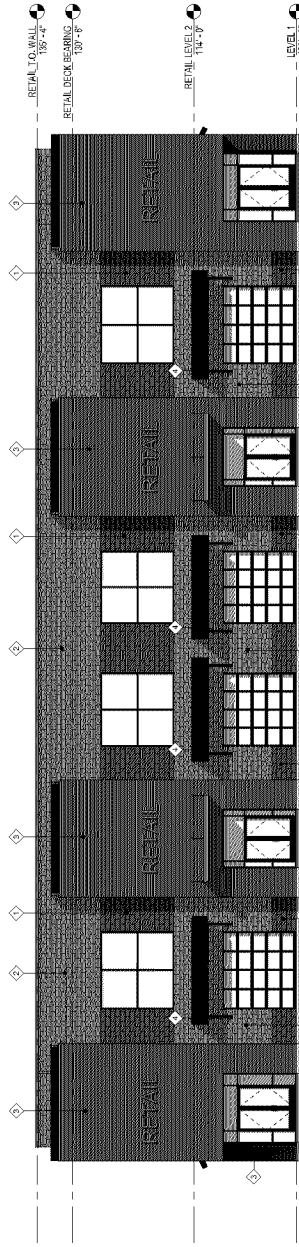
THE COMMONS AT LEGACY CROSSING - EXHIBIT 1 - BUILDING II - WEST ELEVATION - 1/8" = 1'-0"



B.1 BUILDING II - WEST ELEVATION
1/8" = 1'-0"

C

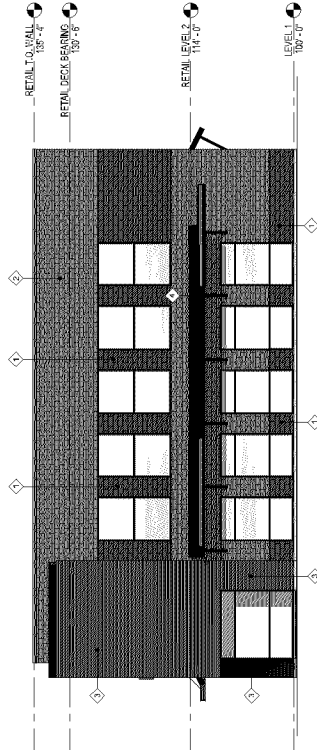
THE COMMONS AT LEGACY CROSSING - EXHIBIT 2 - BUILDING II - EAST ELEVATION - 1/8" = 1'-0"



B.2 BUILDING II - EAST ELEVATION
1/8" = 1'-0"

B

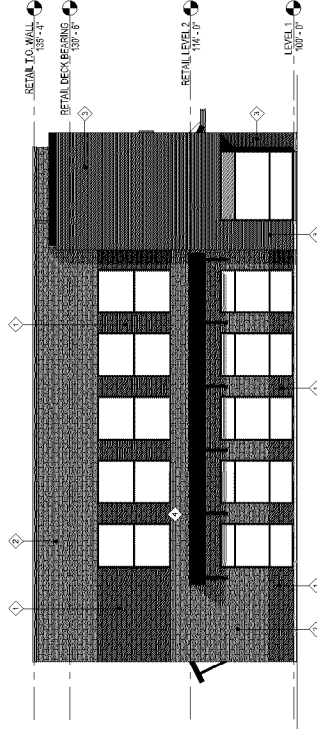
THE COMMONS AT LEGACY CROSSING - EXHIBIT 3 - BUILDING II - NORTH ELEVATION - 1/8" = 1'-0"



B.3 BUILDING II - NORTH ELEVATION
1/8" = 1'-0"

A

THE COMMONS AT LEGACY CROSSING - EXHIBIT 4 - BUILDING II - SOUTH ELEVATION - 1/8" = 1'-0"



B.4 BUILDING II - SOUTH ELEVATION
1/8" = 1'-0"

1 2 3 4 5 6

NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	08/14/20	MMH/AB	
2	REVISED FOR COMMENTS	08/14/20	MMH/AB	
3	REVISED FOR COMMENTS	08/14/20	MMH/AB	
4	REVISED FOR COMMENTS	08/14/20	MMH/AB	
5	REVISED FOR COMMENTS	08/14/20	MMH/AB	
6	REVISED FOR COMMENTS	08/14/20	MMH/AB	
7	REVISED FOR COMMENTS	08/14/20	MMH/AB	
8	REVISED FOR COMMENTS	08/14/20	MMH/AB	
9	REVISED FOR COMMENTS	08/14/20	MMH/AB	
10	REVISED FOR COMMENTS	08/14/20	MMH/AB	
11	REVISED FOR COMMENTS	08/14/20	MMH/AB	
12	REVISED FOR COMMENTS	08/14/20	MMH/AB	
13	REVISED FOR COMMENTS	08/14/20	MMH/AB	
14	REVISED FOR COMMENTS	08/14/20	MMH/AB	
15	REVISED FOR COMMENTS	08/14/20	MMH/AB	
16	REVISED FOR COMMENTS	08/14/20	MMH/AB	
17	REVISED FOR COMMENTS	08/14/20	MMH/AB	
18	REVISED FOR COMMENTS	08/14/20	MMH/AB	
19	REVISED FOR COMMENTS	08/14/20	MMH/AB	
20	REVISED FOR COMMENTS	08/14/20	MMH/AB	
21	REVISED FOR COMMENTS	08/14/20	MMH/AB	
22	REVISED FOR COMMENTS	08/14/20	MMH/AB	
23	REVISED FOR COMMENTS	08/14/20	MMH/AB	
24	REVISED FOR COMMENTS	08/14/20	MMH/AB	
25	REVISED FOR COMMENTS	08/14/20	MMH/AB	
26	REVISED FOR COMMENTS	08/14/20	MMH/AB	
27	REVISED FOR COMMENTS	08/14/20	MMH/AB	
28	REVISED FOR COMMENTS	08/14/20	MMH/AB	
29	REVISED FOR COMMENTS	08/14/20	MMH/AB	
30	REVISED FOR COMMENTS	08/14/20	MMH/AB	
31	REVISED FOR COMMENTS	08/14/20	MMH/AB	
32	REVISED FOR COMMENTS	08/14/20	MMH/AB	
33	REVISED FOR COMMENTS	08/14/20	MMH/AB	
34	REVISED FOR COMMENTS	08/14/20	MMH/AB	
35	REVISED FOR COMMENTS	08/14/20	MMH/AB	
36	REVISED FOR COMMENTS	08/14/20	MMH/AB	
37	REVISED FOR COMMENTS	08/14/20	MMH/AB	
38	REVISED FOR COMMENTS	08/14/20	MMH/AB	
39	REVISED FOR COMMENTS	08/14/20	MMH/AB	
40	REVISED FOR COMMENTS	08/14/20	MMH/AB	
41	REVISED FOR COMMENTS	08/14/20	MMH/AB	
42	REVISED FOR COMMENTS	08/14/20	MMH/AB	
43	REVISED FOR COMMENTS	08/14/20	MMH/AB	
44	REVISED FOR COMMENTS	08/14/20	MMH/AB	
45	REVISED FOR COMMENTS	08/14/20	MMH/AB	
46	REVISED FOR COMMENTS	08/14/20	MMH/AB	
47	REVISED FOR COMMENTS	08/14/20	MMH/AB	
48	REVISED FOR COMMENTS	08/14/20	MMH/AB	
49	REVISED FOR COMMENTS	08/14/20	MMH/AB	
50	REVISED FOR COMMENTS	08/14/20	MMH/AB	
51	REVISED FOR COMMENTS	08/14/20	MMH/AB	
52	REVISED FOR COMMENTS	08/14/20	MMH/AB	
53	REVISED FOR COMMENTS	08/14/20	MMH/AB	
54	REVISED FOR COMMENTS	08/14/20	MMH/AB	
55	REVISED FOR COMMENTS	08/14/20	MMH/AB	
56	REVISED FOR COMMENTS	08/14/20	MMH/AB	
57	REVISED FOR COMMENTS	08/14/20	MMH/AB	
58	REVISED FOR COMMENTS	08/14/20	MMH/AB	
59	REVISED FOR COMMENTS	08/14/20	MMH/AB	
60	REVISED FOR COMMENTS	08/14/20	MMH/AB	
61	REVISED FOR COMMENTS	08/14/20	MMH/AB	
62	REVISED FOR COMMENTS	08/14/20	MMH/AB	
63	REVISED FOR COMMENTS	08/14/20	MMH/AB	
64	REVISED FOR COMMENTS	08/14/20	MMH/AB	
65	REVISED FOR COMMENTS	08/14/20	MMH/AB	
66	REVISED FOR COMMENTS	08/14/20	MMH/AB	
67	REVISED FOR COMMENTS	08/14/20	MMH/AB	
68	REVISED FOR COMMENTS	08/14/20	MMH/AB	
69	REVISED FOR COMMENTS	08/14/20	MMH/AB	
70	REVISED FOR COMMENTS	08/14/20	MMH/AB	
71	REVISED FOR COMMENTS	08/14/20	MMH/AB	
72	REVISED FOR COMMENTS	08/14/20	MMH/AB	
73	REVISED FOR COMMENTS	08/14/20	MMH/AB	
74	REVISED FOR COMMENTS	08/14/20	MMH/AB	
75	REVISED FOR COMMENTS	08/14/20	MMH/AB	
76	REVISED FOR COMMENTS	08/14/20	MMH/AB	
77	REVISED FOR COMMENTS	08/14/20	MMH/AB	
78	REVISED FOR COMMENTS	08/14/20	MMH/AB	
79	REVISED FOR COMMENTS	08/14/20	MMH/AB	
80	REVISED FOR COMMENTS	08/14/20	MMH/AB	
81	REVISED FOR COMMENTS	08/14/20	MMH/AB	
82	REVISED FOR COMMENTS	08/14/20	MMH/AB	
83	REVISED FOR COMMENTS	08/14/20	MMH/AB	
84	REVISED FOR COMMENTS	08/14/20	MMH/AB	
85	REVISED FOR COMMENTS	08/14/20	MMH/AB	
86	REVISED FOR COMMENTS	08/14/20	MMH/AB	
87	REVISED FOR COMMENTS	08/14/20	MMH/AB	
88	REVISED FOR COMMENTS	08/14/20	MMH/AB	
89	REVISED FOR COMMENTS	08/14/20	MMH/AB	
90	REVISED FOR COMMENTS	08/14/20	MMH/AB	
91	REVISED FOR COMMENTS	08/14/20	MMH/AB	
92	REVISED FOR COMMENTS	08/14/20	MMH/AB	
93	REVISED FOR COMMENTS	08/14/20	MMH/AB	
94	REVISED FOR COMMENTS	08/14/20	MMH/AB	
95	REVISED FOR COMMENTS	08/14/20	MMH/AB	
96	REVISED FOR COMMENTS	08/14/20	MMH/AB	
97	REVISED FOR COMMENTS	08/14/20	MMH/AB	
98	REVISED FOR COMMENTS	08/14/20	MMH/AB	
99	REVISED FOR COMMENTS	08/14/20	MMH/AB	
100	REVISED FOR COMMENTS	08/14/20	MMH/AB	

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

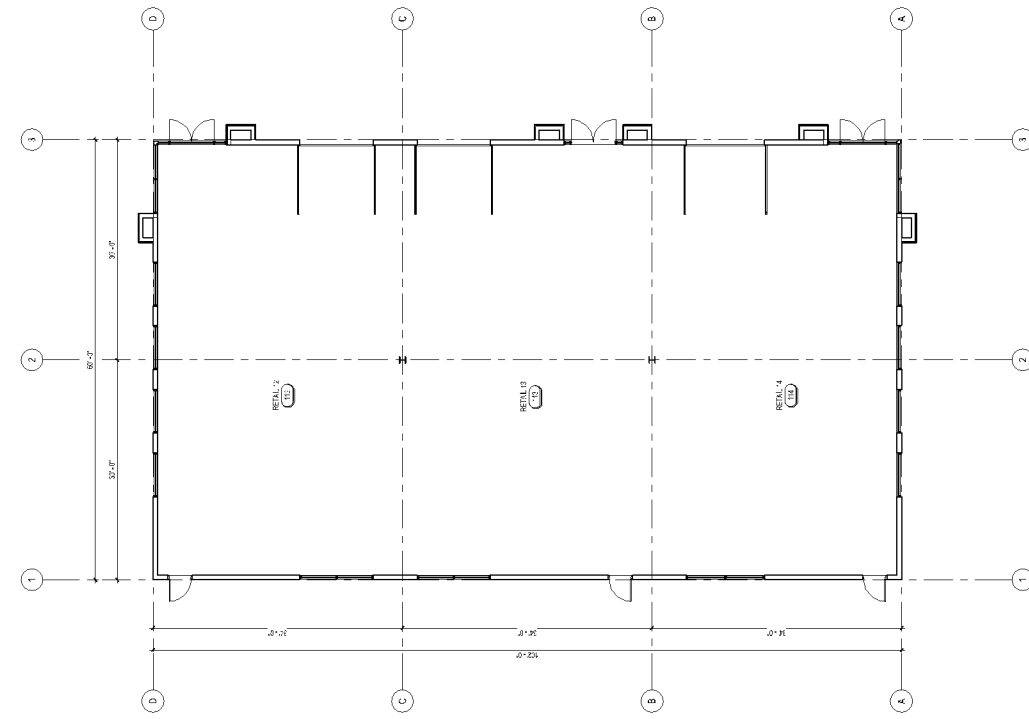
EXTERIOR MATERIALS LEGEND

- 1 CMU 1 - SMOOTH FACE, SAND GREY
- 2 CMU 2 - RUFF FACE, STANDARD GREY
- 3 WOOD 20% ALUMINUM PANEL, W/ 1/2" SPACER
- 4 SYNTHETIC LEATHER, BLACK

beecherwalker
Architecture/Interiors
1001 S. 1000 E. SUITE 200
HOLLAND, UTAH 84014
BEECHERWALKER.COM

PROJECT NUMBER: 1001 S. 1000 E. SUITE 200
DATE: 08/14/20
DRAWN BY: MMH/AB
CHECKED BY: MMH/AB
SCHEMATIC DESIGN
BUILDING II - EXTERIOR
ELEVATIONS
DRAWN BY: MMH/AB

AB201





BUILDING III - LEVEL 2 FLOOR PLAN

AC102

DATE: 10/1/2020

BUILDING III - LEVEL 2 FLOOR PLAN

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

PROJECT NUMBER

6

6

5

4

3

2

1

1

1

2

2

3

3

4

4

5

5

6

6

7

7

8

8

9

9

10

10

11

11

12

12

13

13

14

14

15

15

16

16

17

17

18

18

19

19

20

20

21

21

22

22

23

23

24

24

25

25

26

26

27

27

28

28

29

29

30

30

31

31

32

32

33

33

34

34

35

35

36

36

37

37

38

38

39

39

40

40

41

41

42

42

43

43

44

44

45

45

46

46

47

47

48

48

49

49

50

50

51

51

52

52

53

53

54

54

55

55

56

56

57

57

58

58

59

59

60

60

61

61

62

62

63

63

64

64

65

65

66

66

67

67

68

68

69

69

70

70

71

71

72

72

73

73

74

74

75

75

76

76

77

77

78

78

79

79

80

80

81

81

82

82

83

83

84

84

85

85

86

86

87

87

88

88

89

89

90

90

91

91

92

92

93

93

94

94

95

95

96

96

97

97

98

98

99

99

100

100

101

101

102

102

103

103

104

104

105

105

106

106

107

107

108

108

109

109

110

110

111

111

112

112

113

113

114

114

115

115

116

116

117

117

118

118

119

119

120

120

121

121

122

122

123

123

124

124

125

125

126

126

127

127

128

128

129

129

130

130

131

131

132

132

133

133

134

134

135

135

136

136

137

137

138

138

139

139

140

140

141

141

142

142

143

143

144

144

145

145

146

146

147

147

148

148

149

149

150

150

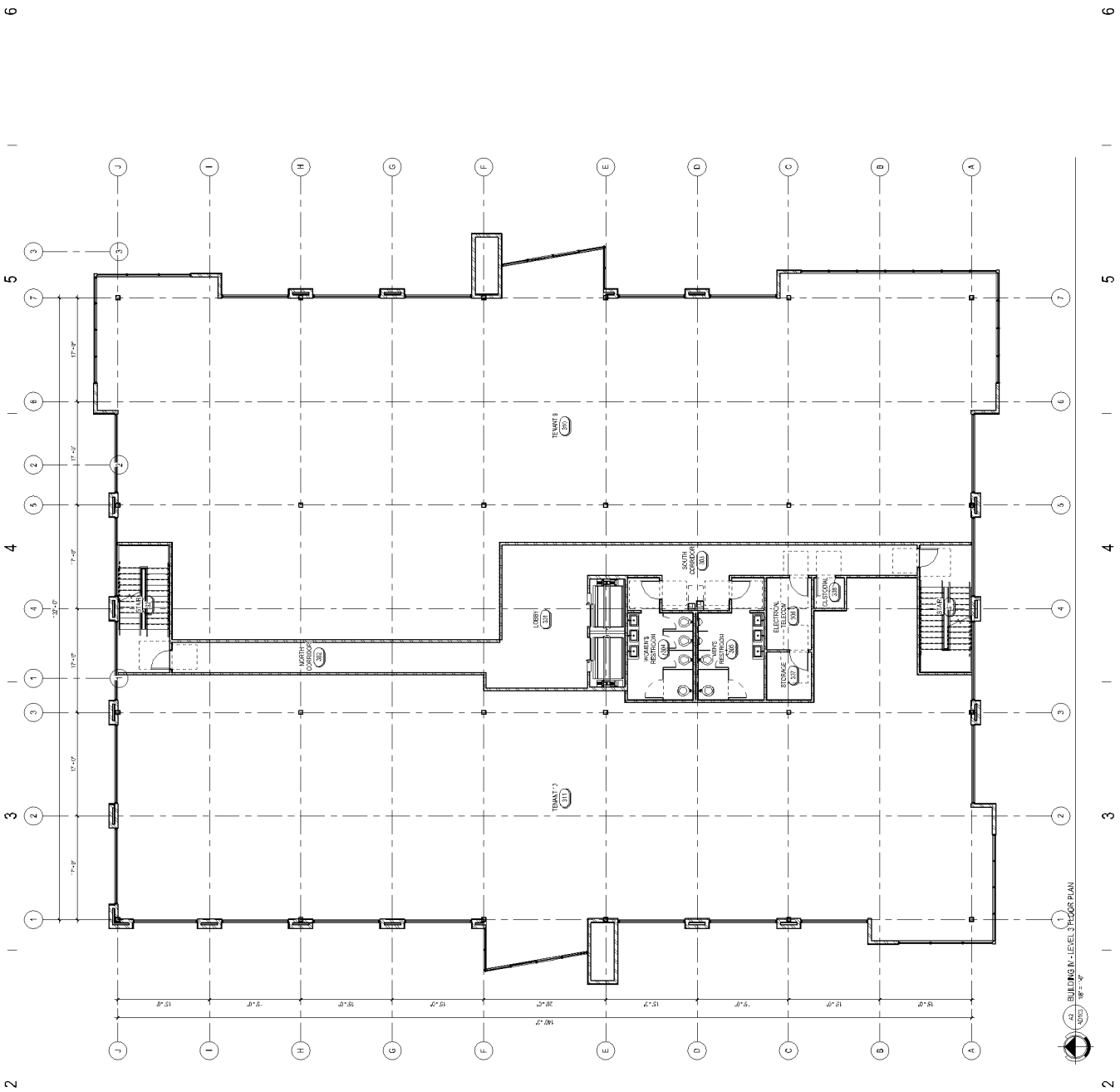
151

151

152

152

153



PROJECT NUMBER Project Number	DWG BY Author	CHKD BY Checker
----------------------------------	------------------	--------------------

SCHEMATIC DESIGN

**BUILDING 'N' - LEVEL 3
FLOOR PLAN**

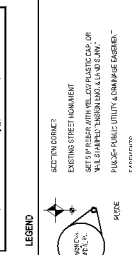
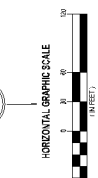
DRAWING NUMBER

Becher Walker
Architecture/Interiors
1, 801.439.9500
315 EAST LION LANE, #200
HOLLAND, UTAH 84121
BEECHERWALKER.COM

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

[illegible]

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

[illegible]

Received 15 November 2010; accepted 12 December 2010; published online 12 January 2011
 Copyright © 2011 John Wiley & Sons, Ltd.
 J. *Neurosci.* 31: 1212–1220, 2011. DOI: 10.1002/jne.22555

[illegible][illegible][illegible][illegible]

LOCATED IN _____ DISTRICT "COUNTY NORTH BRIDGE STREET" SECTION _____ CENTRAL CITY DAVIS COUNTY IOWA	DAVIS COUNTY RECORDER FILE NO. _____ DATE _____ PAGE _____ OF _____ RECORDED THIS _____ DAY OF _____ A.D. 19____ BY _____
--	--

DATE: _____
 ENDORSEMENT NO.: _____
 448 WEST LEGACY CROSSING BLVD, STE 400
 CENTERVILLE, UTAR 84014
 801-314-4914
 BROCK LOONIS

CITY ENGINEER'S APPROVAL _____

APPROVED THIS _____ DAY OF _____

BY THE CHIEF CLERK OF THE CITY OF COVINGTON _____

CITY COUNCIL _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____

BY THE CITY PLANNING COMMISSION

CITY ATTORNEY'S APPROVAL _____

APPROVED THIS _____ DAY OF _____ 20____

BY THE CITY CLERK AT _____

LAYTON
1445 W. 9000th Rd. Ste 204
Layton, UT 84041
Phone: 801.547.1100
Fax: 801.543.6315

ENSIGN

SALT LAKE CITY
400 W. 600 S.
STE. 200
SALT LAKE CITY
UT 84115
PHONE: 801.533.2231

WINTER HILL DRUG

HORIZONTAL GRAPHIC SCALE

(IN FEET)

0 30 60 90 120

All construction must strictly follow the standards and specifications set forth by the designer/engineer. Local codes, city ordinances, state codes, etc., and the Manual on Uniform Traffic Control Devices (MUTCD) are incorporated as referenced by specification. The latest edition of all standards and specifications shall be referred to. If a clarification or practice item is specified by any of the listed sources, it will prevail over any other source.

