



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON SEPTEMBER 14, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

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

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

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

A. CALL TO ORDER

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

B. BUSINESS ITEMS

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

1. PUBLIC HEARING - Small Subdivision Waiver - 1441 N Main Street, Applicant - Eric Defries: Administrative Decision
The applicant desires to subdivide/reconfigure the property into two (2) single-family lots. The property is currently developed with a larger, older single-family home and a garage. The subdivision will be limited to two (2) lots.
2. PUBLIC HEARING - Zone Map Amendment - Remove Hillside Overlay, Lots 101, 102, and 103 of the Rockwood Farms Subdivision - LEGISLATIVE DECISION
This matter was originally reviewed by the Commission on August 24, 2022. The current zoning map depicts that this tract of land is Zoned Residential-Low (R-L). Additionally, the lot is located in the Hillside Overlay Zone. A resident desires to make additional improvements to his property and the desired improvements likely exceed the maximum allowable lot coverage of the Overlay Zone. Whereas the base R-L Zone would allow additional room for the desired improvements.
3. FINAL SITE PLAN - Parrish Creek Business Park Lots 1,3, and 4, 1160 N 950 W - ADMINISTRATIVE DECISION
The City Council recently approved a PDO Amendment for the Parrish Creek Business Park Lots 1,3, and 4. The Applicant is now requesting a Final Site Plan Approval for the proposed new layout for the remaining undeveloped portion of the project.
4. PUBLIC HEARING - Zone Map Amendment - Rezone 224 W Chase LN, parcels 02-014-0050 and 02-014-0072 from the A-L Zone to the R-L Zone - LEGISLATIVE DECISION
The applicant is requesting a zone map amendment to the subject properties. The property is currently zoned Agricultural-Low (A-L). The applicant is requesting to rezone it to Residential-Low (R-L).

5. PUBLIC HEARING - Conceptual Subdivision Canyon Point in Centerville Development - ADMINISTRATIVE DECISION
6. PUBLIC HEARING - Zone Text Amendment to CZC 12.68.050(h)(2) Shorelands Commerce Park District Design Standards, Signing - LEGISLATIVE DECISION

The petitioner desires to place a wall sign higher than the maximum allowable height of 15 feet in the Shorelands Commerce Park (SCP) Zoning District.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - September 28, 2022
Tentative Items:

- Site Plan Amendment - Fencing Height Increase, The Hive Development
- Landscaping Ordinance Amendments - As previous discussed by the Commission

City Council Action Report:

- Moderate Income Housing Amendments - Council Approved, as recommended

Planning Commission Goals:

- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- Landscaping Ordinance Update - Underway - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating
- Parking Update - Council Tabled for Further Review
- Update Single-family Unplatted Lots Approval Process - Completed

D. MINUTES

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

1. Minutes Review and Approval
August 24, 2022 Minutes

E. ADJOURNMENT

CERTIFICATE OF POSTING

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

Jennifer Robison
Centerville City Recorder

**PLANNING
COMMISSION**

Staff Report
9/14/2022

Item No. 1.

Title: PUBLIC HEARING - Small Subdivision Waiver - 1441 N Main Street, Applicant - Eric Defries:
Administrative Decision

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The applicant desires to subdivide/reconfigure the property into two (2) single-family lots. The property is currently developed with a larger, older single-family home and a garage. The subdivision will be limited to two (2) lots.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 08-24-2022 PC Staff Report, Small Subdivision Waiver, 1441 N Main Street, Grazie_Defries
2. Graize-Defries Small Subdivision Submittal

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT/OWNER: **ERIC DEFRIES**
 957 WINDSOR LANE
 BOUNTIFUL, UTAH 84010
 eric.defries@gmail.com

PROPERTY: **1441 N MAIN STREET**
 PARCEL: 02-015-0002

ACREAGE: **0.92 ACRES** (*NET PROPERTY AREA*)

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

APPLICATION: **CONCEPTUAL SUBDIVISION WITH SMALL
SUBDIVISION WAIVER REQUEST**

STAFF RECOMMENDATION: **CONSIDER TABLING THE SMALL
SUBDIVISION WAIVER TO RECONFIGURE
LOT LAYOUT AND ADDRESS OTHER
MATTERS**

BACKGROUND

The applicant desires to subdivide/reconfigure the property into two (2) single-family lots. The property is currently developed with a larger older single-family home and a garage. Since the subdivision will be limited to two (2) lots, the applicant is seeking a “Small Subdivision Waiver,” as outlined in CMC 15.02.070. Such a waiver would eliminate the preliminary and final subdivision processes of the Subdivision Ordinance, if approved by the City. Additionally, the Planning Commission is assigned as the final land use authority for approving any qualifying small subdivision.

SMALL SUBDIVISION PROCESS

Small Subdivision Waiver Section CMC 15.2.070

A small subdivision is defined as a subdivision of not more than two (2) lots [CMC 15.1.104.45]. Since the property is being subdivided into two developable lots, it can qualify for the small subdivision waiver, as long as it meets the criteria of the waiver allowance. These criteria are reviewed below in this report.

(1) The small subdivision does not require dedication of land for a street or other public purpose:

Staff Response: According to the Transportation Element of the City's General Plan, the subdivision does not require the additional dedication of land for Main Street or other public purpose.

(2) The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan:

Staff Response: Since there is a change of use to the property and the land fronts Main Street, the applicant will need to contact UDOT to allow a drive approach for a second building lot. However, Staff is not aware of any additional planned widening in the future for Main Street.

Additionally, the element does not indicate any new connecting roads being proposed to run through any portion of the future two lots for future planned development.

(3) The lots are not part of a small subdivision approved less than three years earlier:

- **Staff Response:** The subject property has not been involved in any type of previous subdivision approval within the last three (3) years.

GENERAL SUBDIVISION REGULATIONSZoning Ordinance Requirements CMC 15.2.107(2)

Each lot must meet the bulk and area requirements for the Residential Low Zone, which are as follows:

Proposed 2 Lots: 1441 N. Main Street Applicable Development Standards, Residential-Low Zone, CZC 12.32.1			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Width (at FY setbacks)	60 Feet	73.31 & 126.05 Feet	Yes
Site Standards			
Buildable Area	2,000 Square Feet	Undefined	Likely
Gross Density	4 Units Per Gross Acre	2 Proposed Lots – 0.92 acres (<i>net area</i>)	Yes

Improvements and Utility Easements Section CMC 15.2.107(3) and CMC 15.05.060

Utilities and services are likely available near or on-site for both lots. However, the applicant needs to provide all utility provider sheets verifying there are adequate services is available for the lots.

The required 10-foot public utility easement for both lots have NOT been shown. The configuration 7-foot side/rear easements also remains incomplete, at the writing of this report.

The applicant will still be responsible for paying any related fees and bonds related to any missing/damaged public improvements.

Storm Water and Drainage (CMC 15.05.050) – The applicant has provided a Storm Water Analysis. The City Engineer has not completed a review at this time to determine compliance with City Standards.

Lot Side Lines/Right Angles (CMC 15.05.020) – The subdivision plan depicts two (2) lots. However, the side lot lines do not fully reflect the expected lot configuration. The Planning Commission may recommend exceptions to this requirement upon showing of good cause. Since this small subdivision waiver, the Planning Commission may choose to require further review using preliminary and final plat reviews or may refer the conceptual plan and a lot line exception to the City Council for their review and acceptance [see CMC 15.05.020(d)].

The applicant has represented that due to topographical issues, the depicted lot configuration is being proposed. However, staff is concerned about creating a substantial underutilized area in the west/northwest area and believes a different configuration may be more appropriate to establish orderly development (see CMC 15.05.080). This matter will be further addressed in detail at the Planning Commission Meeting by staff and the applicant.

Driveway/Approach Configuration (CMC 11.01.060) – The tract to be developed is located along Main Street. The City is authorized to review and require street improvements along Main Street. However, as indicated earlier, only UDOT can review and approve a change of land use related to ingress/egress (driveways) from Main Street.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the small subdivision waiver/lot split for property at 1441 North Main Street; “I hereby make a motion for the Planning Commission to **TABLE** the small subdivision waiver request for Parcel **02-015-0002**, subject to the following directives:

- a. The subdivision plans shall be modified to address the minimum “buildable area” requirements of 2,000 square feet (see CZC 12.32.1).
- b. The subdivision plans shall be modified to address the required 10-foot front yard public utility easements and the 7-foot side/rear easements [see CMC 15.2.107(3)]
- c. For storm water management, the City Engineer needs to complete a review to determine compliance with City Standards and make needed recommendations (see CMC 15.05.050).
- d. The applicant shall provide copies of all applicable utility provider sheets verifying there are adequate services is available for the lots from entities deemed appropriate by ordinance and/or by City Staff (see CMC 15.05.060).
- e. The subdivision plans shall re-address the feasibility of a different lot configuration that is more appropriate to establish orderly development (see CMC 15.05.080).
- f. The applicant shall contact UDOT and provide written conformation or applicable acceptable terms for ingress/egress to the proposed lots (see - CMC 11.01.060).



Memorandum

To: Eric Defries
From: Jory Wahlen
Wasatch Civil Consulting Engineering
Date: October 20, 2021
Subject: Eric Defries – Storm Water Analysis

Wasatch Civil has performed a storm water analysis on the proposed subdivision located at 1441 North Main St in Centerville, Utah to determine compliance with Centerville City Standards and the impacts of the potential runoff to the adjacent properties.

Background

The existing site is located in a developed area on the west side of main street and neighbors single family residential homes to the north, south and west of the property. The property drains from east to west making it difficult to collect and discharge the runoff generated from the site to the Centerville City storm water system without significantly impacting adjacent properties. The site is densely vegetated with trees, shrubs, and other native vegetation. The NRCS Soil Mapping indicates that the soils consist primarily of Class A soils including Cobbly sandy loam.

Storm Water Analysis

The inability to discharge runoff to the Centerville City Storm Drain system require that the proposed subdivision retain runoff onsite. The dense vegetation and the soil types indicate that the proposed site has high infiltration rates and low runoff potential. Wasatch Civil analyzed the runoff generated from both a 100-Year Storm and a 25-Year Storm with the following assumptions:

- Lacking a discharge Wasatch Civil assumed an infiltration rate of 3-inch/hour. This assumption is based on a conservative infiltration range of 2 inch/hour to 6 inch/hour for similar soil types
- The proposed runoff would be retained along the western portion of the subdivision. Minor adjustments to the grade would result in approximately 2,500 SF of storage area for onsite retention.

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A summary of the detention requirements is shown in Table 1 and Table 2

C=0.25

A=0.926 Acres

Q_{Infiltration}=0.21 CFS

Table 1: 25-Year Storm Event

Duration	25-yr Storm Intensity	Q	Elapsed Time	Cumulative Volume	Cumulative Discharge	Difference
(min)	(in/hr)	(cfs)	(sec)	(ft ³)	(ft ³)	(ft ³)
10	3.63	0.84	600	504	126	378
15	3.00	0.69	900	625	189	436
30	2.02	0.47	1800	842	378	464
60	1.25	0.29	3600	1042	756	286
120	0.74	0.17	7200	1234	1512	-278
180	0.53	0.12	10800	1317	2268	-951

Table 1: 100-Year Storm Event

Duration	100-yr Storm Intensity	Q	Elapsed Time	Cumulative Volume	Cumulative Discharge	Difference
(min)	(in/hr)	(cfs)	(sec)	(ft ³)	(ft ³)	(ft ³)
10	5.41	1.25	600	752	126	626
15	4.48	1.04	900	934	189	745
30	3.02	0.70	1800	1259	378	881
60	1.86	0.43	3600	1551	756	795
120	1.08	0.25	7200	1801	1512	289
180	0.74	0.17	10800	1859	2268	-409

The analysis indicates that the retention requirements for the proposed subdivision would be approximately 464 CF for a 25-Year Storm or 881 CF for a 100-Year Storm

Recommendation

Based on the analysis Wasatch Civil recommends that the proposed subdivision regrade the western property line to ensure that the runoff is retained on site. The western portion of the property contains approximately 2500 SF which would only require minor grading to provide the necessary retention. This would also satisfy the storm water quality requirement to retain the 80th percentile storm. The grading should also include a vegetated overflow located near the property line of Lot 1 and 2 of the Sunset View Estates Subdivision to minimize potential impacts to the adjacent homes.

STORM WATER QUALITY REPORT

Date: October 20, 2021
Project Name: 1441 N Main St, Centerville, UT 84014
Design Engineer: Wasatch Civil Consulting Engineering – Jory Wahlen, P.E.
Page: 1 of 4

Receiving Water Impairments:

Is the project within a watershed that is 303(d) listed? No

Name of receiving water(s): Centerville storm drain facilities to the Great Salt Lake

Listed Impairment(s): None

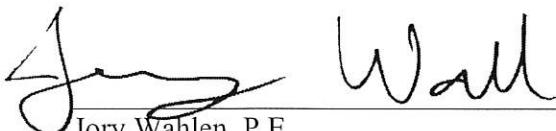
Does the watershed that has an approved TMDL? No

If yes:

Approved TMDL(s): None

Certification:

I have reviewed the storm water quality design and find this report to be complete, accurate, and current.


Jory Wahlen, P.E.
Wasatch Civil Consulting Engineering

Centerville City Review and Approval: _____

STORM WATER QUALITY REPORT

Date: October 20, 2021
Project Name: 1441 N Main St, Centerville, UT 84014
Design Engineer: Wasatch Civil Consulting Engineering – Jory Wahlen, P.E.
Page: 2 of 4

Project Information:

General Description: Lot Division.

Development Classification: Subdivision

Project Area: 0.93 acres

80th Percentile Storm Depth (in): 0.5 Inches

Area of Land Disturbance (ac): 0.93 acres

Project Impervious Area (ac): Streets = 0.0 acres (includes sidewalks, curb & gutter)
Homes = 0.32 acres* (roofs, driveways, sidewalk, sheds)
Total = 0.32 acres

Project Imperviousness (%): 34 %

Project Volumetric Runoff Coefficient for HSG = C: $R_v = (0.84)(i)^{1.302}$ (Guo, 2013)

$$R_v = 0.084$$

80th Percentile Volume (cf):

$$V_{goal} = (0.084) (0.93 \text{ acres}) ((0.5/12) \text{ feet}) = 0.009512 \text{ acre-feet} = 414.3 \text{ cf}$$

STORM WATER QUALITY REPORT

Date: October 20, 2021
Project Name: 1441 N Main St, Centerville, UT 84014
Design Engineer: Wasatch Civil Consulting Engineering – Jory Wahlen, P.E.
Page: 3 of 4

Subsurface Information:

Groundwater:

Depth to Groundwater (ft): 80 inches

Historical High Depth to Groundwater if known (ft): Unknown

Source: NRCS Soil Website.

Groundwater or Soil Contamination at Site: No

Soil Information

Source: NRCS Soil Website

Description: KIE2 – Kilburn cobbly sandy loam, 10 to 20 percent slopes, eroded. See additional properties below as obtained from the NRCS website.

Properties and qualities

Slope: 10 to 20 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Ecological site: R028AY306UT - Upland Gravelly Loam (Bonneville
Big Sagebrush)

Infiltration Rate (in/hr): 2 to 6 in/hr

Hydrologic Soil Group: A

STORM WATER QUALITY REPORT

Date: October 20, 2021
Project Name: 1441 N Main St, Centerville, UT 84014
Design Engineer: Wasatch Civil Consulting Engineering – Jory Wahlen, P.E.
Page: 4 of 4

Soil Contamination at Site: No

Dissipation:

General Standard - dissipation by infiltration in 48 hours

Infiltration Rate - 2 inches per hour (average)

Maximum Depth, $d = 48 \text{ hours} (2 \text{ inches/hour}) = 96 \text{ inches}$

LID Feasibility Evaluation:

The LID and Retention requirements are feasible for the proposed project. The existing vegetated drainage swells provide a filtering effect to limit the transport of pollutants downstream. Additionally, the dense vegetation significantly reduces the amount of retention that is required. With minor grading, the proposed project will effectively retain the 80th percentile storm event along the western portion of the property.

Other Water Quality Measures:

It is recommended that the property owner minimize the disturbance of the existing vegetation along the western portion of the property. The dense vegetation is the most effective method for reducing the amount of runoff and filtering the pollutants before they runoff onto adjacent properties.

**PLANNING
COMMISSION**

Staff Report
9/14/2022

Item No. 2.

Title: PUBLIC HEARING - Zone Map Amendment - Remove Hillside Overlay, Lots 101, 102, and 103 of the Rockwood Farms Subdivision - LEGISLATIVE DECISION

Initiated By: Staff

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

This matter was originally reviewed by the Commission on August 24, 2022. The current zoning map depicts that this tract of land is Zoned Residential-Low (R-L). Additionally, the lot is located in the Hillside Overlay Zone. A resident desires to make additional improvements to his property and the desired improvements likely exceed the maximum allowable lot coverage of the Overlay Zone. Whereas the base R-L Zone would allow additional room for the desired improvements.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 09-14-2022 PC Staff Report Zone Map Amendment, Remove Hillside Overlay, Lots 101, 102, 103 of Rockwood Farms Subdivision
2. Zone Map Amendment Submittal

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER

/APPLICANT: **MARK KNIGHT
975 NORTH 610 EAST
CENTERVILLE UT 84014
(mark_knight1@hotmail.com)**

PROPERTY LOCATION: 975 NORTH 610 EAST

PARCEL SIZE: **0.23 ACRES**

PARCEL NUMBER: **02-168-0102, LOT 102 ROCKWOOD FARMS SUBDIVISION**

APPLICATION: **ZONING MAP AMENDMENT – REQUEST TO REMOVE
OVERLAY ZONE**

STAFF RECOMMENDATION: **CONSIDER TABLING FOR FURTHER ANALYSIS**

CURRENT REPORT BACKGROUND

As the Planning Commission is aware, this matter was originally review by the Commission on August 24, 2022. At that meeting, the Commission **TABLED** the matter as follows:

*“I hereby make a motion for the Planning Commission to **TABLE** the Zone Map Amendment for land parcel **02-168-0102, Lot 102 Rockwood Farms Subdivision** to be removed from the Hillside Overlay Zone. Additionally, the Planning Commission directs staff to expand the request for removal to include Lot 101 and Lot 103 of the Rockwood Farms Subdivision and provide the applicable notices required by ordinance. Afterwards, at a subsequent meeting and hearing, the Planning Commission will determine the appropriate recommendation to make to the City Council.*

Afterwards, the Planning Staff prepared and sent the required additional noticing, as required by state statute and the City’s Zoning Ordinance. The rest of this report will now address the three (3) parcels involving ***Lots 101, 102, and 103 of the Rockwood Farms Subdivision.***

REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, CZC 12-21-080(e)

1. Whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives, and policies of the General Plan;

These lots are located with Neighborhood 3, Northeast Centerville, General Plan Section 12-480-4. The neighborhood plan with regards to Residential Development Policies are:

- a. *To maintain compatibility with the style of development presently existing in this area, all future residential development in northeast Centerville should be low density single family.*
- b. *Northeast Centerville is located almost entirely on the foothills of the Wasatch Mountains. Low density residential development will have the least impact on these sensitive hillside areas. Care must be taken in all development to consider and mitigate the impact upon the hillside environment.*

Staff Comment: The purpose of the Hillside Overlay Zone is “to insure that urban development in these sensitive areas be guided in a manner that will minimize the potential for flooding, erosion, and other environmental hazards and will protect the natural scenic beauty of the foothills.”

The Overlay Objectives to be achieved can be summarized as:

- *Minimize Grading and Earthwork when Developing*
- *Retain Trees and Native Vegetation*
- *Mitigate Roadway Scaring of Hillsides*
- *Leave Ample Room for Surface Drainage, Landscaping, and Circulation*
- *Maintain Low Density Development*
- *Mitigate Erosion*
- *Preservation of Open Space & View Shed Preservation.*

According to Davis County Records, all three (3) homes were developed in 1997 and the original subdivision was recorded in May of 1996. At that time, the Hillside Overlay Zone was in effect. Staff is not clear what applicable overlay provisions were also in place at the time of approval and recording. However, overtime two of the properties appear to have already made improvements that may not fully account for/comply with the current 40% limitation.

2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

AND

3. The extent to which the proposed Zoning Map amendment may adversely affect adjacent property;

Staff Comment: Staff has reviewed the matter and is of the opinion that the three (3) lots adjacent to each other are some of the smallest of lots of the subdivision (10,000 to 12,000

vs 15,000 to 18,000 sq. ft.). Additionally, it visually appears that these three (3) adjacent lots likely already exceed the 40% maximum improvement limitation. During the Development Review Committee's review of the request, the City Engineer indicated that these three lots have similar grades to the adjacent lots in the Subdivision to the west (e.g. *Shadow Mountain Subdivision*).

The Shadow Mountain Subdivision was recorded in July of 1992. Most of the Shadow Mountain Lots are 10,000 to 12,000 Sq. ft. Both Subdivisions were Zoned R-1-10 at the time of their development, requiring a minimum lot size of 10,000 sq. ft. Therefore, staff is of the opinion that the subject lot and the surrounding adjacent lots are likely all part of the transitional edge up into the eastern foothill area that is the main focus of the Hillside Overlay Zone.

4. **For proposed Zoning Map amendments, the adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.**

Staff Comment: Since these lots are located amongst already developed subdivisions, all utility services, police/fire protection, and other services are being provided, are present and/or available.

PLANNING STAFF RECOMMENDATION

(SUGGESTED MOTION) *"I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the Zone Map Amendment for **Lot 101, Lot 102 and 103 of the Rockwood Farms Subdivision** to be removed from the Hillside Overlay Zone."*

SUGGESTED REASONS FOR THE ACTION:

- a) *The Planning Commission finds that the proposed zone map amendment and associated allotted density is consistent with the General Plan for Neighborhood 3, Northeast Neighborhood. [12-48-4].*
- b) *The Planning Commission finds that the purpose of the Hillside Overlay Zone is "to insure that urban development in these sensitive areas be guided in a manner that will minimize the potential for flooding, erosion, and other environmental hazards and will protect the natural scenic beauty of the foothills."*
- c) *The Planning Commission finds that the subject lots have a similar grade and size to the adjacent surrounding subdivision to the west.*
- d) *The Planning Commission finds that the existing and desired improvements of at least two of the lots already exceeds the maximum allowable lot coverage of 40% (see original applicant's narrative and testimony of Planning Commission of August 24, 2022). Whereas the base R-L Zone would allow up to 60% of the lots for desired improvements.*
- e) *The Planning Commission finds that amendment is harmonious with the overall character of existing development in the adjacent vicinity of the subject property.*

- f) The Planning Commission finds that the current developed improvements of these lots have not and would not likely have an adverse effect on adjacent lots.*
- g) Therefore, the Planning Commission finds that the request for removal of the three (3) lots from the Hillside Overlay ought to be approved.”*



CENTERVILLE CITY

ZONE MAP AMENDMENT APPLICATION

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

NAME OF PROJECT MARK KNIGHT
PROJECT ADDRESS 975N 610E, CENTERVILLE, UT, 84014
(R-L)
ZONING Hillside OVERLAY PARCEL #(S) 02-168-0102 ACREAGE 0.23
PROPOSED USE OF PROPERTY Principal Residence

APPLICANT / AGENT INFORMATION

NAME MARK KNIGHT COMPANY NAME _____
MAILING ADDRESS 975N 610E CITY / ST / ZIP CENTERVILLE / UT / 84014
PHONE 801-556-9332 FAX _____ EMAIL mark_knight1@hotmail.com
SIGNATURE OF APPLICANT/AGENT Mark Knight See Note 1 DATE 7/24/2022

PAID

PROPERTY OWNER INFORMATION (1)

NAME MARIE KNIGHT COMPANY NAME JUL 26 2022
MAILING ADDRESS 975N 610E CITY / ST / ZIP CENTERVILLE / UT / 84014
PHONE 801-556-9332 FAX _____ EMAIL marie_knight1@hotmail.com
SIGNATURE OF PROPERTY OWNER Mark Knight See Note 1 DATE 7/25/2022

PROPERTY OWNER INFORMATION (2)

NAME ANDREA KNIGHT COMPANY NAME _____
MAILING ADDRESS 975N 610E CITY / ST / ZIP CENTERVILLE / UT / 84014
PHONE 801-556-9899 FAX _____ EMAIL 02.knights@gmail.com
SIGNATURE OF PROPERTY OWNER A.M. knight See Note 1 DATE 7/25/2022

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

Date Rec'd	<u>7-26-22</u>	Rec'd / Initials	<u>CS</u>	Assigned Project Name	<u>Knight Zone Map Amend to R-L No Overlay</u>
Fee/Deposit Attached	<u>Y</u> or N	Amount Fee Paid	<u>\$ 400.00</u>	Amount of Deposit Paid	ACTUAL LEGAL/ENG COSTS Check #: <u>2094</u>

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

The purpose of this extract is to document the basis for requesting the change in zone mapping. Accordingly, the request is to change the zone of the lot from Hillside Overlay to removing the Overlay component such that the zoning would remain as R-L under the code.

The purpose of removing the overlay component is to allow us to complete some building fixtures that likely would exceed the 40% impervious coverage of the lot according to the code. Therefore the request is to remove the limitation Overlay which would still result in the property being primary residence or R-L, however, would afford us the opportunity to complete the remaining fixtures because the impervious coverage would increase to 60%.

From discussion with the City Planner – Corey Snyder we noted that likely the subdivision initially was all zoned hillside overlay. However, this lot and the lots either side do not appear to have a slope exceeding 30%, in fact, the front and back yards are relatively flat and there are no current water run off issues. Therefore our request is to remove the Overlay element of the zone for the lot due to it not being slopy and due to the water being currently appropriately retained.

The fixtures we are planning on building include a pergola and roof over our deck. Due to these new items, we already would have exceeded the 40% limit due to the property being zoned Hillside Overlay.

The deck and pergola will be consistent with other surrounding properties and will enable us to cool the house down effectively from the Western Sun in the summer time and allow us to enjoy our back yard.

The property will have sufficient storm water systems in place to capture and retain water on site.

RECEIVED JUL 26 2022

**PLANNING
COMMISSION**

Staff Report
9/14/2022

Item No. 3.

Title: FINAL SITE PLAN - Parrish Creek Business Park Lots 1,3, and 4, 1160 N 950 W - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The City Council recently approved a PDO Amendment for the Parrish Creek Business Park Lots 1,3, and 4. The Applicant is now requesting a Final Site Plan Approval for the proposed new layout for the remaining undeveloped portion of the project.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 09-14-2022 PC Staff Report, Parrish Creek B - Final Site Plan Application Review
2. Parrish Creek B Final Site Plan Submittal
3. Parrish Creek Building B - Landscaping Plan
4. Parrish Creek Building Elevations

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

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNER: RIMINI PROPERTIES

**AGENT: TOM STUART CONSTRUCTION
c/o CASEY CALL
259 S RIVERBEND WAY
NORTH SALT LAKE, UT 84054
(casey@tomstuart.com)**

**PROPERTY: 1160 NORTH 950 WEST
PARRISH CREEK BUSINESS PARK LOTS 1,3, AND 4**

**ZONING: INDUSTRIAL HIGH/PLANNED DEVELOPMENT
(I-H/PD)**

APPLICATION: REQUEST FOR FINAL SITE PLAN APPROVAL

RECOMMENDATION: CONSIDER APPROVAL

BACKGROUND

As the Planning Commission is aware, the City Council recently approved a PDO Amendment and Conceptual Site Plan for the Parrish Creek Business Park Lots 1,3, and 4. The Applicant is now requesting a Final Site Plan Approval for the proposed new layout for the remaining undeveloped portion of the project.

