



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JANUARY 25, 2023 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 - Conceptual Subdivision, Chase Creek Subdivision at approximately 224 West Chase Lane - ADMINISTRATIVE DECISION
The applicant has applied for a conceptual subdivision located at approximately 224 West Chase Lane. This application concerns parcels 02-014-0050 and 02-014-0072. The concept plan includes a nine-lot, single-family subdivision with a cul-de-sac off Chase Lane.
2. PUBLIC HEARING - Summerhill Lane Subdivision PDO and Zone Map Amendments - LEGISLATIVE DECISION
Symphony Homes desires to modify the boundary of Summerhill Lane Subdivision to facilitate property and lot adjustments. Several Zone Map Amendments involving the A-L and R-L Zones are being proposed.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - **February 08, 2023**
Tentative Items:
 - Stoke's Stevenson Flex & Trinity Highway Conceptual Site Plans

D. MINUTES

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

1. Minutes Review and Approval

E. ADJOURNMENT

CERTIFICATE OF POSTING

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

**Jennifer Robison
Centerville City Recorder**

**PLANNING
COMMISSION**

Staff Report
1/25/2023

Item No. 1.

Title: PUBLIC HEARING - Conceptual Subdivision, Chase Creek Subdivision at approximately 224 West Chase Lane - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Whitney Black, Assistant Planner

SUBJECT:

The applicant has applied for a conceptual subdivision located at approximately 224 West Chase Lane. This application concerns parcels 02-014-0050 and 02-014-0072. The concept plan includes a nine-lot, single-family subdivision with a cul-de-sac off Chase Lane.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 1-25-2023 PC Staff Report Conceptual Subdivision Chase Creek
2. 1-17-23 Site Plan Chase Creek
3. 1-17-23 Survey Data Chase Creek
4. 1-17-23 Topography Chase Creek
5. 1-17-23 Utility Plan Chase Creek

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: KEVIN MORTENSEN
APPLICANT: PAUL FESER WITH S.E. SCIENCE
PROPERTY LOCATION: APPORXIMATELY 224 W CHASE LANE
PARCEL SIZE: 2.55 ACRES
ZONING DISTRICT: RESIDENTIAL-LOW
APPLICATION: CONCEPTUAL SUBDIVISION

BACKGROUND

On behalf of the property owner, the applicant has applied for a conceptual subdivision located at approximately 224 West Chase Lane. This application concerns parcels 02-014-0050 and 02-014-0072. The concept plan includes a nine lot, single-family subdivision with a cul-de-sac off Chase Lane.

On September 14, 2022, the Planning Commission recommended to the City Council the rezoning of this property from the Agricultural-Low Zone to the Residential-Low Zone. Using Ordinance No. 2022-20, the City Council approved the rezone on October 4, 2022. The current use of the property is residential with accessory agricultural uses. There is a single-family home, several accessory buildings, horses, and a garden on the property.



CODE REQUIREMENTS REVIEW & ANALYSIS

CONCEPTUAL SUBDIVISION REVIEW – CMC 15.02

Conceptual Review Expectations

The Conceptual Subdivision review process is meant to give the applicant an opportunity to receive guidance from the Planning Commission and City Staff regarding the requirements and constraints of the proposed project. This is a requirement of all subdividers. The acceptance of a conceptual subdivision application does not constitute an approval or disapproval of the proposed subdivision. (CMC 15.02.050(c))

General Plan (CMC 12.480.5)

The subject properties are located within the Northwest Neighborhood of the City’s General Plan. A primary issue discussed for this area is described as, “future land-uses and transitions between different land uses.” The current primary use in the area is low-density, single-family homes. This plan would be consistent and compatible with that use.

Residential-Low Zone Development Standards

Development Standard	Minimum Required	Actual	Compliance Status
Minimum Area	None	8,365 to 21,754 sqft	Null
Minimum Frontage	40ft	97 to 40 ft	Yes
Minimum Width (Measured at the front yard setback)	60ft (interior lot) 70ft (corner lot)	54.87 to 124 sqft (Needs verification)	Likely
Front Setback	25ft	25ft	Yes
Rear Setback	20ft	20ft	Yes
Interior Side Setback	8ft Minimum total width of both side yards; 18ft	All interior lots have an 8ft and 10ft side setback	Yes
Street Side Yard Setback	20ft	Lots 1 and 8 have more than a 20ft street side yard setback	Yes
Buildable Area	2,000sqft	Not Shown	Likely

Buildable Area Ratio	Between 2:1 and 1:2	Not Shown	Likely
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Please note that many of the lots do not currently meet the minimum lot width requirement. This will need to be addressed on the preliminary application. Of particular concern is the lot width on Lot #1 along Chase Lane. It is unlikely that at the 20ft setback this lot would have a width of 60ft at the required building line (i.e., Setback). Staff would recommend considering creating a lot line between the retention pond and Lot #1, resulting in an interior lot rather than a corner lot. While this would create a remnant parcel it is the most code compliant solution to the lot width issue. No matter how this issue is addressed, the applicant needs to consider creating a Homeowners’ Association for the purpose of maintaining the retention pond and any other communal areas.

General Requirements for All Subdivisions (CMC 15.05)

LOTS –

All subdivisions must create developable and buildable lots. While this subdivision does create such lots, some of their lot lines are severely skewed. According to the subdivision ordinance,

“The side lines of all lots, so far as possible, shall be at right angles to the street which the lots face, or approximately radial to the center of curves, if such street is curved. Side lines of lots shall be approximately radial to the center of a cul de sac on which the lots face. The Planning Commission may recommend to the City Council exceptions to this requirement. Upon a showing of good cause, the City Council may allow exceptions to this requirement.” (15.05.020(d))

STREETS, DRAINAGE, AND UTILITY IMPROVEMENTS -

The applicant has submitted a conceptual utility plan. The developer will need to submit utility provider letters from all utility companies and fire department. In addition to the regular utility and drainage requirements, the applicant will also need to obtain a 404 Permit through the State and approval from the County for the water channel running through and around the property.