- [illegible]

- [illegible]

- [illegible]

- TO FORMER.
1. COMPANY AND THE DRAWING AND SPECIFICATIONS, THE COORDINATION, REQUIREMENTS BETWEEN COMPANY AND CONTRACTOR.
2. IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION OF THE PROJECT OF THE EXISTING BUILDING SHALL BE SUBJECT TO CLEAN SITEWORK.
3. ALL CONSTRUCTION WORKS WILL BE IN CONFORMANCE WITH THE MOST RECENT, ADAPTION OF ANY APPLICABLE CODES.
4. CONTRACTOR SHALL AT THE TIME OF THE BEGINNING OF THE PERIOD OF THE CONTRACT, BE UNDERTAKEN IN THE PROJECT OF THE BUILDING SHALL BE SUBJECT TO ALL WORKS REQUIRED BY THE COMPANY.
5. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE EQUIPMENT.

- [illegible]

- [illegible]

- STATE OF MICHIGAN, JUDGE OF THE SUPREMACY COURT, IN AND FOR THE COUNTY OF WASHTENAW, ss.:
I, JAMES J. HALL, CLERK OF SAID COURT, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RECORDS OF SAID COURT.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UFP-1 DRAINING WATER REGULATIONS, AFRICAVAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

- [illegible]

3. CONSIDER THE IMPACT OF THE FOLLOWING FACTORS ON THE RESULTS OF THE POLICY:
 - a. **CONSTITUTIONAL AND LEGAL FRAMEWORK**—THE POLICY MUST BE CONSISTENT WITH THE CONSTITUTION AND ANY OTHER APPLICABLE LAWS.
 - b. **GOVERNMENT STRUCTURE AND CAPACITY**—THE POLICY MUST BE FEASIBLE GIVEN THE GOVERNMENT'S CURRENT STRUCTURE AND CAPACITY.
 - c. **STAKEHOLDER ENGAGEMENT**—THE POLICY MUST BE DEVELOPED WITH THE ACTIVE PARTICIPATION AND INPUT OF ALL RELEVANT STAKEHOLDERS.
 - d. **RESOURCE AVAILABILITY**—THE POLICY MUST BE FINANCIALY VIABLE GIVEN THE GOVERNMENT'S CURRENT BUDGET AND AVAILABLE RESOURCES.
 - e. **TECHNOLOGICAL CAPABILITY**—THE POLICY MUST BE FEASIBLE GIVEN THE GOVERNMENT'S CURRENT TECHNOLOGICAL CAPABILITY.
 - f. **ENVIRONMENTAL FACTORS**—THE POLICY MUST BE FEASIBLE GIVEN THE GOVERNMENT'S CURRENT ENVIRONMENTAL FACTORS.
 - g. **INTERNATIONAL BEST PRACTICES**—THE POLICY MUST BE INFORMED BY THE BEST PRACTICES OF OTHER COUNTRIES.
 - h. **UNFORESEEN CIRCUMSTANCES**—THE POLICY MUST BE FLEXIBLE ENOUGH TO ADAPT TO UNFORESEEN CIRCUMSTANCES.
4. DRAFT THE POLICY DOCUMENT, INCLUDING THE FOLLOWING ELEMENTS:
 - a. **PURPOSE AND SCOPE**—STATE THE PURPOSE AND SCOPE OF THE POLICY.
 - b. **GOALS AND OBJECTIVES**—DEFINE THE GOALS AND OBJECTIVES OF THE POLICY.
 - c. **PRINCIPLES**—STATE THE PRINCIPLES THAT WILL GUIDE THE IMPLEMENTATION OF THE POLICY.
 - d. **DEFINITIONS**—DEFINE THE KEY TERMS AND CONCEPTS USED IN THE POLICY.
 - e. **IMPLEMENTATION MECHANISMS**—DEFINE THE MECHANISMS FOR IMPLEMENTING THE POLICY.
 - f. **MONITORING AND EVALUATION**—DEFINE THE MECHANISMS FOR MONITORING AND EVALUATING THE POLICY.
 - g. **REVISIONS**—DEFINE THE MECHANISMS FOR REVISIONS TO THE POLICY.
 - h. **SIGNATURES**—OBTAIN THE SIGNATURES OF ALL RELEVANT STAKEHOLDERS.
5. IMPLEMENT THE POLICY, INCLUDING THE FOLLOWING ELEMENTS:
 - a. **COMMUNICATION**—COMMUNICATE THE POLICY TO ALL RELEVANT STAKEHOLDERS.
 - b. **IMPLEMENTATION**—IMPLEMENT THE POLICY AS PLANNED.
 - c. **MONITORING**—MONITOR THE IMPLEMENTATION OF THE POLICY.
 - d. **EVALUATION**—EVALUATE THE IMPACT OF THE POLICY.
 - e. **REVISIONS**—REVISIONS TO THE POLICY AS NEEDED.
 - f. **REPORTING**—REPORT ON THE IMPLEMENTATION OF THE POLICY.
 - g. **TRANSFERRING**—TRANSFER THE POLICY TO OTHER COUNTRIES.
 - h. **CONCLUSION**—CONCLUDE THE POLICY IMPLEMENTATION.

- [illegible]

- [illegible]

1. TRAFFIC CONTROL AND STOPPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. BARRICADES AND DETOURING SHALL BE IN CONFORMANCE WITH THE REDUCED SPEED OF THE CURRENT MUTCD.

4. THE CONTRACTOR SHALL MAINTAIN AN EFFECTIVE RECORD OF ALL WORK DONE UNDER THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE APPROVALS, REVISIONS, AND LOCATIONS OF ALL "FIELD-MADE" PROPERTY BEING ADDED TO THE PROJECT.
5. ESTABLISH A RECORD OF ALL VERIFIABLE AND UNVERIFIABLE CHANGES TO THE PROJECT. REQUIRE THE INSTALLATION OF ALL CHANGES TO BE APPROVED BY THE PROJECT MANAGER AND THE PROJECT MANAGER'S SUPERVISOR. REQUIRE THE INSTALLATION OF ALL CHANGES TO BE APPROVED BY THE PROJECT MANAGER AND THE PROJECT MANAGER'S SUPERVISOR.
6. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE UNDER THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE APPROVALS, REVISIONS, AND LOCATIONS OF ALL "FIELD-MADE" PROPERTY BEING ADDED TO THE PROJECT.
7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE UNDER THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE APPROVALS, REVISIONS, AND LOCATIONS OF ALL "FIELD-MADE" PROPERTY BEING ADDED TO THE PROJECT.
8. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE UNDER THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE APPROVALS, REVISIONS, AND LOCATIONS OF ALL "FIELD-MADE" PROPERTY BEING ADDED TO THE PROJECT.
9. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE UNDER THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE APPROVALS, REVISIONS, AND LOCATIONS OF ALL "FIELD-MADE" PROPERTY BEING ADDED TO THE PROJECT.
10. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE UNDER THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE APPROVALS, REVISIONS, AND LOCATIONS OF ALL "FIELD-MADE" PROPERTY BEING ADDED TO THE PROJECT.

1. EXISTING UTILITY INFORMATION SHOWS IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE ACCURATE. CONNECTIONS AND/OR UTILITIES MAY BE LOCATED WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DESIGN/CONSTRUCTION.
2. THERE MAY BE UTILITIES WITHIN THE LIMITS OF 20' OF THE PLANS THAT ARE NOT SHOWN ON THE PLANS. LACK OF MISSING OR ACCURATE INFORMATION, CONSTRUCTION AND/OR MAINTENANCE OF THE EXISTED WORK, UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING AND MAINTAINING ALL EXISTING UTILITIES AND INFRASTRUCTURES WITHIN THE PROJECT AREA. THE FACILITIES AND INFRASTRUCTURES ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO VERIFY THEM. AS TO THE COMPLETION AND LOCATION OF THE EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND LOCAL AGENCIES AND FOR PROVIDING THE SAME TO THE PROJECT TEAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND INFRASTRUCTURES, WHETHER PUBLIC OR PRIVATE, AND FOR PROTECTING THEM AS SHOWN IN THE PLANS.

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SECTIONAL REPORT AND ALL RELEVANT ADDENDUMS.
2. THE EXISTING ROAD, DRIVE AND CLEAR THE "CUTS" AND ROAD RIGHTS AND ORIGINAL MATERIAL FROM ALL PAVED BUILDING AND PAVEMENT AREAS PRIOR TO THE GRADING. THE TOPSOIL MAY BE STOCKPILED FOR FUTURE USE IN

- UNSATURATED AREAS.

- [illegible]

- [illegible]

- [illegible]

JPIWA
 UK
 ASTM
 JPIWA
 305

- C
C
C
C
C
CO
COM
CON
CONT
MA
XP
ELEC
S
- REFINERY DA CURT E
CURVE
CURVING
CARPENTRY SUBJECT
CENTRALINE
CELANO LT
COMMUNICATION
COMPASSIONATE
CONFIDENTIAL
CONFIDENCE
DANCE TR
DIGITAL MARKETING
ELECTRICAL
S

- | | |
|------|------------------------|
| 12A | EDGE OF ASPHALT |
| PVC | PTH OF CRITICAL CLAVE |
| EGW | BASEWAY |
| 12B1 | PAVEMENT |
| T | FINISH FLOOR |
| -15 | FINISH GRADE |
| 71 | PFC FINISH GRADE |
| 72 | PFC FINISH GRADE ADJOF |
| 28 | GRADE BREAK |
| 55 | GRADE FLOOR |

- [illegible]

- [illegible]

SECTION CORNER	EXISTING EDGE OF ASPHALT	PROPOSED EDGE OF ASPHALT
SECTION CORNER	---	---
EXISTING MONUMENT	---	---
EXISTING MONUMENT	---	---

- | | | |
|-----------------------------|-------|--------------------|
| PROPOSED DRAINAGE | ----- | EASTING 12+00.00 |
| EXISTING RETAIN WALL | ===== | PROPOSED STOPPING |
| SET 1/2" DIA. REBAR AND CAP | ----- | EXISTING FENCE |
| EXISTING WATER METER | ----- | PROPOSED FENCE |
| PROPOSED WATER METER | ----- | PROPOSED FLOW LINE |
| EXISTING WATER METER | ----- | PROPOSED FLOW LINE |
| PROPOSED WATER METER | ----- | GRADE BROW |

- [illegible]

- [illegible]

- [illegible]

- | | | | |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| EXISTING LIGHT | PROPOSED 14" | PROPOSED CONTOURS | EXISTING CONTOURS |
| EXISTING GAS VETER | EXISTING GAS VETER | EXISTING GAS VETER | EXISTING GAS VETER |
| EXISTING GAS VAN HOLE | EXISTING GAS VAN HOLE | EXISTING GAS VAN HOLE | EXISTING GAS VAN HOLE |
| EXISTING GAS VALVE | EXISTING GAS VALVE | EXISTING GAS VALVE | EXISTING GAS VALVE |
| EXISTING ASPHALT TO BE REDUCED | EXISTING ASPHALT TO BE REDUCED | EXISTING ASPHALT TO BE REDUCED | EXISTING ASPHALT TO BE REDUCED |
| PROPOSED ASPHALT TO BE REDUCED | PROPOSED ASPHALT TO BE REDUCED | PROPOSED ASPHALT TO BE REDUCED | PROPOSED ASPHALT TO BE REDUCED |

- [illegible]

[illegible]

100-2

200 SOUTH 1000 WEST
CENTERVILLE, UTAH



LAYTON
919 North 400 West
Layton, UT 84041

919 North 400 West
Layton, UT 84041
Phone: 801-547-1100

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

Phone: 435.896.1433

RICHFIELD

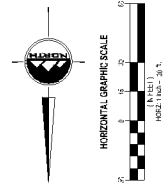
Phone: 435.896.2983

POC
WWW.ENSIGNNO.COM

CENTRE FOR UTAH BEEF
CONTACT
BARBARA LOHME
PHONE: 801-544-8114

WWW.ENSIGNENG.COM

FAX: 408/292-1012
 PHONE: 408/292-1014





CALL BEFORE YOU DIG
A LIFE SAVING SERVICE
FOR ANY DEPTH OF
CONSTRUCTION
811
Call before you dig

BENCHMARK

LEGACY CROSSING RETAIL & OFFICE
200 SOUTH 1000 WEST
CENTERVILLE, UTAH 84004
CLIMATE - 3800

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
2. ALL INTERSECTIONS SHALL BE CONSTRUCTED WITH 12" 15' RADIUS AND 12" 15' RADIUS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
4. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
5. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
6. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
7. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
8. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
9. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
10. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
11. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
12. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
13. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
14. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
15. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
16. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
17. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
18. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
19. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.
20. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION SPECIFICATIONS.

LAYTON

510 North 400 West
Layton, UT 84040
Phone: 801-947-1100

SALT LAKE CITY

100 South 1000 West
Salt Lake City, UT 84111
Phone: 801-358-0259

TOOELE

100 South 1000 West
Tooele, UT 84074
Phone: 801-233-2559

CEDAR CITY

100 South 1000 West
Cedar City, UT 84701
Phone: 435-965-1443

RICHFIELD

100 South 1000 West
Richfield, UT 84701
Phone: 435-887-2885

WWW.ENSIGNENGINEERING.COM

ENSIGN
ENGINEERING
THE STANDARD IN ENGINEERING

LEGACY CROSSING RETAIL & OFFICE

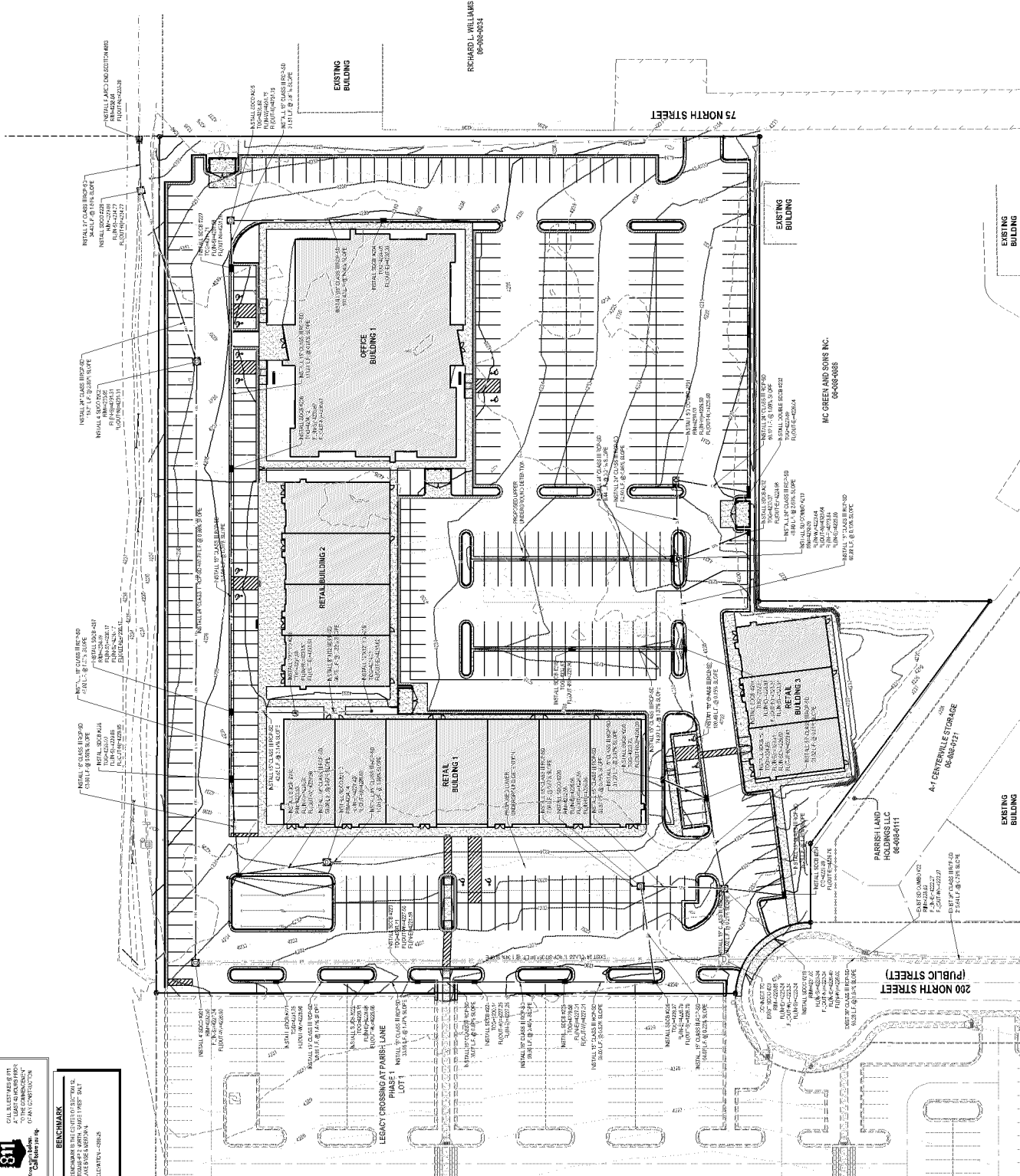
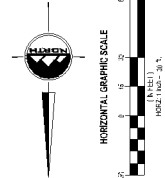
200 SOUTH 1000 WEST
CENTERVILLE, UTAH



DRAINAGE PLAN

PROJECT NO. 08-004054
DATE: 08/01/2011
DRAWN BY: R. WILLIAMS
CHECKED BY: J. PETERSON
PROJECT: LEGACY CROSSING RETAIL & OFFICE