PDO/CONCEPTUAL PLAN CONDITIONS OF APPROVAL

The approved Planned Development Overlay Amendment for the Parrish Creek Subdivision, Lots 1, 3, and 4 was subject to the following conditions:

- 1. The Amendments of the PDO Approval and Conceptual Site Plan shall consist of the following elements:*
 - a) **Alteration #1** - Combine Lots 1, 3, and 4 into a singular development site.*
 - b) **Alteration #2** – Reduce the numbers of buildings from four to two (one existing/one proposed).*

- c) **Alteration #3** – Develop additional parking that functions also as an outdoor storage area labeled Yard “A” for the various users.
 - d) **Alteration #4** – Allow for the option to convert the proposed Yard “A” into an additional building if applicable development codes and regulations allow in the future. Such conversion shall be subject to obtaining a Site Plan Amendment, in accordance with the applicable City Ordinances.
 - e) **Alteration #5** – Create a fleet vehicle parking secured area to the northwest corner of the development.
 - f) **Alteration #6** – Create a new landscaping design plan for developing the rest of the business park.
 - g) **Alteration #7** – Relocate the approved outdoor passive feature (pavilion & table) from near the end of the cul-de-sac to the southern end of the site associated with the new proposed building. A pedestrian path will be constructed leading to the feature.
2. All further development approvals and permits shall be deemed consistent by the approving authority, applying the amended PDO Approval and Conceptual Site Plan submitted to the City, as shown on the following exhibit sheets:
 - a. Sheet AS.1 – Site Plan, dated June 30, 2022
 - b. Sheet L-1 through L-4 – Landscaping Plan with berm [i.e. Parrish Creek Building B - Proposal 2], dated June 30, 2022.
 3. A Final Site Plan shall be submitted in accordance with the provisions of the Zoning Ordinance, and the submittal shall also address the following:
 - a. Compliance with applicable Off-street Parking Standards of CZC 12.51, Off-street Parking for uses being proposed
 - b. Compliance with applicable Landscaping and Screening Standards of CZC 12.51, Landscaping and Screening.
 - c. The use of chain link fencing with slats shall be upgraded to a non-reflective coating with slats of a natural tone, consistent with the design of the SCP Zone across the Legacy Highway, as deemed acceptable by the approving authority at Final Site Plan Approval.
 - d. The height of the chain link fence shall be limited to six feet (6') and no security measures on top of the fence shall be used such as razor or barbed wire.
 4. All other applicable PDO and Development Agreement Approval provisions shall remain in effect that have not been amended by this Approval.
 5. A Subdivision Plat Amendment petition shall be submitted in accordance with CMC 15.09.020, Plat Amendments, which shall be secured and recorded prior to issuance of a building permit for the new building.
-

FINAL SITE PLAN SUBMITTAL REVIEW – CZC 12.21.110(e)**A. PDO/Conceptual Site Plan Compliance Review**

Project Site Plan – The Final Site Plan appears to substantially comply with the PDO/Conceptual approval.

PDO Approved Architectural Design, Features and Color Scheme – The Final Site Plan elevation plans appear to substantially comply with the original PDO Design expectations. The building design consists of the concrete tilt-up panels in the same manner of the previously developed buildings.

B. I-H Development Approval Standards of CZC 12.35 are summarized, as follows:

1. I-VH Zone Uses Allowed - According to the Zoning Ordinance, general commercial type uses are mostly “permitted uses” within the Industrial-High (I-VH) Zone.

I-H Base Zone Development Standards CZC 12.35.300			
	Requirement	Depicted	Compliance
Maximum Building Height	35 Feet	39’ 4”	Yes
Setback Front	20 Feet	> than 20 feet	Yes
Setback, Sides	1 Foot	> than 1 foot	Yes
Setback Rear	0 Feet	20 feet	Yes
Maximum Floor Area per Building	50,000 sq ft*	31,587 sq ft	Yes* *Original PDO granted Bldg. A to be a larger size in 2017
Outside Storage	Permitted	Yard Area “A”	Yes* Note: Fencing/Screening meets PDO Approval Requirements.

2. Other Applicable Industrial Development Standards CZC 12.35.060

- **Parking, Chapter CZC 12-52** – The parking schedule for the Site Plan indicates a mix of office and warehouse. The Office use requires 5 stalls per 1,000 sq. ft. of space. This equates to a general requirement of 46

parking stalls. The Warehouse Use (i.e. 50 employees' calculation) requires 50 stalls. The total required stall count is 96 stalls, and 105 stalls are provided. Additionally, there is a fleet parking capacity of 12 stalls and the storage yard capacity of 55 stalls. Thus, the site total count is 172 parking stalls.

Note: The existing larger building was previously approved as a "office/manufacturing use" in 2017, which provided 93 parking stalls at that time.

- **Landscaping, Chapter 12-51** – The applicant has submitted an Final Landscaping Plan, which is consistent with the PDO/Conceptual Site Plan approvals.
- **Screening, Section 12-51-110** - According to Section 12-51-110 of the Zoning Ordinance, the dumpsters and outdoor storage areas must be screened from view by a wall or fence that is at least 6 feet in height, provides complete visual screening and be compatible in material and color with the main building.

The Final Site Plan depicts dumpsters, however, the design an materials selections are missing to ensure compliance with the design expectations of CZC 12.51.110(b).

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

C. **Other Applicable Development Matters**

- 1) CMC 15.09 and CZC 12.21.110(g) – This project is part of a previous developed subdivision. Since, the Final Site Plan proposes to combine lots of the subdivision, a subdivision plat amendment is required and must be approved by the City Council. Additionally, the construction plans for the relocation/alteration of site improvements will be required to some extent. Such construction plans needs to be deemed acceptable to the City Engineer.
- 2) CZC 12.21.110(e)(2)(C)(iv) – The following Utility Provider Letters are needed to ensure adequate services can be provided:
 - ✓ South Davis Sewer District

- ✓ South Davis Metro Fire Agency
- ✓ Dominion Energy

PLANNING STAFF RECOMMENDATION

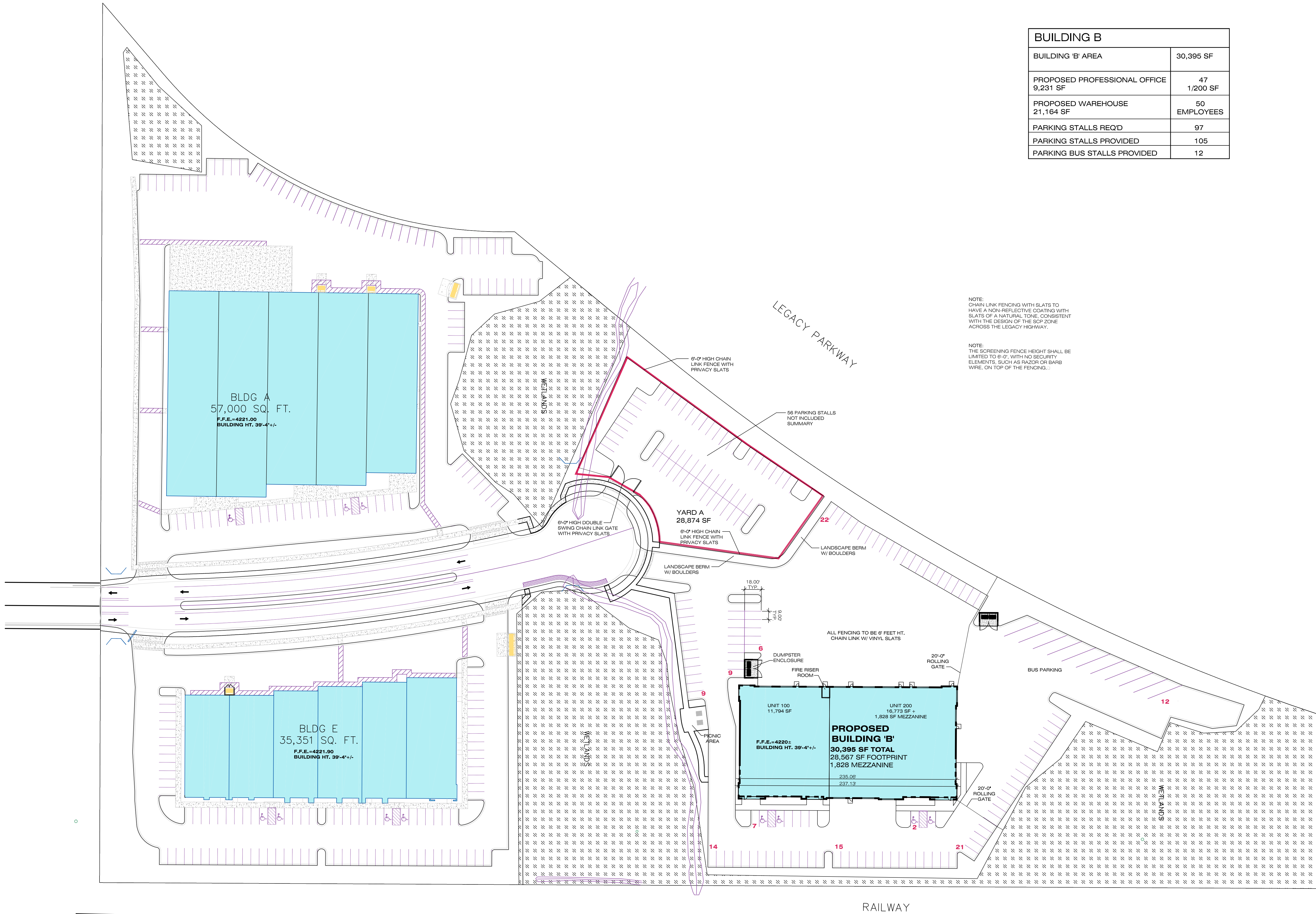
[SUGGESTED MOTION] – Planning Commission Motions to **APPROVE** the submitted **Final Site Plan** for the Parrish Creek Subdivision, Lots 1, 3, and 4, **subject to the following conditions** [as allowed by CZC 12.21.110(f)(3)]:

1. *This Final Site Plan Approval is subject to submitted site plan, building elevation plan, and landscape plan, as presented to the Planning Commission on September 14, 2022, or as altered by this approval or that may be amended in accordance with City Ordinances in the future.*
2. *A Subdivision Plat Amendment petition shall be submitted in accordance with CMC 15.09.020, Plat Amendments, which shall be secured with a City Council review and approval and also recorded prior to issuance of a building permit for the new building.*
3. *The Applicant shall submit the construction plans for the relocation/alteration of site improvements that are deemed required. Such construction plans shall be deemed acceptable to the City Engineer.*
4. *The Final Site Plan shall be altered/modified and resubmitted, as follows:*
 - a. *Address the dumpster enclosure design materials, which must be compatible with the design of the Main Building.*
 - b. *Address the use and placement location for allowable monument signs, if desired.*
 - c. *Confirm compliance with the screening requirements (as viewed from a public street) of all roof top and ground-mounted utility equipment.*
 - d. *Address the use of outdoor lighting and the required shielding for outdoor lighting fixtures.*
5. *The Applicant shall submit the following Utility Provider Letters to ensure adequate services can be provided:*
 - *South Davis Sewer District*
 - *Dominion Energy*
 - *Pacific Corp*
6. *All Final Site Plan alterations/modifications related to the approval conditions shall be reviewed deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.*
7. *Any dispute that arises regarding compliance with the Final Site Plan approval by the Zoning Administrator shall be re-submitted to the Planning Commission for further review and decision.*

SUGGESTED REASONS FOR THE ACTION:

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

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



BUILDING B	
BUILDING 'B' AREA	30,395 SF
PROPOSED PROFESSIONAL OFFICE 9,231 SF	47 1/200 SF
PROPOSED WAREHOUSE 21,164 SF	50 EMPLOYEES
PARKING STALLS REQ'D	97
PARKING STALLS PROVIDED	105
PARKING BUS STALLS PROVIDED	12

NOTE:
CHAIN LINK FENCING WITH SLATS TO
HAVE A NON-REFLECTIVE COATING WITH
SLATS OF A NATURAL TONE, CONSISTENT
WITH THE DESIGN OF THE SCP ZONE
ACROSS THE LEGACY HIGHWAY.

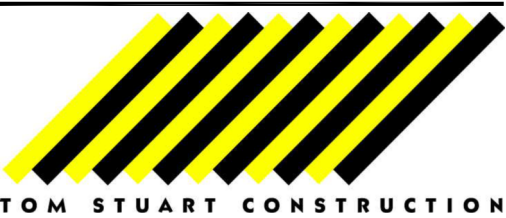
NOTE:
THE SCREENING FENCE HEIGHT SHALL BE
LIMITED TO 6'-0", WITH NO SECURITY
ELEMENTS, SUCH AS RAZOR OR BARB
WIRE, ON TOP OF THE FENCING.



SAMUEL J. BRADY
ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED
FOR TENANT APPROVAL OF THE
SPACE NOTED AND IS NOT FOR
CONSTRUCTION. ACTUAL SITE
DIMENSIONS COULD VARY.



259 South Riverbend Way
Suite 100
North Salt Lake, Utah
84054
(801) 936-3446
FAX: (801) 936-8633



PARRISH CREEK BUSINESS PARK
BUILDING 'B'
CENTERVILLE, UTAH

SITE PLAN

SCALE: 1" = 50'-0"
AUGUST 9, 2022
2158403SM.dwg

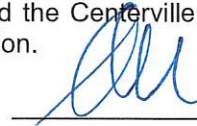
AS.1

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah }
COUNTY OF Davis }ss
}

I (We), Rimini Properties, LLC, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.



(Property Owner)

(Property Owner)

Subscribed and sworn to me this 18th day of August, 2022.



(Notary Public)

Residing in Weber, Utah

My Commission Expires 6/23/24

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ____ day of _____, 20____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

Residing in _____, Utah

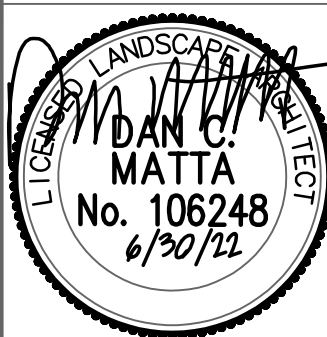
My Commission Expires _____

[illegible]

<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	Acer grandidentatum / Bigtooth Maple	B # B	2"Cal	22
	Cercis canadensis / Eastern Redbud	B # B	2"Cal	9
	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B # B	2"Cal	15
	Gleditsia tnacanthos inermis `Shademaster` TM / Shademaster Locust	B # B	2"Cal	21
	Pyrus calleryana `Chanticleer` / Chanticleer Pear	B # B	2"Cal	12
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>		
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal		65
	Caryoptens x clandonensis `Dark Knight` / Blue Mist Shrub	2 gal		11
	Hemerocallis x `Pardon Me` / Pardon Me Daylily	1 gal		24
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal		32
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper	2 gal		28
	Miscanthus sinensis `Gracillimus` / Maiden Grass	2 gal		53
	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	2 gal		61
	Perovskia atroplicifolia `Blue Spires` / Russian Sage	2 gal		7
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal		73
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	
	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
<u>MULCHES / ROCK</u>				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,80G S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES # BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,72G S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES # BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES # BLACKS) OVER DEWITT PRO 5 WEED BARRIER	6,844 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
	6-18 CF LANDSCAPE BOULDER	1 G EACH		

0 50 100 150 feet

SCALE: 1" = 50'



SHEET:
L-1

NO.	REVISIONS	BY	DATE

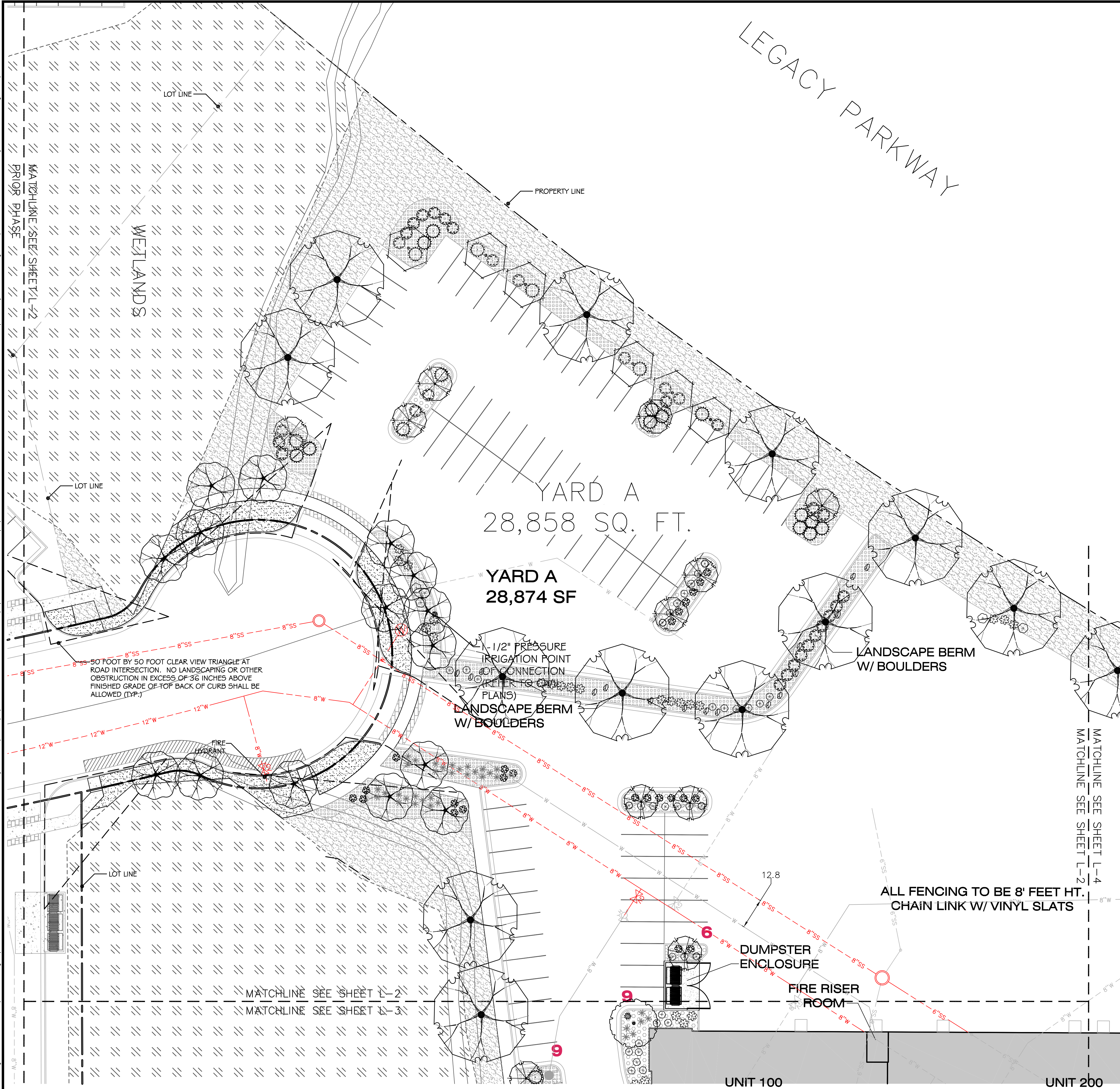
PROJECT PROFESSIONAL: DCM
 DESIGNER: DCM

**PLANNING, LANDSCAPE
ARCHITECTURE & SITE
DESIGN SERVICES**
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.forstledesigngroup.com

ForeSite
Design Group, L.C.

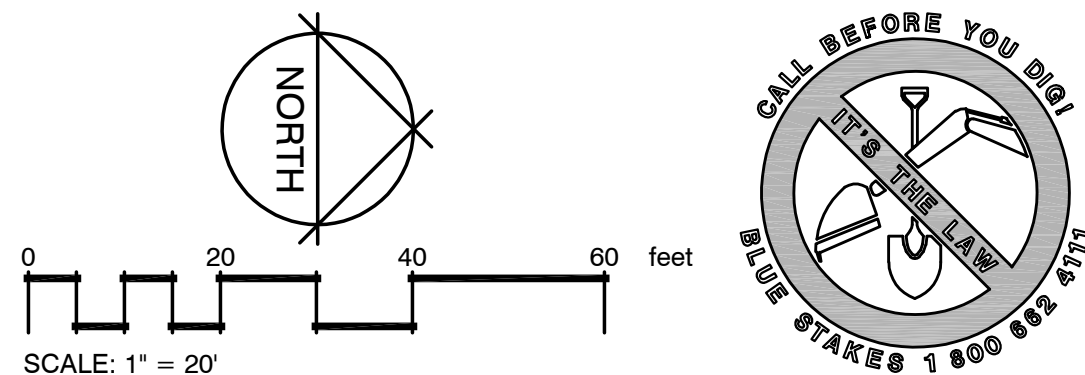
**PARRISH CREEK - BUILDING B
OVERALL LANDSCAPE PLAN**
1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, LC shall be without liability to Foresite Design Group, LC.



PLANT SCHEDULE TOTAL PROJECT				
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
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	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1 - 1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	6,844 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
	8-18 CF LANDSCAPE BOULDER	16 EACH		

NOTES:
1. SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE FRONT FACE OF CURB.
4. IRRIGATION SYSTEM TO BE EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
5. ROCK MULCHES TO COMPLIMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
6. CONTRACTOR TO REFER TO CIVIL PLANS FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION GENERATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1V) NOTIFY LANDSCAPE ARCHITECT.
7. DECIDUOUS TREES TO BE A MINIMUM OF 2" CALIPER MEASURED 12 INCHES ABOVE GROUND GRADE WHEN PLANTED.
8. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.



NO.

REVISIONS

BY

DATE

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES

DRAPER, UTAH 84020

PHONE: 801.841.7464

www.foresitedesigngroup.com

PROJECT PROFESSIONAL: DCM

DESIGNER: DCM

FORESITE

Design Group, L.C.

PARRISH CREEK - BUILDING B

LANDSCAPE PLAN

1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

LICENSED LANDSCAPE ARCHITECT

MDAN C. MATTIA

No. 106248

6/20/22

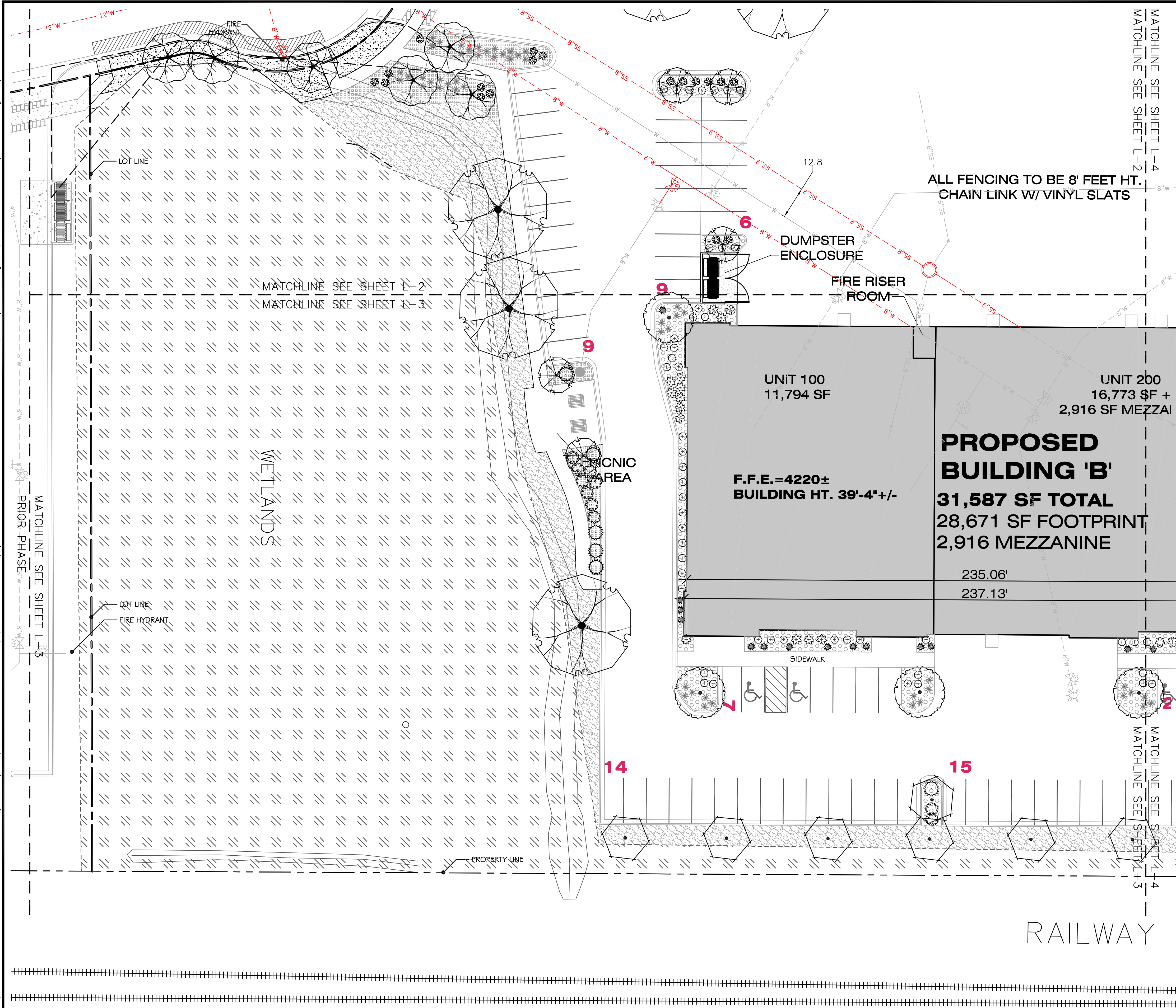
SHEET:

L-2

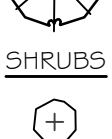
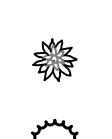
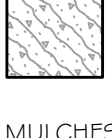
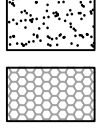
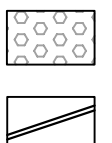
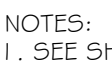
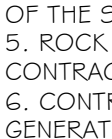
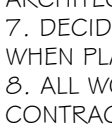
FILE NAME: FDG-244

SCALE: 1"=20'

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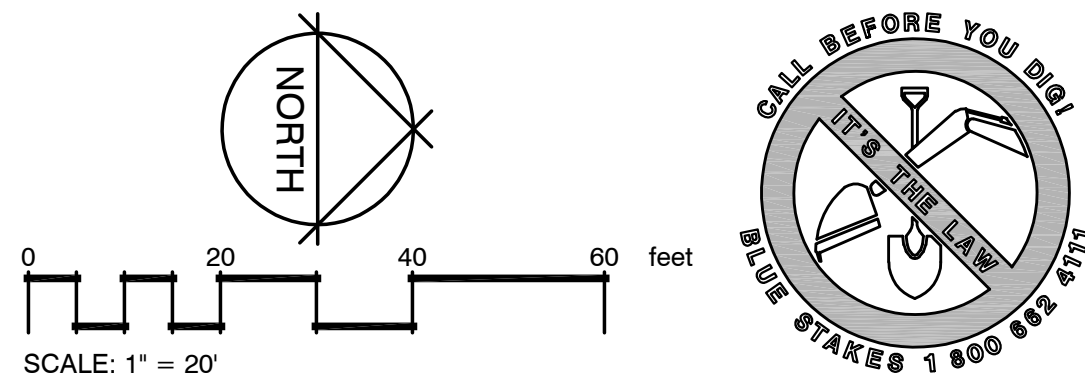


PLANT SCHEDULE TOTAL PROJECT

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	Perovskia atriplicifolia "Blue Spires" / Russian Sage	2 gal		7
	Rhus aromatica "Gro-Low" / Gro-Low Fragrant Sumac	2 gal		73
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	6,844 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
	6-18 CF LANDSCAPE BOULDER	16 EACH		

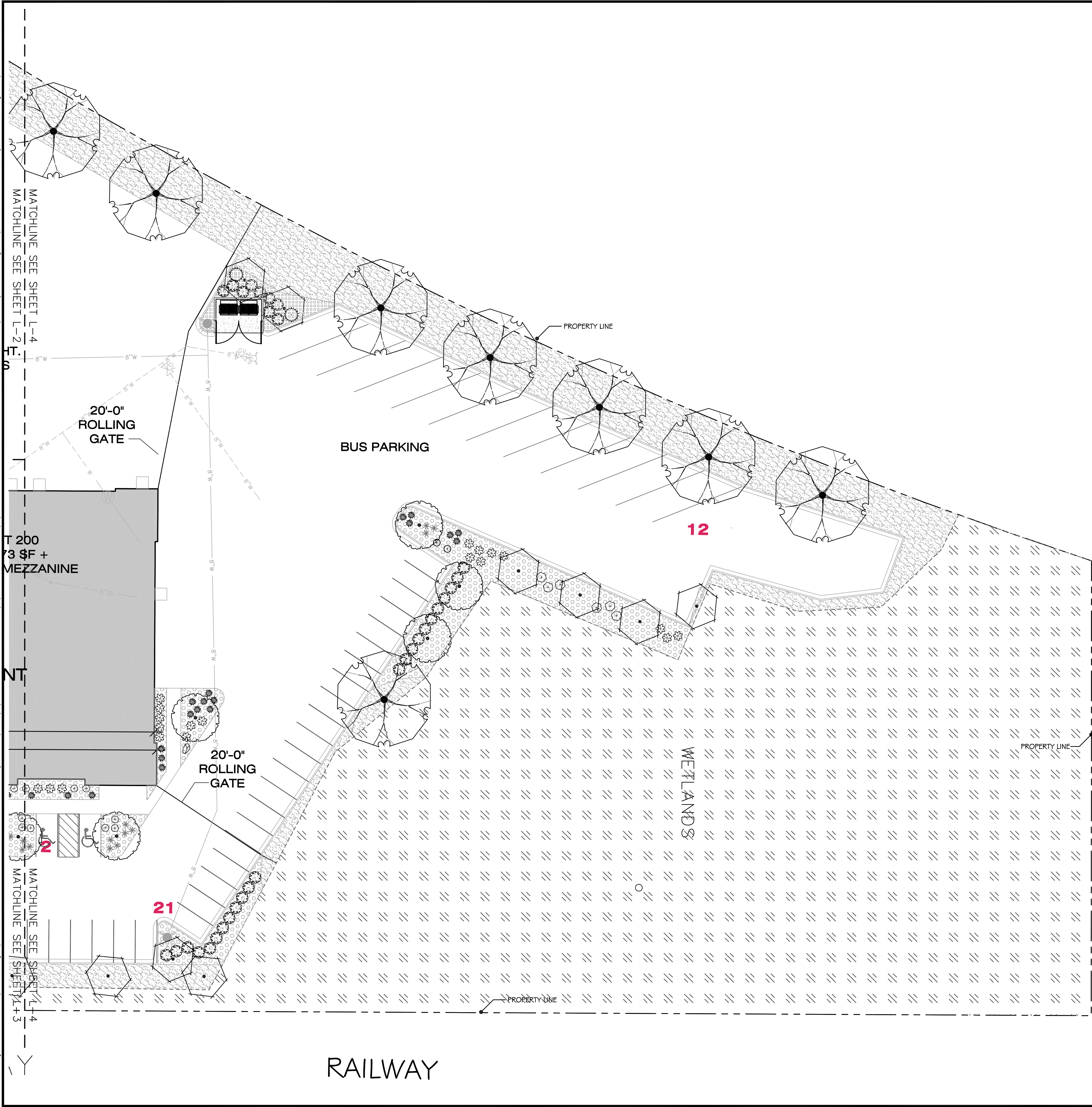
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4. IRRIGATION SYSTEM TO BE EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
5. ROCK MULCHES TO COMPLEMENT A BLEND WITH ARCHITECTURAL MATERIALS AND COLORS.
6. CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
7. CONTRACTOR TO REFER TO CIVIL PLANS FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION VARIATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1V) NOTIFY LANDSCAPE ARCHITECT.
- 7.1. DECIDUOUS TREES TO BE A MINIMUM OF 2" CALIPER MEASURED 12 INCHES ABOVE GROUND GRADE WHEN PLANTED.
8. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.