This development will require utility easements. City Code requires three public utility easements on each lot: a 10ft easement along the street frontage and a 7ft easement along one side and the rear.

PLANNING STAFF RECOMMENDATIONS

Staff believes that the proposed subdivision has the potential to meet or satisfy the City’s Subdivision regulations. The Planning Commission should consider acceptance of the

Conceptual Subdivision Plan and allow the applicant to proceed to the Preliminary Subdivision Submittal stage.

SUGGESTED MOTION: *"I hereby make a motion for the Planning Commission to ACCEPT the conceptual subdivision plan for the Chase Creek Subdivision located at approximately 224 West Chase Lane, with the following conditions and directives:*

- 1. The applicant shall apply for a preliminary plat and meet all the submittal requirements listed in CMC 15.03.*
- 2. The preliminary plat shall indicate the following information:*
 - a. Depict/correct the lot width on Lots 1-8. Address this matter more particularly on Lot 1.*
 - b. Depict the Buildable Area for each lot, providing a minimum of 2,000 square feet meeting the Buildable Ratio of the Zoning Ordinance.*
 - c. Depict three public utility easements on each lot with an easement along the street frontage of each lot measuring 10 feet and an easement along a side and rear yard on each lot measuring a minimum of 7 feet.*
 - d. Depict adequate fire protection including any existing or new fire hydrants are required by the Fire Marshal.*
- 3. The applicant shall provide a utility provider sheet/letter indicating all utility providers can service each lot.*
- 4. The applicant shall address how the retention pond will be maintain, including a consideration of an HOA.*
- 5. The applicant shall obtain a 404 Permit from the U.S. Army Corps of Engineers, the Utah State's Engineer's Office, and an approval from Davis County.*
- 6. The applicant shall attempt to realign the lot lines to be more in compliance with CMC 15.05.020(d). If such attempt is unsuccessful applicant shall provide a narrative explanation of why there is need for an exception.*

Suggested Reason for the Action (Findings)

- a. The Conceptual Subdivision plan appears to be consistent with the applicable Neighborhood Plan as described in CMC 12.480.5.*
- b. The proposed subdivision plan appears to likely be able to satisfy the Development Standards provided in CZC 12.32.300.*
- c. The applicable review standards of CMC 15.02 have been reviewed and directives established to allow the proposal to proceed to a preliminary subdivision plan submittal.*

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OR

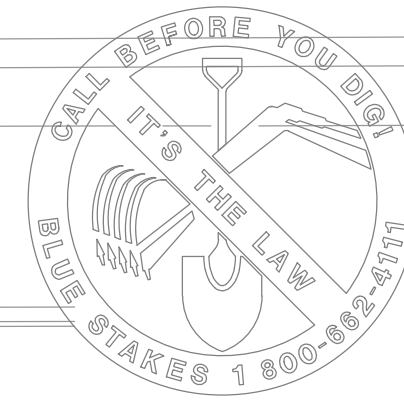
CHASE LANE STREET MONUMENT LINE
S 89°52'49" W 1825.01' MEAS.

RETENTION POND

WEST CHASE LN.

N 00°10'00" W 44.60'
20.90' 44.60' 23.70'

20 0 20 40
SCALE: 1" = 20'



CHASE CREEK SUBDIVISION
CENTERVILLE, UTAH
SUBDIVISION APPLICATION

SITE PLAN

SHEET

C100

Developed by:
PAUL FESER
1001 SO. ARDOR WAY
LAYTON, UT 84041

ENGINEERED BY:
S.E. SCIENCE, LLC
P.O. BOX 412
SALT LAKE CITY, UT 84110

TEL 801-891-9376

TEL 801-433-2498

DATE: 01/17/2023

REV.:

SCALE:

DRAWN BY: PSF

CHECKED BY: PSF

PROJECT NO.: se2209

DESCRIPTION:

REV.:

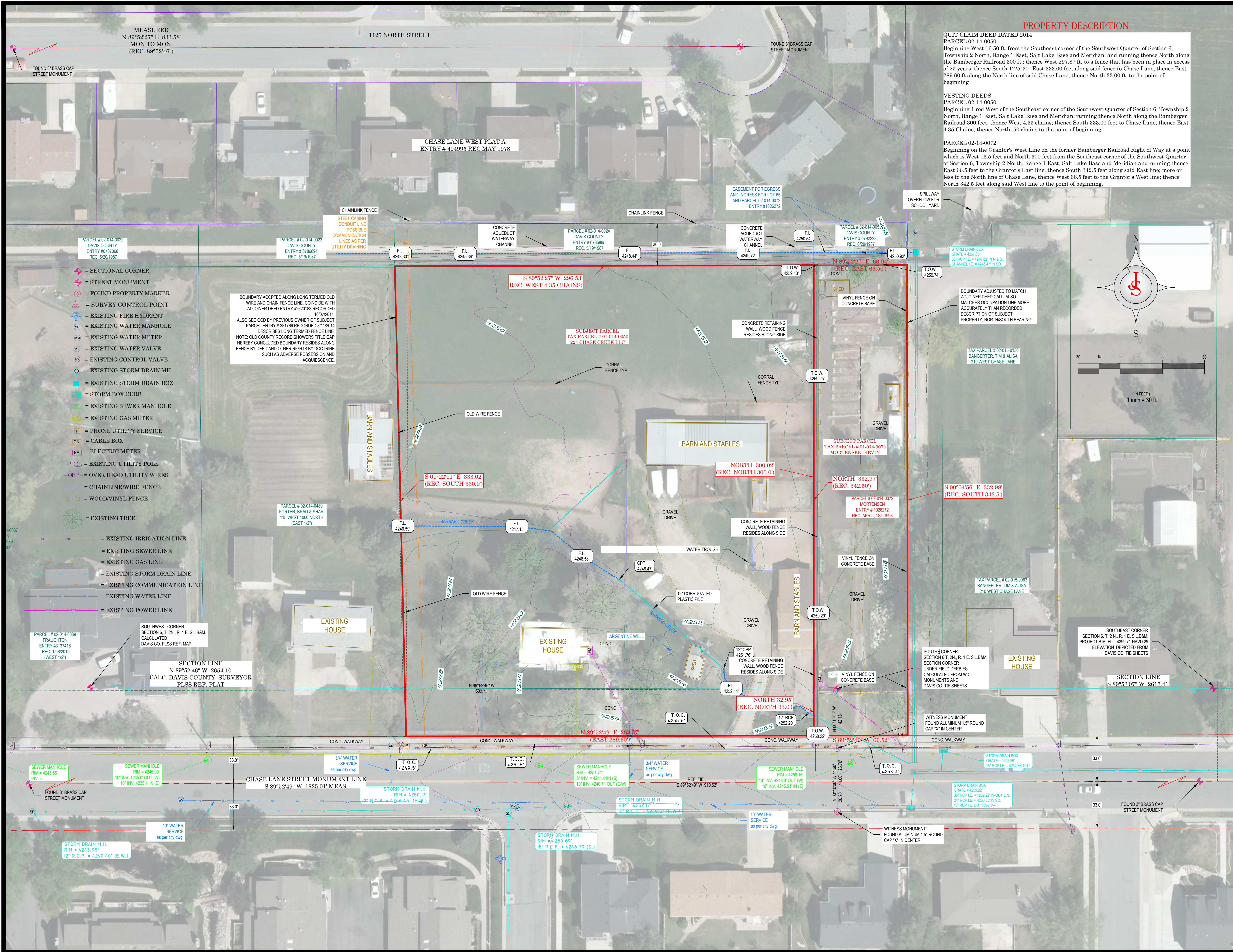
SCALE:

DRAWN BY: PSF

CHECKED BY: PSF

PROJECT NO.: se2209

DESCRIPTION:



DRAWING TITLE

ALTA/NSPS SURVEY PRELIMINARY

CLIENT CONTACT

PAUL FESER, P.E.
S.E. SCIENCE | P.O. BOX 2412, SALT
LAKE CITY, UT 84110
801.433.2498 (W) | 801.891.9376 (M)

224 WEST CHASE LANE, LOCATED
WITHIN, DAVIS COUNTY, UTAH. A
PART OF THE S.E AND THE S.W. 1/4
SEC. 6, T. 2 N., R. 1. E. S.L.B.&M.

SURVEYOR'S CERTIFICATE \ NARRATIVE

The undersigned, being a registered surveyor of the State of Utah certifies to S.E. Science as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys,' jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11a 11(b) 'utility map request, and 18 of Table A thereof. The fieldwork was completed on April 20th 2021. Further certifies as a land surveyor registered in the State of Utah, holding Licensed No. 7075114, concludes the following:

1. The location of each easement, rights of way, and other plottable information affecting the subject property as shown have been relied upon as listed in the title insurance commitment dated (AN UPDATED REPORT TO BE PROVIDED) with respect to the subject property. Title items are labeled with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. All information of record has been solely relied Upon as shown in the said Title commitment. Underground utilities shown are as per utility staking provided by blue staking and/or utility companies concerning their lines.
2. Utilities shown are based on ground evidence, together with a request for utility maps. Such information relayed to the survey is to the best of our knowledge in regards to evidence provided from responding utility companies, and the current data they have on hand. It is recommended that a utility review, together with a physical on-site blue stake request, be made prior to any construction/excavation for the ability to update any final construction plan(s).
3. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has knowledge of.
4. Above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property, are as shown.
5. The location of each easement, rights of way, and other plottable information affecting the subject property as shown hereon are as listed in the title report listed above. (PRELIMINARY)
6. The subject property has access to and from a duly dedicated and accepted public street or highway as shown hereon.
7. Record descriptions of the subject property forms a mathematically closed figure. Found discrepancies from record are shown hereon as measured/calculated vs. (REC.)
8. The basis of bearing was derived from the found street and Sectional Monuments along the 1/4 section line of section 6, and utilized on this survey as South 89°53'07" West (also as described in the area deeds and previous surveys as recorded).
9. Described property is located with zone X, areas determined to be outside of the 1 % annual chance of flood plane. FEMA FIRM, Map # 49011C09392E, Panel 0392 of 575 dated June 18, 2007.