C-201



RICHARD L. WILLIAMS
08-004054

MC GREEN AND SONS INC.
08-004054

200 NORTH STREET
(PUBLIC STREET)

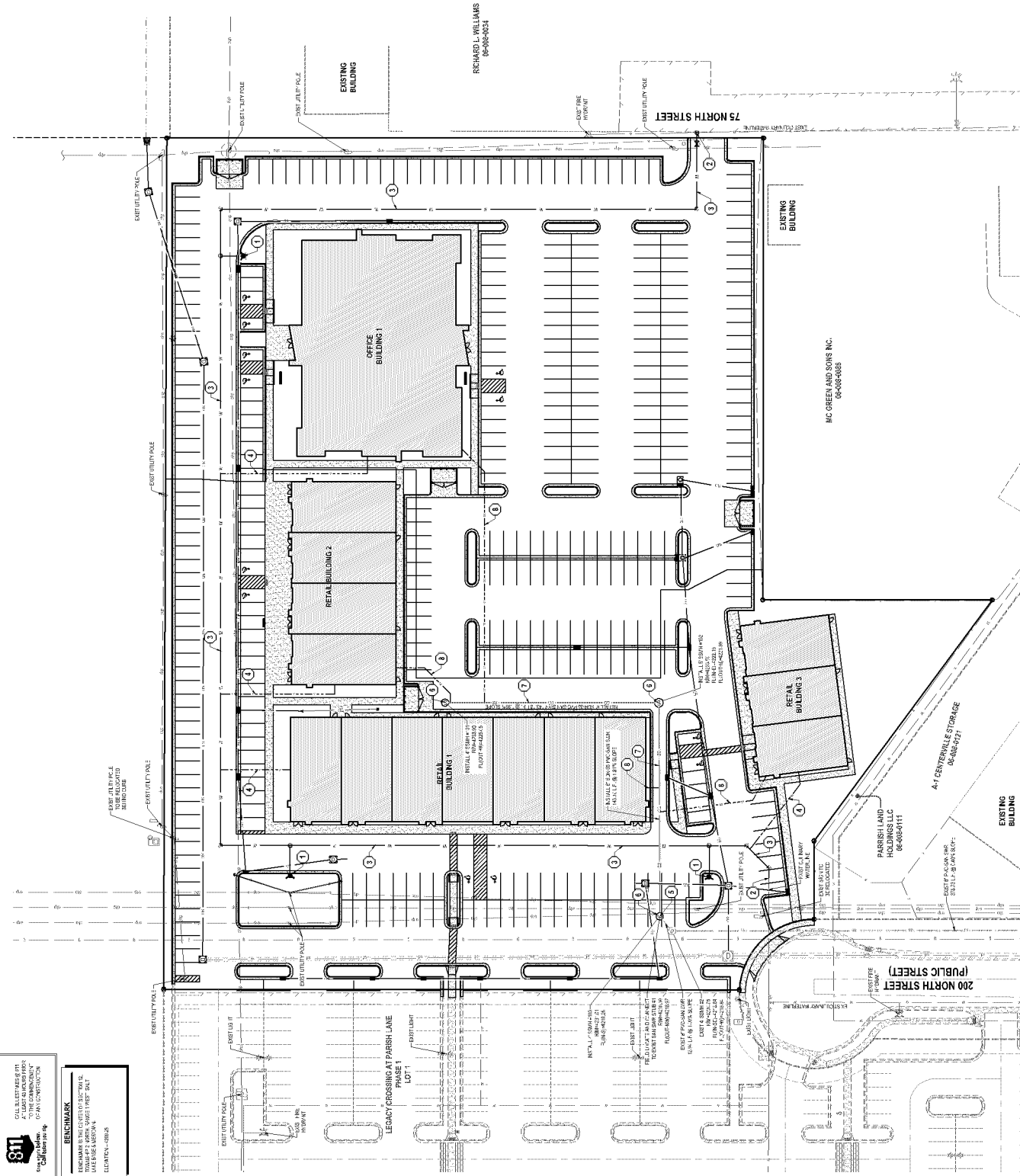
400 NORTH STREET

75 NORTH STREET

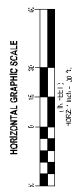
CALL 811 FIRST TO FIND OUT
AT LEAST 48 HOURS BEFORE
"THE CONNECMENT"
OF ANY CONSTRUCTION

811
Know what's below.
Call before you dig.

BENCHMARK
BENCHMARK IS THE CENTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, 54T
LAKE ELYSE, MINNESOTA
ELEVATION - 498.25



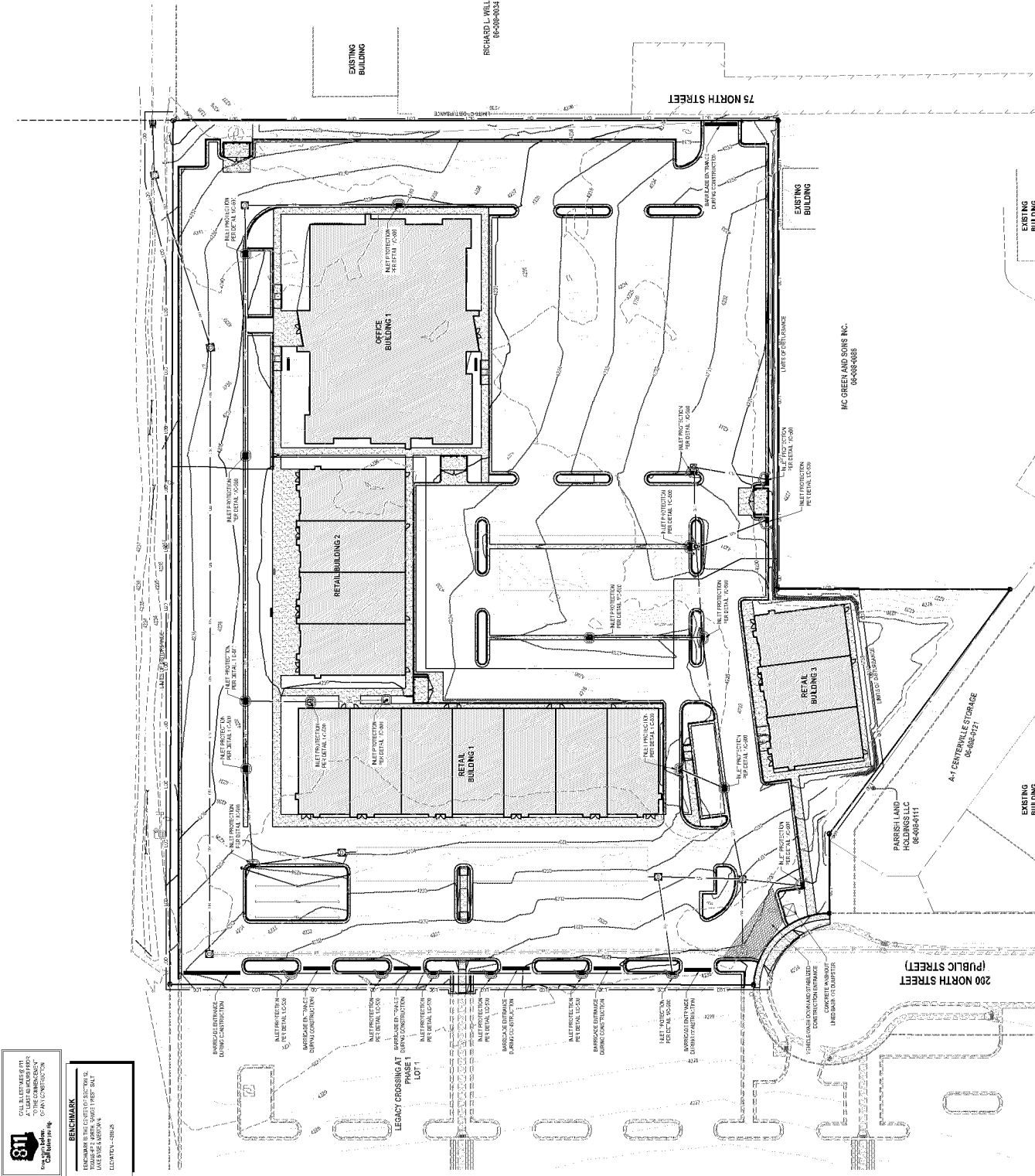
C-300



CALL BEFORE YOU DIG
A LIFE-SAVING SERVICE
FOR ANY CONSTRUCTION

BENCHMARK

PROFESSIONAL ENGINEERING
1000 S. 1000 E. SUITE 100
SALT LAKE CITY, UT 84143
PHONE: 313.333.3333
WWW.BENCHMARK.UTAH.COM



ENSGN
THE STANDARD IN ENGINEERING

LAYTON
110 North 400 West
Layton, UT 84041
Phone: 801.347.1100

SALT LAKE CITY
Phone: 801.336.0259

TOOELE
Phone: 435.442.5899

CEDAR CITY
Phone: 435.965.1425

RICHFIELD
Phone: 435.867.2885

WWW.ENSGN.COM

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

LEGACY CROSSING RETAIL & OFFICE

200 SOUTH 1000 WEST
CENTERVILLE, UTAH

EROSION CONTROL PLAN

C-400

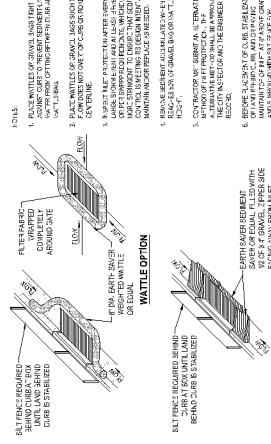
PROJECT: 000000
DATE: 00/00/00
DRAWN BY: 000000
CHECKED BY: 000000
APPROVED BY: 000000

HORIZONTAL GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
FOOT (1:1) S. N.

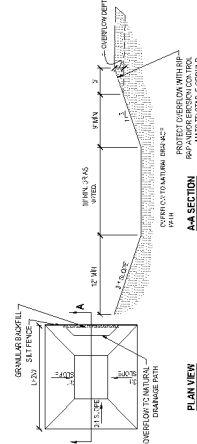
GENERAL NOTES

1. THE EROSION CONTROL PLAN IS A PRELIMINARY DESIGN. THE EROSION CONTROL MEASURES SHOWN ARE BASED ON THE ASSUMPTION THAT THE EROSION CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
2. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
3. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
4. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
5. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
6. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
7. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
8. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
9. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
10. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
11. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.
12. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL. THE EROSION CONTROL MEASURES SHOWN ARE NOT A GUARANTEE OF EROSION CONTROL.

RICHARD L. WILLIAMS
00-000-0000



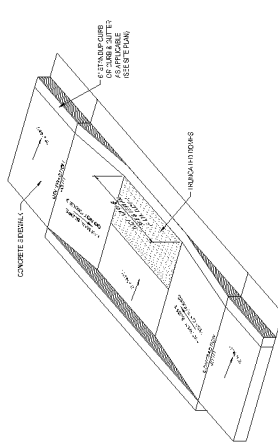
1 SAG INLET PROTECTION



2 STABILIZED CONSTRUCTION ENTRANCE

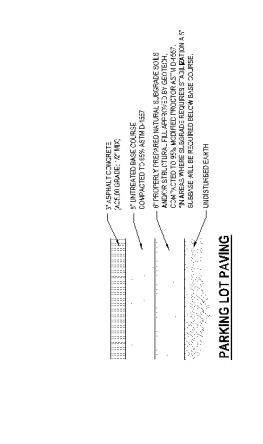


6 TEMPORARY SEDIMENTATION BASIN



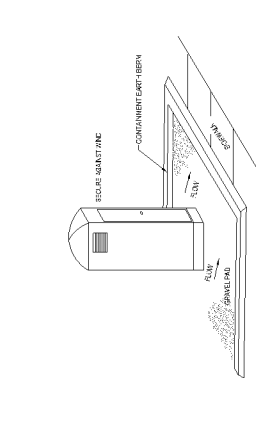
5 DRAINAGE SWALE

9 TYPICAL CONCRETE FLATWORK

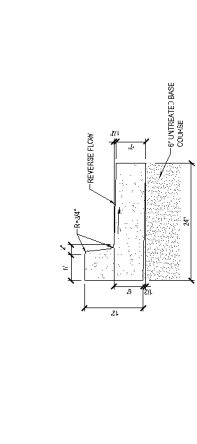


9 TYPICAL CONCRETE FLATWORK

13 TYPICAL PAVEMENT SECTIONS



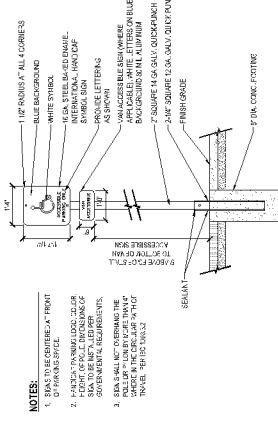
3 PORTABLE TOILET



4 TEMPORARY SILT FENCE

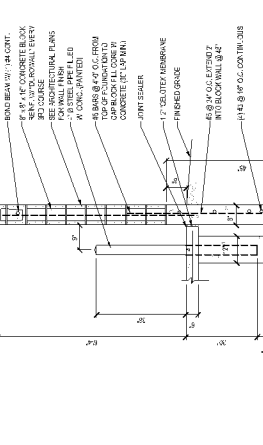


7 24" COLLECTION CURB AND GUTTER



8 24" REVERSE PAN CURB AND GUTTER

11 STALL PAVEMENT MARKING



11 STALL PAVEMENT MARKING

15 TRASH ENCLOSURE WALL & BOLLARD



15 TRASH ENCLOSURE WALL & BOLLARD



CENTERVILLE CITY

SITE PLAN – CONCEPTUAL APPLICATION

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

NAME OF PROJECT Legacy Crossing Retail & Office
PROJECT ADDRESS Approx. 1025 W. Legacy Crossing Blvd.
ZONING C-VH **PARCEL #(S)** 06336003, 06336002 **ACREAGE** 5.63
PROPOSED USE OF PROPERTY Retail and Office

APPLICANT / AGENT INFORMATION

NAME Mitch Vance **COMPANY NAME** J Fisher Co.
MAILING ADDRESS 1216 Legacy Crossing Blvd. Ste. 300 **CITY / ST / ZIP** Centerville / UT / 84014
PHONE 801-636-2544 **FAX** _____ **EMAIL** mitchv@jfisherco.com
SIGNATURE OF APPLICANT/AGENT Mitch Vance **See Note 1** **DATE** 11/18/2020

PROPERTY OWNER INFORMATION (1)

NAME Dave Phillips **COMPANY NAME** Landing Point Apartments, LLC
MAILING ADDRESS _____ **CITY / ST / ZIP** _____
PHONE 801-243-4093 **FAX** _____ **EMAIL** dlphllps@gmail.com
SIGNATURE OF PROPERTY OWNER see previous application. **See Note 1** **DATE** _____

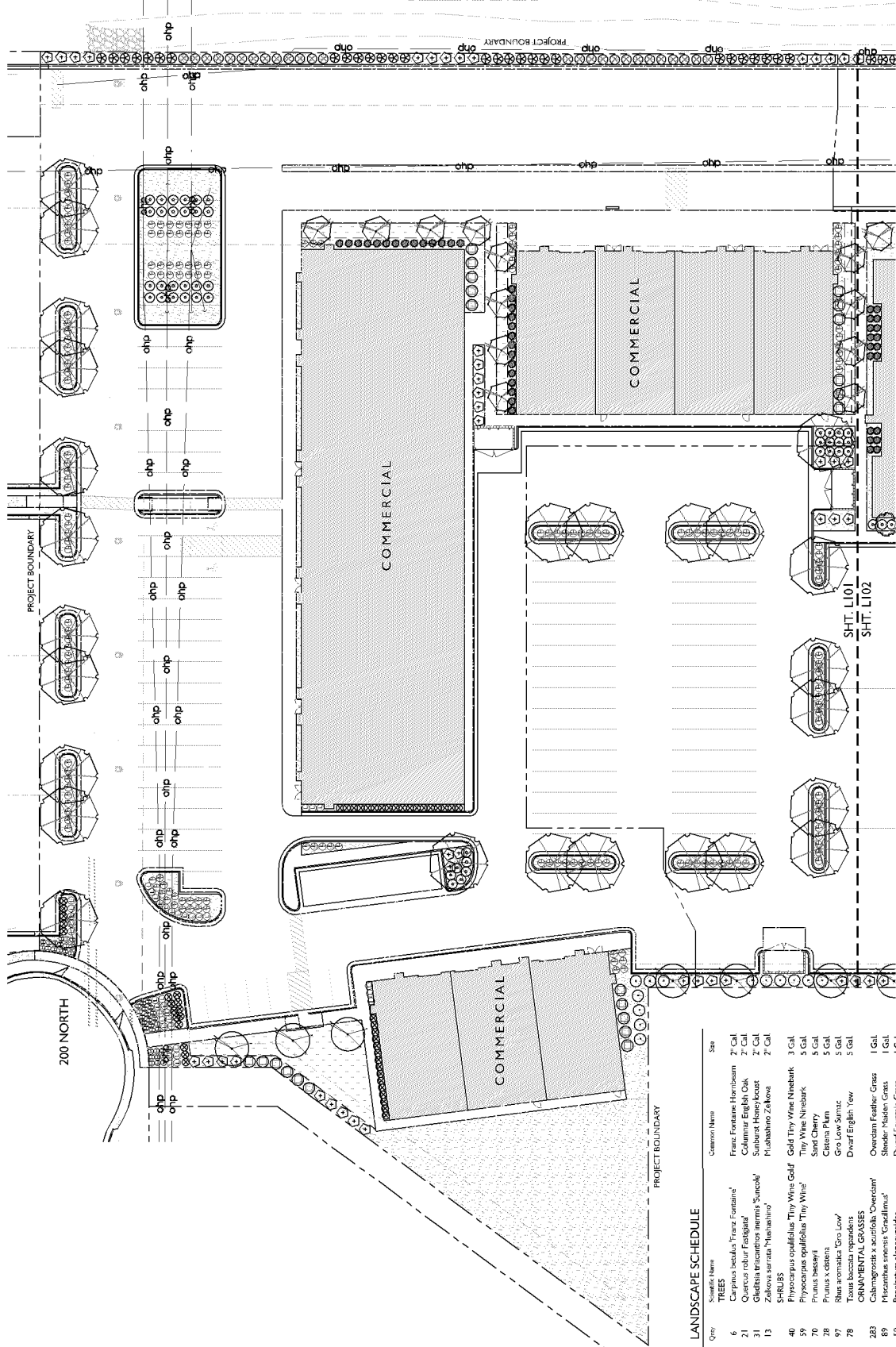
PROPERTY OWNER INFORMATION (2)

NAME Chad Bessinger **COMPANY NAME** J Fisher Companies
MAILING ADDRESS _____ **CITY / ST / ZIP** _____
PHONE _____ **FAX** _____ **EMAIL** chad@jfisherco.com
SIGNATURE OF PROPERTY OWNER _____ **See Note 1** **DATE** _____

FEE AND DEPOSIT MUST ACCOMPANY THIS APPLICATION – SEE ATTACHED FEE SCHEDULE

Date Rec'd		Rec'd / Initials		Assigned Project Name	
Fee/Deposit Attached	Y or N	Amount Fee Paid	\$ 250.00	Amount of Deposit Paid	\$ 250.00 / \$500.00 Check #:

Note 1: Deposits will be applied toward the cost of required engineering and/or legal services invoiced to the City. Developer/Applicant will be refunded or billed any difference without markup. Hourly rates for these services will be provided upon request. Also any errors or corrections needed for submitted plans are the responsibility of the developer/applicant. ☐ **Initial here for acknowledgement of deposits**



LANDSCAPE SCHEDULE

Qty	Symbol	Common Name	Size
6	Tree	Carpinus betulus 'Franz Fontaine'	2" Cal
21	Tree	Quercus robur 'Fastigiata'	2" Cal
31	Tree	Gleditsia triacanthos 'Sunco'	2" Cal
13	Tree	Zakona serrata 'Heliathra'	2" Cal
40	Tree	Physocarpus opulifolius 'Tiny Wine Gold'	3 Gal
59	Tree	Physocarpus opulifolius 'Tiny Wine'	3 Gal
70	Tree	Prunus besseyi	5 Gal
78	Tree	Prunus x cistena	5 Gal
77	Tree	Rhus typhina 'Cora Lou'	5 Gal
78	Tree	Rhus typhina 'Cora Lou'	5 Gal
283	Tree	Campanula medium 'Overdam'	1 Gal
50	Tree	Stellaria media 'Grass'	1 Gal
57	Tree	Penstemon alpinus 'Grass'	1 Gal
51	Tree	Hamamelis	1 Gal
46	Tree	Lavender	1 Gal
3,961 S.F.	Turf	Chlorophytum comosum	Sod
31,747 S.F.	Grass	Poa annua	3"

LANDSCAPE TABULATIONS

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

Notes:
1. All plants are to be installed by the contractor.
2. All plants are to be installed by the contractor.
3. All plants are to be installed by the contractor.