	PARRISH CREEK - BUILDING B LANDSCAPE PLAN 1050 NORTH 950 WEST CENTERVILLE, UTAH 84014		ForeSite Design Group, L.C.		PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES 13892 ARROW CREEK DRIVE DRAPER, UTAH 84020 PHONE: 801.641.7464 www.foresitedesigngroup.com	NO. REVISIONS BY DATE
SHEET: L-3		PROJECT PROFESSIONAL: DCM DESIGNER: DCM				
FILE NAME: FDG-244 SCALE: 1"=20'						

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PLANT SCHEDULE TOTAL PROJECT				
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple	B # B	2"Cal	22
	Cercis canadensis / Eastern Redbud	B # B	2"Cal	9
	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B # B	2"Cal	15
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B # B	2"Cal	21
	Pyrus calleryana `Chanticleer` / Chanticleer Pear	B # B	2"Cal	12
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal		65
	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	2 gal		11
	Hemerocallis x `Pardon Me` / Pardon Me Daylily	1 gal		24
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal		32
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper	2 gal		28
	Miscanthus sinensis `Gracillimus` / Maiden Grass	2 gal		53
	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	2 gal		61
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal		7
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal		73
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1 - 1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	6,844 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
	8-18 CF LANDSCAPE BOULDER	16 EACH		

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0 20 40 60 feet
SCALE: 1" = 20'

PLANNING, LANDSCAPE ARCHITECTURE & DESIGN SERVICES
1050 NORTH 950 WEST, SUITE 200
CENTERVILLE, UTAH 84014
PHONE: 801.841.7464
WWW.FORESITEDESIGNGROUP.COM

Foresite
Design Group, L.C.

PARRISH CREEK - BUILDING B
LANDSCAPE PLAN

1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

SHEET:
L-4

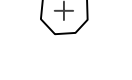
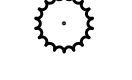
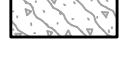
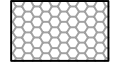
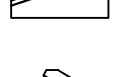
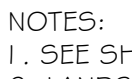
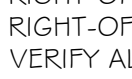
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NO. REVISIONS BY DATE

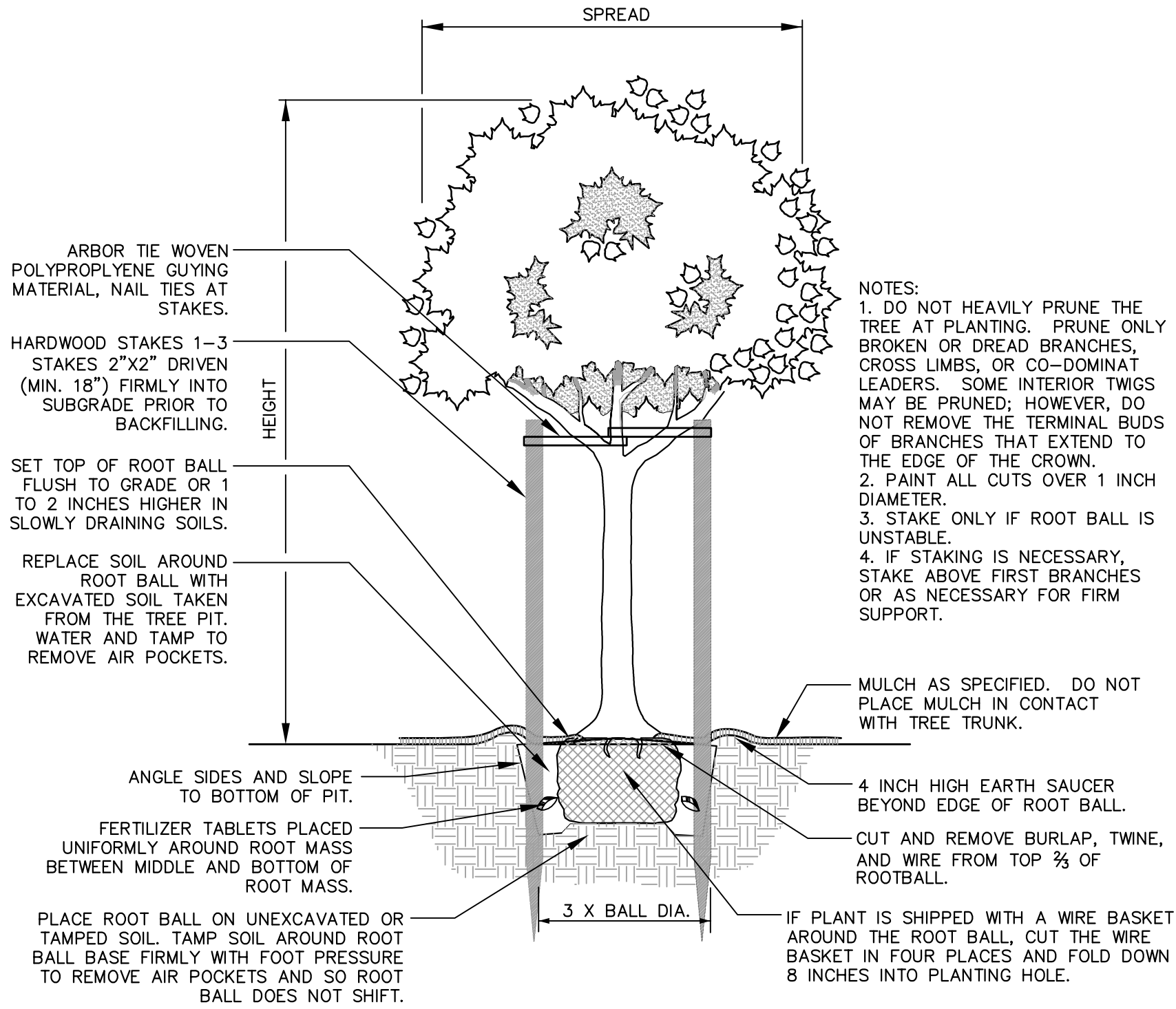
PROJECT PROFESSIONAL: DCM DESIGNER: DCM

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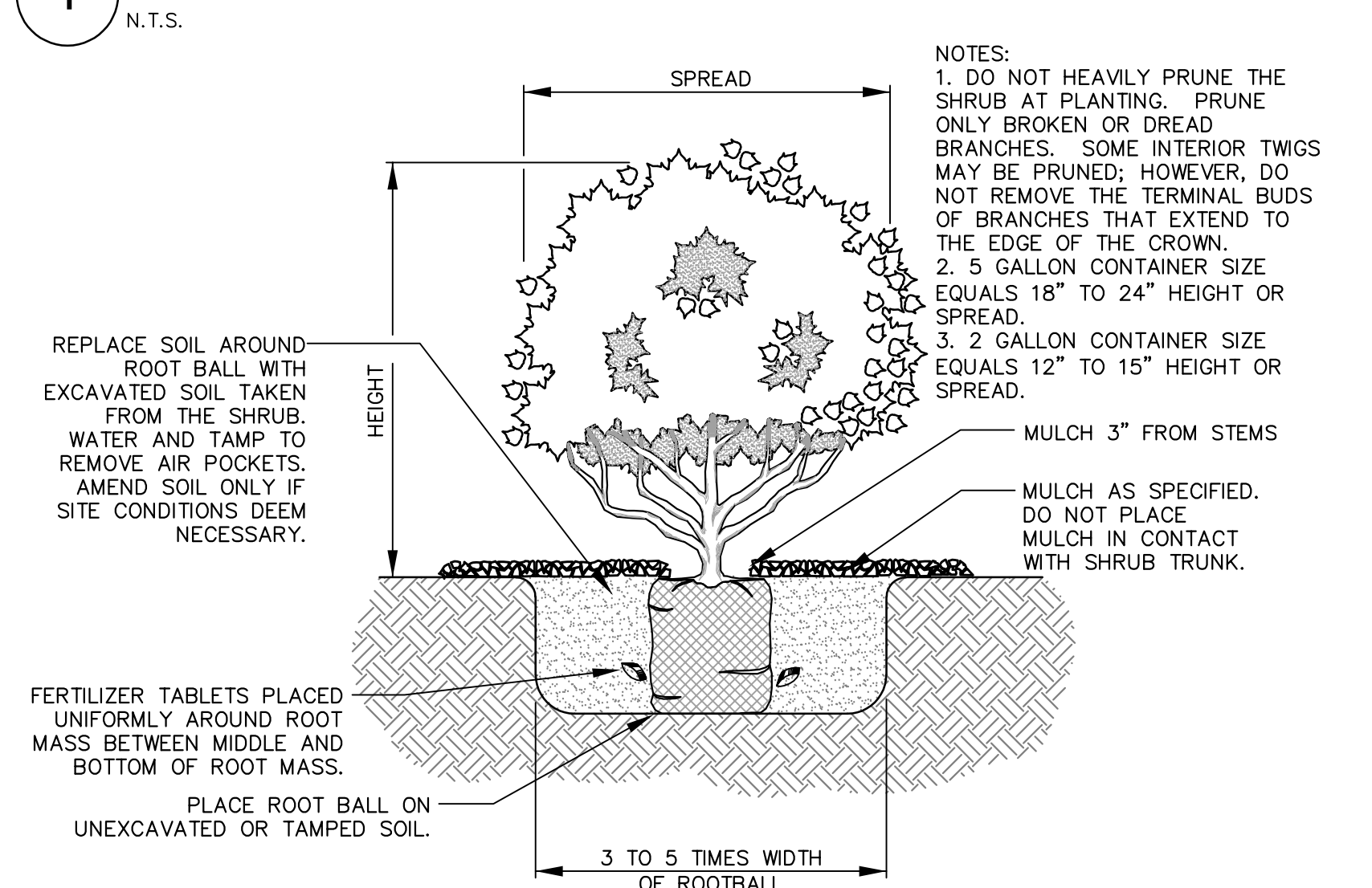
PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	<i>Acer grandidentatum</i> / Bigtooth Maple	B # B	2"Cal	22
	<i>Cercis canadensis</i> / Eastern Redbud	B # B	2"Cal	9
	<i>Crataegus crus-galli</i> `Inermis` / Thornless Hawthorn	B # B	2"Cal	15
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	<i>Miscanthus sinensis</i> `Gracillimus` / Maiden Grass	2 gal		53
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	CONCRETE MOW STRIP - REFER TO SHEET L-5			
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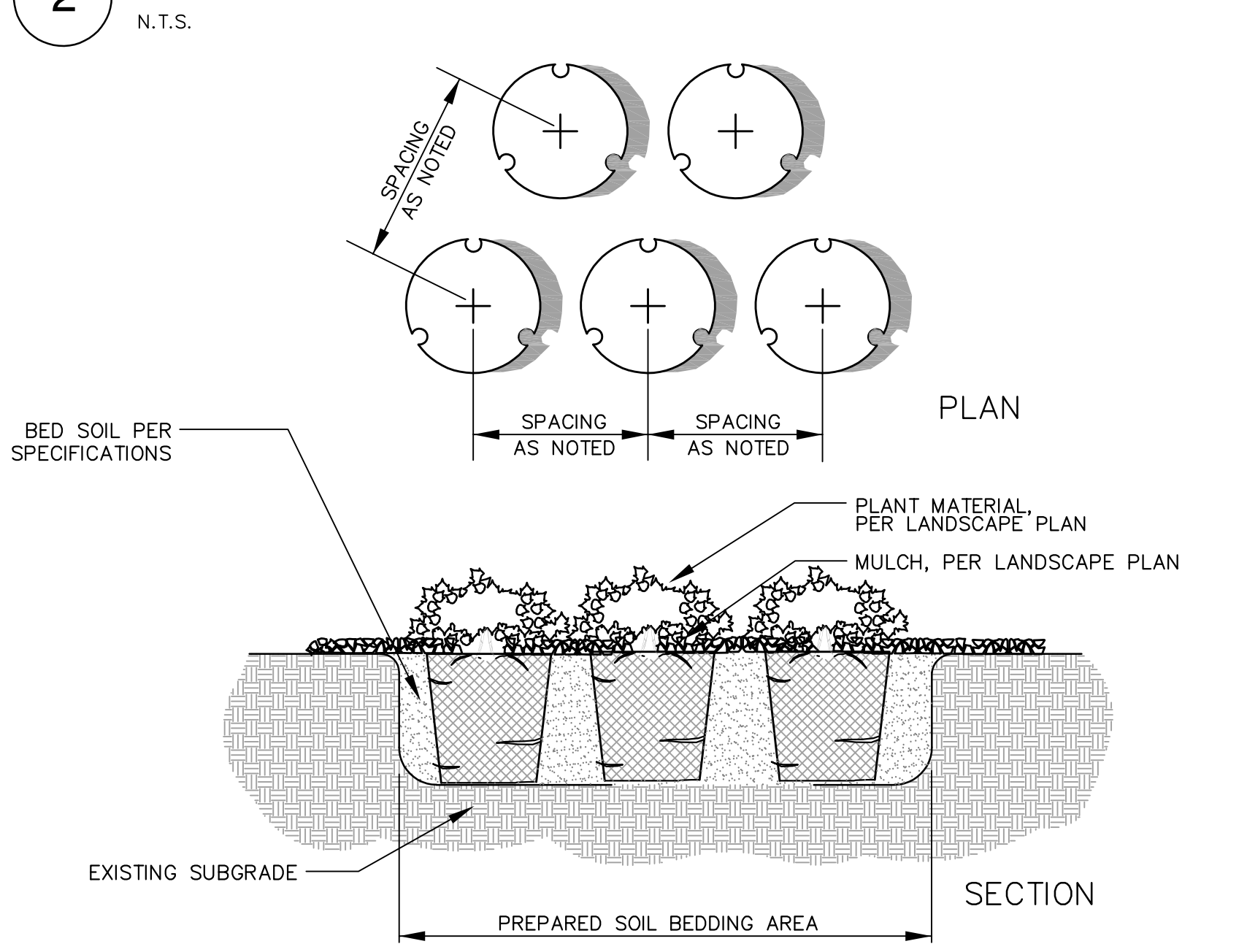
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1 TREE PLANTING AND STAKING



2 SHRUB AND ORNAMENTAL GRASS PLANTING



3 GROUND COVER, ANNUAL, AND/OR PERENNIAL PLANTINGS

N.T.S.

PLANTING NOTES:

- LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
- CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.
- CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.
- LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY. DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
- PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.
- EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.
- SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1 000 SQUARE FEET. TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.
- TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.
- SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASS TO BE "CHAUNSHARE FARMS IMPERIAL BLUE" (OR EQUIVALENT) WHICH IS A "WATER-WISE TURF". INSTALL AND MAINTAIN PER GROWER'S SPECIFICATIONS.

- MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

- FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

- TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

- TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

- LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

- ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

- SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

- SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2012 APWA "MANUAL OF STANDARD SPECIFICATIONS".

- ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

- TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE CITY.

TOPSOIL QUALITY GUIDELINES

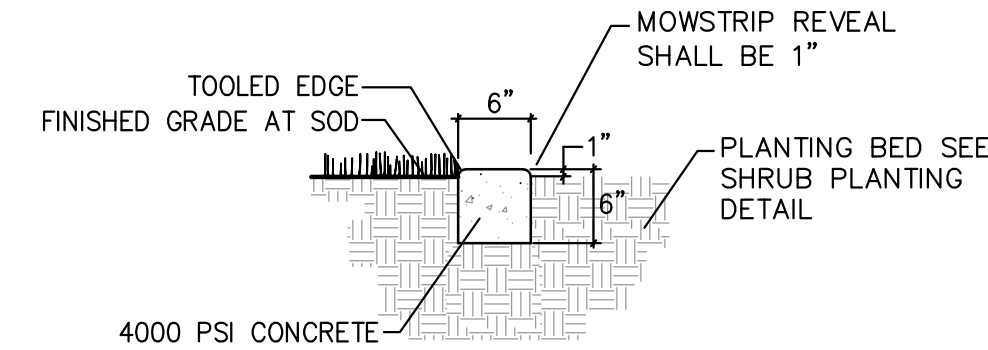
Category	Soluble salts (dS/m or mmho/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)	% Coarse Fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SIL	≥ 2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SCL, SIL, CL, SIL	≥ 1.0	2.1 to 5.0	3 to 7 (SIL, SIL, CL, SIL), 3 to 10 (SCL, SIL, L)
Unacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	LS, SC, SIL, C, SIL, C	< 1.0	> 5.0	> 10 for any texture

*L = loam; SIL = Silt loam; SCL = sandy clay loam; SL = sandy loam; CL = clay loam; SIL = silty clay loam; LS = loamy sand; SC = sandy clay; SIL = silty clay; S = sand; SIL = silt; C = clay.
**This guideline also includes no fragments larger than 1 1/2 inch in diameter.

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010.

- NOTES:
- CONTROL JOINTS SHALL BE PLACED AT 5' ON CENTER.
 - EXPANSION JOINTS SHALL BE PLACED AT 20' ON CENTER, AND AT ALL HARD SURFACE ABUTMENTS.
 - MOWSTRIP SHALL BE INSTALLED TO SEPARATE ALL DIFFERING MULCH TYPES AND ALL SOD FROM MULCH AREAS.



4 CONCRETE MOWSTRIP

N.T.S.

NO.	REVISIONS	BY	DATE

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

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PARRISH CREEK - BUILDING B
LANDSCAPE NOTES AND DETAILS
1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

LICENSED LANDSCAPE ARCHITECT
DAN C. MATT
No. 106248
6/30/22

SHEET:
L-5
FILE NAME: SCALE:
FDG-244 N.A.

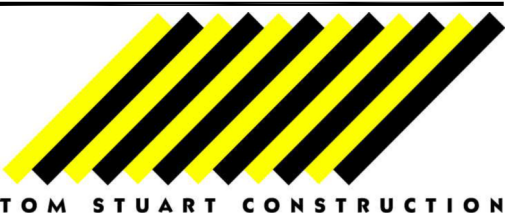


SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED
FOR TENANT APPROVAL OF THE
SPACE NOTED AND IS NOT FOR
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DIMENSIONS COULD VARY.



259 S Riverbend Way
Suite 100
North Salt Lake, Utah
84054
(801) 936-3446
FAX: (801) 936-8633

**PARRISH CREEK BUSINESS PARK
BUILDING 'B'
CENTERVILLE, UTAH**

EXTERIOR
ELEVATIONS

SCALE: 3/32" = 1'-0"

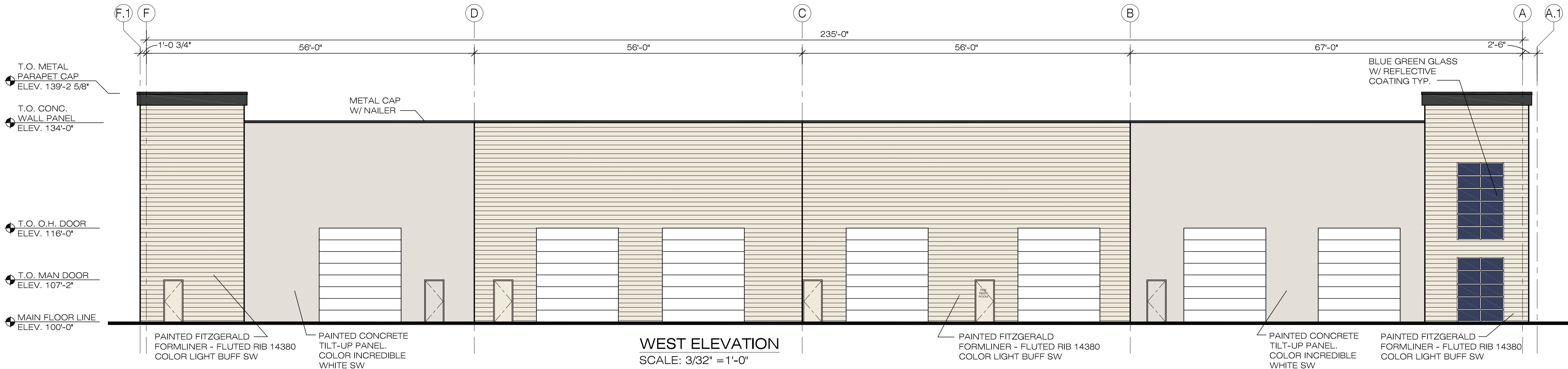
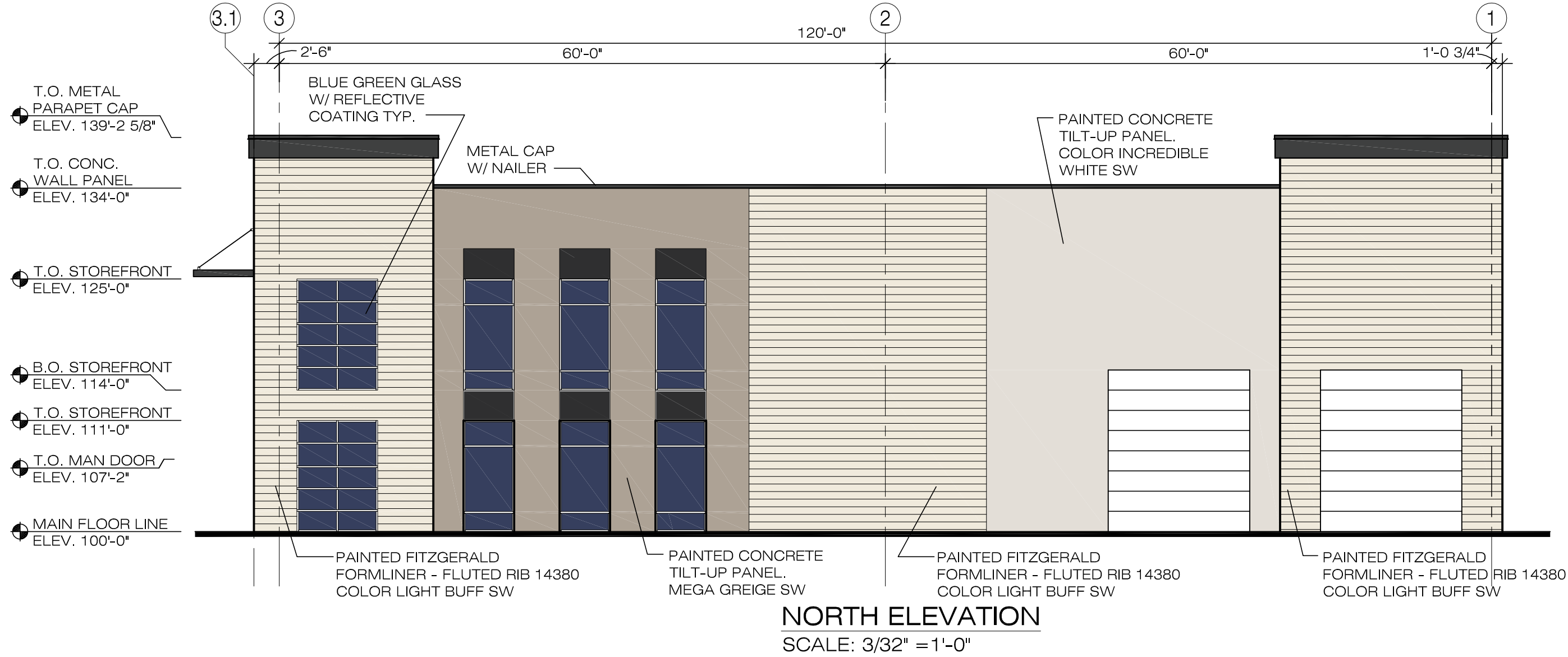
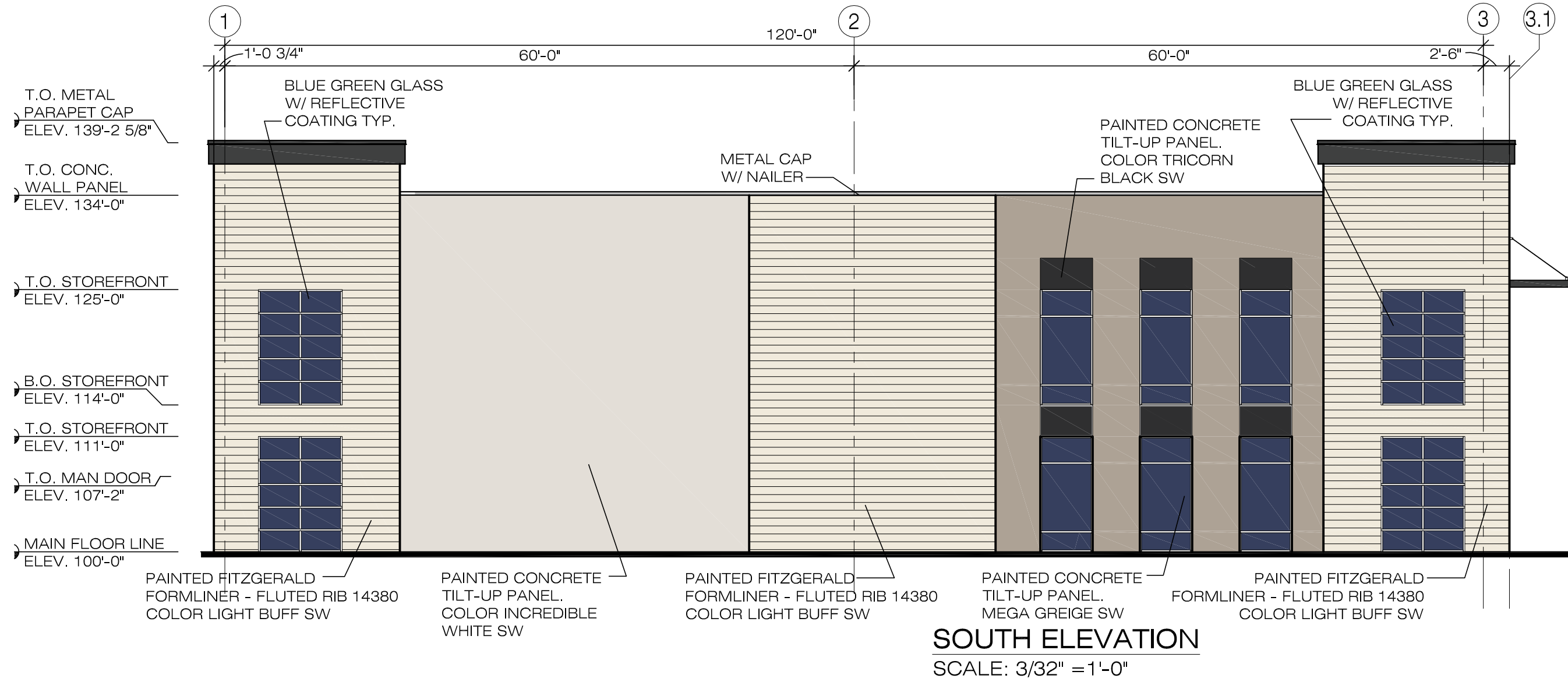
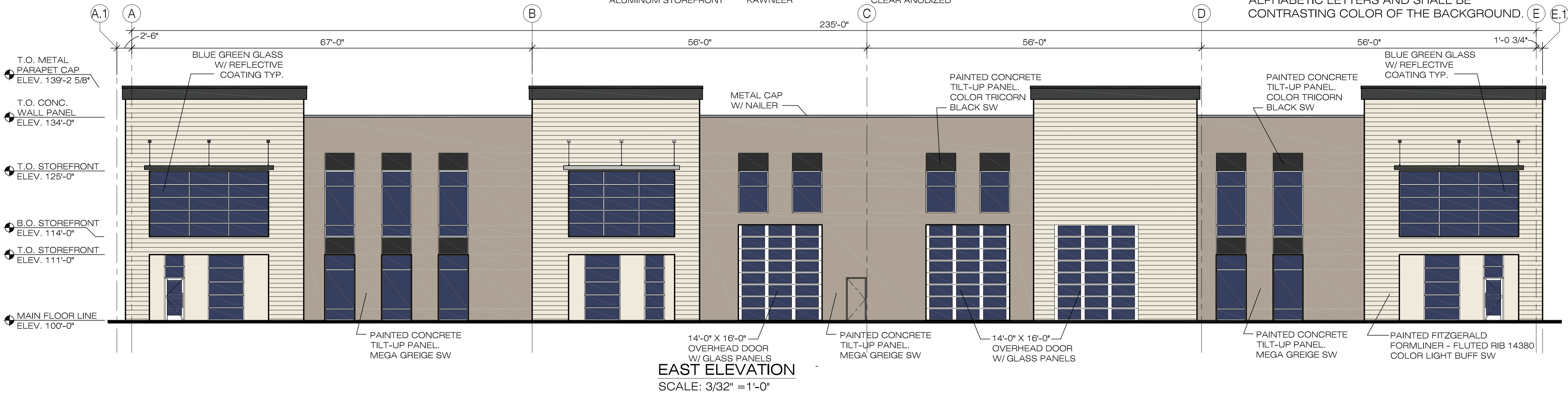
AUGUST 23, 2022
215840356.dwg