R. Shane Johanson P.L.S
Licensed No. 7075114

JOHANSON
PROFESSIONAL LAND SURVEYORS

P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

SURVEY • DESIGN • SEPTIC • PLANNING

SURVEYING

COPYRIGHT

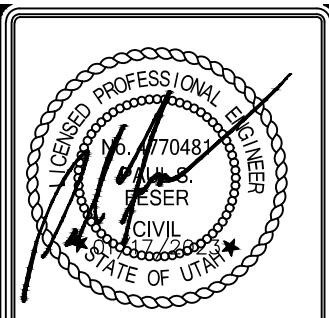
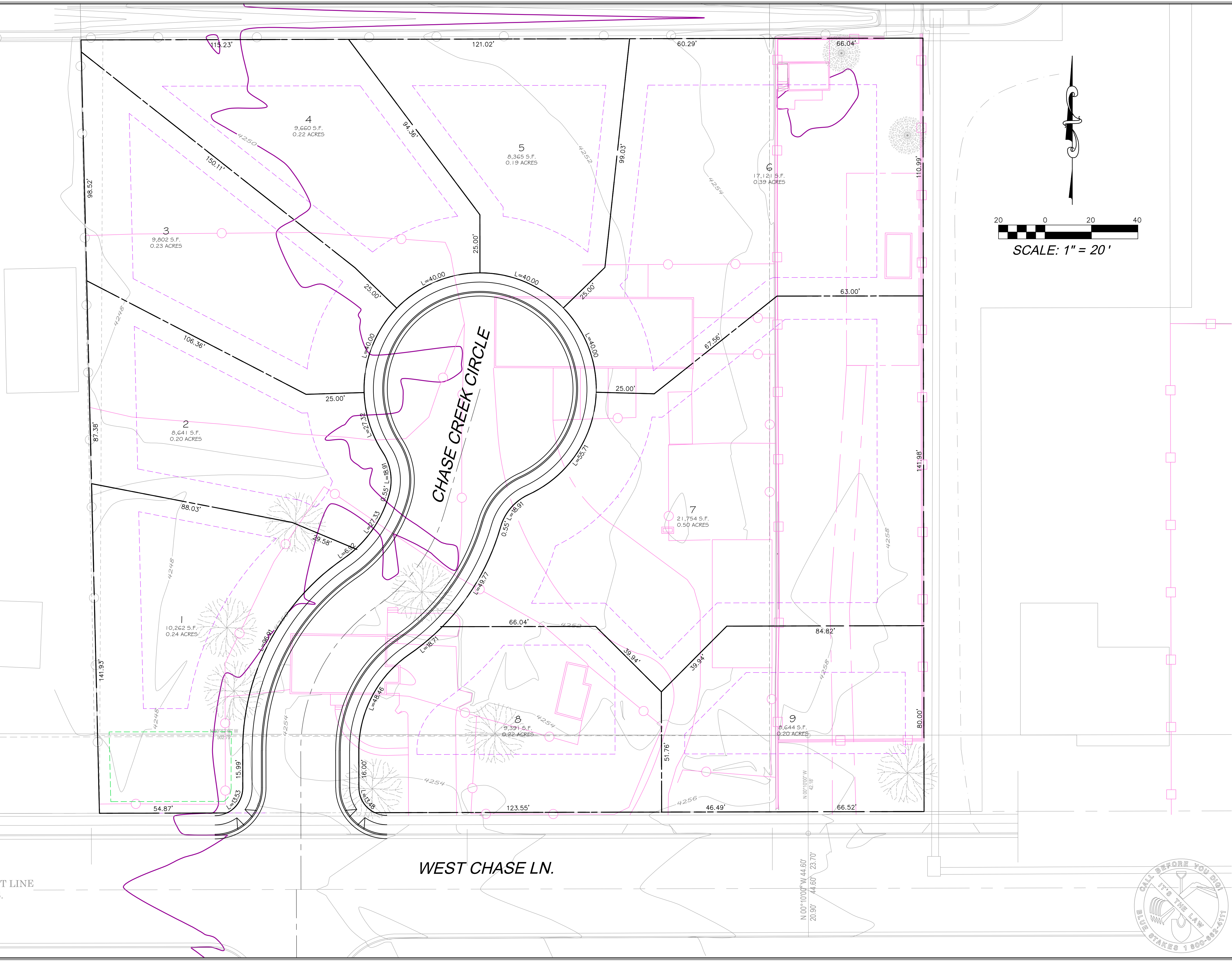
This drawing is and at all times remains the exclusive property of Johanson
Surveying shall not be used with out complete authorization and written support.

STAMP	PROJECT NO.
	S-20-050
DATE:	5/03/2022
DRAWN BY:	SHANE JOHANSON
OVERSEEN BY:	SHANE R. JOHANSON P.L.S.
SHEET NUMBER	SHEET-1

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OR

CHASE LANE STREET MONUMENT LINE
S 89°52'49" W 1825.01' MEAS.



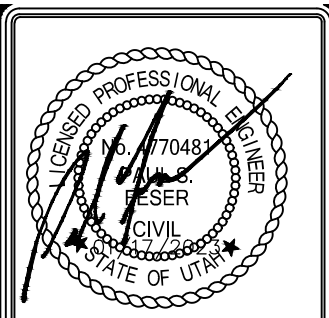
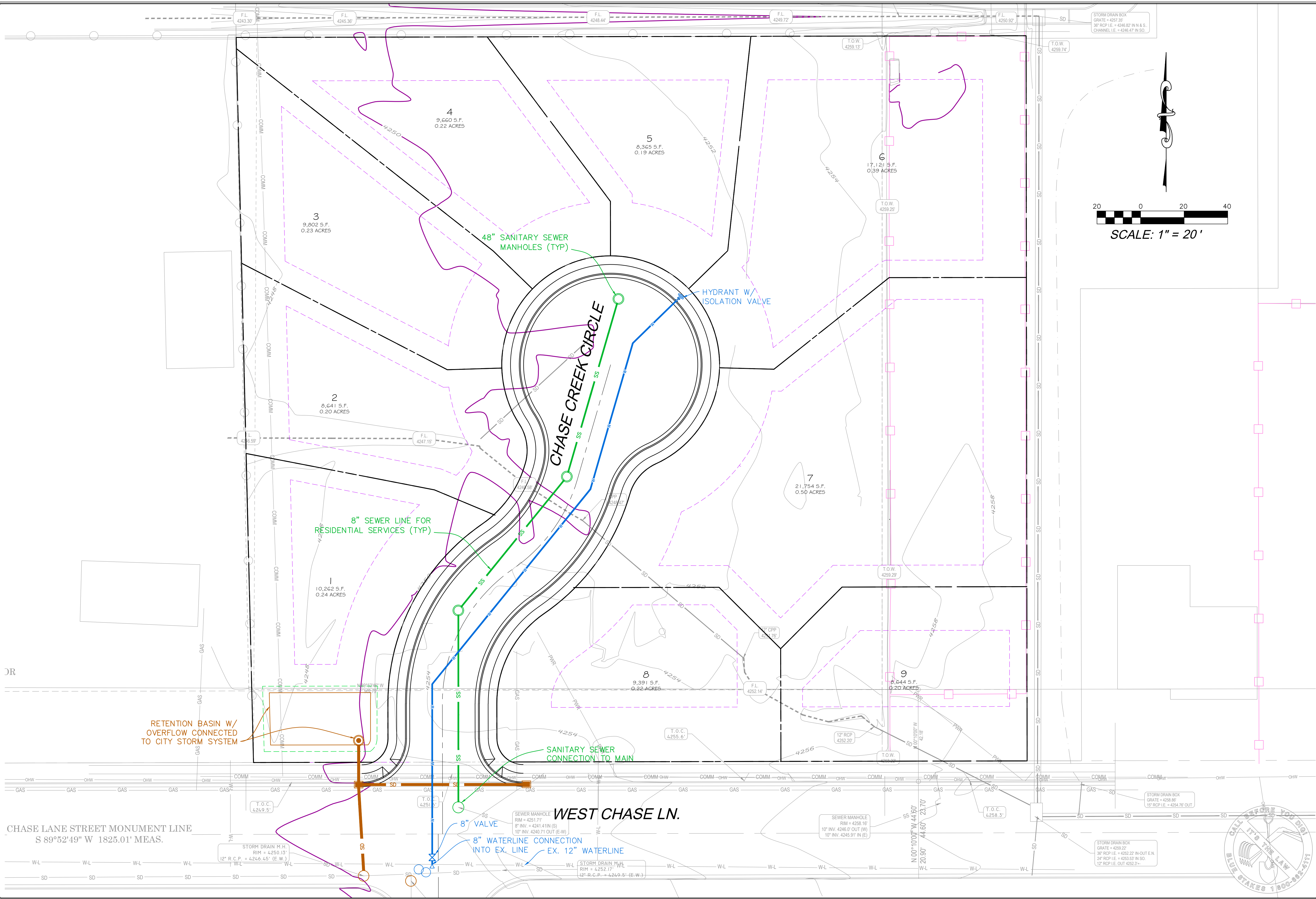
DATE:	01/17/2023	REV.:		DESCRIPTION:
SCALE:		DRAWN BY:	PSF	
		CHECKED BY:	PSF	
		PROJECT NO.:	se2209	