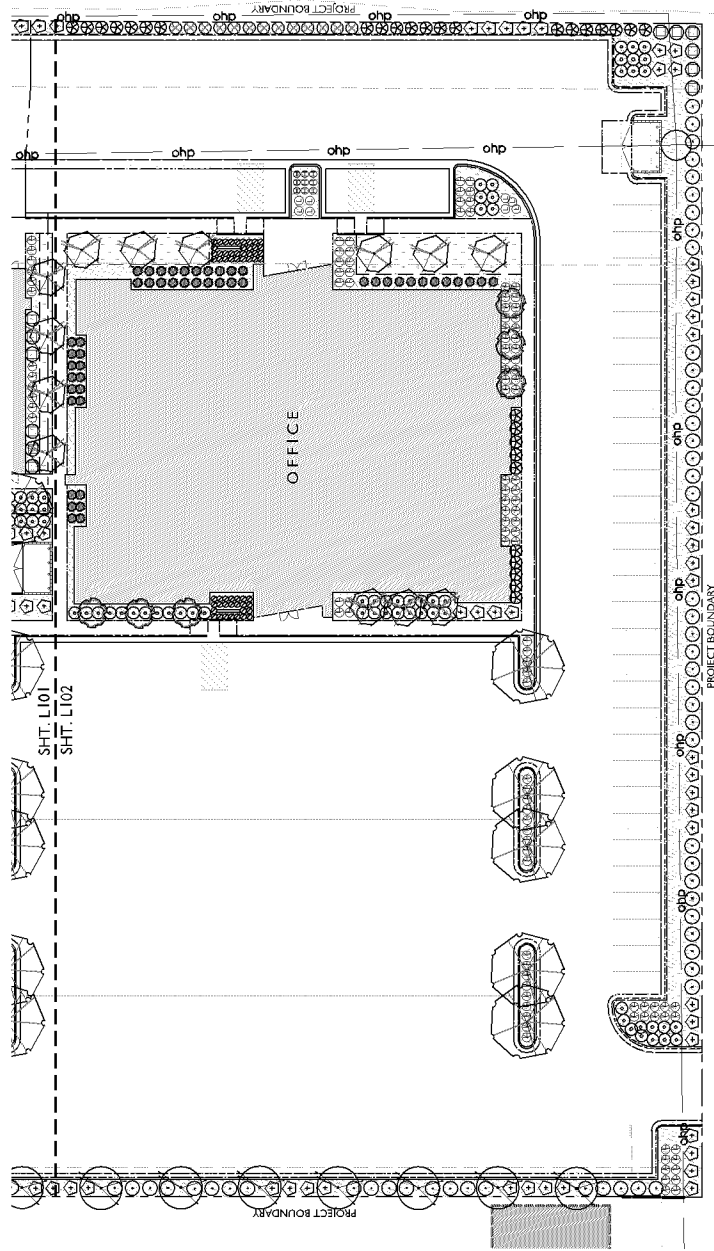
[illegible]

LANDSCAPE SCHEDULE

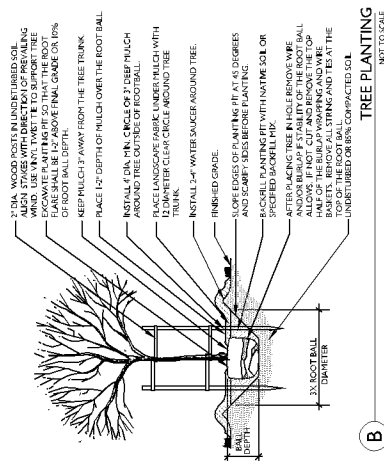
Sym.	Qty	Scientific Name	Common Name	Notes
	6	Caryne betulae "Frax Fentale"	Frax Fentale Herbium	2 Cal.
	21	Quercus robur "Fengales"	Calumae English Oak	2 Cal.
	31	Gleditsia triacanthos neriens "Suncle"	Sunburst Honeylocust	2 Cal.
	13	Cladonia saccata "Puthabio"	Maitlandia Zelkova	
	SHUBS			
	59	Physocarpus opulifolius "Troy Wine Gold"	Gold Troy Wine Ninkah	3 Gal.
	70	Prunella x clematis "Lilac White"	Troy Wine Ninkah	5 Gal.
	28	Prunus x clematis	Sand Cherry	5 Gal.
	77	Rosa bracteata "Rose Low"	Low Sweet Spine	5 Gal.
	78	Tilia tomentosa "Pendulous"	Great English Yew	5 Gal.
	ORNA-METAL GRASSES			
	283	Calluna vulgaris "acidic"	Oxordian Feather Grass	1 Gal.
	89	Panicum virgatum "Grassmud"	Stender Maiden Grass	1 Gal.
	57	Phragmites communis	Dwarf Common Grass	1 Gal.
	57	Sedum spectabile	American Red Grass	1 Gal.
	PERENNIALS			
	51	Hemerocallis	Daisy	1 Gal.
	46	Lavendula angustifolia "Hidcote Blue"	Lavender	1 Gal.
	TJUF			
	Chamaecyparis Imperial Blue			Soil
	PULCH			
	31, 77 S.F.	Slake Papyrus, Apple Gold, 1"		3"
	WOODS			
	WOMBER			

LANDSCAPE GENERAL NOTES

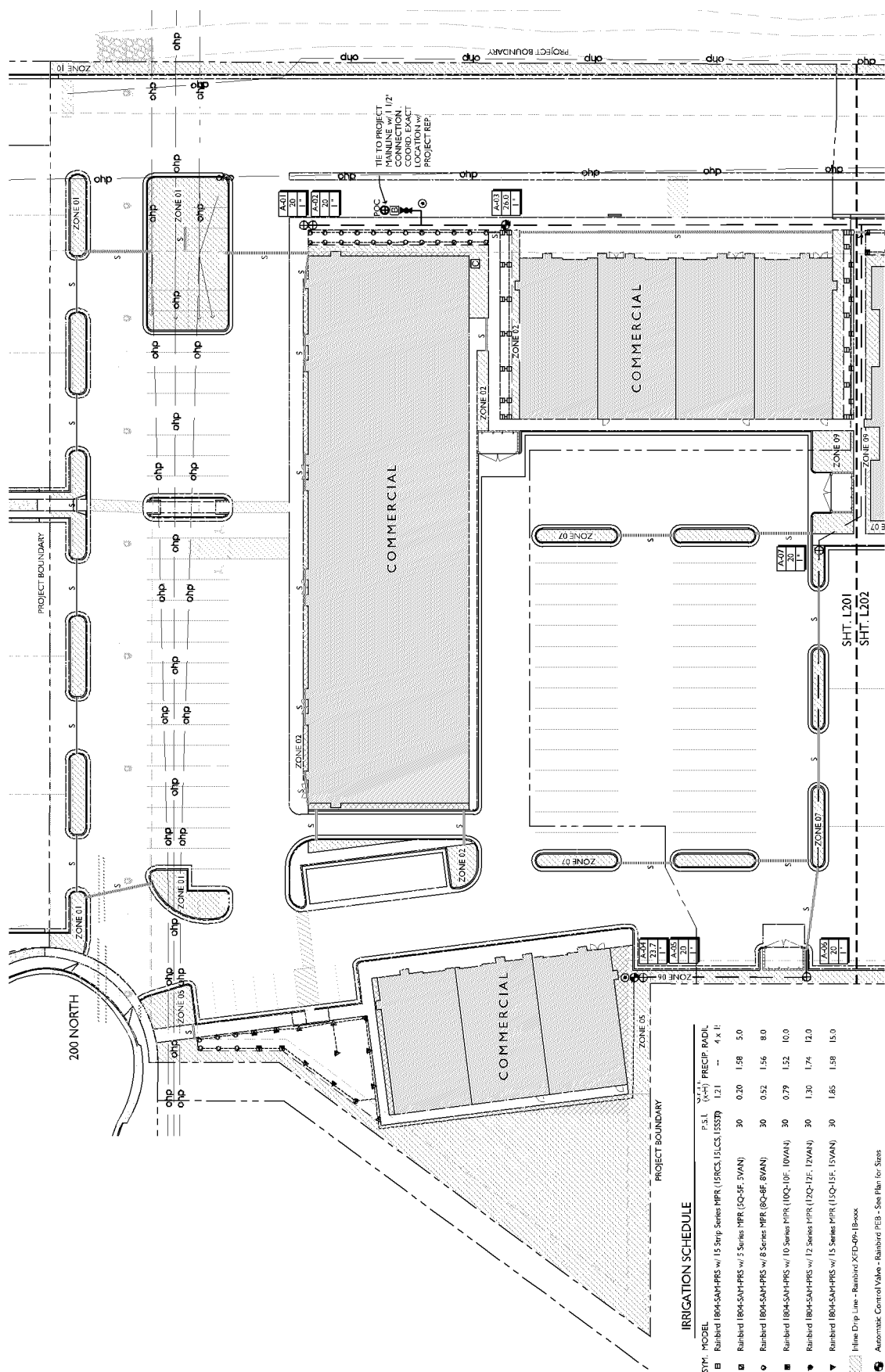
1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear this same relationship to finished grade as the original grade before digging.
4. All plantations to these drawings during construction shall be approved by the Project Representative and recorded on "As Built" drawings by the Contractor.
5. Pre-negotiated herbicide shall be used prior to initial plant placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plans. Etc.
8. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
9. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
10. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative.
11. Save location of all proposed planting for approval by the Project Representative prior to commencement of planting.
12. All trees shall possess four inches (4") of topsoil prior to planting. All shrubs, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
13. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall be tested for the following parameters:
 Sand (0.05 - 2.0 mm Dia.) 20 - 70%
 Silt (0.002 - 0.05 mm Dia.) 20 - 70%
 Clay (0.002 - 0.05 mm Dia.) 15 - 15 percent, the topsoil shall meet the following criteria:
 Organic content: retained on a #10 sieve shall be 15 percent, the topsoil shall meet the following criteria:
 pH range of 5.5 to 8.2, flow, of 4% and more, of 8% organic matter content and free of stones 3/8" or larger. Soluble salts <2.05 or minimum salt and sodium absorption ratio (SAR) <6.
 Free iron, zinc and other toxic to root system and is specified in the American Society



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



TREE PLANTING
NOT TO SCALE



IRRIGATION PIPE SIZING SCHEDULE		
Distance - value to end of furrow	160 - 200 FT.	300 - 350 FT.
1/4" SCH. 40 PVC PIPE	0 - 2.5 GPM	0 - 4 GPM
1/2" SCH. 40 PVC PIPE	0 - 5 GPM	0 - 6 GPM
3/4" SCH. 40 PVC PIPE	5 - 10 GPM	7 - 14 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	8 - 16 GPM
1 1/4" SCH. 40 PVC PIPE	10 - 18 GPM	14 - 22 GPM
1 1/2" SCH. 40 PVC PIPE	12 - 22 GPM	18 - 26 GPM
2" SCH. 40 PVC PIPE	22 - 30 GPM	24 - 45 GPM
3" SCH. 40 PVC PIPE	30 - 50 GPM	22 - 40 GPM

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of line ^a	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
1-1/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 3 GPM
1-1/2" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 8 GPM	3 - 7 GPM
2" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	7 - 14 GPM
2-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	20 - 30 GPM	18 - 26 GPM	16 - 24 GPM
3" SCH. 40 PVC PIPE	30 - 30 GPM	30 - 30 GPM	26 - 26 GPM	24 - 45 GPM
4" SCH. 40 PVC PIPE	30 - 30 GPM	30 - 30 GPM	24 - 45 GPM	22 - 40 GPM

IRRIGATION SCHEDULE

STY.	MODEL	P.S.L.	$\frac{Q_{(4.1)}}{Q_{(4.1)0}}$	PRECIP. RADII
■	Rainbird 1804-SAM-PRS w/ 15 Strip Series MPR (USRCs, USLCs, USSTP)	1.21	4.1	—
■	Rainbird 1804-SAM-PRS w/ 5 Series MPR (QO-5F, 5VAN)	30	0.20	1.58
■	Rainbird 1804-SAM-PRS w/ 8 Series MPR (QO-8F, 8VAN)	30	0.52	1.56
■	Rainbird 1804-SAM-PRS w/ 10 Series MPR (QO-10F, 10VAN)	30	0.79	1.52
■	Rainbird 1804-SAM-PRS w/ 12 Series MPR (QO-12F, 12VAN)	30	1.30	1.74
■	Rainbird 1804-SAM-PRS w/ 15 Series MPR (QO-15F, 15VAN)	30	1.65	1.58
■	Rainbird 1804-SAM-PRS w/ 15 Series MPR (QO-15F, 15VAN)	30	1.65	1.58

Inline Drip Line - Rainbird XFD-09-18-xxx

Automatic Control Value - Rainbird PER - See Plan for Sizing

 **Drip Control Zone - Rainbird X CZ-100-PRBCOM**

 Quick Coupling Valve Assembly

Backflow Preventer - 1 1/2"

Stop and Waste - 1 1/2"

----- Lateral Pipe - Schedule 40 PVC

1/2" Sch 40 PVC Mainline
S - Location Sleeving (See Plan)[illegible]

A-01	Valve #
26.7	GPM

Valve Size



November 3, 2020

Project: *Legacy Crossing at Parrish Lane*

Re: *Parking requirements with Phase 2 & 3*

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

The analysis was conducted using data from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Edition, Volumes 2 & 3, published in 2012. The attached master site plan (exhibit B1) with the outlines drawn shows total parking stalls for each area as planned. There is a total of 2,147 stalls: 750 for the theater area, 204 for the first office area, 279 for the second office and retail area, and 238 for the residential area. The areas were arbitrarily highlighted as parking is intended to be shared in the mixed-use area. Phases 2 and 3 will have 165 for the office and 239 for the retail. Phase 2 & 3 site layout is shown in Exhibit B2.

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

The basis for apartments was 206 total units, the theater has 14 screens and 3266 seats. There is 121,531 sq. ft. of office space and 11,250 sq. ft. of retail space. Phase 2 and 3 consist of 64,600 sq. ft. of retail and 51,120 sq.ft. of general office. On-street parking, mass-transit, and other traffic reducing options were neglected for the calculations. All parking requirements and provided parking stalls can be found in Exhibit A.

Reeve & Associates, Inc.



In summary, the parking demand for office space occurs during the daytime and early afternoon hours, which is asynchronous with theater parking demand occurring in late afternoon and evening. The maximum required parking stalls in a given hour on the busiest day, being Friday, was 1324 stalls at 9:00 P.M., leaving 551 stalls unoccupied for the area of the study at full build out (1875 stalls). It is highly unlikely the peak demands would coincide since the greatest parking demand is for the theater from 6:00-10:00 P.M. during which time offices spaces are mostly vacant.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Reeve', with a long horizontal flourish extending to the right.

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

Solutions You Can Build On™
Civil Engineering / Land Planning / Structural Engineering / Landscape Architecture / Land Surveying

5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
Email: ogden@reeve-assoc.com • Website: www.reeve-assoc.com



Exhibit A

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

Phase	Use	Unit Criteria	Qty.	Required	Provided	Surplus
1	Theater	1/4.5 seats	3266	726	738	12
2&3	Office	5/1000 sf	57120	286	165	-121
	Retail	4/1000 sf	64600	259	239	-20
4	Office	5/1000 sf	121531	608	320	-288
	Retail	4/1000 sf	11250	45	175	130
5	Apartment	1.5/1 bed	68	102	218	116
	"	2.0/2 bed	90	180		-180
6	Apartment	1.5/1 bed	48	72	20	-52
Total				2278	1875	-403

Solutions You Can Build On™

Civil Engineering / Land Planning / Structural Engineering / Landscape Architecture / Land Surveying

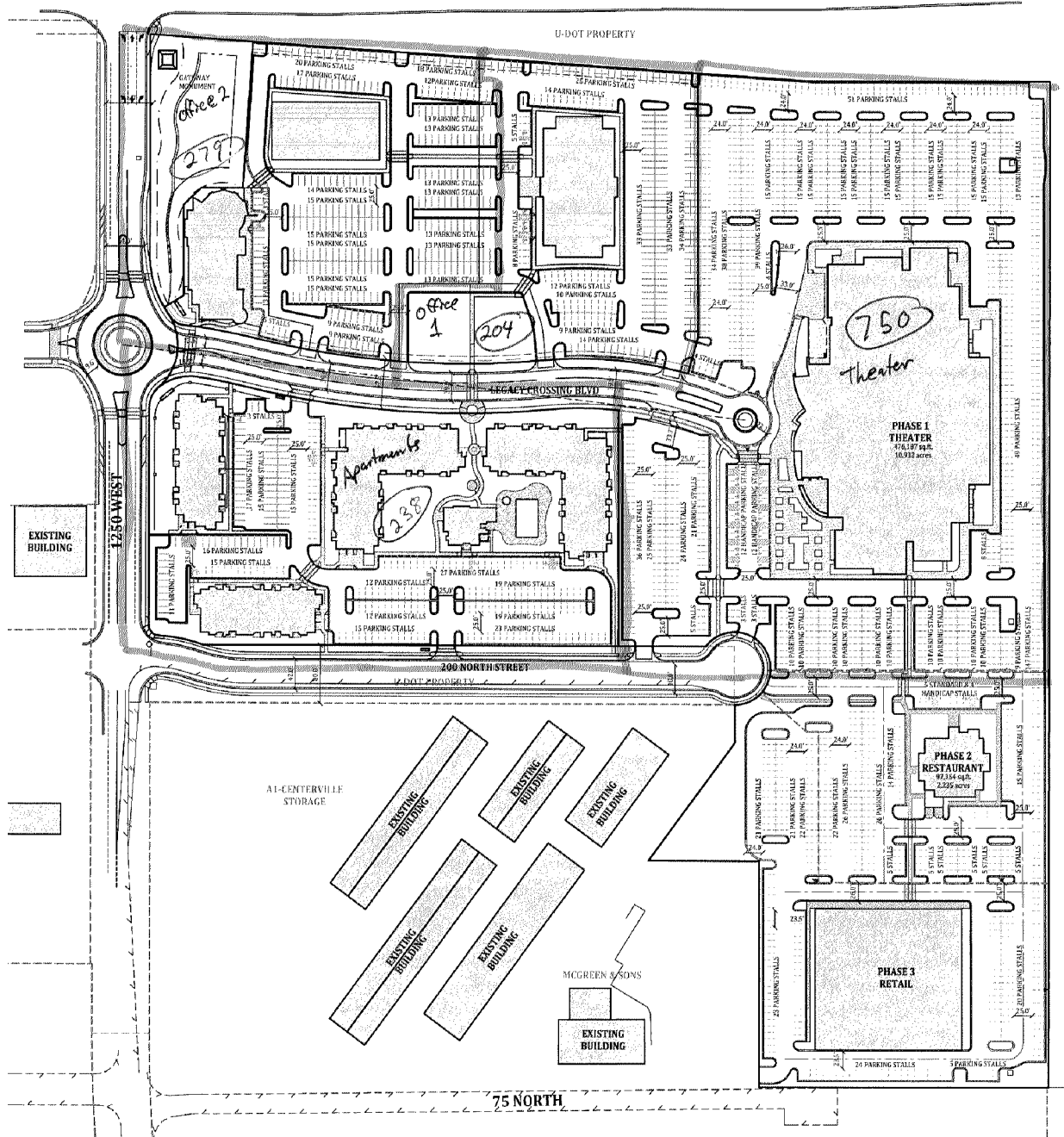
5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666

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



Exhibit B1

PARRISH LANE

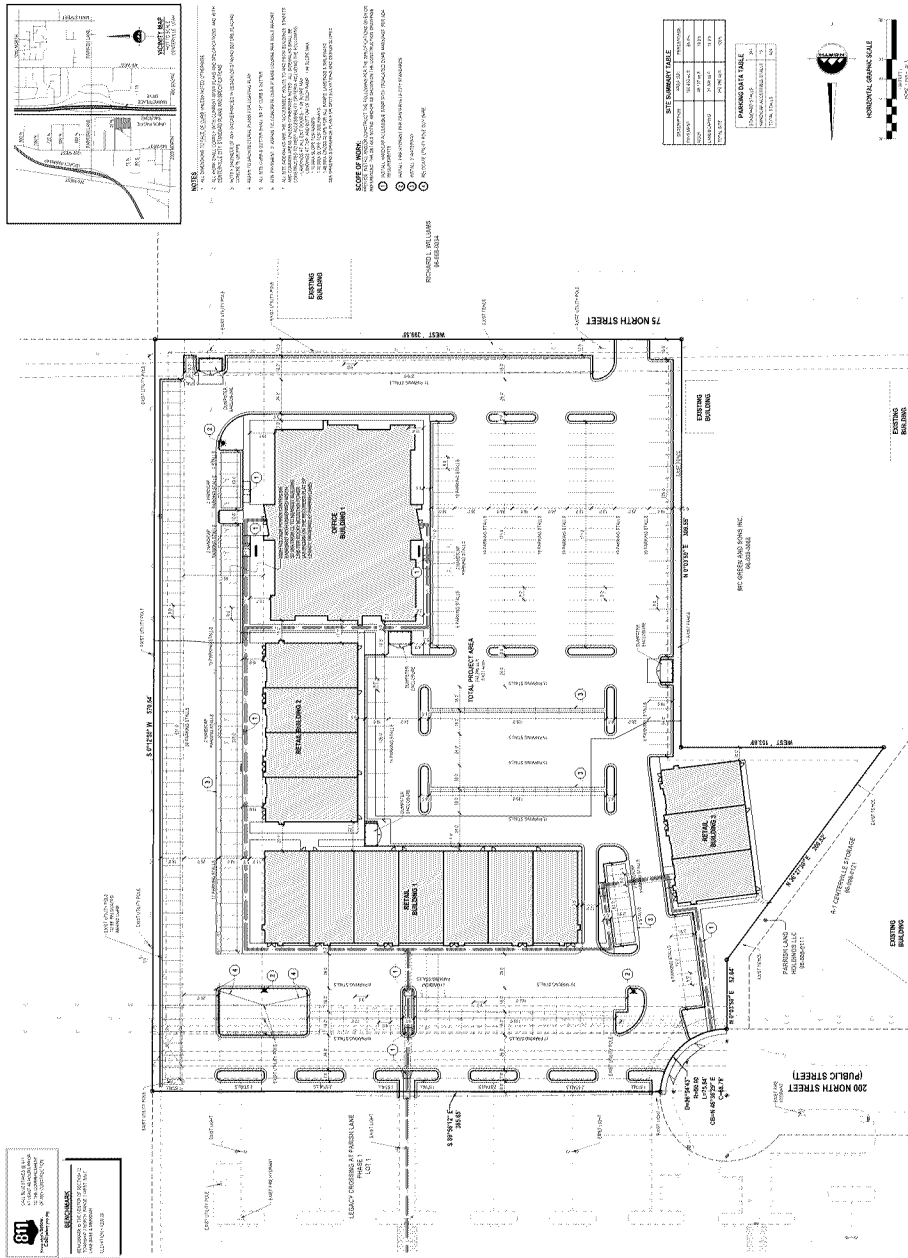


Solutions You Can Build On™

Civil Engineering / Land Planning / Structural Engineering / Landscape Architecture / Land Surveying