A3.1

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7031 MEGA GREIGE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK
VARIES (PAINTED)	SHERWIN WILLIAMS	SW 0050 LIGHT BUFF
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7028 INCREDIBLE WHITE
METAL CAP/AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUMINUM STOREFRONT	KAWNEER	CLEAR ANODIZED

NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018
IBC 501.2 REQ'S. OF MIN. 6" HIGH AND MIN. .5"
WIDE AND SHALL BE ARABIC NUMBERS OR
ALPHABETIC LETTERS AND SHALL BE
CONTRASTING COLOR OF THE BACKGROUND.





CENTERVILLE
city

PLANNING COMMISSION

Staff Report
9/14/2022

Item No. 4.

Title: PUBLIC HEARING - Zone Map Amendment - Rezone 224 W Chase LN, parcels 02-014-0050 and 02-014-0072 from the A-L Zone to the R-L Zone - LEGISLATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The applicant is requesting a zone map amendment to the subject properties. The property is currently zoned Agricultural-Low (A-L). The applicant is requesting to rezone it to Residential-Low (R-L).

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 9-14-22 Chase Creek Rezone Staff Report
2. Applicant Narrative
3. Applicant Submitted Map

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

**STAFF REPORT
AGENDA: ITEM 4**

PROPERTY OWNER: KEVIN MORTENSEN
PO BOX 71590
SALT LAKE CITY, UT 84171

APPLICANT: PAUL FESER
1001 S ARBOR WAY
LAYTON, UT 84041
801-433-2498
paul@sescience.com

PROPERTY LOCATION: 224 WEST CHASE LN

PARCEL NUMBER(S): 02-014-0050, 02-014-0072

PARCEL SIZE: 2.65 ACRES

CURRENT ZONE: AGRICULTURAL-LOW

APPLICATION: ZONE MAP AMENDMENT, REZONE FROM
AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-
LOW (R-L)

RECOMMENDATION: RECOMMEND APPROVAL OF THE REZONE TO
THE CITY COUNCIL

BACKGROUND

On behalf of the property owner, the applicant is requesting a zone map amendment to the subject properties. The property is currently zoned Agricultural-Low (A-L). The applicant is requesting to rezone it to Residential-Low (R-L). There currently is a single-family home located on the property, as well as several accessory buildings.



CODE REQUIREMENTS REVIEW & ANALYSIS

1. Is the proposed amendment consistent with the goals, objectives, and policies of the General Plan?

- **Staff Response:** Yes. The two parcels in question are located within the Neighborhood 4, Northwest described in *CMC 12-480-5*. The first goal of this section is to establish appropriate land-use patterns and land-use transitions. Two additional competing goals are to preserve semi-rural areas for current property owners and to preserve viability of the area for potential future development.

The primary use in the area and the current use of the property is single-family residences. The General Plan describes a qualifying true rural residential property as a minimum of 5 acres per dwelling. The plan also discourages developing one acre lots “because [they are] too small for true agricultural, too big for purely residential purposes, and too small to subdivide...” In addition, the current zoning code requires a maximum gross density of 2 units per acre in the current zone. *See CZC 12.31.300.*

Lastly, according to the General Plan, low density is inclusive of both A-L and R-L zoning districts. *See CMC 12-420-2.*

Based on this information Staff believes that the proposed zoning map amendment is consistent with the goals and objectives of the General Plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property.

- **Staff Response:** Yes. The subject property is surrounded by most single-family homes. The proposed amendment would not change the single-family or low-density character of the area.

In the past there has been a concern about creating zoning islands. Staff believes the current application does not create a zoning island. The subject property is surrounded by the R-L zone to the North, East, and South.

3. What is the extent to which the proposed amendment may adversely affect the adjacent property?

- **Staff Response:** Staff believes the proposed amendment would have minimal adverse effects to the adjacent property. Most of the surrounding

properties are in the proposed zone and the primary use of the area would not change.

4. What is the adequacy of facilities and services intended to serve the subject property?

- **Staff Response:** Service facilities and services are generally all available in the area due to existing residential development.

PLANNING STAFF RECOMMENDATIONS

- **Proposed Action:** *“I hereby make a motion for the Planning Commission to recommend APPROVAL of the Zoning Map Amendment for the property located at 224 W Chase Ln, known as Parcels 02-014-0050 and 02-014-0072, from the Agricultural-Low (A-L) to Residential-Low (R-L).”*

SUGGESTED REASONS FOR THE ACTION:

- A. The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].*
- B. The proposed amendment is deemed consistent or adequate with the review requirements listed in CZC 12.21.080(e), as reviewed in the applicable Staff Report.*

s.e. science

spinnaker engineering science, llc
P.O. Box 2412
Salt Lake City, UT 84110

August 17, 2022

Mr. Cory Snyder
Centerville City
Community Development Director
655 N 1250 W
Centerville, UT 84014

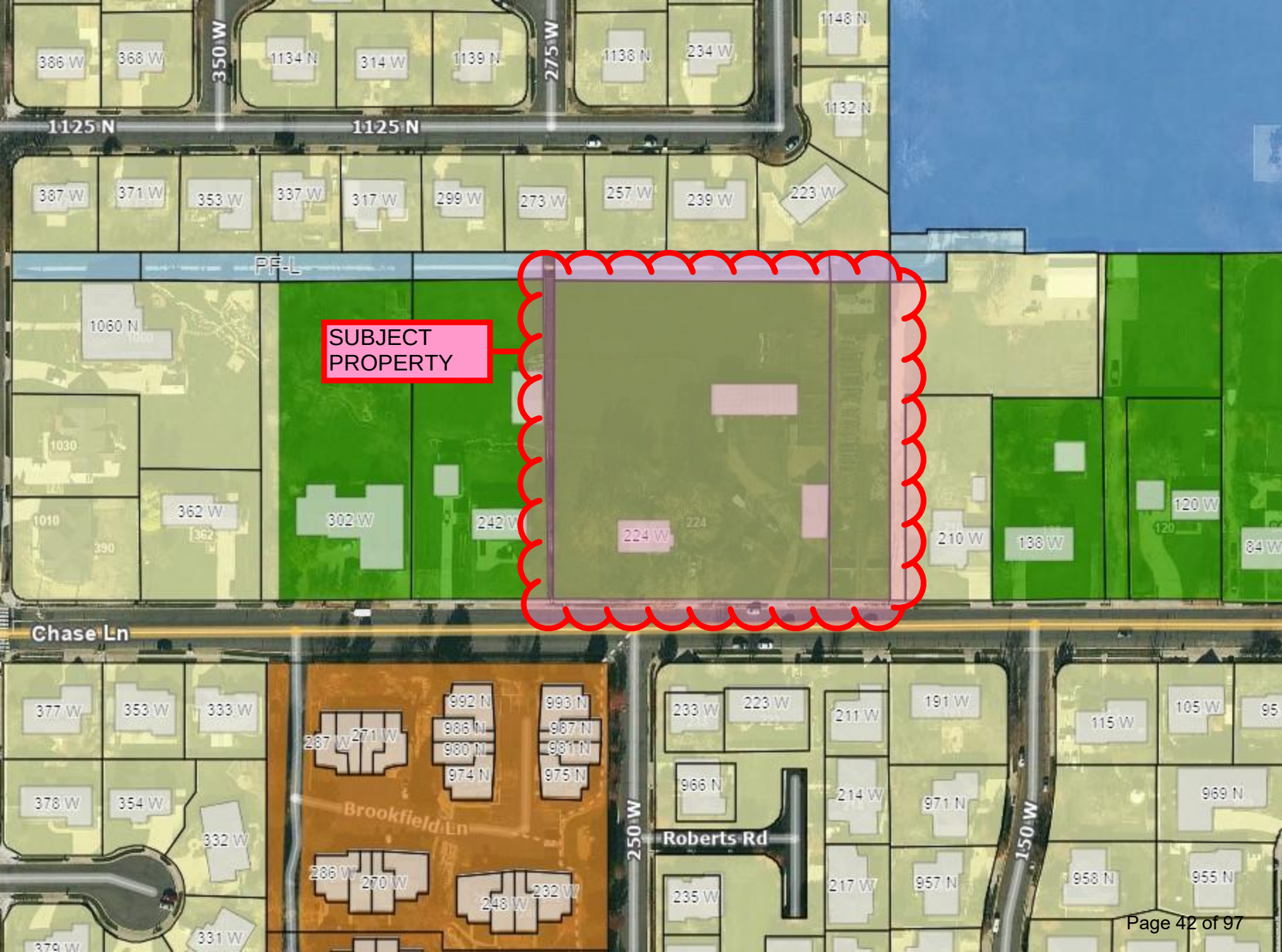
Re: Zoning Application for 224 West Chase Ln, Centerville
Parcels 01-114-0050 and 01-014-0072

Dear Mr. Snyder,

On behalf of the property owner, we are submitting a zoning application for requested zoning relief. The existing subject properties are currently zoned Agricultural–Low and we are requesting a zoning of Residential–Low. This zoning change would match the similar zoning to our north, east, and south, and would better represent the true land use of the area.

Best regards,

Paul Feser, PE



SUBJECT
PROPERTY

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
9/14/2022

Item No. 5.

Title: PUBLIC HEARING - Conceptual Subdivision Canyon Point in Centerville Development -
ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 09-14-2022 PC Staff Report Canyon Point Conceptual Subdivision Plan Review
2. Conceptual Subdivision Plan Submittal
3. Utility Provider Sheets
4. Final Site Plan Approval plans
5. Canyon Point_Landscape plans

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

**PLANNING STAFF REPORT
AGENDA ITEM: 5**

PROJECT: CANYON POINT IN CENTERVILLE DEVELOPMENT

APPLICANT: CHAD S MORRIS
SOUTH DAVIS HOME RENTALS, LLC
533 WEST VALLEY DRIVE
CENTERVILLE UT 84014

PROPERTY: APPROXIMATELY 347 NORTH 400 EAST

ACREAGE: 2.06 GROSS ACRES
1.80 NET ACRES

ZONING: RESIDENTIAL MEDIUM (R-M)

APPLICATIONS: CONCEPTUAL SUBDIVISION APPLICATION

PROPOSED USE: MULTI-FAMILY – MIXED RESIDENTIAL (11 UNITS/ 2 DUPLEXES & 7 SF HOMES)

RECOMMENDATION: CONSIDER ACCEPTANCE OF THE CONCEPTUAL SUBDIVISION PLAN WITH CONDITIONS

BACKGROUND

The Applicant, South Davis Home Rentals, LLC, represented by Chad Morris have joined several properties together in order to build a multi-family & single family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville.



An approximate visualization of the proposed development boundary

The Applicant is now seeking a Conceptual Subdivision Acceptance

from the City. It is proposed that the dwellings in the development be platted as a “*planned unit development*” or PUD subdivision to allow for dwelling units to be individually owned.

PREVIOUS FINAL SITE PLAN APPROVAL SUMMARY

On July 13, 2022, the Commission reviewed and approved the Final Site Plan for Canyon Point, as follows:

1. *The Final Site Plan Approval consists of the following exhibit sheets:*
 - a. *Sheet C400 – Site Plan, dated 06-09-2022*
 - b. *L101- Landscaping Plan, Dated 5-24-2022*
 - c. *Duplex Elevations A-2 and A-4, as submitted to the City*
 - d. *Single Family Elevations A2 and A-4, as submitted to the City.*
2. *The Final Site Plan shall be corrected and submitted, as follows:*
 - a. *Front Yard Setback from 400 North shall be 25 feet unless it is modified by compliance with the Deuel Creek Design Incentive program.*
 - b. *All retaining walls located in the Front Yard Setback areas shall not exceed four (4) feet in height.*
3. *The Final Site Plan Improvement Construction Drawings shall be submitted for final review and acceptance by the City Engineer.*
4. *A Planned Unit Development (PUD) Subdivision Plat is required to be reviewed and approved by the City prior to the listing or selling any individual dwelling unit.*

CONCEPTUAL SUBDIVISION REVIEW – (PLANNED UNIT DEVELOPMENTS)

According to CMC 15.06.010, Planned Unit Development, there are five (5) criteria for reviewing and approving a PUD Subdivision. Below is staff summary of the review criteria:

Design Standards – the design of the subdivision plat shall be in harmony with the General Plan and design standards recommended by the Planning Commission.

Staff Comments: Since this project is located in a Residential Medium (R-M) and has received a Final Site Plan Approval, the design layout has been deemed compliant with both the expectations of the General Plan and the applicable R-M design standards set by the Planning Commission. The proposed division of the property appears to be consistent with the approved Final Site Plan.

Provisions for Common Open Space - the subdivider is required to provide plans for use and landscaping of open space areas. Additionally, the Planning Commission can place conditions regarding the disposition or reuse of the open if the space is not maintained or abandoned by the owners.

Staff Comments: As part of the original Final Site Plan approval, the design provides two common areas consisting of both passive and active open space amenities. The passive spaces consist of a pavilion, seating benches, and landscape areas. The active spaces consist of a Corn/Bean Bag Toss Court, Dog Park, and Gardening.

Guarantee of Common Open Space Improvements – The subdivider is required to post an acceptable bond for installation of open space improvements that are to be completed within two (2) years of the posting.

Staff Comments: In order to begin construction after Final Site Plan approval and/or the recording of the Final Subdivision Plat, the subdivider will be required to signing and posting of both infrastructure improvements and the approved landscaping improvements.

Continuation of Common Open Space - the subdivider us to grant to the City, an "Open Space Easement" on and over the common open space prior to the recording to the final plat.

Staff Comments: The open space easement will need to be depicted on the Preliminary and Final Subdivision Plan submittals.

Maintenance of the Common Open Space – As part of the recording of the Final Subdivision Plat, the subdivider will need to prepare and submit the documents establishing a Homeowners Association and the relevant Covenants, Conditions, and Restrictions.

Staff Comments: These draft documents will need to be submitted with the Final Subdivision Plat to be reviewed and deemed acceptable to the City Attorney regarding conformance with applicable law.

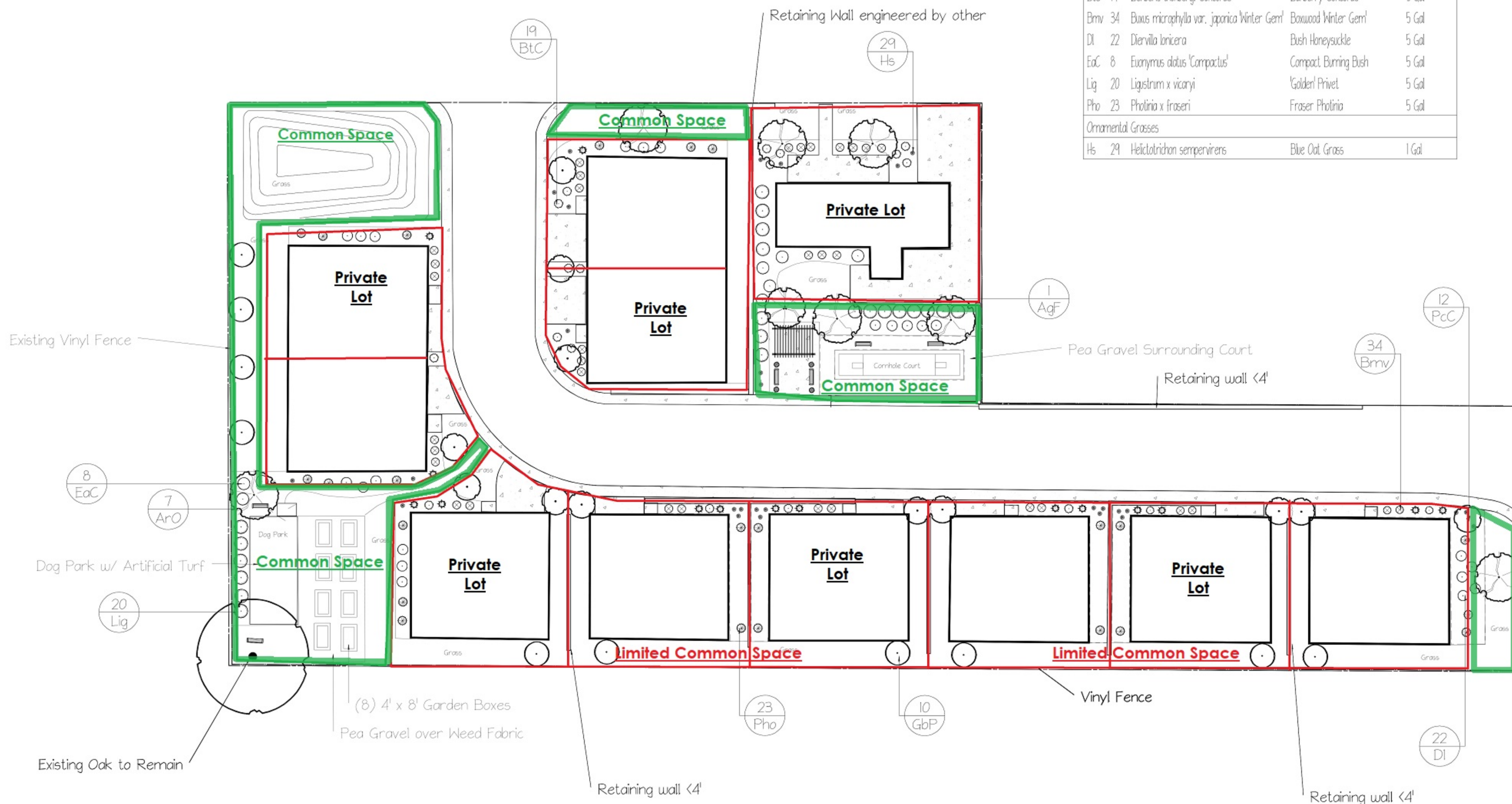
PLANNING STAFF RECOMMENDATION

[PROPOSED MOTION] *"I hereby make a motion for the Planning Commission to **ACCEPT** the Conceptual Subdivision Plan for Canyon Point in Centerville Development, located at approximately 347 North 400 East, subject to the following conditions:*

- 1) The next step is for the subdivider shall submit a Preliminary Subdivision Plat that conforms to the requirements of CMC 15.03.030.*
- 2) The preliminary plat shall depict the subdivision layout that conforms to the City approved Final Site Plan of July 13, 2022.*

[SUGGESTED REASONS FOR THE ACTION]:

- a) The Planning Commission finds that a Conceptual Subdivision Plan is consistent with the City Approved Final Site Plan of July 13, 2022.*
- b) The Planning Commission finds that, with the conditions imposed, the proposed conceptual subdivision plan meets the requirements of CMC 15.06.010 Planned Unit Development.*



Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
AgF	1	Acer ginnala 'Flame' M/S	'Flame' Amur Maple M/S	15 Gal
ArO	7	Acer rubrum 'October Glory'	'October Glory' Maple	20 Gal
GbP	10	Ginkgo biloba 'Princeton Sentry'	'Princeton Sentry' Ginkgo	20 Gal
PcC	12	Prunus x cerasifera 'Crimson Point'	Plum Flowering 'Crimson Point'	15 Gal
Shrubs				
BtC	19	Berberis thunbergii 'Concorde'	Barberry 'Concorde'	5 Gal
Bmv	34	Buxus microphylla var. japonica 'Winter Gem'	Boxwood 'Winter Gem'	5 Gal
DI	22	Diervilla lonicera	Bush Honeysuckle	5 Gal
EaC	8	Euonymus alatus 'Compactus'	Compact Burning Bush	5 Gal
Lig	20	Ligustrum x vicaryi	'Golden' Privet	5 Gal
Pho	23	Photinia x fraseri	Fraser Photinia	5 Gal
Ornamental Grasses				
Hs	29	Helictotrichon sempervirens	Blue Oat Grass	1 Gal

NOTES

Topsail:
6" topsoil in all lawn/sod areas.
Mix 2 parts topsoil and 1 part exist.
soil for plant material backfill.

Irrigation:
Irr installation/design by licenced
contractor.
WeatherTrak LC+ Smart Controller
installed for max water usage efficiency.

Mulch:
3" depth for Dec. Rock or Bark mulch in
all plant beds and park strips to be
chosen by owner.
Dewitt Pro 5 Landscape Fabric in all
plant beds.

Sod:
Lawn areas to be sodded using
Chanshare Farms
Imperial Blue' Ky Blue blend sod
or drought resistant blend

Edging:
4" steel edging with stakes every 10'

Retaining Wall:
Owner choice of precast block or
landscape boulder retaining walls.

Loveland Landscape and Gardens, Inc.
1275 West 1600 North
West Bountiful, Utah 84087
801.294.4300

NO.	DATE	DESCRIPTION



Chad Morris
801.856.4969

**Canyon Point
in Centerville**
360 East 400 North

Centerville, Utah 84014

SCALE: 1" = 20'
DRAWN BY: S. Loveland
CHECKED BY: Dan Loveland
DATE: 5/24/2022
DATE OF PRINT: 5/31/2022

PROJECT NO:
Arch D
SHEET NO:
L101



Centerville City

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

UTILITY PROVIDER REVIEW SHEET

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

Project	CANYON POINT - CONCEPT PLAN		
Project Address	347 N 400 E ??		
Applicant	CHAD MORRIS		
Applicant Email	?		
Applicant Phone	?		
Reviewed By	ROBERT BYRNES	Title	PRESIDENT
Email	cdcic.president@gmail.com	Phone	801-298-3675
Agency/Utility Co.	CENTERVILLE DEUEL CREEK IRRIGATION	Date	2021-01-19

Question 1

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

Question 2

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

SEE THE ATTACHED SPREADSHEET - METERED SERVICE, REMOVAL OF EXTRA SERVICES

Question 3

- Are there fees required from the developer before utility company improvements can be installed? ☒ Y or N
SEE THE ATTACHED SPREADSHEET - SHARES NEEDED, METERED SERVICE, REMOVAL OF EXTRA SERVICES, ACCOUNTS PAID

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

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

THANK YOU!