Developed by:	PAUL FESER
	1001 SO. ARBOR WAY
	LAYTON, UT 84041
ENGINEERED BY:	S.E. SCIENCE, LLC
	P.O. BOX 412
	SALT LAKE CITY, UT 84110

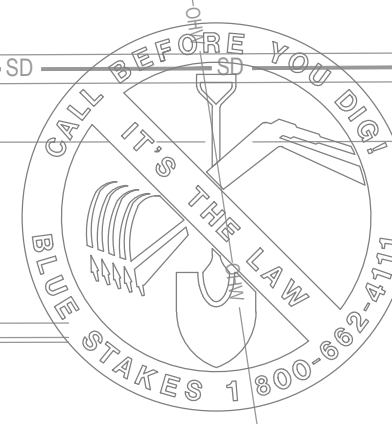
CHASE CREEK SUBDIVISION	SITE PLAN w/ EX. TOPO
CENTERVILLE, UTAH	
SUBDIVISION APPLICATION	

SHEET	C101
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DATE:	01/17/2023	REV.:		DESCRIPTION:
SCALE:		DRAWN BY:	PSF	
		CHECKED BY:	PSF	
		PROJECT NO.:	se2209	
Developed by:	PAUL FESER 1001 SO. ARBOR WAY LAYTON, UT 84041 TEL 801-891-9376			
ENGINEERED BY:	S.E. SCIENCE, LLC P.O. BOX 4412, UT 84110 TEL 801-433-2498			
CHASE CREEK SUBDIVISION CENTERVILLE, UTAH SUBDIVISION APPLICATION	UTILITY PLAN			
SHEET	U101			



CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
1/25/2023

Item No. 2.

Title: PUBLIC HEARING - Summerhill Lane Subdivision PDO and Zone Map Amendments - LEGISLATIVE DECISION

Initiated By: Symphony Homes LLC

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Symphony Homes desires to modify the boundary of Summerhill Lane Subdivision to facilitate property and lot adjustments. Several Zone Map Amendments involving the A-L and R-L Zones are being proposed.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 01-25-2023 PC Staff Report Amendment to PDO and Zone Map Amendments - Summerhill Lane Subdivision
2. Amendment #1 - Application & Plat
3. Amendment #2 - Application & Plat
4. Amendment #3 - Application & Plat
5. Millet Affidavit
6. Fowers Affidavit

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: SUMMERHILL LANE LLC

**AGENT: KIRK OLSEN
111 SOUTH FRONTAGE ROAD
CENTERVILLE, UT 84014
(kolsen@symphonyhomes.com)**

**PROPERTY: SUMMERHILL LANE SUBDIVISION
(NORTHWEST NEIGHBORHOOD)**

**ZONING: RESIDENTIAL LOW/PLANNED DEVELOPMENT
(R-L/PD)**

**APPLICATION: AMENDMENT TO THE ORIGINAL PDO ZONE
APPROVAL FOR SEVERAL PROPERTY BOUNDARY
EXCHANGES, WITH NEEDED REZONINGS**

**RECOMMENDATION: PLANNING COMMISSION TO CONSIDER A
POSITIVE RECOMMENDATION TO THE CITY
COUNCIL**

BACKGROUND

According to the submittal, the applicant desires to amend the original subdivision boundary to allow for several property exchanges. Due to further discussions with two neighboring owners and an acquisition of land from the adjacent school, these exchanges will also require rezoning from A-L to R-L and in another instance R-L to A-L. Also, the Planning Commission should be aware that such exchanges will also necessitate plat amendments to the original recorded plan, which will be reviewed by the City Council along with the recommendation received from the Commission regarding the PDO and Zone Map amendments (*see attached draft plat amendments for visually locating the proposed subject areas of the subdivision*).