5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666

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



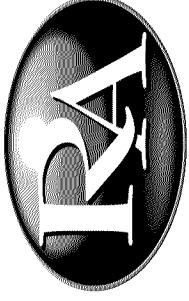


Exhibit C

Time of day (weekday Friday)	Apartment Spaces Required	Retail Spaces Required	Office Spaces Required	Theater Spaces Required	Total Spaces Required	Excess Parking Spaces	Apt In	Apt out	Retail In	Retail Out	Office In	Office Out	Theater In	Theater Out
6:00 AM	354	0	0	0	354	1521	28	21	5	2	3	3	0	0
7:00 AM	361	3	0	0	364	1511	25	89	14	6	242	43	0	0
8:00 AM	297	11	199	0	507	1368	21	68	21	8	242	43	0	0
9:00 AM	250	24	398	0	672	1203	25	69	38	14	242	43	0	0
10:00 AM	206	48	597	0	851	1024	28	69	48	30	3	12	119	0
11:00 AM	165	66	588	119	938	937	28	21	58	43	3	12	125	94
12:00 PM	172	81	579	150	982	893	28	21	65	57	3	12	131	135
1:00 PM	179	89	570	146	984	891	28	21	56	59	3	12	138	139
2:00 PM	186	86	561	145	978	897	28	21	53	61	3	12	147	144
3:00 PM	193	78	552	148	971	904	81	54	54	60	3	12	156	149
4:00 PM	220	72	543	155	990	885	82	51	55	61	76	212	238	162
5:00 PM	251	66	407	231	955	920	82	49	58	63	77	212	238	162
6:00 PM	284	61	272	307	924	951	82	51	55	52	76	212	553	321
7:00 PM	315	64	136	539	1054	821	28	21	54	49	3	12	553	401
8:00 PM	322	69	127	691	1209	666	28	21	30	53	3	12	553	413
9:00 PM	329	46	118	831	1324	551	28	21	12	49	3	12	396	413
10:00 PM	336	9	109	814	1268	203	31	20	11	19	0	109	198	413
11:00 PM	347	1	0	599	947	524	28	21	0	1	0	0	0	599
Max/use:	361	89	597	831	1324	Total/day:	709	709	687	687	985	985	3545	3545

Total Spaces (1875) - Total Required = Excess Spaces

Minimum Excess Spaces:

203

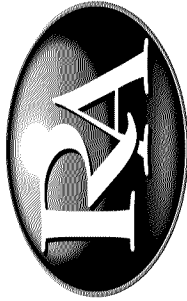


Exhibit D

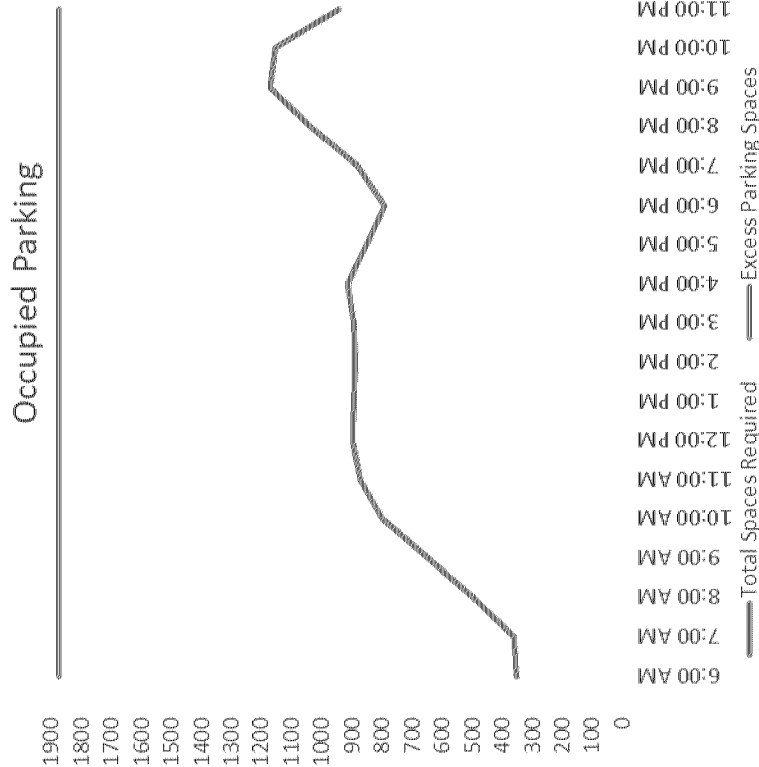
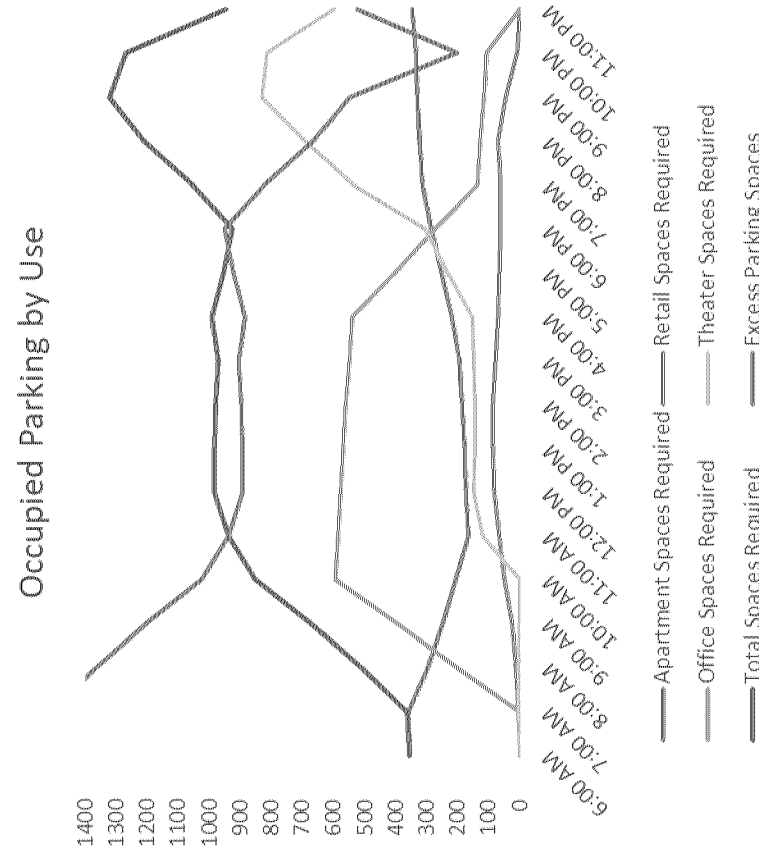


Exhibit E



CENTERVILLE

Staff Backup Report

12/9/2020

Item No. 4.

Short Title: ADMINISTRATIVE DECISION - Final Site Plan - Dave's Complete Auto

Initiated By:

Scheduled Time:

SUBJECT

The application submitted is a proposal to amend the existing development layout and receive a Final Site Plan Approval. The Applicant desires to expand the existing building and alter the parking and landscaping for the site.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 12-09-20 PC Staff Report - Final Site Plan Application, Dave's Complete Auto
- ▣ Final Site Plan Submittal - Dave's Complete Auto
- ▣ Final Site Plan - Building Elevations & Landscaping Design
- ▣ Applicant's Parking Study - Dave's Complete Auto
- ▣ City Engineer Parking Stall Recommendation - Dave's Complete Auto

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: **DAVE’S COMPLETE AUTO**
 c/o DAVID BELL
 335 SOUTH FRONTAGE ROAD
 CENTERVILLE, UTAH 84014
 (davescompleteauto@gmail.com)

PROPERTY: **335 SOUTH FRONTAGE ROAD**

PROPERTY OWNER: **MILES BELL**
 335 SOUTH FRONTAGE ROAD
 CENTERVILLE, UTAH 84014

ACREAGE: **1.29 ACRES (WITH RECENTLY ADDED PROPERTY)**

ZONING: **COMMERCIAL VERY-HIGH (C-VH)**

APPLICATIONS:

- **FINAL SITE PLAN ACCEPTANCE**
(FOR AMENDING THE SITE LAYOUT BY EXPANDING THE SITE AND ADDING ADDITIONAL BUILDING SPACE, PARKING, AND LANDSCAPING), AND
- **REQUEST FOR PARKING MODIFICATION**

RECOMMENDATIONS: **CONSIDER GRANTING FINAL SITE PLAN APPROVAL**
 CONSIDER ALLOWING A PARKING MODIFICATION

BACKGROUND

The applicant, Mr. David Bell, desires to enlarge and expand an existing site for the purposes of expanding the business operation by adding additional building space, parking, and landscaping involving the existing site and an additional tract, located adjacent to the east, that was added to the site as part of a 2018 rezone request.

The current development is associated with a business known as “Dave’s Complete Auto.” This site was previously developed in historic past as a “*vehicle repair, limited*” use. Additionally, April of 2008 a conditional use permit was approved for a “*vehicles sales,*” use for Never Better Auto Sales, which according City Records closed in 2011. Furthermore, in November 2010, a

second conditional use permit was issued to allow a “*towing and impound*” use for Premiere Parking and Recovery, which also closed in 2011.

As the Planning Commission is aware, the applicant received a Conceptual Site Plan – Amended Acceptance on November 13, 2020 and a Waiver of Street Compliance regarding Landscaping Buffering on January 08, 2020. Since that time, the applicant had pursued another potential development option that was not approved by the City (*i.e. a rezone to include additional property*). Therefore, the applicant is returning to the previous Conceptual Site Plan Acceptance and pursuing a Final Site Approval from the Planning Commission.

PREVIOUS APPLICABLE ACCEPTANCE, WAIVERS, AND VARIANCES

- ✓ **CONCEPTUAL SITE PLAN ACCEPTANCE:** The Planning Commission accepted the conceptual site plan for the proposed changes to site of the Dave’s Complete Auto, located at 335 South Frontage Road, with the following directives:
 1. *The applicant shall submit a final site plan application meeting the standards found in CZC 12.21.110.e of the Zoning Ordinance. APPLICATION SUBMITTED ON 11/18/2020*
 2. *The building expansion to be relocated/reduced to meet the required eight-foot (8’) side yard setback along the north boundary or the applicant shall make a request to the Board of Adjustment (BOA) and obtain an approval that meets the requirements of CZC 12.22.060.c of the Zoning Ordinance. BOA GRANTED VARIANCE*
 3. *The final site plan submittal shall also address the following:*
 - a. *Provide a landscaping plan that addresses the following:*
 - i. *Provide the total on-site tree requirements - COMPLIES*
 - ii. *Provide the required Street Frontage Trees - COMPLIES*
 - iii. *Provide the required 50% building foundation landscaping - COMPLIES*
 - iv. *Plan to be designed and prepared by a certificated Landscape Architect – Not in Compliance*
 - b. *An updated site plan that addresses the following:*
 - i. *The screening of any utility service facilities from public street view – Not specifically addressed - likely*
 - ii. *The installation of require sidewalk along the Frontage Road - COMPLIES*
 - iii. *The parking stall conflict along the east buffer area with the new building’s overhead door system. – APPEARS TO COMPLY*
 - iv. *Reconfigure or convert the angled parking into 90-degree stalls to match the others shown further east on the site and provide an internal parking island to define the parking row - COMPLIES*
 - v. *Provide a drainage plan that is deemed acceptable to the City Engineer – In Progress*
 - vi. *The architectural design of the building is to address the enhanced design expectations along the Freeway, as described in the associated Neighborhood Plan. PC Needs to Determine*
 4. *The request for a “Parking Modification” is being tabled for further review and approval in conjunction with the Final Site Plan submittal to determine the site’s actual capacity to provide necessary off-street parking stalls.”*

- ✓ **WAVIER OF STRICT COMPLIANCE:** The Planning Commission approved a waiver of the landscaping requirements for the Dave's Complete Auto Development located at 335 South Frontage Road, subject to the following:
1. *This waiver shall be limited to 30-foot landscaping buffer - **COMPLIES***
 2. *The existing eight-foot screening wall shall be maintained along the south and east property boundaries adjacent to the residential zone - **COMPLIES***
 3. *The Zoning Ordinance requirement thirteen (13) trees shall remain in effect and the trees shall be depicted and installed as part of a final site plan approval - **COMPLIES***
 4. *A buffer of fifteen (15) shall be provided along the Residential Zone - **COMPLIES***
- ✓ **BUILDING SETBACK VARIANCE:** The Board of Adjustment rendered the following decision for the property located at 335 South Frontage Road:
1. *In accordance with Section 12.22.060(c)(2), the request for authorization to expansion and enlargement for the non-conforming structure is approved, as presented to the Board on January 16, 2020. [i.e. building setback for addition may match the existing building setback along the north property line]*
 2. *The Board's authorization shall also be subject to the provisions of adequate parking to support the development as a whole, as depicted with the request and in accordance with the current regulations of the Zoning Ordinance. TBD*
 3. *All other resulting changes (e.g. Site Plan approvals, Landscape Waivers, etc.) shall be subject to the applicable review, approval, or permitting requirements of the City's Zoning and Building Permit Ordinances. TBD*
 4. *Building size and height subject to applicant's Site Plan approvals. TBD*
 5. *Parking stalls shall be provided in accordance with applicable Site Plan approvals. TBD*

REMAINING APPLICABLE DEVELOPMENT REGULATIONS REVIEW

Landscaping and Screening– 12.51.

Required Landscaping Summary CZC 12.51			
Guidelines	Standard	Proposed	Compliance
Total Area Landscaping	15%	20%	YES
Total Required Trees	1 Tree per 500 square feet of required landscaping	22 shown overall (17 Trees Required)	YES
Trees for Street Frontage	1 per 25 linear feet	9 Trees (7 Trees Required)	YES
Building Frontage/Foundation along Public Street	50%	None are provided (7 Trees required)	YES

Total Interior Parking Lot Landscaping	7%	10%	YES
	For every six <i>required</i> stalls: 1 tree	TBD (see Request for Parking Modification)	NOT ADDRESSED
	For every six <i>required</i> stalls: 2 shrubs	TBD (see Request for Parking Modification)	
Buffer Landscaping Between Residential and Non-residential Development	30 feet	15 feet – per PC Wavier of 1/08/2020	YES
Landscape Architectural Approval	All Sites 1 acre or Larger	1.29 acres – missing required approval	NO
Utility Screening	Must be screened from Public Street View	None (see utility area front north side)	LIKELY

Staff Comments: According to CZC 12.22.080, all “*Other Non-conformities*,” such as lack buffers, screening, landscaping, etc. must be brought into compliance with current ordinances. The Final Site Plan has addressed most of the needed landscaping elements. However, the Final Site Plan Submittal has not addressed the “interior parking lot landscaping.” Furthermore, the total needed amount will also be dependent on the terms of the Commission’s approval of the applicant’s request for a “Parking Modification.”

As currently proposed in the layout, the Final Site needs to provide a minimum of 183 square feet of internal parking lot landscaping, along with the required trees and shrubs.

Off Street Parking and Loading– 12.52

Parking requirement	Calculation	Stalls Needed	Provided	Compliance
Vehicle and Equipment Repair	1 space per 250 sq. ft. of gross floor area	83	44 stalls	TBD (see Parking Modification Request)

✓ REQUEST FOR A PARKING MODIFICATION

As part of the original conceptual site plan application, the applicant sought a “modification” to the required number of parking stalls (see attachment for a report from Mazalith Martinez, from Entellus, Inc.) The analysis uses annual reporting of the number of vehicle repairs from 1998 to 2019, daily average of customers, number of employees, and daily average of vehicles being serviced. The report’s findings are that the minimum number of parking stall needed are 23 stalls.

This report was submitted to the City’s Engineer with a request for review and response. According to the City Engineer’s review and comparisons made using the Parking Generation

Manual, their findings indicate a potential peak daily demand ranging from 23 to 35 parking stalls.

As noted by the Planning Commission, in Directive 4 of the Conceptual Plan Acceptance, the final determination for granting a “modification” was deferred to the Final Site Plan approval process. If staff recalls correctly, the Commission desired to assess how the new layout would potentially affect/alter the inferred existing number of parking stalls in the range of 40-45 stalls. As proposed, the Final Site Plan depicts 44 parking stalls. But lacks the required provision/determination regarding internal parking lot landscaping.

PARKING MODIFICATION STANDARDS

The Planning Commission may modify the number of parking spaces required or allowed for commercial, office, or mixed-use development after considering the following factors and finding that adequate parking will be provided by considering the recommendations of the parking study and any recommendations from City staff; and

1. Making the findings required under Subsections (c) or (d), as the case may be.
 - (c) *For Commercial Development:*
 - i. *Total number of spaces that would otherwise be required for each individual establishment in the development;*
 - ii. *Hours of operation for each business establishment located in the development, including peak business hours;*
 - iii. *Estimated trade-off between businesses which are open when others are closed;*
 - iv. *Availability of on street or shared parking;*
 - v. *Transportation alternatives, including proximity to transit stations; and*
 - vi. *Car or van pooling programs available to users of the development*

The site consists of a single-user facility of vehicle repairs. All parking would be dedicated to this single user. All employees and patrons would be associated with this single-user facility. Therefore, staff believes that the City Engineer’s estimated 35 parking stalls should be the base minimum for considering any parking modification. In addition, the provided 44 stalls appears to be adequate for this user with a sufficient buffer above the minimum for any potential peak demand or other similar user in the future.

Signs 12.54

No additional signs have been submitted for this property – if any additional signing is desired, the signs will need to comply with CZC 12.54 (Signs) and submit and obtain the required sign permit.

Architectural Design

Submitted architectural design (see attachments) include a one-story building with concrete masonry block along the bottom, a metal siding, and standing seam metal roof (see General Plan – 12-480-3(2.c.4)) Such design is more industrial in appearance than the desired retail appearance referenced in the Neighborhood Plan. However, the new building is consistent with the existing building design.

PLANNING STAFF RECOMMENDATIONS

- ✓ **PARKING MODIFICATION - PROPOSED ACTION:** *"I hereby make a motion for the Planning Commission to **APPROVE** the request for a parking modification for the proposed user located at 335 South Frontage Road (i.e. Dave's Complete Auto), subject to the following:*

- 1. The Parking count for the Dave's Complete Auto Site shall be minimum of 35 parking stalls.*
- 2. The Parking lot layout shall also account for the required internal parking lot landscaping, which shall be reviewed and approved by the Zoning Administrator prior to issuance of any construction permits.*
- 3. Any dispute that arises regarding internal parking lot landscaping shall be submitted to the Planning Commission for further review and decision.*
- 4. All utility service equipment shall be screened from view, as seen from an adjacent Public Right of Way.*

REASONS FOR ACTION:

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

- ✓ **FINAL SITE PLAN - PROPOSED ACTION:** *"I hereby make a motion for the Planning Commission to **APPROVE** the Final Site Plan Amendment for the proposed changes to site of the Dave's Complete Auto, located at 335 South Frontage Road, subject to the following conditions:*

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

REASONS FOR ACTION:

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



DAVE'S AUTO

335 SOUTH FRONTAGE ROAD
TAX PARCEL #03-001-0213
LOCATED IN THE SE 1/4 OF SECTION 34, T.4N., R.1W., S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWING INDEX

C100	COVER
C101	NOTES AND LEGEND
C102	DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING PLAN
EC100	EROSION CONTROL PLAN
TOTAL SHEETS	6

VICINITY MAP



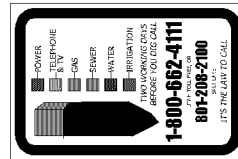
N.T.S.

PROJECT
LOCATION



GENERAL NOTES

1. ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
2. ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
3. THESE PLANS DO NOT INCLUDE DESIGN OF ANY UTILITIES. THESE PLANS MAY CALL FOR THE REMOVAL OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITY OWNERS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
5. THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITY OWNERS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
7. CALL BENCHMARKS AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BENCHMARKS ARE MARKED.
8. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL REQUIREMENTS OF THE UTAH DEPARTMENT OF TRANSPORTATION AND THE UTAH DEPARTMENT OF AGRICULTURE AND FORESTRY FOR JOBSITE CONSTRUCTION DURING CONSTRUCTION OF THIS PROJECT. SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED...