Centerville City

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

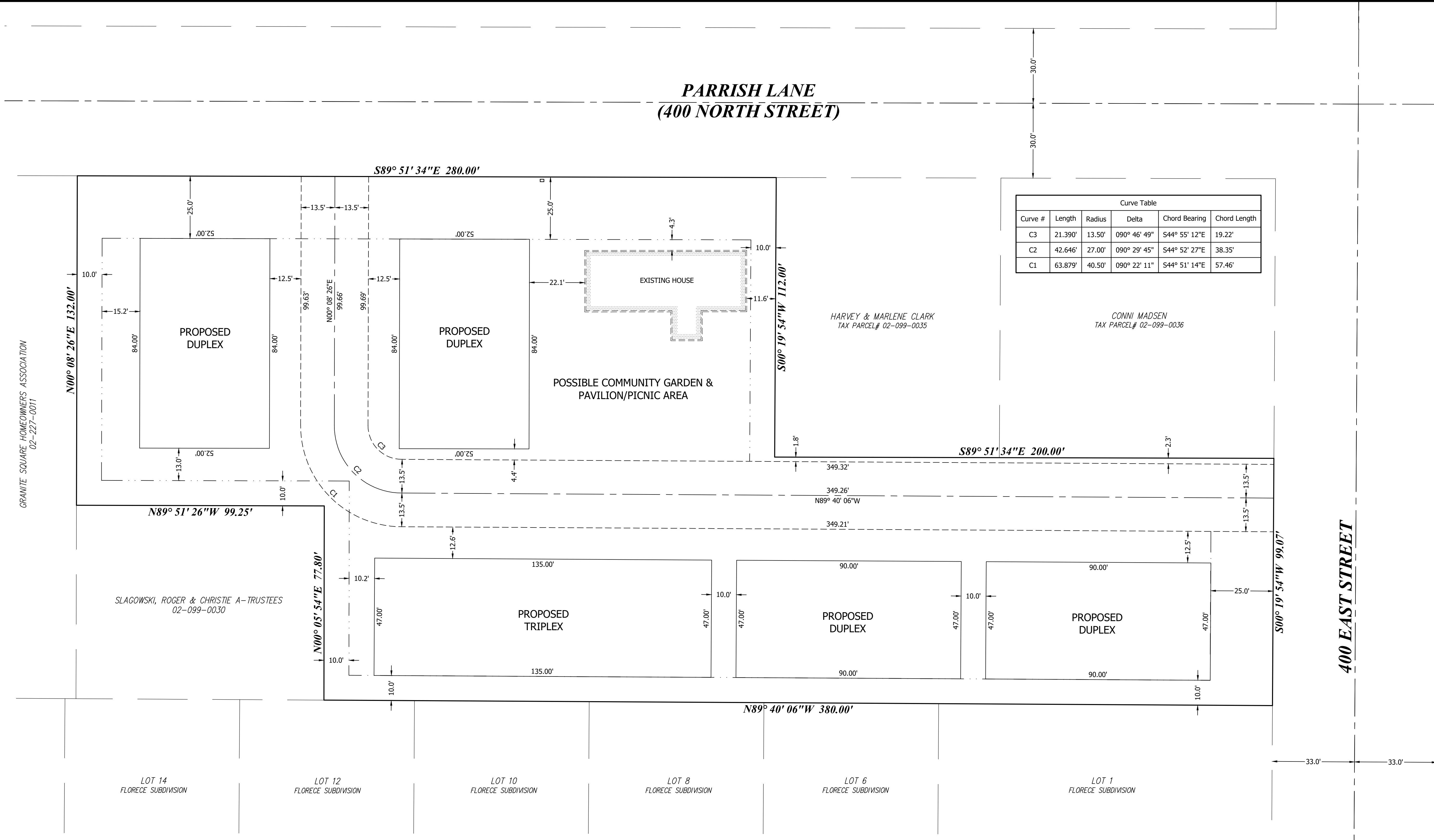
UTILITY PROVIDERS

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

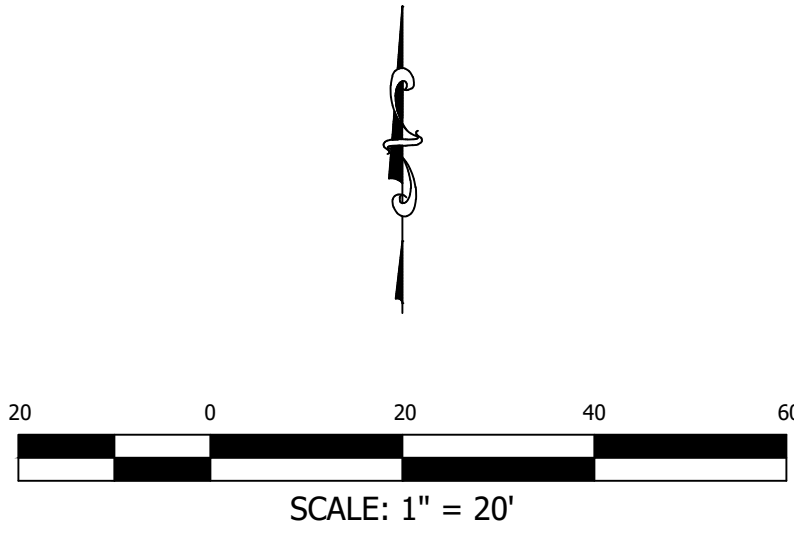
Questions regarding this form, contact Community Development Department 801.292.8232;
Randy Randall, Public Works 801.677.6099 or Kevin Campbell, City Engineer 801.263.1752

THANK YOU!

Centerville Deuel Creek Irrigation Company													
Canyon Point - Concept Plan					43560								
						AREA	AREA		TURNOUT	TURNOUT	PURCHASE	METERED	
ACC #	LOT #	SERIAL #	NAME	SERVICE ADDRESS	Sq. Ft.	ACRE	SHARES		SMALL	MEDIUM	SHARES	TURNOUT	
EXISTING ACCOUNTS													
1341-00		020990059	SOUTH DAVIS HOME RENTALS LLC	347 N 400 E		0.70	0.5			1			
1442-00		020990058	MORRIS, JOHN & ALLISON	360 E 400 N		0.19	0.2		1				
1907-00		020990057	WILSON, TIMOTHY T & CHRISTINE T	320 E 400 N		0.44	0.4		1				
1355-00		020990029	KUMA, SIONE & ANNA	286 E 400 N		0.31	0.3		1				
				TOTAL		1.64	1.4		3	1			
PRIOR TO SUBDIVISION OF 360 E 400 N ACCOUNT # 1442 WAS SHORT 0.2 SHARES FOR FULL COVERAGE, RESULTING IN ACCOUNT # 1341 BEING SHORT 0.2 SHARES AFTER													
RESULTING ACCOUNTS													
ASSUMING A SINGLE LOT BOUNDRY WITH A SINGLE ENTITY OWNERSHIP AND PRIVATE ROAD AND 1EA 1 1/2" SERVICE													
TBD-00		?	CANYON POINT ???	347 N 400 E OR ?		1.64	1.6			1	0.2	1	
				TOTAL		1.64	1.60			1	0.20	1	
					TOTAL FOR SHARE & TURNOUT PURCHASE						\$2,000.00	THE GREATER OF \$5,000.00 OR COST	
THE DEVELOPER WILL NEED TO WORK WITH CDCIC TO HAVE THE EXTRA SERVICES ON 400 N REMOVED AT THE DEVELOPERS COST													
THE INSTALLATION OF A 1 1/2" SECONDARY WATER METER IS THE GREATER OF \$5,000.00 OR COST													
CURRENT 2020 ASSESSMENTS OWED TO CDCIC ON ACCOUNTS													
1341-00		020990059	SOUTH DAVIS HOME RENTALS LLC	347 N 400 E			\$520.00						
1442-00		020990058	MORRIS, JOHN & ALLISON	360 E 400 N			\$311.00						
			New Billing Adress										
			??										
			??										
			??										
			??										



LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	- - - - -
EASEMENT LINE	- · - · -
BUILDING SETBACK LINE	· · · · ·
PROPOSED BUILDING LINE	—————



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	21.390'	13.50'	090° 46' 49"	S44° 55' 12"E	19.22'
C2	42.646'	27.00'	090° 29' 45"	S44° 52' 27"E	38.35'
C1	63.879'	40.50'	090° 22' 11"	S44° 51' 14"E	57.46'

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CHAD MORRIS

347' NORTH 400' EAST
TAX PARCELS #02-099-0059 & #02-099-0058 & #02-099-0057 & #02-099-0029
PART OF THE NE 1/4 OF LOT 8, BLOCK "D", NORTH MILL CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SECTION 7 AND THE SW 1/4 OF SECTION 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: DEW	12/15/2020
APPROVED: JRC	12/15/2020
PROJECT #:	1208002
CONCEPT 2020_1208002.dwg	
V210	
CONCEPT DRAWING	



6/10/2021

To Whom It May Concern:

Re: Natural Gas Service Availability

Project: Canyon Point PUD (350 N. 400 E.)

Natural gas can be made available to serve this project when the following requirements are met:

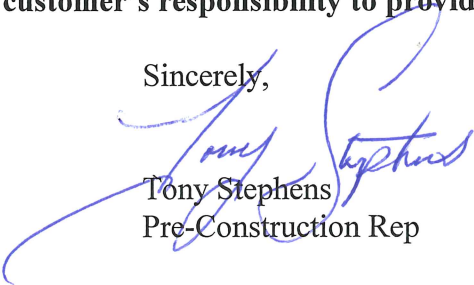
1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, home, building), and provide minimum utility clearances and setbacks.
2. Review and analysis by Dominion Energy Engineering and/or Preconstruction Department to determine load requirements, system reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy review of the developments natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance, but may qualify for credits or refunds, as provided in Dominion Energy tariff.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Please note: Gas Main location needs to be a minimum of 10' away from structure and 3' from other utilities. It is the customer's responsibility to provide adequate clearances.

Sincerely,


Tony Stephens
Pre-Construction Rep

January 5, 2021

This form is to provide knowledge of future service at or near 320 E. 400 N., Centerville, UT 84104. Rocky Mountain Power will provide service in accordance to the Utah state tariff and Six-State electrical service requirements manual.

Rocky Mountain Power

Chris Patterson
Salt Lake Service Center
Estimating Department



Centerville City

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

UTILITY PROVIDER REVIEW SHEET

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

Project	Canyon Point		
Project Address	347 N 400 E, Centerville		
Applicant	Chad Morris		
Applicant Email	chadmorris33@gmail.com		
Applicant Phone	801.856.4969		
Reviewed By	Dal Wayment, PE	Title	General Manager
Email	dwayment@sdsd.us	Phone	801.295.3469
Agency/Utility Co.	South Davis Sewer District	Date	01/18/2021

Question 1

- We can provide service for this project? Y or N
- We will require additional and/or different configuration of easements? Y or N
If yes, please detail on the plan(s) If street is private we will require an easement. If street is public easement N/A.

Question 2

- Any special onsite or offsite requirements for this project? Y or N
List here:
We will require a separate building sewer/lateral for each unit.

Question 3

- Are there fees required from the developer before utility company improvements can be installed? Y or N Application Fee, Escrow Deposit required upon making application.

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

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

THANK YOU!



Centerville City

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

UTILITY PROVIDER REVIEW SHEET

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

Project	Canyon Point in Centerville		
Project Address	347 N 400 E, 360 E 400 N, 320 E 400 N, 286 E 400 N, Centerville, Utah		
Applicant	Chad Morris / South Davis Home Rentals, LLC		
Applicant Email	chadmorris33@gmail.com		
Applicant Phone	801.856.4969		
Reviewed By Casey T. Vorwaller			
Email cvorwaller@sdmetrofire.org		Title	Fire Marshal
Agency/Utility Co. South Davis Metro Fire		Phone	801-677-2407
		Date	6/7/2021

Question 1

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

Question 2

- Any special onsite or offsite requirements for this project? Y or N No
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Additional comments regarding this project that the City may need to know:

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

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Centerville City

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Applicant Phone	801.856.4969		
Reviewed By	Dal Wayment, PE	Title	General Manager
Email	dwayment@sdsd.us	Phone	801.295.3469
Agency/Utility Co.	South Davis Sewer District	Date	01/18/2021

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12840 Pony Express Road
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January 5, 2021

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Chris Patterson
Salt Lake Service Center
Estimating Department



6/10/2021

To Whom It May Concern:

Re: Natural Gas Service Availability

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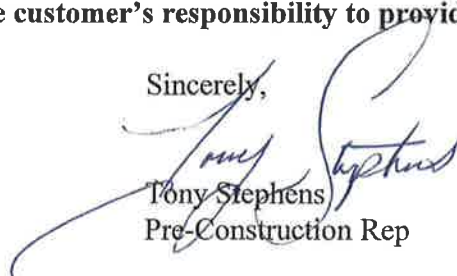
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To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

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Pre-Construction Rep



Centerville City

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Applicant Email	chad.morris.33@gmail.com		
Applicant Phone	801-856-4969		
Reviewed By	Keith Perkins	Title	Const. Mgr
Email	kperkins@utopiafiber.com	Phone	801-613-3863
Agency/Utility Co.	UTOPIA Fiber	Date	8/24/21

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Project Address	347 N 400 E ??		
Applicant	CHAD MORRIS		
Applicant Email	?		
Applicant Phone	?		
Reviewed By	ROBERT BYRNES	Title	PRESIDENT
Email	cdcic.president@gmail.com	Phone	801-298-3675
Agency/Utility Co.	CENTERVILLE DEUEL CREEK IRRIGATION	Date	2021-01-19

Question 1

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

Question 2

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

SEE THE ATTACHED SPREADSHEET - METERED SERVICE, REMOVAL OF EXTRA SERVICES

Question 3

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SEE THE ATTACHED SPREADSHEET - SHARES NEEDED, METERED SERVICE, REMOVAL OF EXTRA SERVICES, ACCOUNTS PAID

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Centerville City

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dwilkinson@centervilleut.com

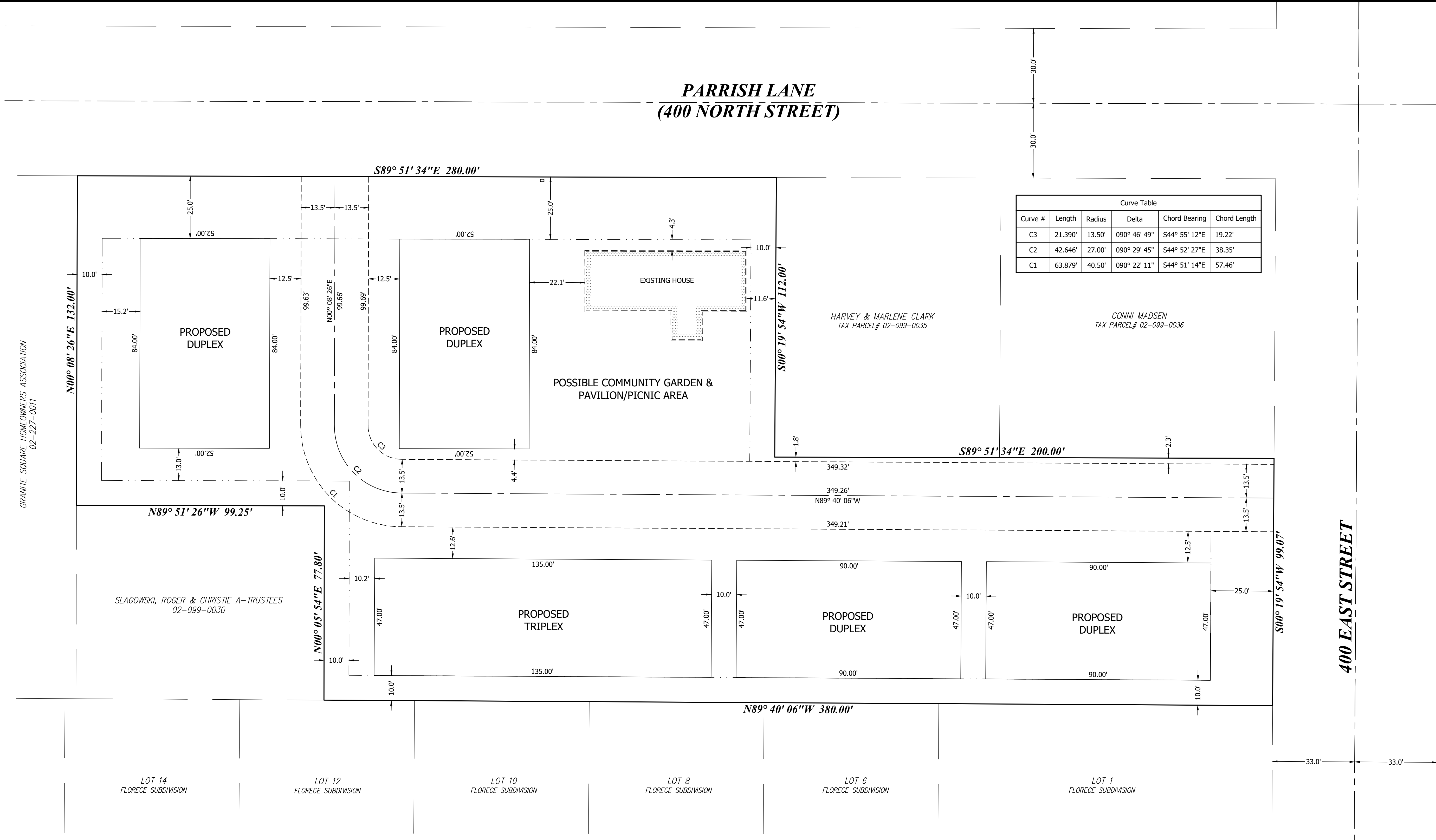
UTILITY PROVIDERS

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

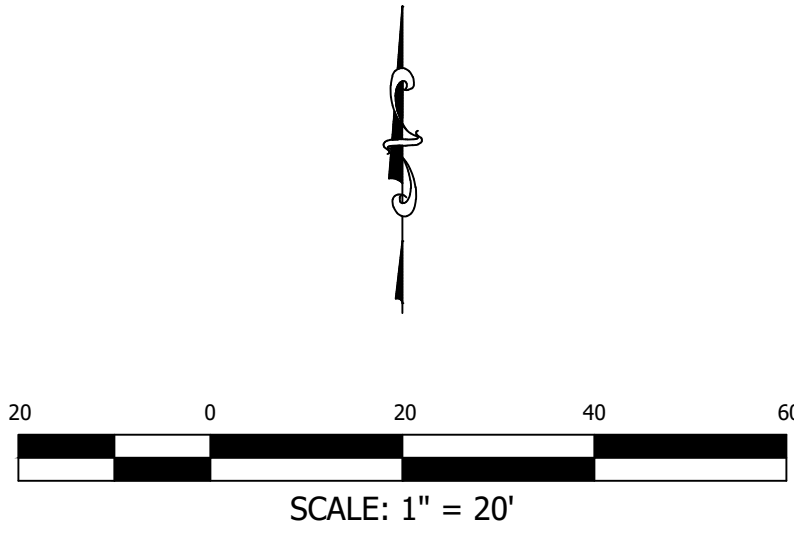
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THANK YOU!

Centerville Deuel Creek Irrigation Company													
Canyon Point - Concept Plan					43560								
						AREA	AREA		TURNOUT	TURNOUT	PURCHASE	METERED	
ACC #	LOT #	SERIAL #	NAME	SERVICE ADDRESS	Sq. Ft.	ACRE	SHARES		SMALL	MEDIUM	SHARES	TURNOUT	
EXISTING ACCOUNTS													
1341-00		020990059	SOUTH DAVIS HOME RENTALS LLC	347 N 400 E		0.70	0.5			1			
1442-00		020990058	MORRIS, JOHN & ALLISON	360 E 400 N		0.19	0.2		1				
1907-00		020990057	WILSON, TIMOTHY T & CHRISTINE T	320 E 400 N		0.44	0.4		1				
1355-00		020990029	KUMA, SIONE & ANNA	286 E 400 N		0.31	0.3		1				
				TOTAL		1.64	1.4		3	1			
PRIOR TO SUBDIVISION OF 360 E 400 N ACCOUNT # 1442 WAS SHORT 0.2 SHARES FOR FULL COVERAGE, RESULTING IN ACCOUNT # 1341 BEING SHORT 0.2 SHARES AFTER													
RESULTING ACCOUNTS													
ASSUMING A SINGLE LOT BOUNDRY WITH A SINGLE ENTITY OWNERSHIP AND PRIVATE ROAD AND 1EA 1 1/2" SERVICE													
TBD-00		?	CANYON POINT ???	347 N 400 E OR ?		1.64	1.6			1	0.2	1	
				TOTAL		1.64	1.60			1	0.20	1	
					TOTAL FOR SHARE & TURNOUT PURCHASE						\$2,000.00	THE GREATER OF \$5,000.00 OR COST	
THE DEVELOPER WILL NEED TO WORK WITH CDCIC TO HAVE THE EXTRA SERVICES ON 400 N REMOVED AT THE DEVELOPERS COST													
THE INSTALLATION OF A 1 1/2" SECONDARY WATER METER IS THE GREATER OF \$5,000.00 OR COST													
CURRENT 2020 ASSESSMENTS OWED TO CDCIC ON ACCOUNTS													
1341-00		020990059	SOUTH DAVIS HOME RENTALS LLC	347 N 400 E			\$520.00						
1442-00		020990058	MORRIS, JOHN & ALLISON	360 E 400 N			\$311.00						
			New Billing Adress										
			??										
			??										
			??										
			??										

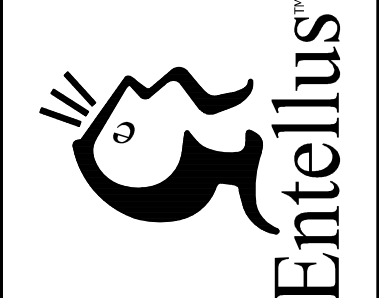


LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	- - - - -
EASEMENT LINE	- · - · -
BUILDING SETBACK LINE	· · · · ·
PROPOSED BUILDING LINE	—————



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	21.390'	13.50'	090° 46' 49"	S44° 55' 12"E	19.22'
C2	42.646'	27.00'	090° 29' 45"	S44° 52' 27"E	38.35'
C1	63.879'	40.50'	090° 22' 11"	S44° 51' 14"E	57.46'

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



**PRELIMINARY
NOT FOR
CONSTRUCTION**

CHAD MORRIS

347' NORTH 400' EAST
TAX PARCELS #02-099-0059 & #02-099-0058 & #02-099-0057 & #02-099-0029
PART OF THE NE 1/4 OF LOT 8, BLOCK "D", NORTH MILL CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SECTION 7 AND THE SW 1/4 OF SECTION 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN:	DEW	12/15/2020
APPROVED:	JRC	12/15/2020
PROJECT #:	1208002	
CONCEPT 2020_1208002.dwg		
V210		
CONCEPT DRAWING		



6/10/2021

To Whom It May Concern:

Re: Natural Gas Service Availability

Project: Canyon Point PUD (350 N. 400 E.)

Natural gas can be made available to serve this project when the following requirements are met:

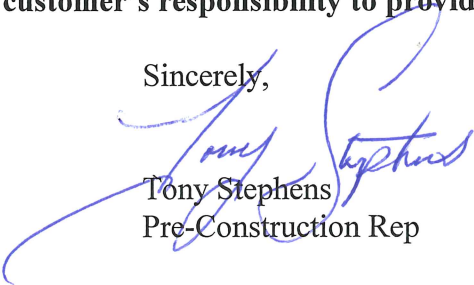
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Applicant Phone	801.856.4969		
Reviewed By	Dal Wayment, PE	Title	General Manager
Email	dwayment@sdsd.us	Phone	801.295.3469
Agency/Utility Co.	South Davis Sewer District	Date	01/18/2021

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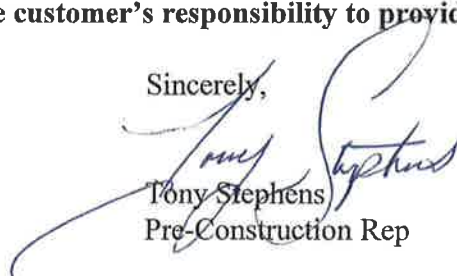
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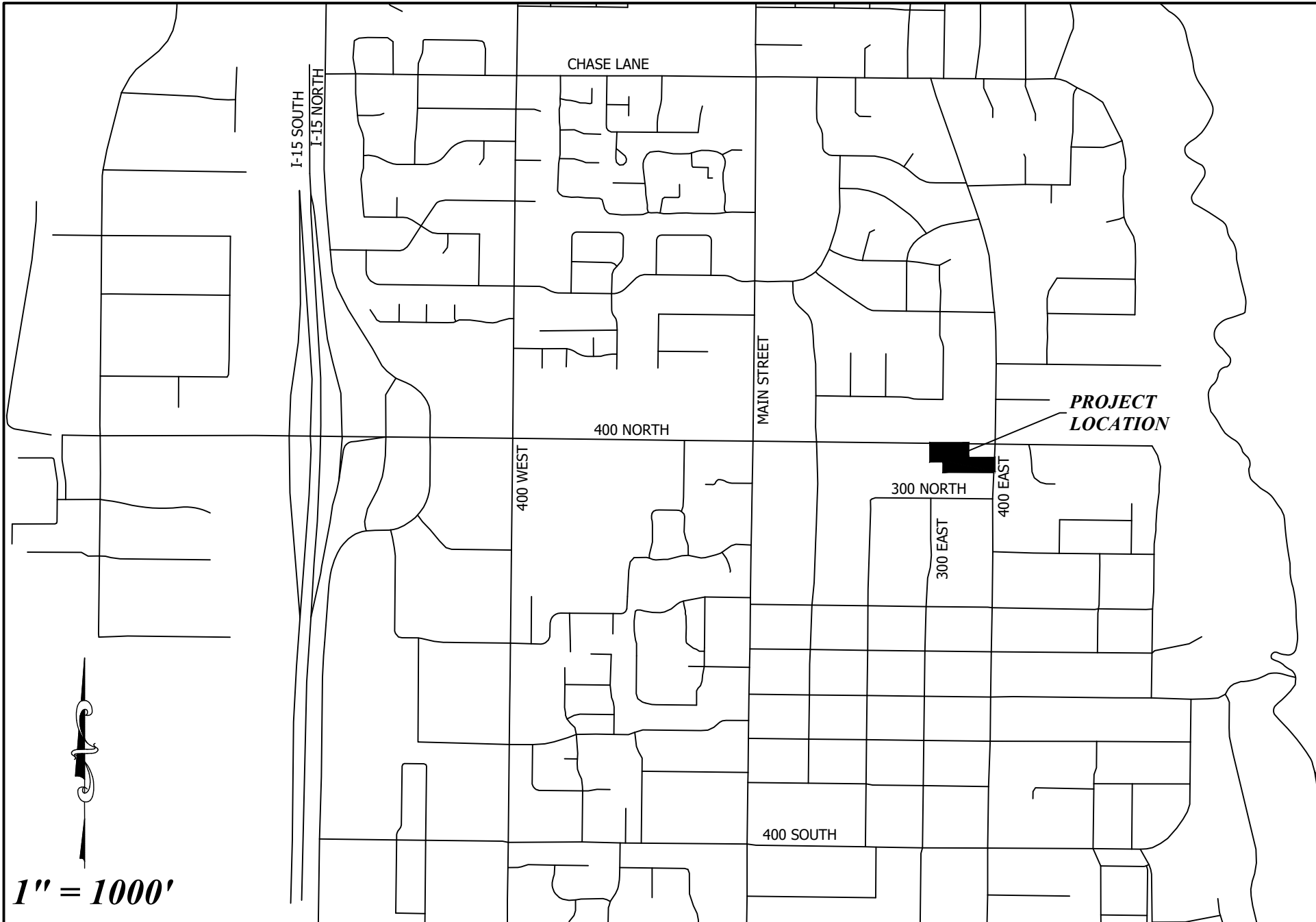
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THANK YOU!

CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0059, & #02-099-0058, & #02-099-0057, & # 02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



Sheet List Table

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEDD
V200	TOPOGRAPHIC SURVEY
V201	BOUNDARY SURVEY
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	PLAN & PROFILE
C900	SITE DETAIL
C901	UTILITY DETAILS
C910	CITY UTILITY DETAILS
C911	CITY UTILITY DETAILS

BENCHMARK ELEVATION BENCH MARK = PLUG RIVET WITH WASHER ON TBC NW CORNER OF PROJECT
4346.77

Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --

Email: chadmorris33@gmail.com

H:\1208002\d_production\Cadd\11_Plot



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
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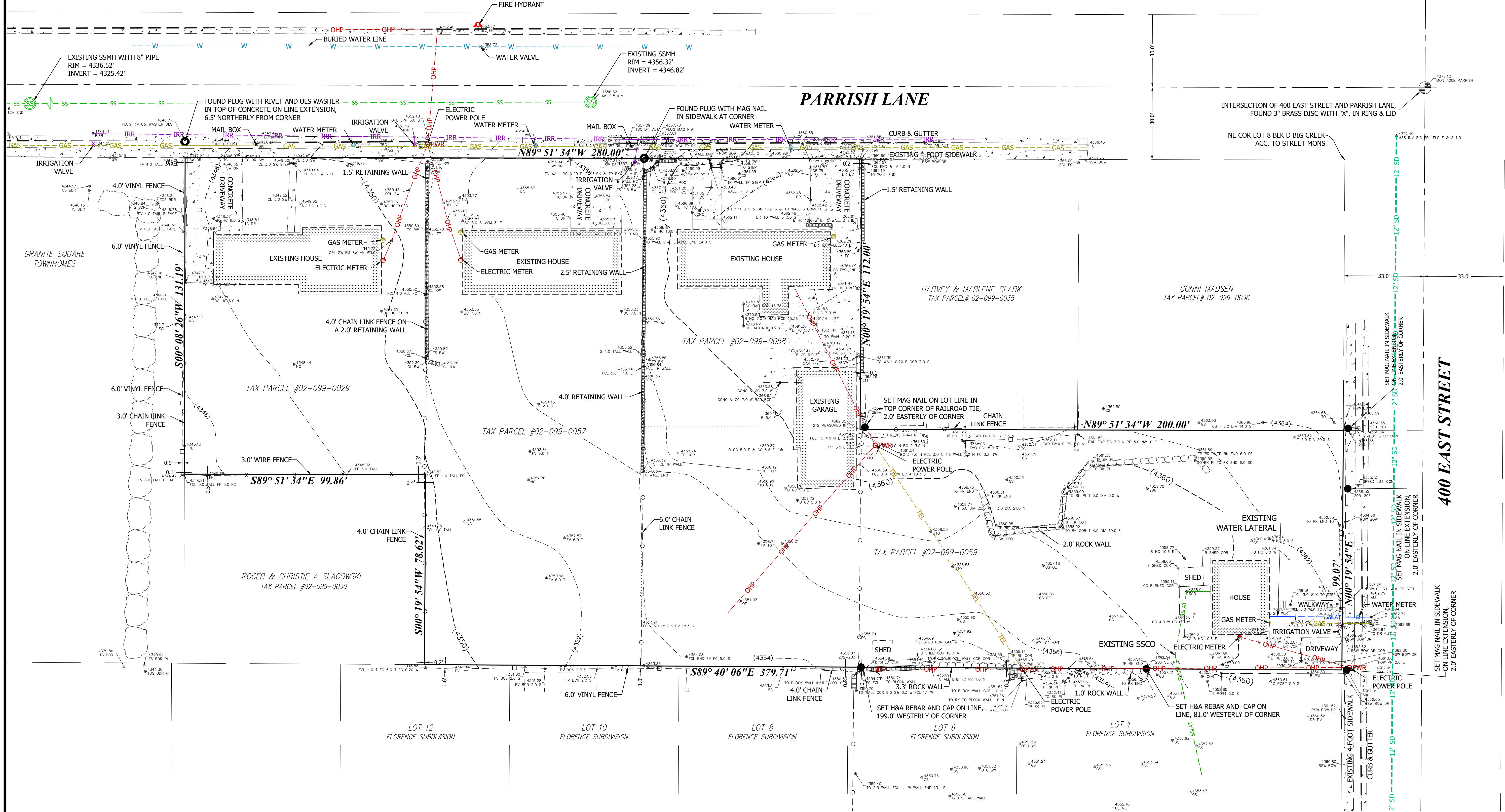


REV #	BY	DATE
1	JH	12/11/2020

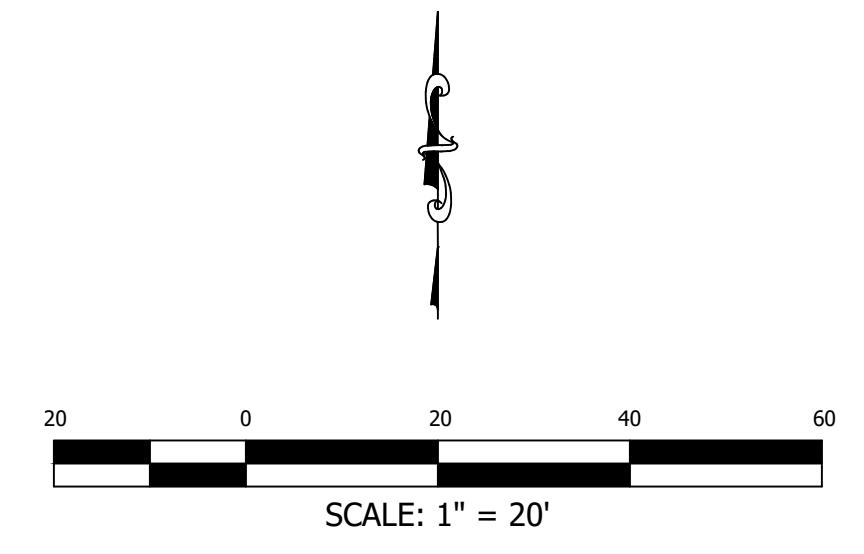
CIVIL	JH 8/25/2021
SURVEY	JRC 2/19/2021
ENGINEER	STA 8/30/2021

CANYON POINT IN CENTERVILLE

1208002



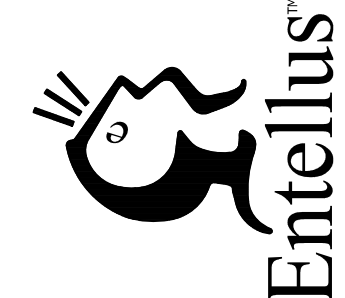
LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
EASEMENT LINE	—————
CURB, GUTTER, SIDEWALK	—————
BURIED IRRIGATION LINE	IRR — IRR
SANITARY SEWER LINE	SS — SS
BURIED GAS LINE	GAS — GAS
OVERHEAD POWER LINE	OHP — OHP
OVERHEAD TELEPHONE LINE	TEL — TEL
WOOD/VINYL FENCE LINE	□ — □
CHAIN LINK FENCE LINE	○ — ○
WIRE FENCE LINE	X — X
ROCK WALL	□ — □
RETAINING/BLOCK WALL	—————



TOPOGRAPHIC PLAN

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

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



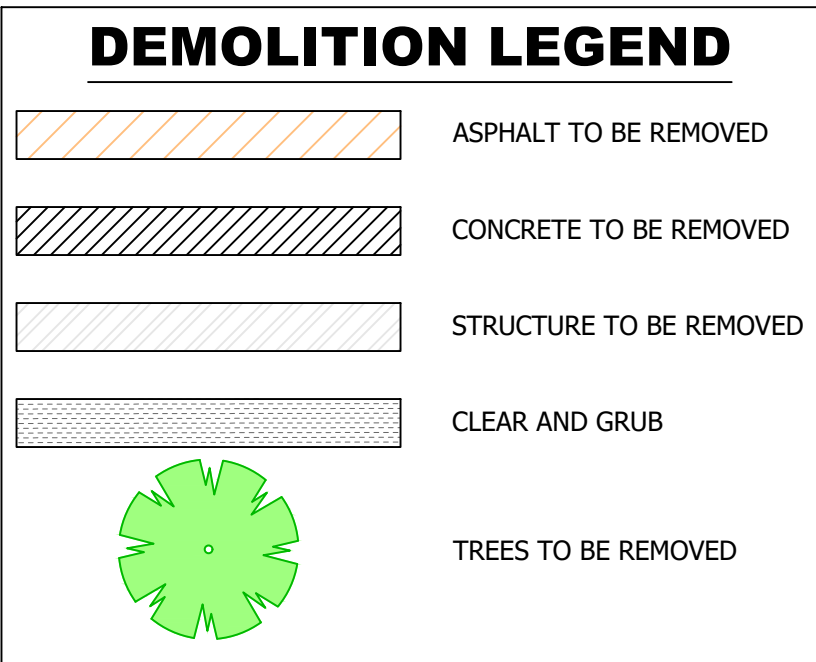
**PRELIMINARY
NOT FOR
CONSTRUCTION**

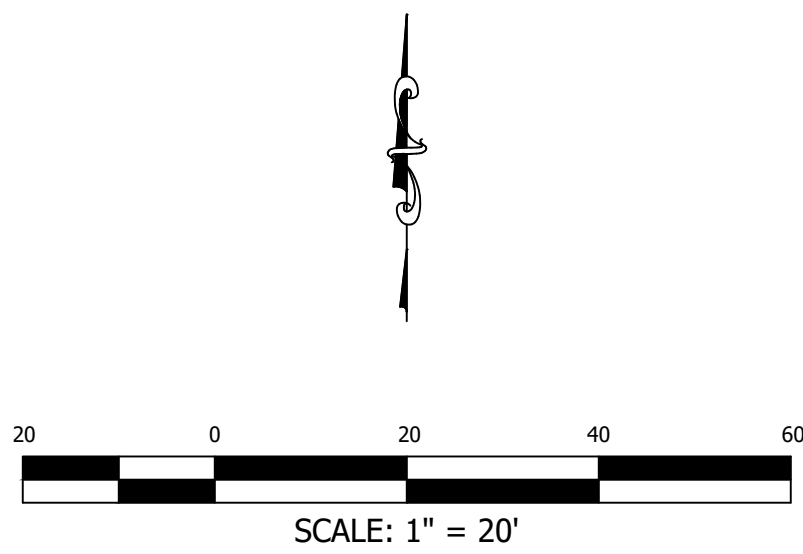
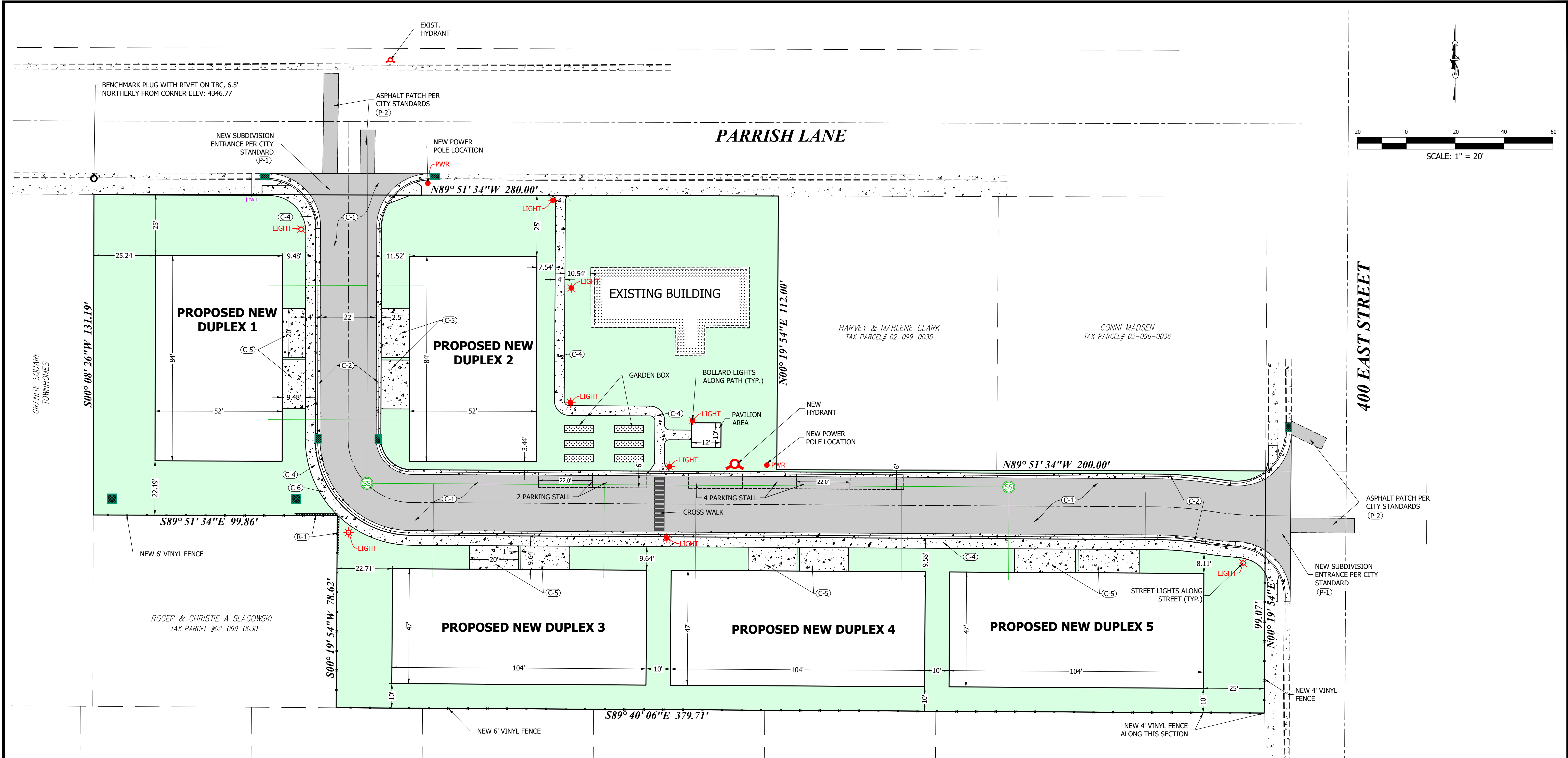
CHAD MORRIS

347 NORTH 400 EAST
TAX PARCELS #02-099-0059 & #02-099-0058 & #02-099-0057 & #02-099-0029
PART OF THE NE 1/4 OF LOT 8, BLOCK "D", NORTH MILL CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SECTION 7, AND THE SW 1/4 OF SECTION 8, T.2N., R.1E., S.L.R.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: JAF 02/19/2021
APPROVED: JRC 02/22/2021
PROJECT: 1208002
BDRY TOPO 1208002.dwg

V200
TOPOGRAPHIC SURVEY





NOTES

THE DEVELOPMENT SHALL HAVE PRIVATE TRASH COLLECTION, GARBAGE TO BE MANAGED PRIVATELY BY THE HOA.

SYMBOL LEGEND

- (C-1) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- (C-2) PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
- (C-3) PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- (C-4) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- (C-5) PRIVATE CONCRETE DRIVE APPROACH PER DETAIL, SHEET C900
- (P-1) CONCRETE DRIVE APPROACH PER CENTERVILLE CITY STANDARDS
- (P-2) ASPHALT REPLACEMENT PER CENTERVILLE CITY STANDARDS

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

CANYON POINT IN CENTERVILLE

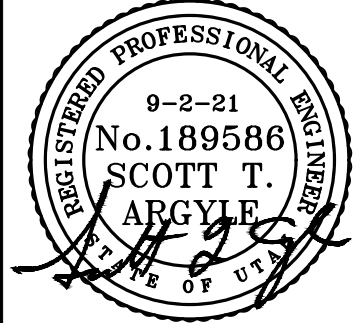
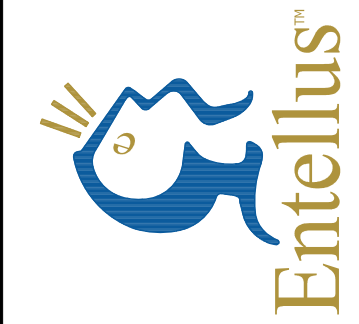
360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0058, & #02-099-0057, & #02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg

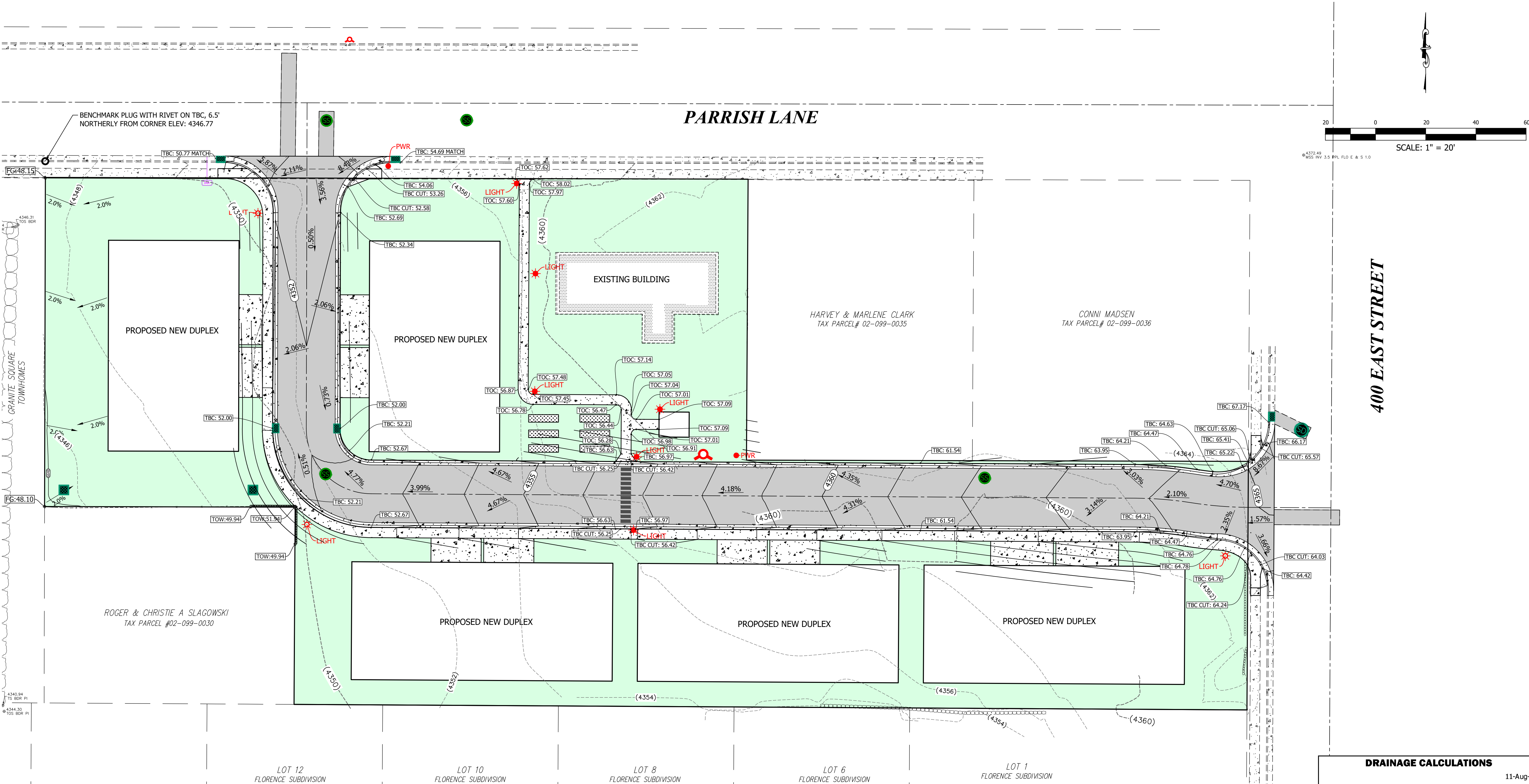
C400
SITE PLAN

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



Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --
Email: chadmorris33@gmail.com

SITE BENCHMARK = [ELEVATION] AT [POINT LOCATION]



ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". 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 RAMPS:
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 BEVELED).

DRAINAGE CALCULATIONS

11-Aug-21

Pre-Development Area Analysis

Area	sq.ft.	Acres	C
Building	7,436	0.17	0.85
Improvements	4,554	0.10	0.90
Landscape	58,761	1.35	0.15
Total	70,751	1.62	0.27

Post-Development Area Analysis

Area	sq.ft.	Acres	C
Building	23,400	0.54	0.85
Improvements	17,408	0.40	0.90
Landscape	29,943	0.69	0.15
Total	70,751	1.62	0.57

100 Year Storage Analysis

NOAA Precipitation Frequency Data Server

Latitude: 40.9209°

Longitude: -111.8725°

Allowable Runoff

0.00

cfs/acre

Time (min.)	I in./hr	Runoff ft ³	Runoff ft ³	Storage ft ³
5	7.100	1,958	0	0
10	5.410	2,984	0	2,984
15	4.460	3,690	0	3,690
30	3.010	4,981	0	4,981
60	1.860	6,156	0	6,156
120	1.080	7,149	0	7,149
180	0.747	7,417	0	7,417
360	0.407	8,083	0	8,083
720	0.248	9,850	0	9,850
1440	0.146	11,598	0	11,598
Required Retention				11,598

CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0058, & #02-099-0057, & #02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DATE

COMMENT

REV

DRAWN: JH

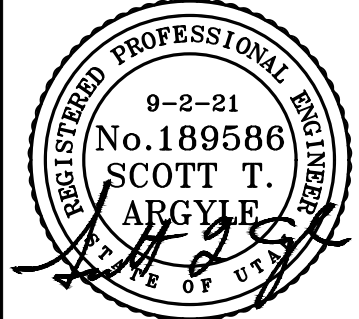
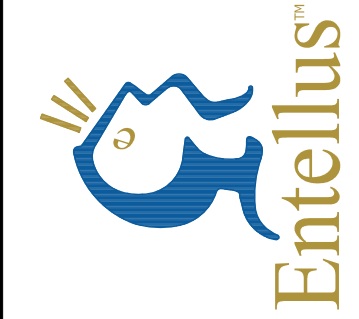
APPROVED: STA

PROJECT #: 1208002

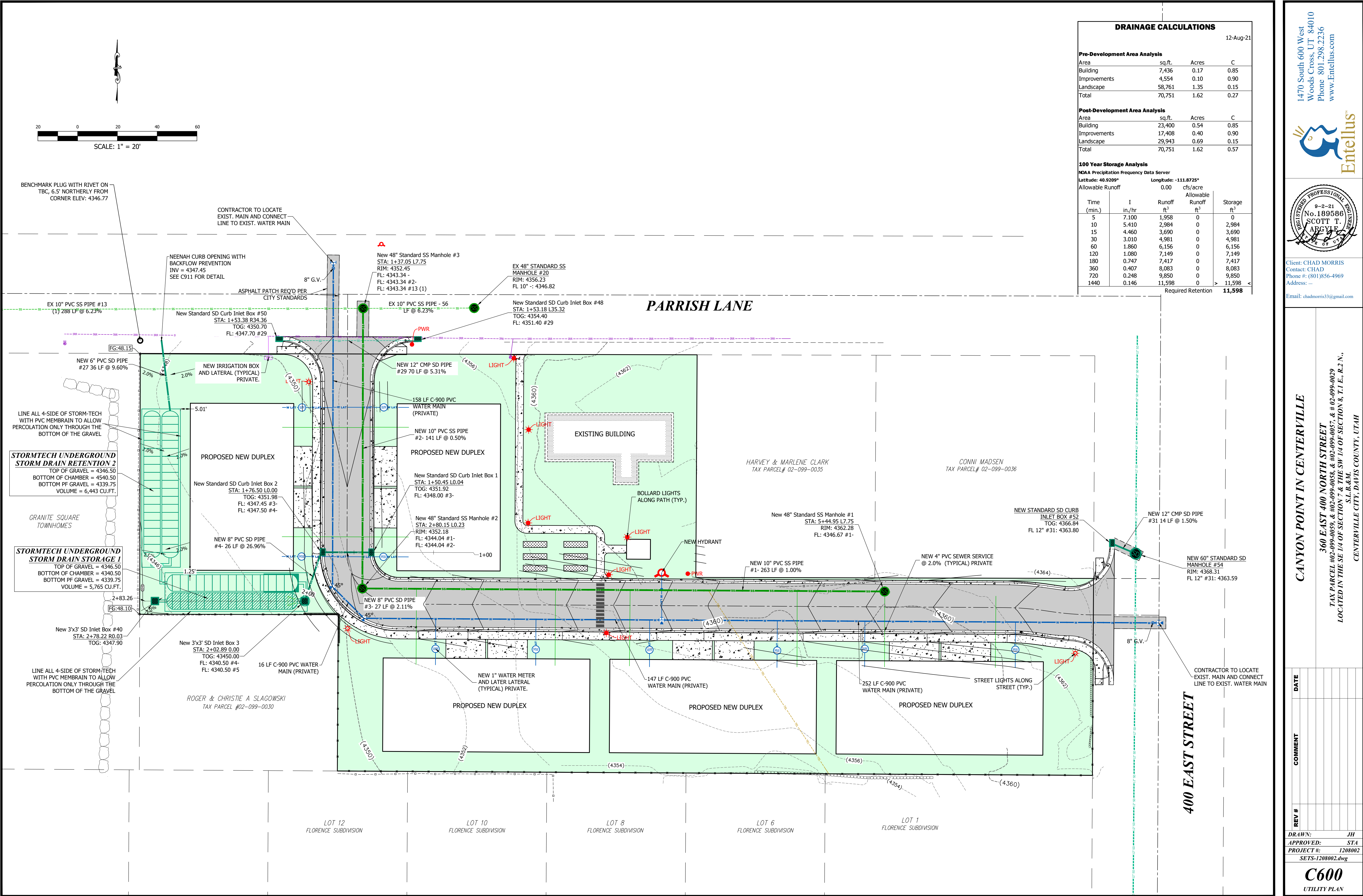
SETS-1208002.dwg

C500
GRADING PLAN

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



Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --
Email: chadmorris33@gmail.com



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



C-1
C400

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



C-2
C400

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



C-3
C400

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



C-6
C400

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



C-5
C400 TYPICAL
N.T.S.