PDO AMENDMENT PROCEDURE 12.41.080(g) AND SUMMARY OF REQUEST

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary approval. Thus, the process to amend the original development plan requires amending the original PDO approval. Such amendments will include the following:

- ✓ **Alteration #1** - Combine land from the school with Lots 142-148. This requires the school's land to be rezoned from A-L to R-L and adjusting the original PDO subdivision boundary – see Plat Amendment #1 submittal.
- ✓ **Alteration #2** – Vacating all of Parcel “C” and a portion of Lot 148 of Summerhill Lane and combining such area with Lot 408 of the Lexington Park Subdivision. This will require a rezone of a portion of school land, previously purchased by the owner of Lot 408, from A-L to R-L and adjusting the original PDO subdivision boundary – see Plat Amendment #2 submittal.
- ✓ **Alteration #3** – Vacating/Amending all of Lots 106-108 and Lots 111-113 and Parcel A of the Summerhill Lane Subdivision and a portion of Parcel 07-072-0200 to facilitate several boundary adjustments. This will reconfigure the original subdivision boundary to provide direct access for the parcel to the new cul-de-sac and add additional land area to several Summerhill Lane lots. These changes will require rezoning from A-L to R-L that are absorbed into the Summerhill Lane project and also R-L to A-L when absorbed into the neighboring property and adjusting the original PDO subdivision boundary – see Plat Amendment #3 submittal.

APPLICABLE PLANNED DEVELOPMENT OVERLAY REVIEW STANDARDS

The Summerhill Lane Subdivision is Zoned R-L/PD (*i.e. residential low - development*). Consequently, the original Planned Development Overlay (PDO) approval along with the associated recorded subdivision plat are governing regulatory elements. Hence, the petitioners are seeking a PDO amendment from the City to facilitate the proposed changes to the original subdivision boundary.

PDO Amendment Procedure, CZC 12.41.080(g)

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary plan approval (*i.e. subdivision approval associated with the PDO rezone*), as outlined in CZC 12.41.080.g. Thus, the process to amend the original PDO Approval is to review the changes, notice and hold a public hearing, debate the merits of the request, and make a recommendation to the City Council, who repeats the same decision-making process to consider an approval.

Applicable Original PDO Approval Conditions for Summerhill Lane

- ✓ **Condition #2** - The PDO Development shall be limited to 17.24 +/- acres, as depicted on the submitted PDO Conceptual Plans, as received by the City.
- ✓ **Condition #12** - The Development Variations Allowed for the Summerhill Lane Development are limited to the following:
 - CZC 12.32, Development Standards Regarding Lot Width and Setbacks Some variations to the lot widths and setbacks are allowed, as depicted on the PDO Conceptual Plan. However, required track perimeter setbacks are required and have been referenced on the plan sheets.

STAFF REVIEW AND COMMENTS: Staff has reviewed the proposed changes/alterations and it appears that the proposed changes are minimal with regards to the original development design and layout of the original Summerhill Lane PDO approval. Additionally, the proposed rezonings generally remain consistent with the Northwest Neighborhood Plan, which outlines low density development for this area – *see GP Section 12-480-5, Goal 1 and associated policies to establish appropriate land-use patterns and land use transitions.*

Nevertheless, part of the proposed Amendment #3 creates a Double Frontage Lot, once access is created to the new cul-de-sac (e.g. *also fronting the Frontage Road*). According to CMC 15.05.020.h, double frontage lots may be allowed along the Frontage Road. Nonetheless, the neighborhood plan states that “*no new development shall front or have direct access onto the frontage road* – *see GP Section 12-480-5, Goal 4.*

Staff takes the position that amending the PDO is part of a “*new development allowance.*” Therefore, creating a new access to the cul-de-sac, while maintaining the existing access to the Frontage Road, is not consistent with the neighborhood plan. For clarity, having a double frontage lot is not the issue, it’s a singular parcel having “*direct access*” to the Frontage Road, when an access is being created at the new cul-de-sac that is being considered inconsistent by staff. Therefore, if approved, staff would recommend that the existing access along the Frontage Road be removed as part of any approval. Furthermore, a restrictive easement prohibiting direct access for the parcel will need to be recorded to ensure neighborhood plan compliance, as long as it remains a single development parcel.

PLANNING STAFF RECOMMENDATION

*“I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** for a Planned Development Overlay Amendment and Rezonings for the Summerhill Lane Subdivision, subject to the following:*

1. *The Amendments of the PDO Approval and Rezonings shall consist of the following elements:*
 - a. **Alteration #1** - *Combine land from the school with Lots 142-148. This requires the school’s land to be rezoned from A-L to R-L and adjusting the original PDO subdivision boundary – see Plat Amendment #1 submittal.*
 - b. **Alteration #2** – *Vacating all of Parcel “C” and a portion of Lot 148 of Summerhill Lane and combining such area with Lot 408 of the Lexington Park Subdivision. This will require a rezone of a portion of school land, previously purchased by the owner of Lot 408, from A-L to R-L and adjusting the original PDO subdivision boundary – see Plat Amendment #2 submittal.*
 - c. **Alteration #3** – *Vacating/Amending all of Lots 106-108 and Lots 111-113 and Parcel A of the Summerhill Lane Subdivision and a portion of Parcel 07-*

072-0200 to facilitate a few boundary adjustments. This will reconfigure the original subdivision boundary to provide direct access for the parcel to the new cul-de-sac and add additional land area to several Summerhill Lane lots. These changes will require rezoning from A-L to R-L that are absorbed into the Summerhill Lane project and also R-L to A-L when absorbed into the neighboring property and adjusting the original PDO subdivision boundary – see Plat Amendment #3 submittal.