BENCHMARK: CENTER OF SD INLET AT SOUTH WEST CORNER OF THE BUILDING
ELEVATION: 4252.73



COVER	REV.	DATE
11/17/2020	1	11/17/2020
11/17/2020	2	11/17/2020
11/17/2020	3	11/17/2020
11/17/2020	4	11/17/2020
11/17/2020	5	11/17/2020
11/17/2020	6	11/17/2020
11/17/2020	7	11/17/2020
11/17/2020	8	11/17/2020
11/17/2020	9	11/17/2020
11/17/2020	10	11/17/2020
11/17/2020	11	11/17/2020
11/17/2020	12	11/17/2020
11/17/2020	13	11/17/2020
11/17/2020	14	11/17/2020
11/17/2020	15	11/17/2020
11/17/2020	16	11/17/2020
11/17/2020	17	11/17/2020
11/17/2020	18	11/17/2020
11/17/2020	19	11/17/2020
11/17/2020	20	11/17/2020
11/17/2020	21	11/17/2020
11/17/2020	22	11/17/2020
11/17/2020	23	11/17/2020
11/17/2020	24	11/17/2020
11/17/2020	25	11/17/2020
11/17/2020	26	11/17/2020
11/17/2020	27	11/17/2020
11/17/2020	28	11/17/2020
11/17/2020	29	11/17/2020
11/17/2020	30	11/17/2020
11/17/2020	31	11/17/2020
11/17/2020	32	11/17/2020
11/17/2020	33	11/17/2020
11/17/2020	34	11/17/2020
11/17/2020	35	11/17/2020
11/17/2020	36	11/17/2020
11/17/2020	37	11/17/2020
11/17/2020	38	11/17/2020
11/17/2020	39	11/17/2020
11/17/2020	40	11/17/2020
11/17/2020	41	11/17/2020
11/17/2020	42	11/17/2020
11/17/2020	43	11/17/2020
11/17/2020	44	11/17/2020
11/17/2020	45	11/17/2020
11/17/2020	46	11/17/2020
11/17/2020	47	11/17/2020
11/17/2020	48	11/17/2020
11/17/2020	49	11/17/2020
11/17/2020	50	11/17/2020
11/17/2020	51	11/17/2020
11/17/2020	52	11/17/2020
11/17/2020	53	11/17/2020
11/17/2020	54	11/17/2020
11/17/2020	55	11/17/2020
11/17/2020	56	11/17/2020
11/17/2020	57	11/17/2020
11/17/2020	58	11/17/2020
11/17/2020	59	11/17/2020
11/17/2020	60	11/17/2020
11/17/2020	61	11/17/2020
11/17/2020	62	11/17/2020
11/17/2020	63	11/17/2020
11/17/2020	64	11/17/2020
11/17/2020	65	11/17/2020
11/17/2020	66	11/17/2020
11/17/2020	67	11/17/2020
11/17/2020	68	11/17/2020
11/17/2020	69	11/17/2020
11/17/2020	70	11/17/2020
11/17/2020	71	11/17/2020
11/17/2020	72	11/17/2020
11/17/2020	73	11/17/2020
11/17/2020	74	11/17/2020
11/17/2020	75	11/17/2020
11/17/2020	76	11/17/2020
11/17/2020	77	11/17/2020
11/17/2020	78	11/17/2020
11/17/2020	79	11/17/2020
11/17/2020	80	11/17/2020
11/17/2020	81	11/17/2020
11/17/2020	82	11/17/2020
11/17/2020	83	11/17/2020
11/17/2020	84	11/17/2020
11/17/2020	85	11/17/2020
11/17/2020	86	11/17/2020
11/17/2020	87	11/17/2020
11/17/2020	88	11/17/2020
11/17/2020	89	11/17/2020
11/17/2020	90	11/17/2020
11/17/2020	91	11/17/2020
11/17/2020	92	11/17/2020
11/17/2020	93	11/17/2020
11/17/2020	94	11/17/2020
11/17/2020	95	11/17/2020
11/17/2020	96	11/17/2020
11/17/2020	97	11/17/2020
11/17/2020	98	11/17/2020
11/17/2020	99	11/17/2020
11/17/2020	100	11/17/2020



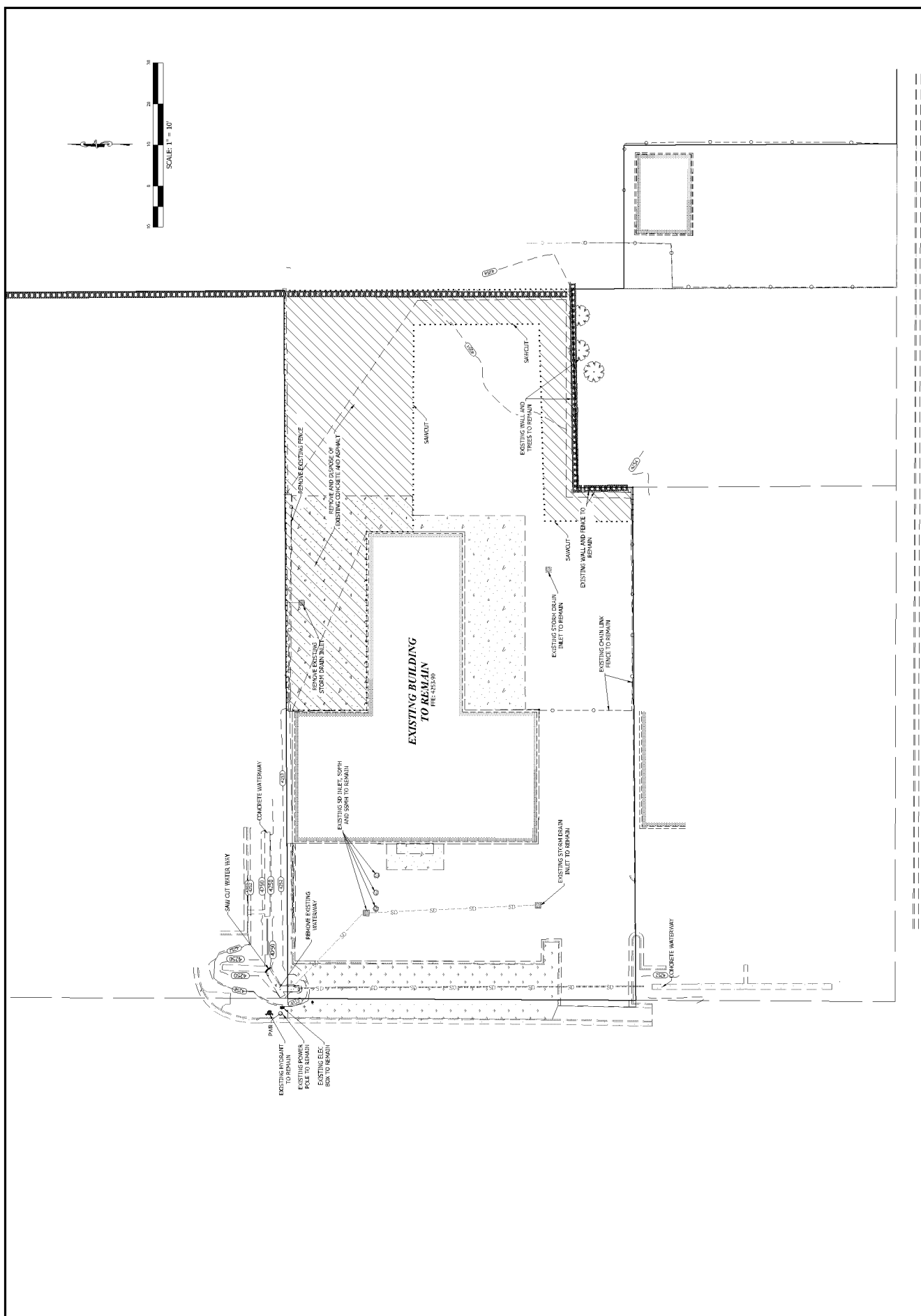
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.entellus.com

DAVE'S AUTOMOTIVE
335 SOUTH FRONTAGE ROAD
TAX PARCEL #03-001-0213
LOCATED IN THE SE 1/4 OF SECTION 34, T.4N., R.1W., S.1R&M.
CENTREVILLE CITY, DAVIS COUNTY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/17/2020
NO. 119586
SCOTT T.
ARGYLE, IL

Client: DAVES AUTO
Contract: DAVE RILEY
Phone & Email: 800-960-1449
DAVES COMPLETE REMEDIATION, LLC
Address: 315 WEST MAIN ST. #100
CHICAGO, IL 60606

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



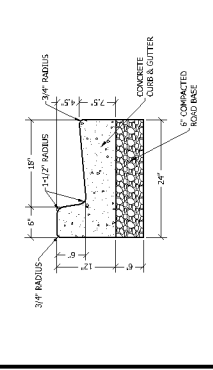
ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TO FRANCES.

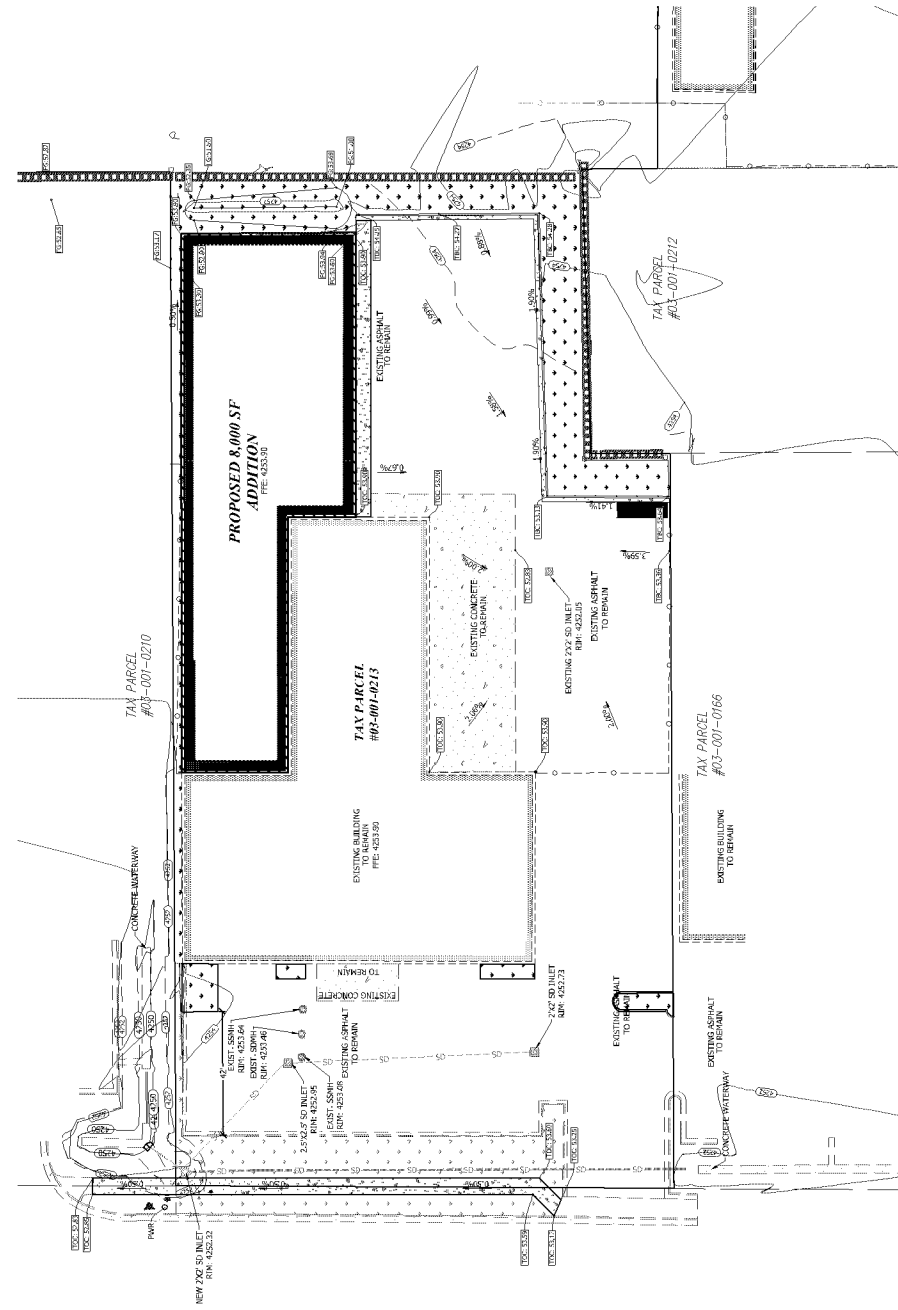
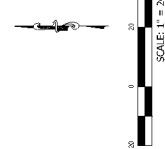
LEVEL LANDING / EXTERIOR DOOR LANDINGS:
MINIMUM OF 6'0" X 6'0". MAXIMUM SLOPE OF 1:48 (2%)
IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE,
MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMP:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM
CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT
AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF
SMOOTHED).



PRIVATE
24" CATCH CURB & GUTTER
C-1 TYPICAL
N.T.S.



NOTE:
THE PROPOSED ADDITION IS BEING SUBMITTED WITH-
OUT LANDSCAPE CAUSING EROSION FROM SITE TO BE LESS THAN
EXISTING CONDITIONS BECAUSE PAVING FIELDS, AND
PROPOSED CONDITIONS OF DRAINAGE CONDITIONS TO BEING
PROPOSED.

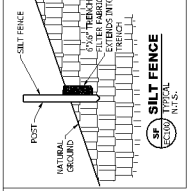
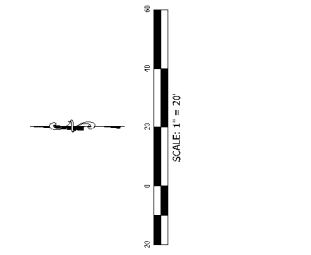
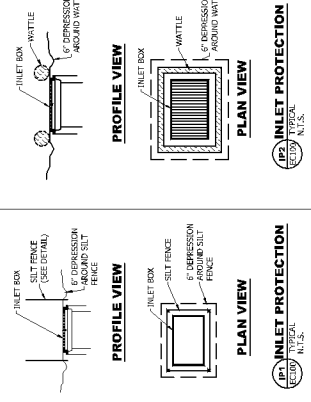
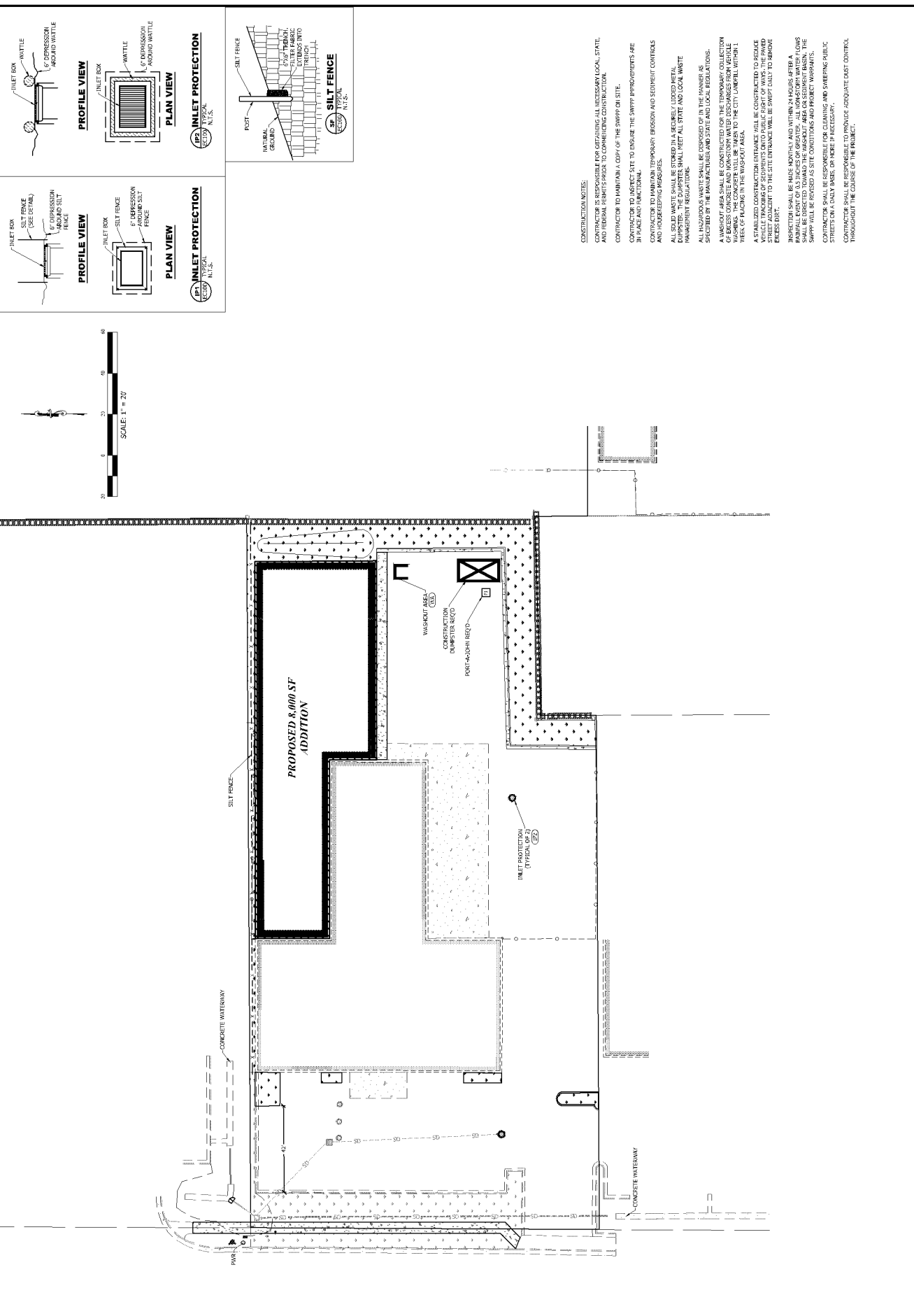
DRAINAGE CALCULATIONS

03.347.70

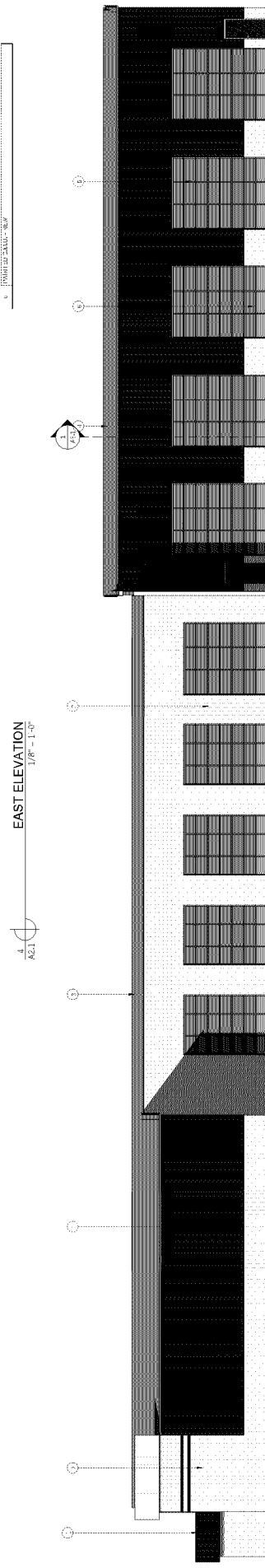
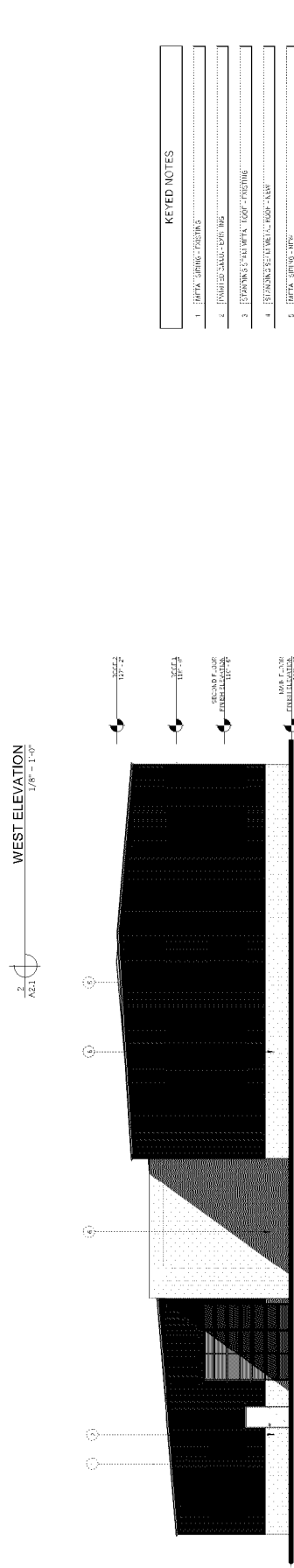
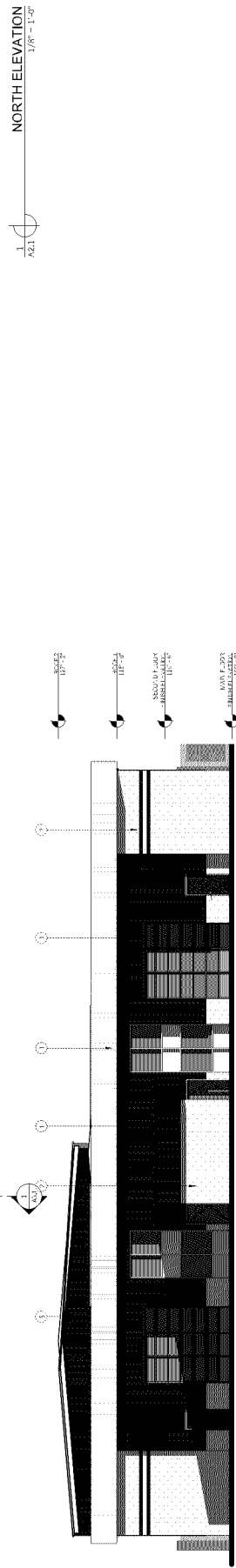
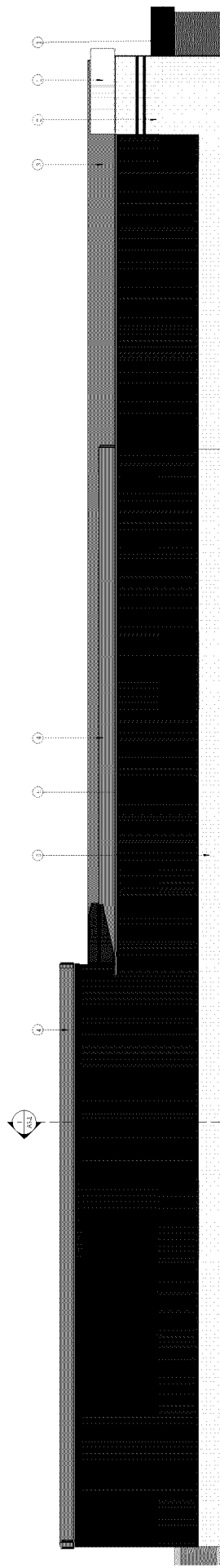
Area Analysis	Area	Area	Area
Building	20,000	0.47	0.00
Driveway	1,000	0.00	0.00
Landscaping	1,000	0.00	0.00
Total	22,000	0.47	0.00