R-1
C400



L-1
C400

DRAWN:	JH
APPROVED:	STA
PROJECT #:	1208002
SETS-1208002.dwg	

C900

SITE DETAILS



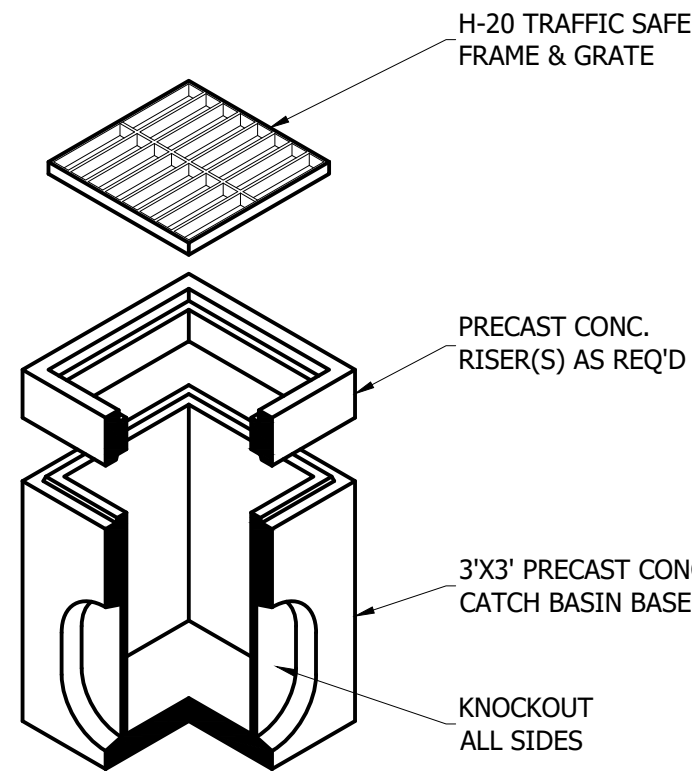
Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: ---

Email: chadmorris33@gmail.com

CANYON POINT IN CENTERVILLE

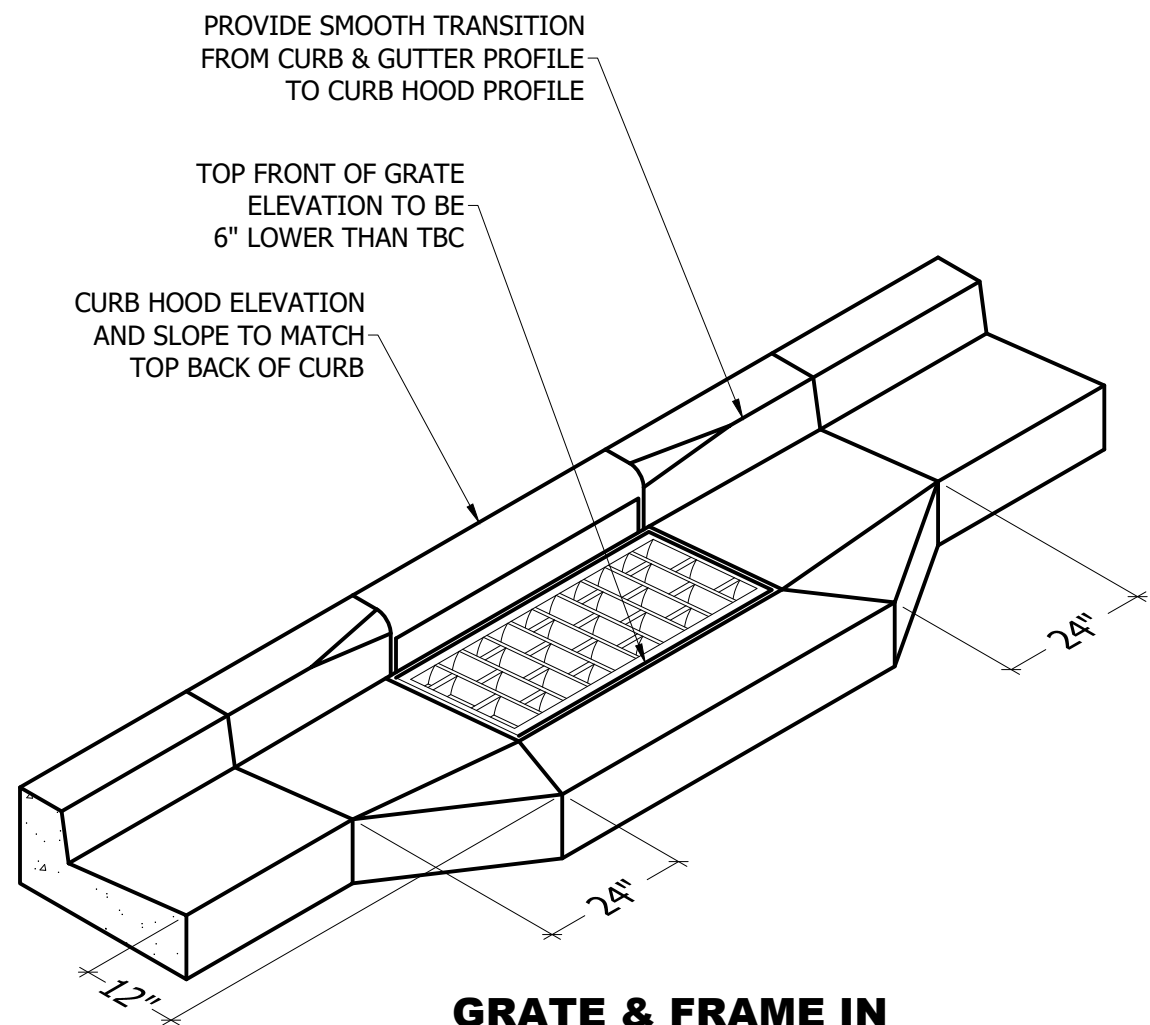
360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0059, & #02-099-0058, & #02-099-0057, & # 02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T 1 E., R 2 N.,
S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

**J.L.D.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH**



**PRIVATE STORM DRAIN
3'X3' CATCH BASIN**

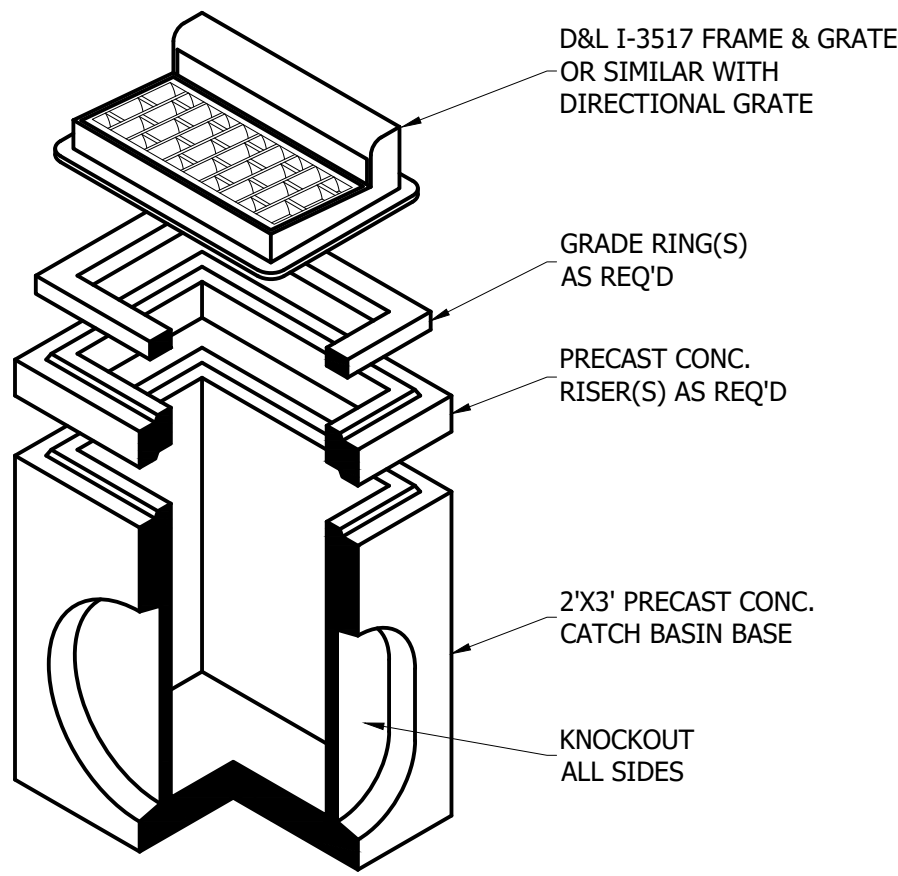
SD-1
C600
TYPICAL
N.T.S.



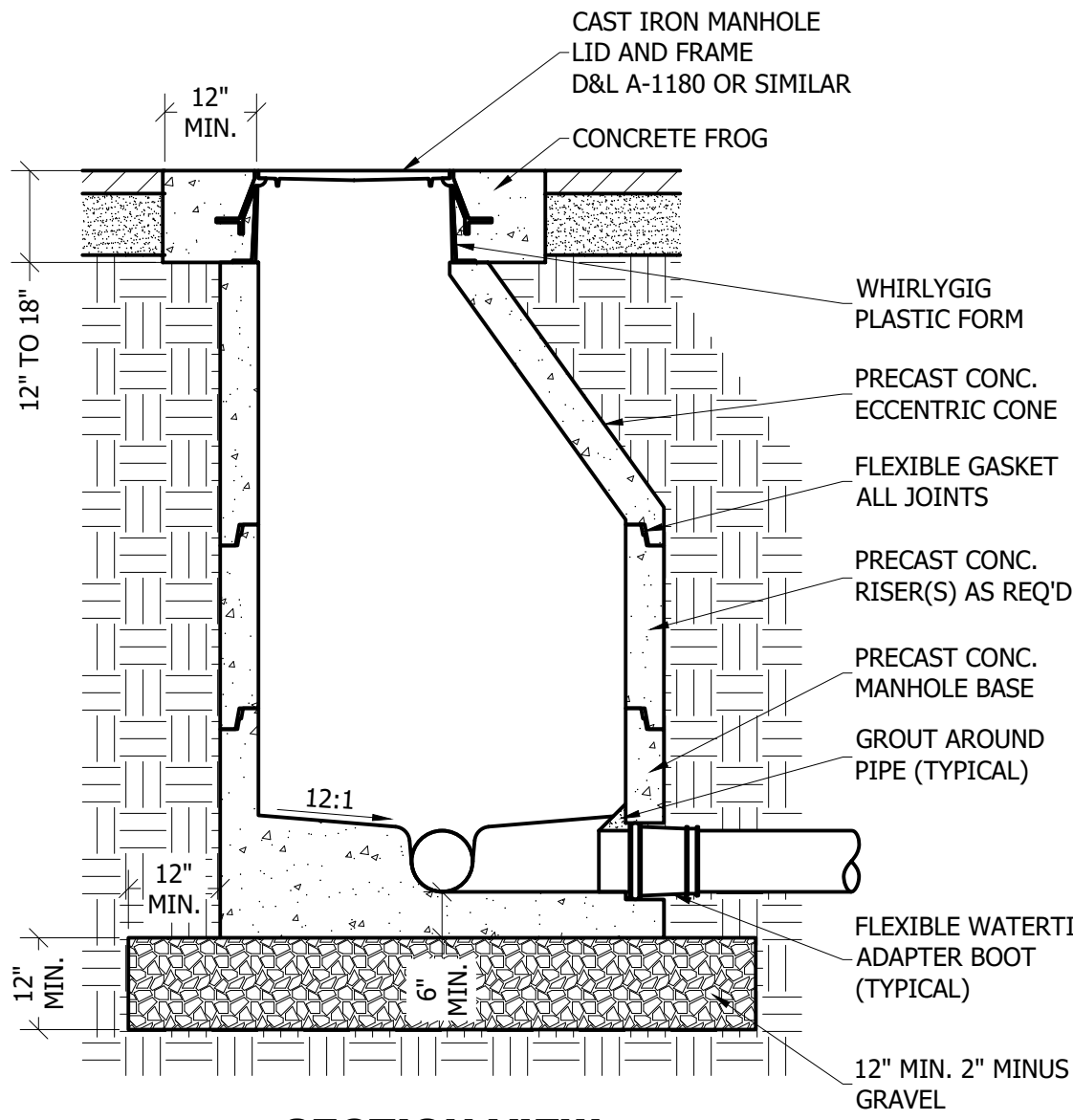
**GRATE & FRAME IN
CONCRETE CURB & GUTTER**

**PRIVATE
STORM DRAIN CURB INLET BOX**

SD-2
C600
TYPICAL
N.T.S.



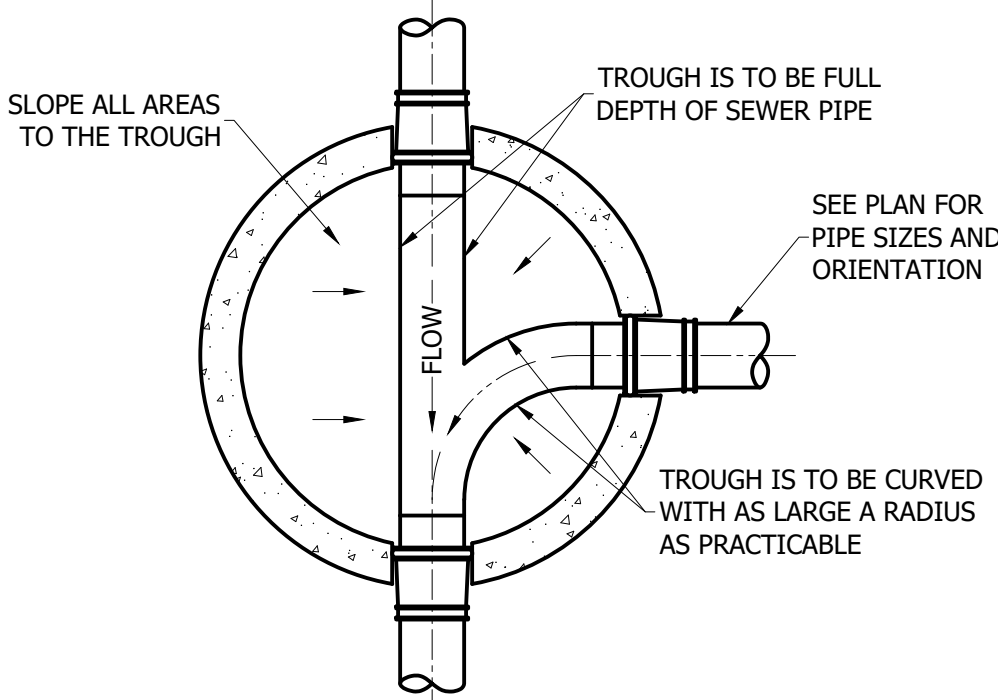
**GRATE & FRAME WITH
PRECAST CONCRETE BOX**



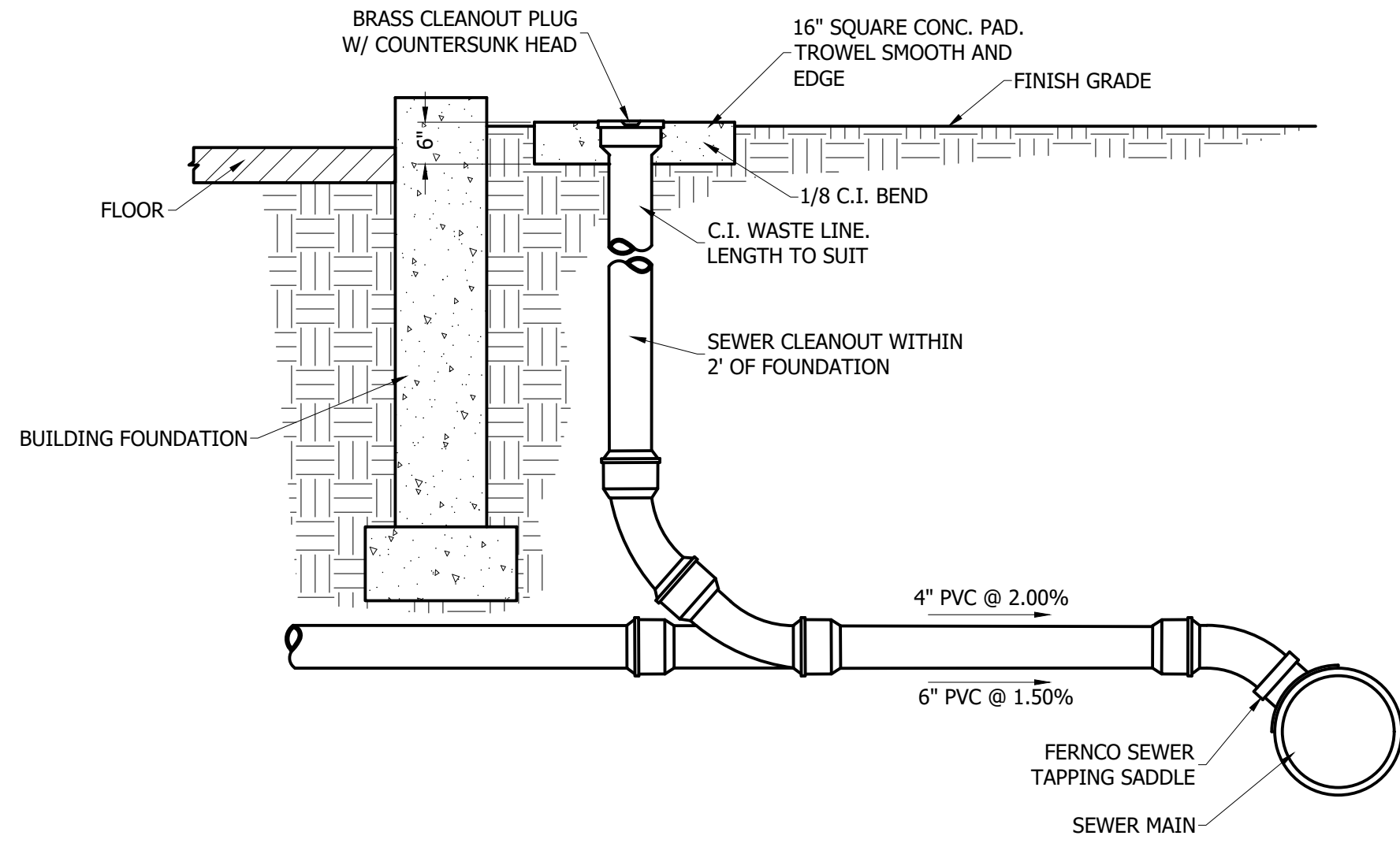
**PRIVATE ECCENTRIC CONE
SANITARY SEWER MANHOLE**

SS-1
C600
TYPICAL
N.T.S.

- NOTES
1. PRECAST CONCRETE MANHOLE IS TO MEET AASHTO HS-20 LOADING SPECIFICATION.
 2. MINIMUM MANHOLE SIZE IS 48 INCHES IN DIAMETER.
 3. MANHOLES WITH THREE OR MORE CONNECTIONS ARE TO BE 60 INCHES IN DIAMETER.
 4. CONCRETE IS TO BE 4,000 PSI TEST.
 5. ALL JOINTS BETWEEN PRECAST SECTIONS ARE TO BE SEALED WITH A FLEXIBLE GASKET.
 6. ALL PIPE CONNECTIONS ARE TO BE SEALED WITH A FLEXIBLE ADAPTER BOOT, AND GROUTED IN PLACE INSIDE THE MANHOLE BASE.

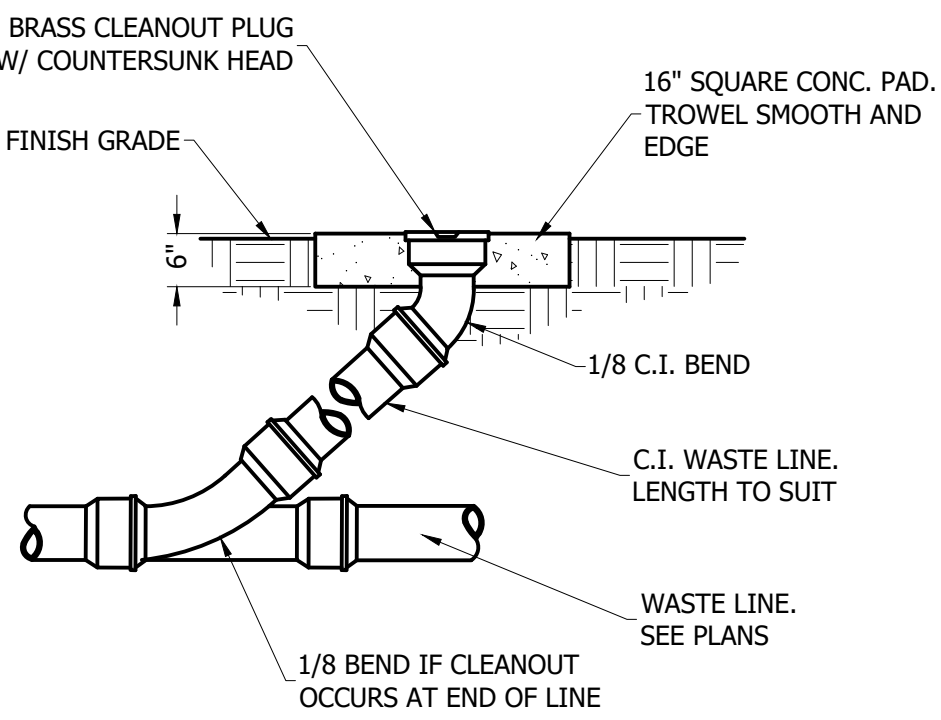


PLAN VIEW



SEWER LATERAL SERVICE

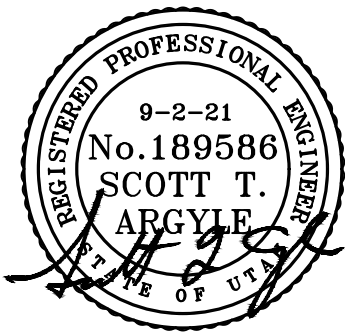
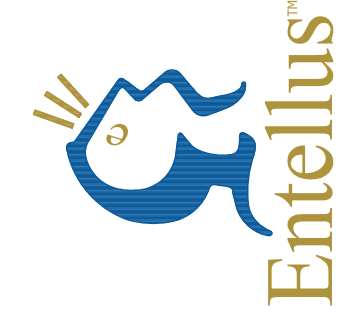
SS-1
C600
TYPICAL
N.T.S.



SEWER CLEANOUT

SS-1
C600
TYPICAL
N.T.S.

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



Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --
Email: chadmorris33@gmail.com

CANYON POINT IN CENTERVILLE
360 EAST 400 NORTH STREET
TAX PARCEL #02-009-0050, & #02-009-0058, & #02-009-0057, & #02-009-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

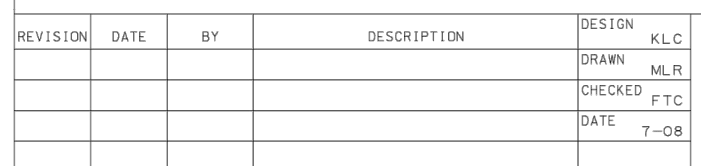
REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg

C901
UTILITY DETAILS



NEW COMMERCIAL ENTRANCES



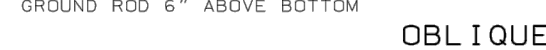
COMMERCIAL ENTRANCE DETAILS

CENTERVILLE CITY
STANDARD DETAILS

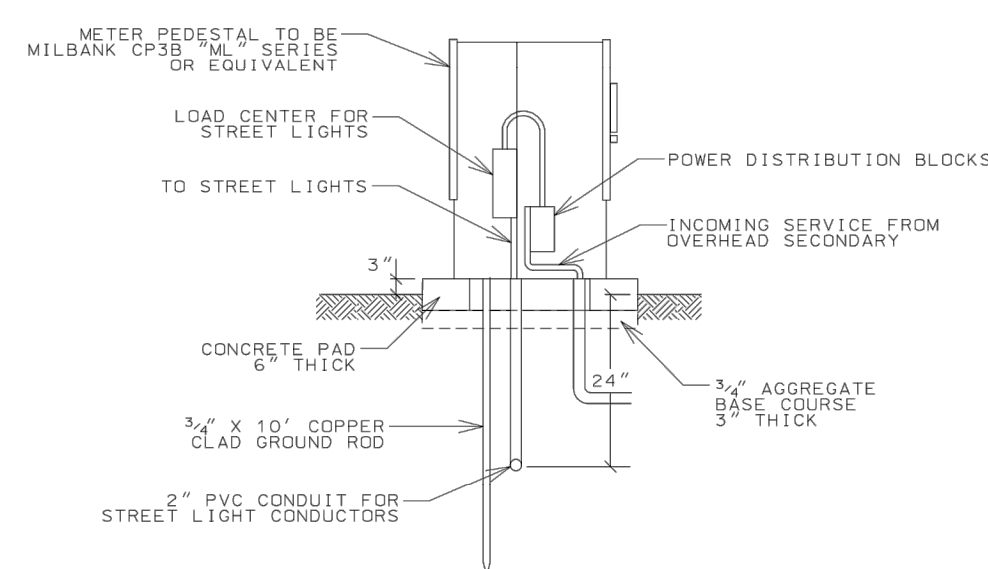


ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

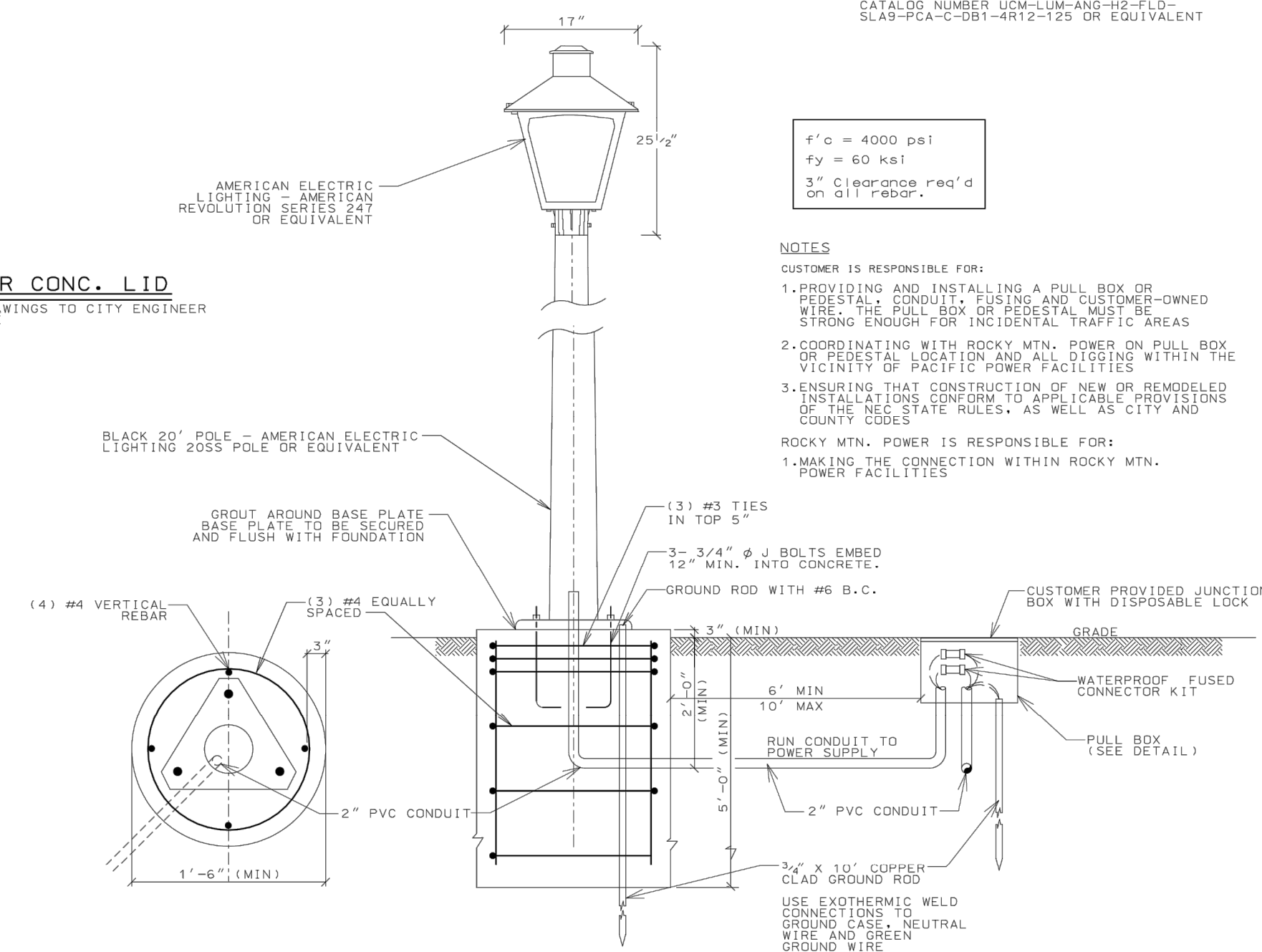
SHEET <u>18</u>
OF <u>18</u>
PROJECT NO <u>05-312</u>



CAST IRON, HDPE OR CONC. PULL BOX
NOTE: SUBMIT BOX SHOP DRAWINGS TO CITY ENGINEER
FOR REVIEW AND ACCEPTANCE



STREET LIGHT METER PEDESTAL



TYPICAL STREET LIGHT DETAIL

REVISION	DATE	BY	DESCRIPTION	DESIGN	K.L.C.
				DRAWN	M.L.R.
				CHECKED	F.T.C.
				DATE	T-D.B.