- 2. Lots 106-108, Lots 111-113, and Lots 142-148 shall remain part of the PDO and shall be rezoned to R-L/PD, where needed.*
- 3. For Parcel 07-072-0200, the existing access along the Frontage Road shall be removed and shall be secured by an improvement bond in accordance with City Ordinances. Additionally, a restrictive easement, deemed acceptable by the City, shall be recorded prohibiting direct access for the parcel, so long as it remains a single development parcel.*
- 4. All other applicable PDO and Development Agreement Approval provisions shall remain in effect for the Summerhill Lane Subdivision that have not been amended by this Approval.*
- 5. The various proposed Subdivision Plat Amendments shall be submitted in accordance with CMC 15.09.020, Plat Amendments, which shall be obtained and recorded prior to issuance of any building permits for the subject lots.*
- 6. Where deemed applicable by the City Engineer or City Attorney, all applicable existing subdivision plat notes from either Summerhill Lane or Lexington Lane Subdivisions shall be depicted on the applicable subdivision amended plats, when approval is obtained from the City.*

REASONS FOR ACTION:

- a. The Planning Commission finds that amendments to a PDO approval are subject to the original procedure for obtaining a PDO Approval – see CZC 12.41.080(g).*
- b. The Planning Commission finds that the proposed changes/alterations are minimal with regards to the original development design and layout of the original Summerhill Lane PDO approval.*
- c. The Planning Commission finds that the proposed rezonings generally remain consistent with the Northwest Neighborhood Plan, which outlines low density development for this area – see GP Section 12-480-5, Goal 1 and associated policies to establish appropriate land-use patterns and land use transitions.*
- d. The Planning Commission finds double frontage lots may be allowed along the Frontage Road - see CMC 15.05.020.h.*
- e. The Planning Commission also finds that the Northwest Neighborhood Plan states that “no new development shall front or have direct access onto the frontage road – see GP Section 12-480-5, Goal 4.*

- f. Therefore, the Planning Commission finds that the proposed PDO amendments and associated rezonings, with the conditions imposed, are consistent with the intent of the PDO Approval Criteria of CZC 12.41.080(b),” and are consistent with the City’s General Plan and Zoning Ordinances.*



Plat Amend 1

CENTERVILLE CITY

PLAT AMENDMENT APPLICATION

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

NAME OF PROJECT SUMMERHILL LANE

PROJECT ADDRESS SUMMERHILL LANE (193 W SUMMERHILL LANE)

ZONING R-L PD **PARCEL #(S)** 070720196, Lots 142-148 **ACREAGE** 1.36 Acres

PROPOSED USE OF PROPERTY RESIDENTIAL

APPLICANT / AGENT INFORMATION

NAME KIRK OLSEN **COMPANY NAME** SYMPHONY HOMES

MAILING ADDRESS 111 S. FRONTAGE ROAD **CITY / ST / ZIP** CENTERVILLE UT, 84014

PHONE 801-870-0773 **FAX** **EMAIL** KOLSEN@SYMPHONYHOMES.COM

SIGNATURE OF APPLICANT/AGENT  **See Note 1** **DATE** 05/17/22

PROPERTY OWNER INFORMATION (1)

NAME SUMMERHILL LANE LLC **COMPANY NAME** SUMMERHILL LANE LLC

MAILING ADDRESS 111 S FRONTAGE RD **CITY / ST / ZIP** CENTERVILLE UT 84014

PHONE 801.298.8555 **FAX** **EMAIL** KOLSEN@SYMPHONYHOMES.COM

SIGNATURE OF PROPERTY OWNER  **See Note 1** **DATE** 05/17/22

PROPERTY OWNER INFORMATION (2)

NAME **COMPANY NAME**

MAILING ADDRESS **CITY / ST / ZIP**

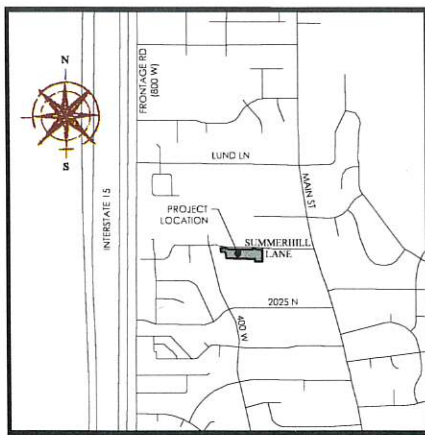
PHONE **FAX** **EMAIL**

SIGNATURE OF PROPERTY OWNER **See Note 1** **DATE**

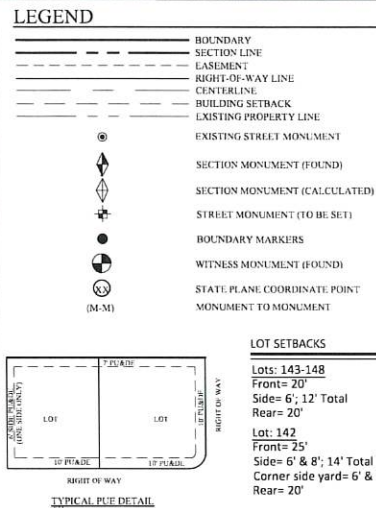
FEE AND DEPOSIT MUST ACCOMPANY THIS APPLICATION – SEE ATTACHED FEE SCHEDULE

Date Rec'd		Rec'd / Initials		Assigned Project Name	
Fee/Deposit Attached	Y or N	Amount Fee Paid	\$ 300.00	Amount of Deposit Paid	\$ 500.00
					Check #:

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



VICINITY MAP
N.T.S.