100 Year Detention Calculations

Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



CONSTRUCTION NOTES:
CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND MONITORING MEASURES.
ALL LIQUID WASTE SHALL BE STORED IN A SECURELY LINED METAL TANK OR TANKER TRAILER. ALL WASTE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROPRIATE FACILITY.
ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND MORTAR WASTES DISCHARGED FROM VEHICLES OR EQUIPMENT. THE WASHOUT AREA SHALL BE CONSTRUCTED WITHIN ONE WEEK OF PLACING IN THE WASHOUT AREA.
A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED TO REDUCE WHEEL TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAY. THE PAVED DRIVEWAY SHALL BE PROTECTED BY A CURB OR OTHER MEANS TO PREVENT EXCESS DIRT.
INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.3 INCHES OR GREATER. ALL 100-FOOT WATER FLOWS SHALL BE MONITORED FOR EROSION. EROSION SHALL BE REPAIRED IMMEDIATELY. SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND MAINTAINING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



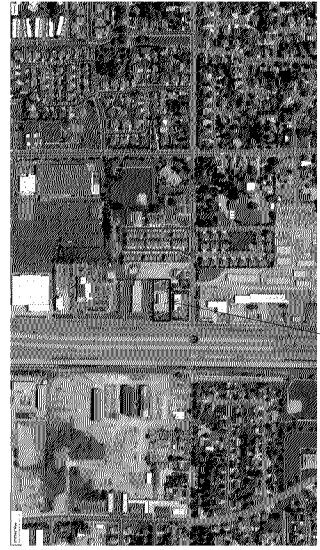
KEYED NOTES	
1.	DATA - $20000 \times 10000 \times 5$
2.	INDEXED - $20000 \times 10000 \times 100$
3.	STRAWING'S - $100 \times 10000 \times 10000 \times 10000$
4.	STRAWING'S - $100 \times 10000 \times 10000 \times 10000$
5.	DATA - 20000×10000
6.	INDEXED - 20000×10000

PROJECT NUMBER 19096
ISSUE DATE: NOVEMBER 12, 2020
REVISIONS: No. _____ Date _____

DAVE'S AUTOMOTIVE
335 SOUTH FRONTAGE ROAD
CENTERVILLE, UTAH

SITE PLAN

C1.1



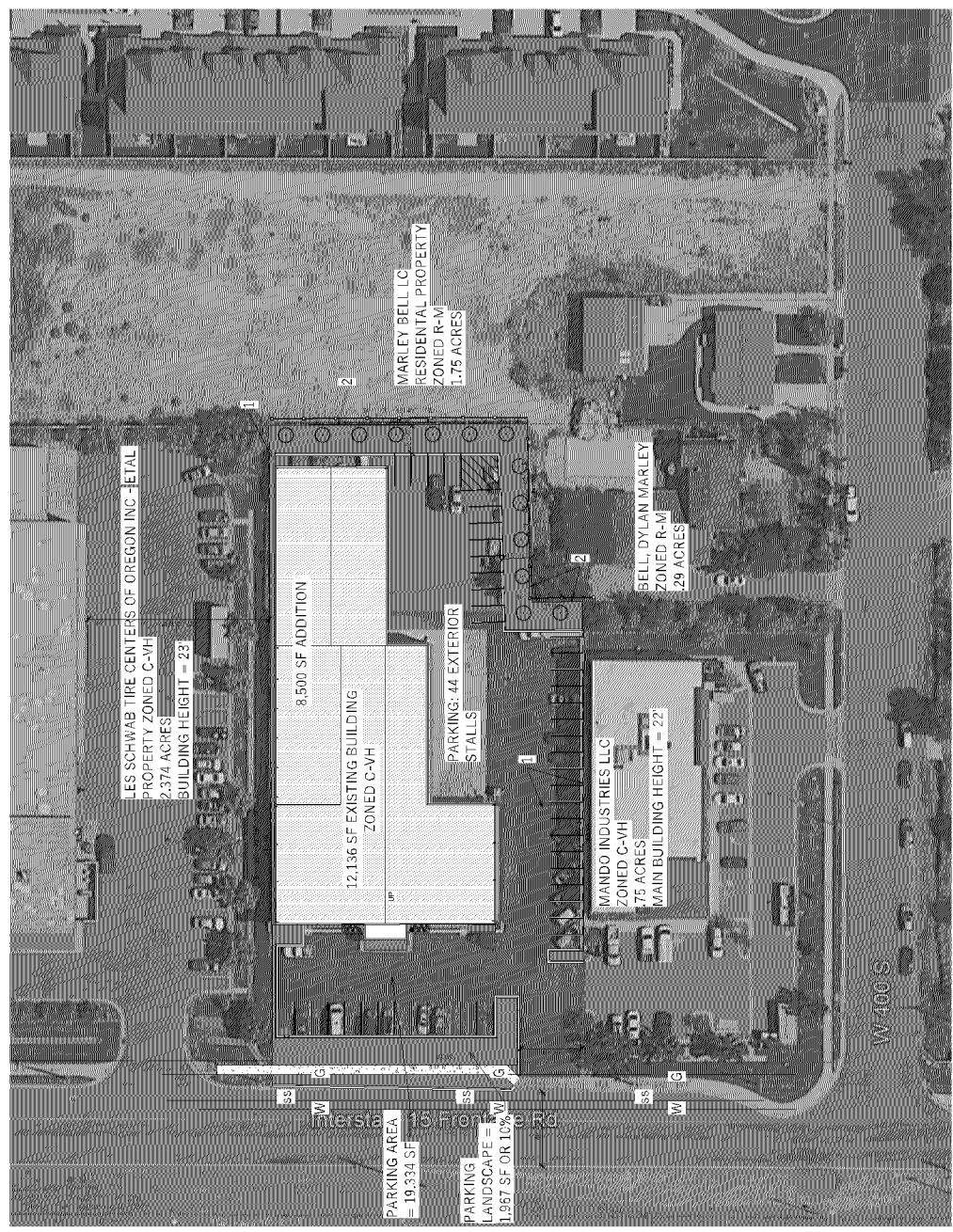
PROJECT
VACINITY MAP
1" = 1'-0"

LOT 422, 240 ACRES
ZONE C-2
DAVE'S AUTOMOTIVE, 335 SOUTH FRONTAGE ROAD
CENTERVILLE, UTAH 84003
OWNER: DAVE'S AUTOMOTIVE, INC.
DESIGNER: JZM ARCHITECTS, LLC
PROJECT NO. 19096
DATE: NOVEMBER 12, 2020
PROJECT LOCATION: 335 SOUTH FRONTAGE ROAD, CENTERVILLE, UTAH 84003
PROJECT SIZE: 2.29 ACRES
PROJECT TYPE: COMMERCIAL
PROJECT STATUS: IN PROGRESS

FENCE LEGEND
1. CHAIN LINK FENCE
2. 6' TALL WOOD FENCE

LINE TYPE LEGEND

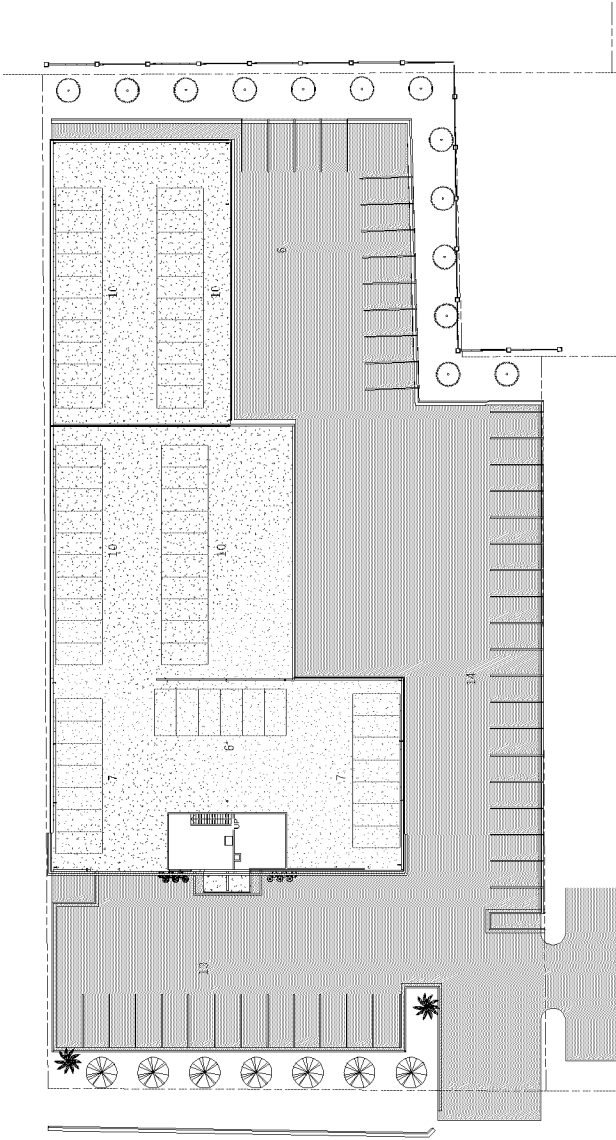
- PROPOSED LINE
- EXISTING LINE
- DIFFERENT USE
- ROOF FEATURES
- WATER FEATURES
- WATER FEATURES
- WATER FEATURES
- WATER FEATURES
- WATER FEATURES



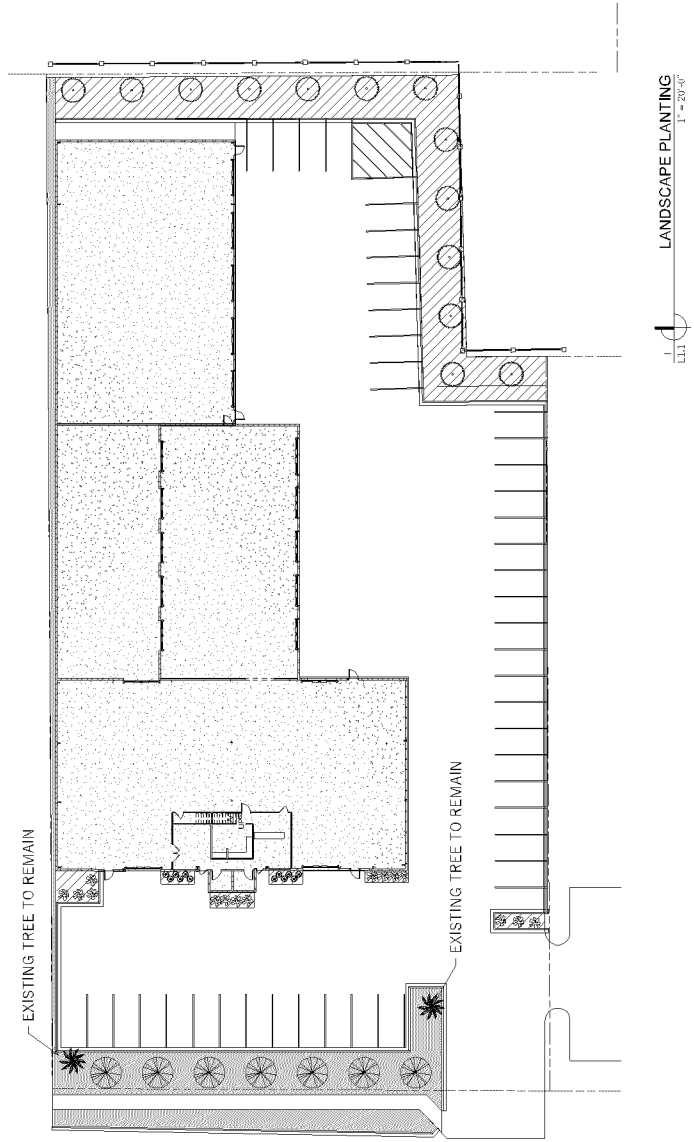
PARKING CALCULATION

20,636 SF / 250 = 83 PARKING SPACE REQUIRED

93 PARKING SPACES PROVIDED



1. PARKING
C1.2 1" = 20'-0"

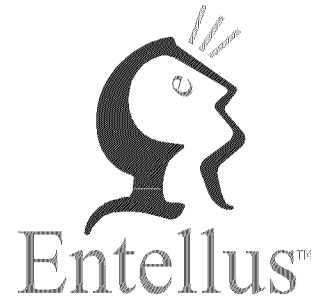


PLANTING SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	7	QUEEN ELIZABETH PEDER MAPLE	ACER CAPESTRE 'QUEEN ELIZABETH'	1-1/2" CAL	WATER ZONE 1
	13	HOOPSIE BLUE SPRUCE	POCA PLUNGE'S HOOPSIE	7'-8" HT	WATER ZONE 2
SHRUB	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	15	SKIP CHERRY LAUREL	PRUNUS LAUROGRASUS	5 GAL	WATER ZONE 1
ORNAMENTAL GRASS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	12	ICE DANCE SEDGE	CAREX X ICE DANCE	2 GAL	WATER ZONE 1
LAWN	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	3,700 S.F.	EXISTING LAWN			
	3,305 S.F.	GROUND MULCH			

REVISIONS	
NO. 1	DATE
1	1
CHECKED BY: [Signature]	
DATE: 04/08/24	

DAVES AUTO
335 SOUTH FRONTAGE ROAD
CENTERVILLE, UTAH



Dave Bell
Dave's Auto
355 S Frontage Rd
Centerville, UT 84014

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

October 18, 2019

RE: Dave's Auto Expansion – Required Parking

In order to comply with the off-street parking portion of the Centerville City Development Code, we have analyzed the proposed parking for the Dave's Auto expansion at 355 S Frontage road Centerville, Utah.

The existing and expanded building has a commercial use for vehicle and equipment repair, with the following areas:

Existing building:	11,476 sq. ft.
Proposed Expansion:	8,500 sq. ft.
Expanded Building:	19,976 sq. ft.

The use of the building is listed in the Centerville Development Code 12.52.300 Off-street Parking Schedule as follows:

Vehicle and Equipment Repair
1 space per 250 feet of gross floor area.

Notes/Additional Standard
4 spaces minimum; separate storage area for vehicles under repair shall be provided

Under the minimum standard, Dave's Auto's expansion to 19,976 sq. ft. would require a minimum of 80 parking stalls to accommodate for employee and customer parking. However, the unique nature of Dave's Auto work differs from other auto centers and requires additional time and care. Specializing in engine repairs and rebuilds, most vehicles require days to weeks before the final product is completed. During that time these vehicles are stored in the service bays inside the building, and don't enter into the parking calculations.

The following table of yearly sales summary for Dave's Auto contains the number of vehicles per year serviced for the past twenty years of Dave's Auto's business.

Dave's Auto Center

335 South Frontage Road
Centerville, UT. 84014
Phone - 801-295-5020 Fax - 801-295-5822

Yearly Sales Summary

Report Date: 10/15/2019

<u>Year</u>	<u>Sales Amount</u>	<u>Car Count</u>	<u>Avg. RO</u>
1998	802,750.03	1871	429.05
1999	1,070,117.00	2187	489.31
2000	985,568.99	2268	434.55
2001	1,014,057.52	2756	367.95
2002	939,724.83	1984	473.65
2003	1,098,540.70	1953	562.49
2004	1,290,959.74	2072	623.05
2005	1,211,126.82	1966	616.04
2006	1,188,629.55	1821	652.73
2007	1,133,663.88	1515	748.29
2008	1,120,528.28	1473	760.71
2009	1,353,662.09	1734	780.66
2010	1,606,455.67	2087	769.74
2011	1,324,369.84	2138	619.44
2012	1,301,766.79	1971	660.46
2013	1,117,318.03	1826	611.89
2014	1,415,292.43	1884	751.22
2015	1,651,263.07	1717	961.71
2016	1,802,487.52	1720	1047.96
2017	1,753,845.66	1531	1145.56
2018	1,829,551.10	1138	1607.69
2019	1,548,263.34	903	1714.58

If the highest car count per year is assumed to be 2,800 cars, Dave's Auto, on average, services less than 2 costumers* an hour. Additionally, taken into account are the number of vehicles already serviced and waiting for customer pick up. Historically there has rarely been more than one vehicle awaiting pick up at any one time. We will account for two. The following table shows a parking analysis of the existing usage of parking stalls by employees, clients and serviced vehicles.

EXISTING PARKING ANALYSIS	
NUMBER OF EMPLOYEES	10
NUMBER OF CLIENTS	2
SERVICED VEHICLES	4
REQUIRED NUMBER OF STALLS	16

With the expansion from 11,476 sq. ft. to 19,976 sq.ft. Dave's Auto will increase its gross floor area by approximately 40 percent. By assuming a similar increase in business, we can therefore analyze the number of parking stalls required with the expansion of Dave's Auto. The following table shows a parking analysis of parking stalls required by employees, clients and serviced vehicles, assuming a 40 percent increase in business generated from Dave's Auto's expansion.

EXPANDED PARKING ANALYSIS	
NUMBER OF EMPLOYEES	14
NUMBER OF CLIENTS	3
SERVICED VEHICLES	6
REQUIRED NUMBER OF STALLS	23

In conclusion, with a parking analysis of Dave's Auto existing and expanded business, we conclude that 23 parking stalls are the minimum required to properly service the expansion of Dave's Auto.

*2800 cars/52 weeks per year/5 business days a week/8 business-hours a day=1.4 costumers an hour

From: [Kevin Campbell](#)
To: [Cory Snyder](#)
Cc: [Lisa Romney](#); [Brant Hanson](#); [Mackenzie Wood](#); [Randy Randall](#); cvorwaller@sdmetrofire.org
Subject: FW: 10-15-2019 DRC Memo
Date: Wednesday, October 30, 2019 10:00:33 AM
Attachments: [1127004 Off-Street Parking Analysis.docx](#)

Cory,

Cody Pedersen, PE with my office had the Manual that you and Lisa were referring to on Monday morning. Using it as a reference, as well as the Data provided in the Entellus report, he came up with the following:

The most recent Parking Generation Manual, 5th Edition, by Institute of Transportation Engineers has the following regarding automobile service centers, (which happens to be new this edition). Data has been provided for two categories: Peak Parking Demand vs Gross Floor Area (GFA) – roofed area within outside faces of exterior walls; and Peak Parking Demand vs Employee – total number employed.

- **Automobile Parts and Service Center** (primary activity is to sell automobile parts and provide onsite services for automobiles)
 - » average rate 1.69 Parked vehicles / 1000 square foot GFA. (with a range of rates 0.40 – 14.37)
Dave's Auto is 19,976 sq. ft, so parking stalls required would be 34, (within a range of 8 – 287).
 - » average rate 1.31 Parked vehicles / employee (with a range of rates 0.50 – 5.00)
Dave's Auto has 10 – 14 employees, so parking stalls required would be 13 to 19, (within a range of 5 – 70)

There is no one category that best fits (which is typical) so judgement must be used. Caution is given for Manual data that only has one data point or survey site which may not reflect a particular local or condition. A survey of a similar site or historical data may be best to interpret parking demand. In regards to the Manual, the most reasonable data is for Automobile Parts and Service Center, although the business scope differs slightly from Dave's Auto. I would recommend using the range of 23 – 35 parking stalls for peak period parking demand.