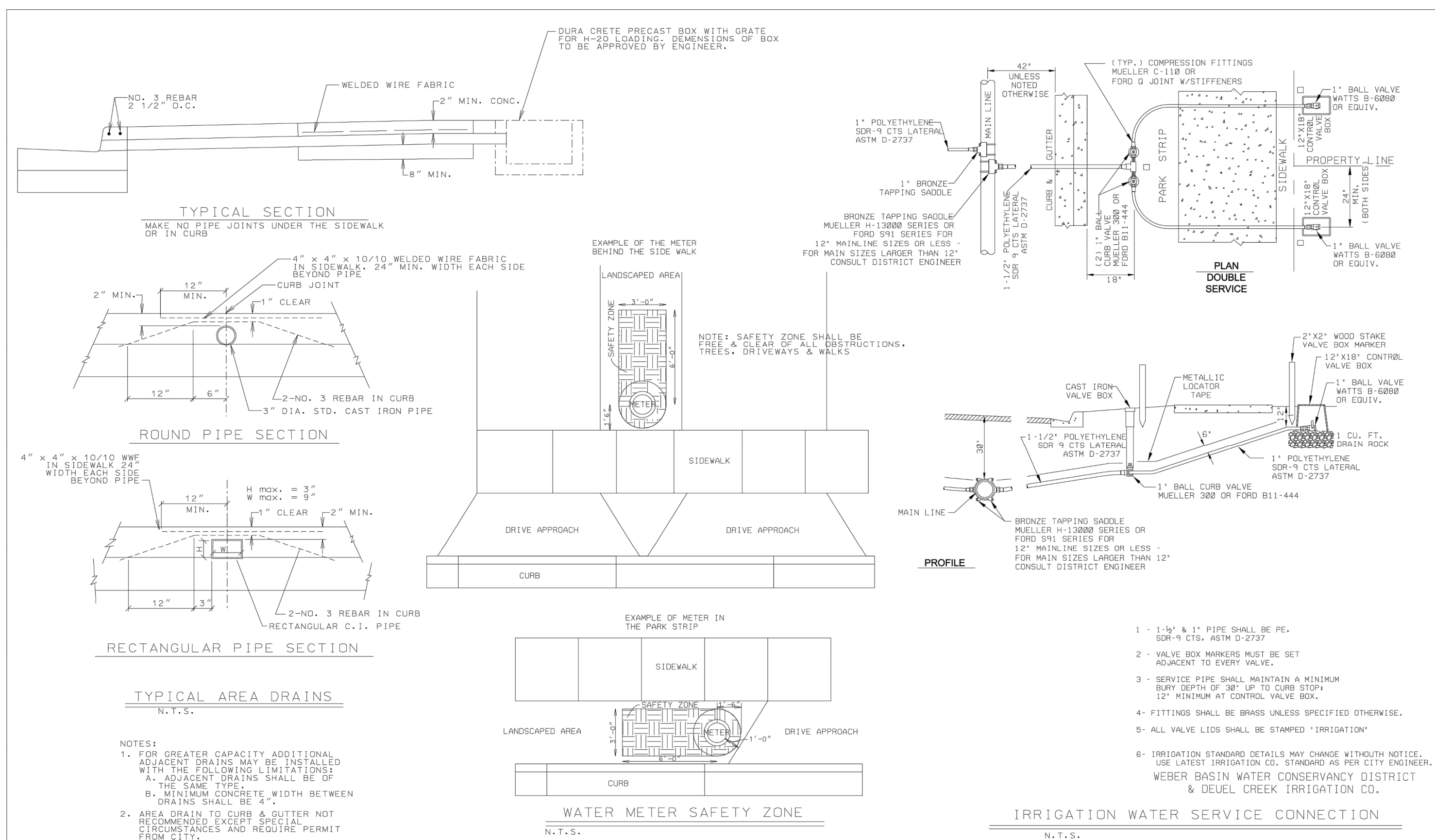
STREET LIGHT DETAILS

CENTERVILLE CITY
STANDARD DETAILS



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET <u>17</u> OF <u>18</u>	PROJECT NO. <u>05-312</u>



REVISION	DATE	BY	DESCRIPTION	DESIGN
				<u>KLC</u>
				DRAWN <u>MLR</u>
				CHECKED <u>FTC</u>
				DATE <u>7-08</u>

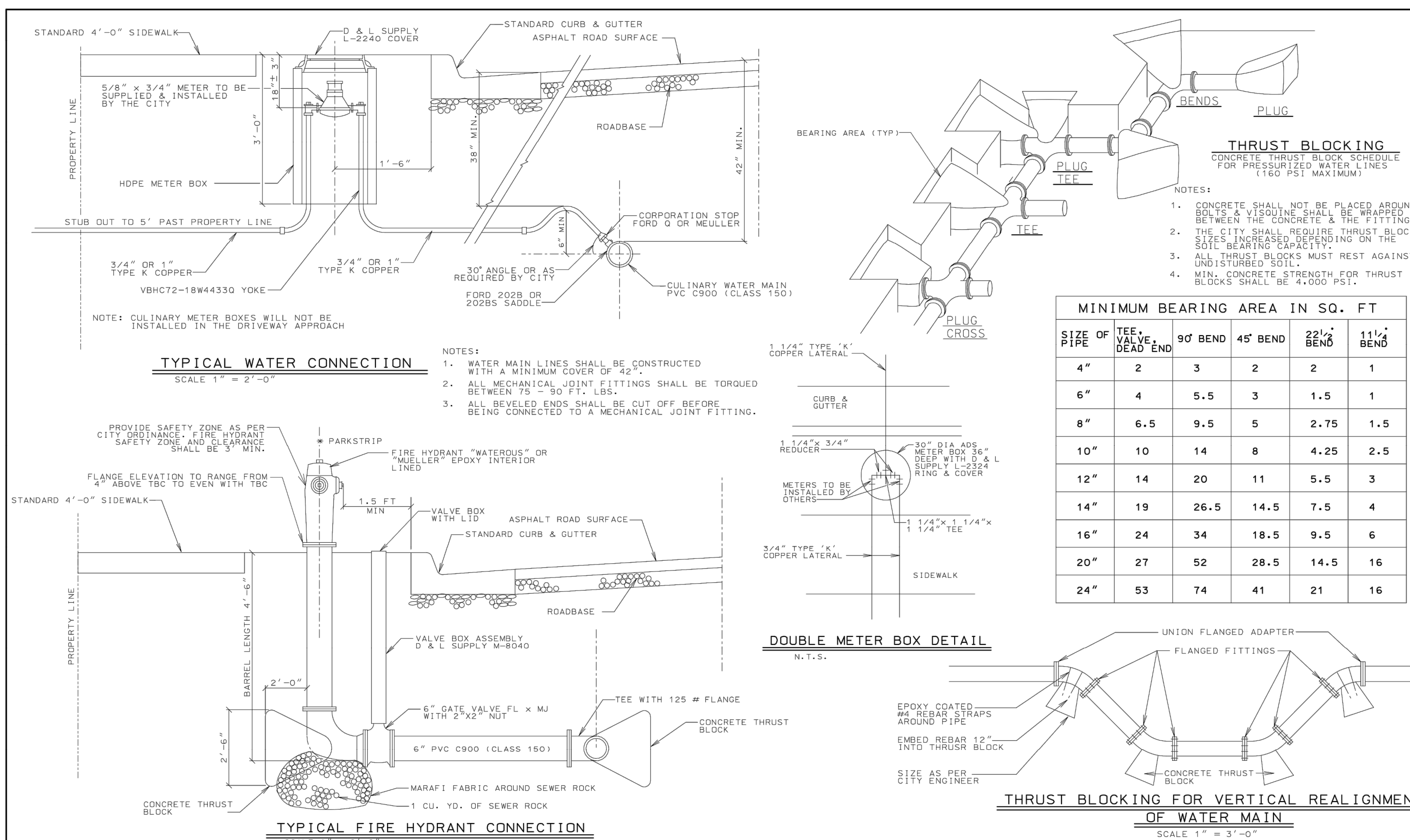
IRRIGATION SERVICES
WATER METER SAFETY ZONES
& AREA DRAINS

CENTERVILLE CITY
STANDARD DETAILS



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET <u>13</u>
OF <u>18</u>
PROJECT NO <u>05-312</u>



REVISION	DATE	BY	DESCRIPTION	DESIGN
				DRAWN <u>KLC</u>
				CHECKED <u>MLR</u>
				DATE <u>FTC</u>
				<u>7-08</u>

TYPICAL FIRE HYDRANT & CULINARY WATER DETAILS

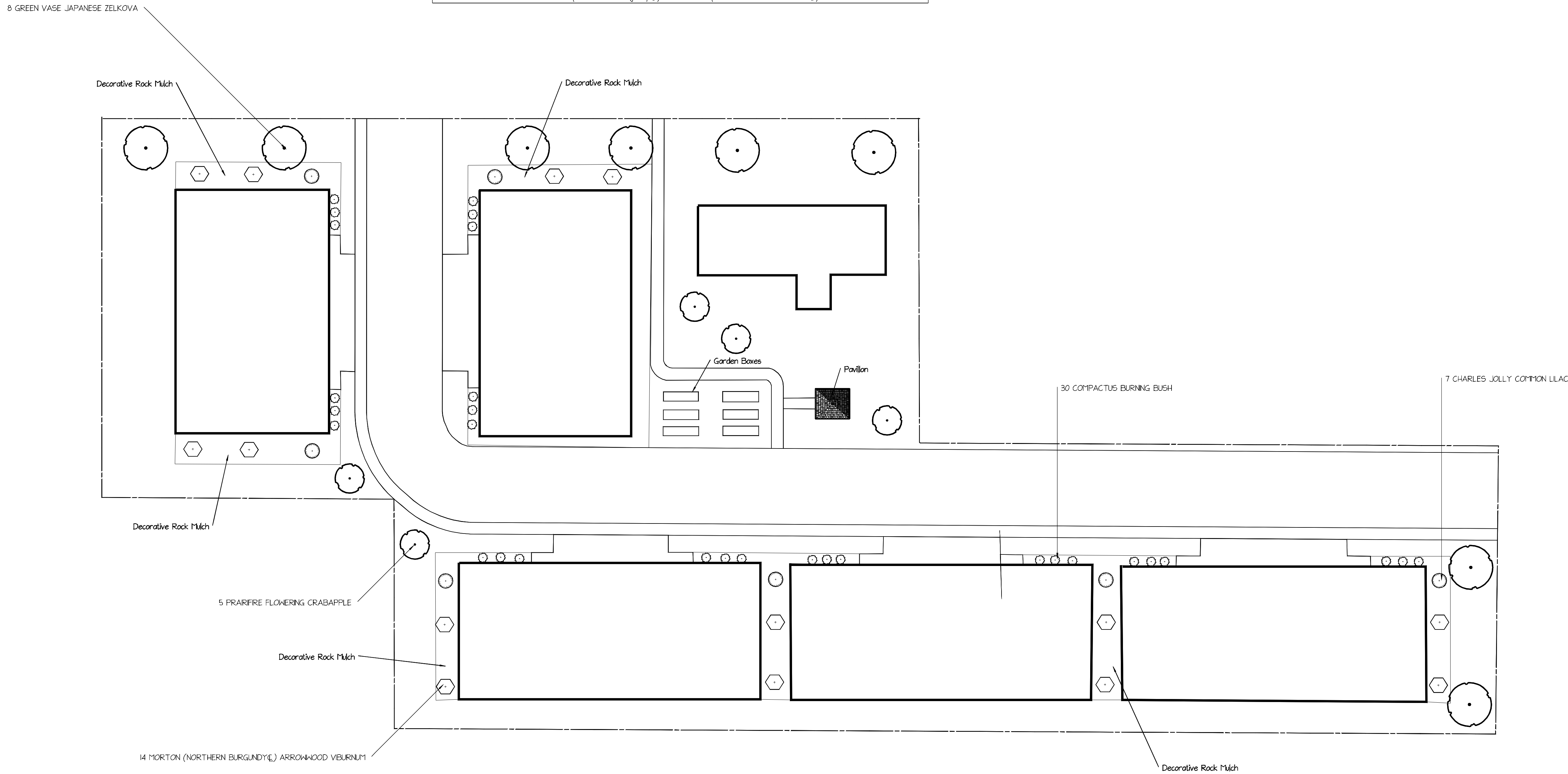
CENTERVILLE CITY
STANDARD DETAILS



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CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET <u>11</u>
OF <u>18</u>
PROJECT NO <u>05-312</u>

Qty	Botanical Name	Common Name
Trees		
8	<i>Zelkova serrata</i> 'Green Vase'	GREEN VASE JAPANESE ZELKOVA
5	<i>Malus x 'Prairifire'</i>	PRAIRIFIRE FLOWERING CRABAPPLE
Shrubs		
7	<i>Syringa vulgaris</i> 'Charles Jolly'	CHARLES JOLLY COMMON LILAC
30	<i>Euonymus alatus</i> 'Compactus'	COMPACTUS BURNING BUSH
14	<i>Viburnum dentatum</i> Morton (Northern Burgundy®)	MORTON (NORTHERN BURGUNDY®) ARROWWOOD VIBURNUM



NOTES

No.	Date	Description
REVISIONS		



Canyon Pointe

347 North 400 East

Centerville, Utah 84014

SCALE	1" = 20' 0"
DRAWN BY	Daniel Loveland
CHECKED BY	
DATE	09/07/2021
DATE OF PRINT	09/13/2021

PROJECT NO.	
SHEET NO.	1

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
9/14/2022

Item No. 6.

Title: PUBLIC HEARING - Zone Text Amendment to CZC 12.68.050(h)(2) Shorelands Commerce Park District Design Standards, Signing - LEGISLATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The petitioner desires to place a wall sign higher than the maximum allowable height of 15 feet in the Shorelands Commerce Park (SCP) Zoning District.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 9-14-22 PC Staff Report Zone Text Amendment Salmon SCPD Signs
2. Applicant Submittal

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

STAFF REPORT
AGENDA: ITEM 6

PETITIONER:	LUCAS SALMON lsalmon@salmonhvac.com
APPLICATION:	ZONING CODE TEXT AMENDMENT
APPLICANT REQUEST:	AMEND THE ZONING CODE TEXT REGARDING SIGNS IN THE SHORELANDS COMMERCE PARK DISTRICT
RECOMMENDATION:	CONSIDER RECOMMENDING APPROVAL TO THE CITY COUNCIL

BACKGROUND

The petitioner desires to place a wall sign higher than the maximum allowable height of 15 feet in the Shorelands Commerce Park (SCP) Zoning District. The petitioner believes that the additional height if allowed would add to the visibility of their business sign, but remain clean and nonintrusive, which is consistent with the design expectations of the SCP Zone. Additionally, the building located across the street has placed two signs exceeding the 15-foot maximum height standard. Staff has researched the approval of these two signs and discovered that the permits were approved by the City in error.

HISTORICAL CONTEXT OF THE SCP ZONE

Soon after the Legacy Highway was constructed and in operation, the City Manager of Woods Cross desired to designate the new highway as a scenic byway. After much controversy at the State Legislative level, the scenic byway status was eventually recognized by the Governor and for the first 11 years of operation truck traffic was prohibited.

As part of this effort, the City Manager facilitated a joint effort with several communities along the highway to create a Scenic Byway Plan. The desired outcome was to celebrate the

uniqueness of the interface between urban areas to the east and the uplands of the Great Salt Lake to the west. To facilitate this relationship, the group desired to create a consistent visual image for development that is built along the scenic byway. Within the byway plan, it contained a “*model zoning ordinance*” that could be reviewed, modified, and adapted by each city.

This model ordinance is the base of the Shorelands Commerce Park Zone in Centerville. One of the considerations of the model ordinance was to address the use of signing along the byway. Free-standing signs were prohibited for billboards and on-site business signing. Low monument style signs were the preferred business signs. Wall signs were restricted to 15 feet to keep sign pollution to a minimum along the corridor. The idea was to not turn the byway into an advertising corridor.

Since the adoption of the Shorelands Commerce Park, the development along the corridor in Centerville has been stagnant, due to the lack of infrastructure and service in the area. Additionally, the byway supporters lost their petition to renew the truck traffic restriction along the corridor. Legacy Highway now functions as a full operational freeway, which somewhat compromises the original ideals of the byway committee.

This request now begs the questions, how much would this text amendment compromise the original design expectations created in the byway committee’s model ordinance, as well as, the City’s adopted Shoreland Commerce Park District Plan and associated zoning regulations?

PROPOSED ZONING ORDINANCE TEXT AMENDMENT

- Based on the petitioner’s request, Staff is recommending the following proposed zoning ordinance text amendment:

CZC 12.68.050(h)(2) – Shorelands Commerce Park District Design Standards, Signing

(h) Signing. Signing is to enhance the scenic qualities of the shoreland environment and shall compliment the signing style of the Legacy Parkway...

(2) Wall sign placement ~~shall not exceed 15 feet in height from final grade of the building and~~ shall comply with CZC 12.54.140. Only Low-Profile monument style signs shall be allowed and shall also comply with CZC 12.54.140...

ZONING CODE TEXT AMENDMENT REVIEW PROCESS

FACTORS TO CONSIDER:

When considering a zoning code text or a zoning map amendment the Planning Commission is to consider four factors stated in *CZC 12.21.080(e)*. However, factors two through four

specifically relate to map amendments and do not apply to this zoning code amendment. Thus, staff's review will be limited to factor one and is provided below:

1. Is the proposed Zoning Code amendment consistent with the goals, objectives, and policies of the General Plan?

- **Staff's Response:** Yes. *CMC 12-480-6(C)(3)* states the following concerning signs in the Shorelands Commerce Park District.

3.I. Establish appropriate business signing regulations to ensure they are compatible and make a visual contribution to architectural and landscaping themes of the Commerce Park.

3.J. Focus signing regulations on requiring externally lighted wall and monument type signing, utilities decorative forms and materials and artistic mounting platforms, and prohibits the use of excessive free-standing sign heights, electronic display messaging, and other distractive advertising elements.

Based on this language, Staff believes the proposed amendment will not impact the goals and objectives of the General Plan.

PLANNING STAFF RECOMMENDATIONS

- **Staff Suggested Action** – *"I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the proposed Zoning Code Text Amendment to CZC 12.68.050(h) regarding signs in the Shorelands Commerce Park District as follows:*

CZC 12.68.050(h)(2) – Shorelands Commerce Park District Design Standards

(h) Signing. Signing is to enhance the scenic qualities of the shoreland environment and shall compliment the signing style of the Legacy Parkway...

(2) Wall sign placement ~~shall not exceed 15 feet in height from final grade of the building and~~ shall comply with CZC 12.54.140. Only Low-Profile monument style signs shall be allowed and shall also comply with CZC 12.54.140...

FINDINGS OR REASONS FOR ACTION:

- a. The Planning Commission finds that the proposed text amendment is consistent with the goals, objectives, and policies of the City's General Plan.*

- b. The Planning Commission finds that the proposed text amendment can be deemed acceptable and/or consistent with review factors of CZC 12.21.080(e).*
- c. The Planning Commission finds that two signs exceeding the 15-foot height limit already exist and would come into compliance with the proposed text amendment.*
- d. The Planning Commission finds that the proposed text amendment would have little to no impact on the original design expectations of the Shorelands Commerce Park District.*

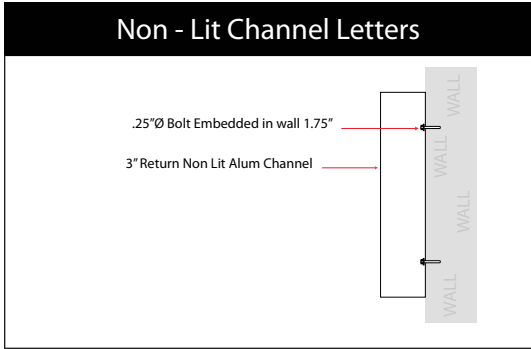
West Elevation



3" Painted Channel Letters



Sign Schematic



Sign Dimensions



Sign Specs

Building Facade Square Footage: 1143.91
Salmon Square Footage: 31.5
HVAC Square Footage: 20.8
Total Signage Square Footage: 52.3

City Allows 15% = 171.6

**PLANNING
COMMISSION**

Staff Report
9/14/2022

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

Next Planning Commission Meeting - September 28, 2022

Tentative Items:

- Site Plan Amendment - Fencing Height Increase, The Hive Development
- Landscaping Ordinance Amendments - As previous discussed by the Commission

City Council Action Report:

- Moderate Income Housing Amendments - Council Approved, as recommended

Planning Commission Goals:

- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- Landscaping Ordinance Update - Underway - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating
- Parking Update - Council Tabled for Further Review
- Update Single-family Unplatted Lots Approval Process - Completed

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
9/14/2022

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

August 24, 2022 Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 8-24-22 PC

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, August 24, 2022
7:00 p.m.

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

MEMBERS PRESENT

Kevin Daly, Chair
Shawn Hoth
Mason Kjar
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright, Vice Chair (arrived at 7:37 p.m.)

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Whittney Black, Assistant Planner

PLEDGE OF ALLEGIANCE

LEGISLATIVE PRAYER OR THOUGHT Chair Daly

PUBLIC HEARING – SMALL SUBDIVISION WAIVER – 1441 N MAIN STREET

Chair Daly said the Planning Commission was notified that the applicant would not be present at the meeting. Chair Daly made a **motion** to table the item to the next Planning Commission meeting. Commissioner Larsen seconded the motion, which passed by unanimous vote (6-0), with Commissioner Wright absent.

PUBLIC HEARING – ZONE MAP AMENDMENT – REMOVE HILLSIDE OVERLAY, 975 N 610 E

Community Development Director Cory Snyder explained that the subject property at 975 North 610 East was zoned Residential-Low (R-L), and was located in the Hillside Overlay Zone. The petitioner desired to make additional improvements to the property, and the desired improvements would likely exceed the maximum allowable lot coverage of the Hillside Overlay Zone (40%). The base R-L Zone would allow additional room for the desired improvements (up to 60%).

Mr. Snyder said it visually appeared that the subject lot and two adjacent lots (the smallest lots of the subdivision) likely already exceeded the 40% maximum improvement limitation. He said staff was supportive of considering removing all three lots from the Hillside Overlay Zone due to their similarity to the adjacent lots to the west that were not in the Overlay Zone. Mr. Snyder suggested the Planning Commission either table the request and direct staff to expand the request for removal to include Lots 101 and 103 of the Rockwood Farms Subdivision, or recommend approval of the proposed Zone Map Amendment for Lot 102 to be removed from the Hillside Overlay Zone. Responding to a question from the Commission, Mr. Snyder said he recommended removal of the Hillside Overlay Zone from the three lots because of their small size, relatively flat topography, and transitional location in the overlay zone. Properties further to the south had more elevation change than the three lots recommended.

1 Responding to a question from Chair Daly, Mr. Snyder confirmed that other property
2 owners could petition to have the Hillside Overlay Zone removed from their properties.
3 Commissioner Hoth asked how often such requests were received by the City. Mr. Snyder
4 responded that most of the Overlay Zone was built out, with a few areas to the north still open
5 for development.

6
7 Commissioner Kjar said he did not like spot zoning, and said the question for him was
8 whether or not the Hillside Overlay Zone had been imposed appropriately or inappropriately. Mr.
9 Snyder expressed the opinion that the geographic area for the Hillside Overlay Zone was a bit
10 outdated, particularly as it applied to developed properties.

11
12 Mark Knight, petitioner, said the owners of the two properties adjoining his were present
13 at the meeting. He said the slope of the three properties was fairly uniform. Mr. Knight said he
14 had removed an existing deck from his home earlier in the year, and described planned
15 improvements. He said retaining water had not been a problem in the time he had owned the
16 property, and said a planter box had been added along one boundary of the property to ensure
17 drainage would not be an issue. Mr. Knight said he was open to the idea of removing some of
18 the concrete on the driveway and RV parking pad and replacing with pervious pavers.

19
20 Mr. Knight asked if it would be possible to expand the application to include the two
21 neighboring properties without going through another notice period. City Attorney Lisa Romney
22 responded that proper notice needed to be provided for all Zoning Map amendments. The
23 existing application could not be expanded.

24
25 Commissioner Wright arrived at 7:37 p.m.

26
27 Mr. Knight asked the Planning Commission what the down side of the decision would be.
28 Chair Daly responded that spot zoning was generally a bad way to manage zoning. He said
29 staff had suggested the Planning Commission look at the request more broadly to determine if
30 the area of consideration should be expanded. Mr. Knight said he had not envisioned the
31 request becoming such a broad issue. He said he wanted to get a new deck put in that year.

32
33 Chair Daly opened a public hearing at 7:46 p.m.

34
35 Neil Brown, Centerville resident, said he had lived in his home next to the subject
36 property since 1998 and had not made any expanded improvements. He said he did not have
37 plans for improvements, but had no objections to removing the Hillside Overlay Zone.

38
39 Jared Pippin, Centerville resident, said he lived directly north of the subject property. He
40 said he did not have any immediate plans for improvements, but had dreams, and did support
41 removing the Hillside Overlay.

42
43 Chair Daly closed the public hearing at 7:48 p.m.

44
45 Chair Daly said he believed tabling the request and coming back with a broader removal
46 of the Hillside Overlay Zone from the three properties made the most sense because of the
47 topography of the area. Commissioner Larsen expressed agreement.

48
49 Responding to a question from Commissioner Wright, Mr. Snyder said he was unable to
50 find information explaining why the three lots in question were originally included in the Hillside
51 Overlay Zone. Commissioner Kjar said he was willing to reevaluate the Hillside Overlay Zone,
52 but was not willing to reevaluate the Hillside Overlay Zone for just a few properties. He
53 commented that many elements of the Hillside Overlay Zone had not been discussed that
54 evening. Commissioner Wright said she agreed. Commissioner Kjar expressed the opinion that

1 problems with erosion became more likely as the hillside became more developed, making the
2 Hillside Overlay Zone important and relevant. Commissioner Wright said she wanted to know
3 why the Hillside Overlay Zone boundary was drawn where it was in the first place.
4

5 Mr. Snyder said he agreed that a lot of the need for the Hillside Overlay Zone had run its
6 course, but also agreed with the need for stormwater management. He suggested the Planning
7 Commission could request more solidified data from staff regarding stormwater, slopes, and
8 lines, but added that expecting details about the subdivision prior to construction would be too
9 onerous.
10

11 Commissioner Shegrud referred to the planter installed at the back of the property by the
12 petitioner, and the petitioner's willingness to remove concrete and replace with pervious pavers,
13 which she said she believed would help reduce the stormwater impact.
14

15 Mr. Snyder explained that stormwater management existed without the Hillside Overlay
16 Zone, but the Hillside Overlay Zone introduced management of stormwater on slopes.
17 Commissioner Shegrud said she was in favor of moving forward with the request for the one
18 property. Chair Daly said he believed setting a precedent for that type of spot zoning would not
19 be a good idea. He said he could appreciate Commissioner Kjar's desire to reevaluate the entire
20 Hillside Overlay Zone, and suggested such reevaluation could be a future Planning Commission
21 goal. Commissioner Larsen expressed the opinion that because the three properties were
22 already built-out, the risk of something bad happening was fairly low if the Hillside Overlay Zone
23 were removed.
24

25 Chair Daly **moved** to table the Zoning Map Amendment for land parcel 02-168-0102, Lot
26 102 Rockwood Farms Subdivision to be removed from the Hillside Overlay Zone, and direct
27 staff to expand the request for removal to include Lot 101 and Lot 103 of the Rockwood Farms
28 Subdivision and provide the applicable notices required by ordinance. Afterwards, at a
29 subsequent meeting and hearing, the Planning Commission would determine the appropriate
30 recommendation to make to the City Council. Commissioner Wright seconded the motion, which
31 passed by majority vote (6-1), with Commissioner Kjar dissenting.
32

33 **PUBLIC HEARING – GENERAL PLAN, MODERATE INCOME HOUSING**
34 **AMENDMENTS**
35

36 Mr. Snyder presented implementation plans drafted for the five moderate income
37 housing strategies selected by the Planning Commission during earlier discussions, and
38 explained metrics added to evaluate progress. Commissioner Wright commented that
39 substantive information showing real intent would need to be reported to the State if the City
40 were to report that a strategy had been unsuccessful. She suggested replacing the word
41 "initiation" with "implementation", and suggested the progress metrics on 5.D could be more
42 specific. Commissioner Wright expressed the opinion that Centerville should take the lead if the
43 City was interested with the idea of partnering with other entities. Mr. Snyder said he could see
44 the County taking more of a lead than Centerville City in trying to solve the moderate-income
45 housing problem. Commissioner Shegrud said she believed what the State was asking cities to
46 do was hard, and would be easier in a city experiencing more growth. The Planning
47 Commission discussed the drafted progress metrics and agreed on changes.
48

49 Chair Daly opened a public hearing at 8:35 p.m., and closed the public hearing seeing
50 that no one wished to comment.

Chair Daly made a **motion** for the Planning Commission to recommend the General Plan Amendments as outlined in the staff report to the City Council, with the following changes. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).

- Replace “initiation” with “implementation”
- Replace “Seek Market Driven Opportunities” with “Seek Marketplace Opportunities”
- 5.B - add Centerville Planning Commission to the list of responsible agencies
- 5.D.1, 5.D.2, & 5.D.3 – add “research and contact qualifying entities”
- 5.D.4 – add “research and contact qualifying entities and better understand the Interlocal Cooperation Act”

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

The Planning Commission was scheduled to meet next on September 14, 2022. Mr. Snyder reported on recent actions of the City Council.

MINUTES REVIEW AND APPROVAL

Minutes of the August 10, 2022 Planning Commission Meeting were reviewed, and an amendment requested. Commissioner Wright **moved** to accept the minutes as amended. Commissioner Kjar seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

At 8:41 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).

Jennifer Robison, City Recorder

Date Approved