Please let me know if there are any questions.

Thanks,

Cody Pedersen, PE

ESI Engineering, Inc.

Civil - Structural - Land Survey
3500 South Main, Suite 206
Salt Lake City, Utah 84115
Off.: 801.263.1752 - Cell: 801.898.6255

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

From: Cory Snyder <csnyder@centervilleut.com>

Sent: Thursday, October 24, 2019 4:40 PM

To: Amanda Mertens <amertens@sdmetrofire.org>; Brant Hanson <bhanson@centervilleut.com>; CVorwaller (<CVorwaller@sdmetrofire.org>) <CVorwaller@sdmetrofire.org>; Dave Walker <dwalker@centervilleut.com>; Donna Wilkinson <dwilkinson@centervilleut.com>; Kevin Campbell <Kevin.Campbell@esieng.com>; Lisa Romney <lromney@centervilleut.com>; Mackenzie Wood <mwood@centervilleut.com>; Marc Marchant <mmarchant@centervilleut.onmicrosoft.com>; Mike Carlson <mcarlson@centervilleut.com>; Myron Williams <mwilliams@sunrise-eng.com>; Paul Child <pechild@centervilleut.com>; Randy Randall <rrandall@centervilleut.com>; Suzanne DeVoe <sdevoe@centervilleut.com>

Subject: FW: 10-15-2019 DRC Memo

Dave Auto Parking Study...

From: Dave Bell <davescompleteauto@gmail.com>

Sent: Thursday, October 24, 2019 3:13 PM

To: Cory Snyder <csnyder@centervilleut.com>

Subject: Fwd: 10-15-2019 DRC Memo

Cory, thanks for your help the other day in the meeting. Having options that can move this forward is very much appreciated. please review this below and let me know what you think. Thanks Dave Bell

----- Forwarded message -----

From: **Mazalith Martinez** <MMartinez@entellus.com>

Date: Mon, Oct 21, 2019 at 3:40 PM

Subject: RE: 10-15-2019 DRC Memo

To: Leland Martineau <lmartineau@entellus.com>, Dave Bell <davescompleteauto@gmail.com>

Cc: Scott Argyle <sargyle@entellus.com>

Dave,

Here is our parking analysis of Dave's Auto. Let us know if you need anything else.

Thanks,

Mazalith Martinez | EIT

Entellus, Inc. | 1470 South 600 West | Woods Cross, UT 84010

Main: 801.298.2236 | Direct: 385.489.7666

Visit Us Online: www.entellus.com

Intelligent. Innovative. Inclusive

From: Leland Martineau <lmartineau@entellus.com>

Sent: Monday, October 21, 2019 8:54 AM

To: Dave Bell <davescompleteauto@gmail.com>

Cc: Scott Argyle <sargyle@entellus.com>; Mazalith Martinez <MMartinez@entellus.com>

Subject: RE: 10-15-2019 DRC Memo

Dave,

We got your car count, and we are working on the report. We plan on having it ready for you today.

Thanks.

Leland Martineau | PE

Entellus, Inc. | 1470 S 600 West, | Woods Cross, UT 84010

Main: 801.298.2236 | Ext.: 1003 | Cell: 801.347.1968

Intelligent. Innovative. Inclusive.

From: Scott Argyle <sargyle@entellus.com>

Sent: Monday, October 21, 2019 8:34 AM

To: Leland Martineau <lmartineau@entellus.com>; Cory Franzwa <CFranzwa@entellus.com>

Subject: FW: 10-15-2019 DRC Memo

Scott T Argyle | PE

Entellus, Inc. | 1470 S 600 W, Woods Cross, UT 84010

Main: 801.298.2236 | Ext.: 101 | Cell: 801.230.1159

Intelligent. Innovative. Inclusive.

We have moved! As of December 3, 2018 Our new address is:

1470 South 600 West|Woods Cross , UT 84010

From: Dave Bell <davescompleteauto@gmail.com>

Sent: Friday, October 18, 2019 3:19 PM

To: Scott Argyle <sargyle@entellus.com>

Subject: Fwd: 10-15-2019 DRC Memo

just wondering where we are at with this? did you get my car count history?

----- Forwarded message -----

From: **Mackenzie Wood** <mwood@centervilleut.com>

Date: Fri, Oct 18, 2019 at 10:44 AM

Subject: 10-15-2019 DRC Memo

To: Dave Bell (davescompleteauto@gmail.com) <davescompleteauto@gmail.com>

Dave,

Attached is the memo follow-up from Tuesday's meeting with the Development Review Committee for your project.

Mackenzie Wood

Assistant City Planner

801-677-6097

mwood@centervilleut.com

--

Dave Bell (Owner)

davescompleteauto@gmail.com

www.davescompleteauto.com

335 South Frontage Road

Centerville, UT 84014

Bus (801)295-5020

Fax (801)295-5822

--

Dave Bell (Owner)

davescompleteauto@gmail.com

www.davescompleteauto.com

335 South Frontage Road

Centerville, UT 84014

Bus (801)295-5020

Fax (801)295-5822

CENTERVILLE

Staff Backup Report 12/9/2020

Item No. 5.

Short Title: 2021 Planning Commission Meeting Schedule

Initiated By:

Scheduled Time:

SUBJECT

In compliance with Utah Code 54-4-202, the Planning Commission is to publish their annual meeting schedule.

RECOMMENDATION

Review the attached draft meeting schedule for 2021.

BACKGROUND

ATTACHMENTS:

Description

- ▢ 2021 Planning Commission Meeting Schedule



Centerville City Planning Commission 2021 Meeting Schedule

Meetings of the Centerville City Planning Commission are generally held at 7:00pm on the second and fourth Wednesday of each month (except in the months of November and December, where usually only one meeting will be held on the second Wednesday, and when otherwise noted). Unless otherwise determined by the Planning Commission, all meetings are held in the Council Chambers, Centerville City Hall Building, 250 North Main Street, Centerville, Utah.

The meeting schedule for 2021 shall be as follows:

January 13, 2021	January 27, 2021
February 10, 2021	February 24, 2021
March 10, 2021	March 24, 2021
April 14, 2021	April 28, 2021
May 12, 2021	May 26, 2021
June 9, 2021	June 23, 2021
July 14, 2021	July 28, 2021
August 11, 2021	August 25, 2021
September 8, 2021	September 22, 2021
October 13, 2021	October 27, 2021
November 10, 2021	
December 8, 2021	

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/9/2020**

Item No. 6.

Short Title: 2021 Planning Commission Training Schedule

Initiated By: Lisa Romney, City Attorney

Scheduled Time:

SUBJECT

Consider proposed Planning Commission Training Schedule for 2021 to include reading and reviewing the Utah Municipal Land Use, Development, and Management Act as set forth in Utah Code §§ 10-9a-101, et seq.

RECOMMENDATION

BACKGROUND

The City Attorney would like to propose an annual land use training program for the Planning Commission for 2021 focused on the provisions and concepts set forth in the Utah Municipal Land Use, Development, and Management Act. The Municipal Land Use, Development, and Management Act (also known as "LUDMA") provides the Utah statutes and provisions governing local land use regulations including zoning and subdivisions. This training program would consist of reading and discussing one chapter of LUDMA per month. There are nine chapters in LUDMA. Some of these chapters are longer than others so we can divide a couple of them up. By the end of the year we will have read and reviewed all of the guiding provisions of Utah law regarding land use regulation. Below is a proposed outline of discussion chapters and topics. What say ye? Are you up for a year of exciting and educational reading?

January Part 1 – General Provisions (11 pages)
February Part 2 – Notice (6 pages)
March Part 3 – General Land Use Provisions (5 pages)
April Part 4 – General Plan (7 pages)
May Part 5 – Land Use Regulations (20 pages)
June Part 5 – Land Use Regulations (continued)
July Part 5 – Land Use Regulations (continued)
August Part 6 – Subdivisions (11 pages)
September Part 6 – Subdivisions (continued)
October Part 7 – Appeal Authority and Variances (4 pages)
November Part 8 – District Court Review (8 pages)
December Part 9 – Vested Critical Infrastructure Materials Operations (2 pages)

CENTERVILLE

Staff Backup Report 12/9/2020

Item No. 7

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time:

SUBJECT

City Council/RDA Update:

- Summerhill Lane PDO Subdivision - City Council **APPROVED**
- 2020 Moderate Income Housing Annual Report - **see attachment for report that was sent to the State**

Next Planning Commission Meeting of 01/13/2021

- None to Date - Submittal Deadline is 12/23/2020

2020 Commission Goals:

- Interim PC Goal is regarding Parking Requirements, to be discussed after the beginning of 2021

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 2020 MIH Annual Report

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1st, 2019; the report on progress of said plan is due on December 1st, 2020, and annually after that.
- Post the report on their municipality's website.

In accordance with UCA 10-9a-401 and 17-27a-401 municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: **CENTERVILLE CITY**

Reporting Date: **NOVEMBER 04, 2020**

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Centerville City

250 North Main Street

Centerville, UT 84014

Mayor's First and Last Name: **Clark Wilkinson**

Mayor's Email Address: **clark@centervilleut.com**

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: **Corvin Snyder**

Preparer's Title: **Community Development Director**

When did the municipality last adopt moderate-income housing element of their general plan? **November 09,2019**

Link to moderate-income housing element on municipality website: <http://centervilleut.net/file/2020/02/12-490-moderate-income-housing-amd1-adopted-cln.pdf>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

[State Statue Strategy Reporting]

Strategy 1

1. State strategy municipality included in the moderate-income housing element of its general plan below.
 - ✓ ***Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.***
2. Please state the municipality's goal(s) associated with the strategy
Consider adopting an owner-occupied accessory dwelling ordinance.
3. What are the specific outcomes that the strategy intends to accomplish?
Due to housing market demand, the approval and construction of multi-family dwelling has not resulted in development of moderate-income housing. Market rents are significantly higher. Thus, it is the desire of the City to allow for the potential development of accessory dwellings that may help create market rents that may more closely match persons and families with incomes at a moderate level.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
The adoption of the City's 2020 Transportation Element update has set a goal of encouraging the development and use of accessory dwellings along select transportation corridors of the City.

Strategy 2

1. State strategy municipality included in the moderate-income housing element of its general plan below.
✓ ***Preserve existing moderate-income housing.***
2. Please state the municipality's goal(s) associated with the strategy
When and where possible the City has and will use RDA funds that are specifically set aside for the preservation of housing stock that serves existing moderate-income persons and families.
3. What are the specific outcomes that the strategy intends to accomplish?
Such funds have been and are made available for storm-water management, private roadway re-surfacing, and other utility improvements.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
As funds become available, the City's RDA monitors and distributes funding as the need arises.

Strategy 3

1. State strategy municipality included in the moderate-income housing element of its general plan below.
✓ **Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.**
2. Please state the municipality's goal(s) associated with the strategy
Centerville City's Moderate-Income Housing Element identifies an additional four (4) strategies to help encourage the potential development of needed housing. The City has specific objectives describing the expected outcomes.
3. What are the specific outcomes that the strategy intends to accomplish?
There are several outcomes such as developing mixed-use areas, evaluation of housing supply yields, further balancing of zoning districts and housing types, etc.
4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
In addition to the state required MIH Annual Report, each year prior to the City's budget session in early Spring, the Planning Commission and City Council set planning goals for the coming fiscal year. The Planning Commission now tracks the progress for the selected goals for that year on every meeting agenda.

-
5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
Strategy #1 – ULTC is working on creating unified provisions for developing ADU's. The City has been monitoring their progress; The City has developed a draft Accessory Dwelling Ordinance. However, the adoption of an ADU Ordinance is still pending; The City will then need to implement a ADU Ordinance and any associated approval procedures.

Strategy #2 – Annual Tax Increment Assessment, Project Need Identification, and Redevelopment Agency Distribution Approval

Strategy #3 – Annual Planning Goal Assignment, Annual Goal Programing, Planning Commission Recommendations and Ordinance Adoption by City Council

- b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Strategy #1 – Planning & City Staff, Planning Commission, and City Council

Strategy #2 – County Collection of Increment Tax, Distribution of Collected Tax, RDA Staff and Redevelopment Agency

Strategy #3 – Planning and City Staff, Planning Commission, and City Council

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Strategy #1 – Budget Allocation, Planning & City Staff Research and Evaluation

Strategy #2 – RDA Staff Research and Evaluation of Available Funds and Project Eligibility

Strategy #3 – Budget Allocation, Planning & City Staff Research and Evaluation

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
There are no specific deadlines lines for task completion.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Strategy #1 – Initial ADU Draft Developed; Building Codes may require costs that inhibit ADU affordability; ULCT working on creating unified ADU provisions.

Strategy #2 – Ongoing budgeting for tax increment expenditures

Strategy #3 –For 2020, several new Transportation Element Strategies has been identified to use ADU's and Accessory Apartments; Additionally, a Flexible Lot Overlay allowance along specified transportation corridors has been identified.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Generally, market driven pricing in Centerville and surrounding communities frequently keeps rents and housing costs (*both single-family and multi-family housing units*) well above persons and families with moderate incomes. Consequently, such persons and families are spending above 30% of their income for housing needs, more specifically for those with incomes 50% and 30% of adjusted gross income. Additionally, small communities like Centerville have limited staff and resources to develop and implement a municipal sponsored housing program.

Nonetheless, the City will continue forward with these goals in hopes that the housing market will at some point respond to and construct housing that targets the moderate income needs as wages continue to lag behind current sales and rent trends.

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community. **Not Currently**

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)(c)(i):

A **CURRENT ESTIMATE** of the city's rental housing needs for the following income limits:

- 80% of the County's Adjusted Median Family Income = **69 available units**
- 50% of the County's Adjusted Median Family Income = **131 additional units needed**
- 30% of the County's Adjusted Median Family Income = **240 additional units needed**

UCA 10-9a-103(41)(b):

An updated projection of 5-year affordable housing needs, which includes:

- 2025 Projected Growth of Households (*housing demand*):
6,874 Total Households / 897 New Households Projected
 - ✓ 20.02% at 80% MIH = 181 New Households
 - ✓ 32.3% at 50% MIH = 289 New Households
 - ✓ 50.6% at 30% MIH = 454 New Households
- 2025 Projected Housing Stock (*housing supply*):
6,874 Total Housing Units / 897 Total Future Housing Units Needed
 - ✓ 80% MIH = 260 Needed Housing Units
 - ✓ 50% MIH = 419 Needed Housing Units
 - ✓ 30% MIH = 698 Needed Housing Units
- 2025 Projected median housing costs:
\$1,047 per Month / \$12,561 Annually (*est. 2.9-person household*)
 - ✓ Cost Burdened at 80% MIH = 20.2% of the Projected Households
 - ✓ Cost Burdened at 50% MIH = 32.3% of the Projected Households
 - ✓ Cost Burdened at 30% MIH = 53.8% of the Projected Households
- 2025 Projected median household income:
\$80,859 for Centerville City / \$94,657 for Davis County (*est. 2.9-person household*)
 - ✓ 80% MIH = \$64,687 City / \$75,725 County
 - ✓ 50%MIH = \$40,429 City / \$47,329 County
 - ✓ 30% MIH = \$24,258 City / \$28,397 County

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

SUBMISSION GUIDELINES:

Moderate-income housing review reports are due on **December 1, 2019 and annually thereafter.**

1. Emails must include the following items as separate attachments:
 - An updated estimate of the municipality's 5-year moderate-income housing needs
 - A findings report of the annual moderate-income housing element review
 - The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
2. Acceptable electronic document formats include:
 - (a) DOC or PDF
3. Emails **MUST** be addressed to: dfields@utah.gov

CENTERVILLE

Staff Backup Report 12/9/2020

Item No.

Short Title: October 28, 2020

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

10-28-20 PC Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING**Wednesday, October 28, 2020****7:00 p.m.**

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

MEMBERS PRESENT

Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Mason Kjar
Spencer Summerhays
Becki Wright

MEMBER ABSENT

Christina Wilcox

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney

VISITOR

Orlando Taylor, Bank of America
Eric Malmberg, Bank of America

DETERMINATION

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

PLEDGE OF ALLEGIANCE**OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Kjar**BANK OF AMERICA – BUILDING ELEVATION DESIGN CHANGES**

Cory Snyder, Community Development Director, presented renderings for the proposed Bank of America (BOA) building Option B1 approved by the RDA Board on October 26, 2020. He stated Option B1 was compliant with the Parrish Gateway Design Standards, and said Staff recommended approval. Orlando Taylor, representing BOA, explained that the RDA Board influenced the change in material and color palette for the project.

Commissioner **Wright** moved for the Planning Commission to approve the revised building elevation design with material and color changes submitted on October 26, 2020, with the following reason for action. Commissioner Daly seconded the motion, which passed by unanimous vote (5-0).

Reason for Action:

- a. The Planning Commission finds that the proposed building elevation design changes follow the Parrish Gateway Design Guidelines and are consistent and congruent with surrounding properties.

PUBLIC HEARING – GENERAL PLAN AMENDMENT TRANSPORTATION ELEMENT

The Planning Commission previously discussed various concepts for coordinating the Transportation Element with the Moderate-Income Housing Plan as required by State Statutes. Mr. Snyder presented the proposed General Plan Amendment drafted by Staff with direction from the Planning Commission.

Mr. Snyder suggested adding the South Frontage Road corridor for consideration under Accessory Apartment Units. Referring to the corridors listed, Commissioner Summerhays said he would be interested in seeing traffic counts for the Chase Lane and Porter Lane intersections at both Main Street and 400 West for consideration from both a safety and a traffic standpoint. Mr. Snyder said he knew a traffic study had already shown a need for a local traffic signal at the intersection of 400 West and Bellano Way near the Centerville Library, but had not shown a need for a traffic signal at the 400 West/Porter Lane intersection when the Porter Walton Townhomes were developed.

Commissioner Wright asked if it would be possible to encourage longer-term leasing for Accessory Apartment Units. Mr. Snyder recommended referring to the Fair Housing Act. Ms. Romney suggested General Plan language should remain more general, and commented that Staff could gather information for future discussion.

Chair Hayman opened a public hearing at 7:30 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Daly said he liked the idea of adding the South Frontage Road corridor under Accessory Apartment Units. Chair Hayman said she believed they were moving in the right direction with the Transportation Element, and **moved** to recommend approval to the City Council the drafted amendments regarding the City's Transportation Element, with the following reasons for action. Commissioner Kjar seconded the motion, which passed by unanimous vote (5-0).

Reasons for Action:

- a. The Planning Commission finds that all cities are required to adopt specific updates to the City's General Plan to coordinate the Transportation Element with the City's Moderate-Income Housing Plan by December 1, 2020.
- b. The Planning Commission finds that State Statutes require out plan to address "residential and commercial development in areas that will maintain and improve connections between housing, transportation, employment, education, recreation and commerce."
- c. The Planning Commission finds that transportation and future MIH needs are tied to the following General Plan goals and policies:
 - The City shall not allow racial, ethnic, religious, or economic discrimination in the provision and procurement of decent housing in this City.
 - The City shall assure an adequate supply of housing for future population through identification of optimum locations for housing development and provision of City services as required.
 - It is the desire of Centerville City to provide a variety of housing options within the community, including variable densities.
 - In furtherance of the above stated goal, it is the policy of Centerville City to provide appropriate housing for all Centerville residents giving consideration to ongoing lifestyle changes and circumstances that are increasingly prevalent in the normal life cycle of the aging residents.
- d. The Planning Commission further finds that the Moderate-Income Housing Element primary goals are as follows:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
 - Preserve existing moderate-income housing.
 - Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.
- e. Therefore, Planning Commission finds that the proposed Transportation Element Amendments are consistent with the above stated findings and will maintain and improve connections between housing, transportation, employment, education, recreation and commerce.”

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder updated the Planning Commission on actions taken by the City Council at the last Council meeting. The Planning Commission was scheduled to meet next on November 10, 2020.

Responding to a request for feedback from Chair Hayman, Commissioner Daily said he believed the Commissioners should move on to the Commission's next goal – the South Main Street Corridor – and expressed confidence in the Commission's ability to facilitate the public input process with remote meetings. Commissioner Wright said she would not want the perception that the City was trying to push changes through at a time when citizens were perhaps dissuaded from participating. She said she would want the process to be thorough, not rushed. Commissioner Wright suggested parking modifications as a goal for the remainder of 2020. Commissioner Kjar said he would vote in favor of not revisiting the South Main Street Corridor in the last two months of the year. Chair Hayman expressed support for directing Staff to present current parking regulations and parking regulations in neighboring cities at the next Planning Commission meeting. She also requested training from Staff at upcoming meetings as agendas allowed.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the October 14, 2020 Planning Commission meeting were reviewed. Commissioner Daly **moved** to accept the minutes. Commissioner Summerhays seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:46 p.m., Commissioner Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion.

City Recorder/Deputy City Recorder

Date Approved

Katie Rust, Recording Secretary