SUMMERHILL LANE SUBDIVISION FIRST AMENDMENT

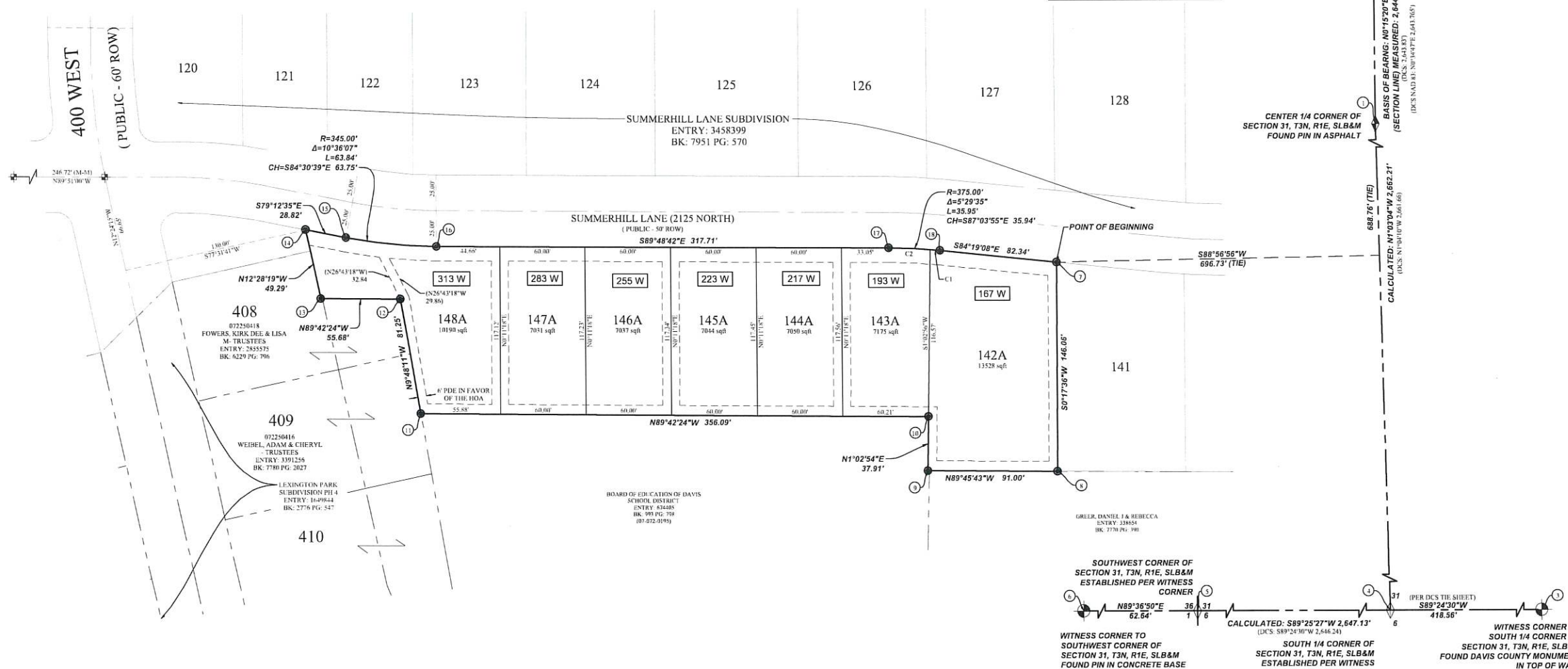
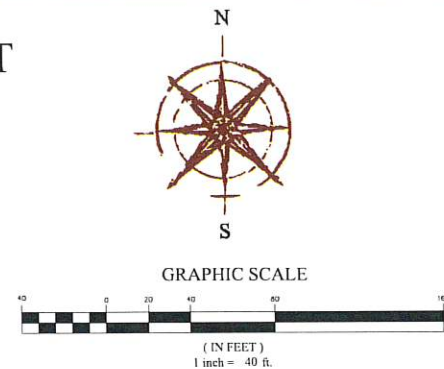
VACATING AND AMENDING ALL OF LOTS 142-148 OF SUMMER HILL LANE

LOCATED IN THE SW 1/4 OF SECTION 31, T3N, R1E,
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	375.00	1°04'20"	7.02	S84°51'18"E	7.02
C2	175.02	4°29'14"	28.93	S87°36'09"E	28.93

- NOTES:
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL SIDE YARD EASEMENTS SHOWN ARE TYPICAL 6' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE NOTED.
 - ALL REAR YARD EASEMENTS SHOWN ARE TYPICAL 7' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE NOTED.
 - ALL FRONT YARD EASEMENTS SHOWN ARE TYPICAL 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE STATED.
 - THIS PROPERTY IS LOCATED WITHIN THE UNSHADED FEMA ZONE X.
 - RECORD OF SURVEY FILE NUMBER: 7986

NAD83 STATE PLANE COORDINATE		
Point #	Northing	Easting
1	3506154.45	1534778.35
2	3508798.74	1534805.11
3	3503494.41	1535230.69
4	3503492.45	1534812.13
5	3503480.83	1532165.03
6	3503480.76	1532102.39
7	3505456.91	1534090.41
8	3505310.86	1534088.84
9	3505311.75	1533997.84
10	3505349.66	1533998.75
11	3505353.49	1533642.68
12	3505433.64	1533629.30
13	3505434.24	1533573.62
14	3505482.42	1533563.25
15	3505476.86	1533591.53
16	3505470.41	1533654.95
17	3505467.57	1533972.65
18	3505465.52	1534008.53



SURVEYOR'S CERTIFICATE
I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

FOR REVIEW ONLY

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date _____

BOUNDARY DESCRIPTION

All of lots 142-148 of SUMMERHILL LANE, according to the Official Plat thereof Recorded February 8, 2022 as Entry No. 3458399 in Book 7951 at Page 570 in the Office of the Davis County Recorder, and all of Parcel No. 07-072-0196 as described in that Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 3389098 in Book 7775 at Page 2672, all situate in the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base & Meridian (Basis of Bearing: N0°15'20"E along the 1/4 Section line between the Center 1/4 Corner and the North 1/4 Corner of Section 31, T3N, R1E, SLB&M), located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of SUMMERHILL LANE and the northeasterly corner of Lot 142 of said plat, said point also located S01°03'04"E 688.76 feet along the Section line and S88°56'56"W 696.73 feet from the Center 1/4 Corner of Section 31, T3N, R1E, SLB&M; thence along said Lot the following three (3) courses: (1) S00°17'36"W 146.06 feet; Thence (2) N89°45'38"W 91.00 feet; thence (3) N01°02'54"E 37.91 feet to the southerly boundary line of said Warranty Deed Entry No. 3389098; thence along said Deed the following two (2) courses: (1) N89°42'24"W 356.09 feet; thence (2) N09°48'11"W 81.25 feet to a westerly Boundary line of said SUMMERHILL LANE PLAT; thence along said plat the following two (2) courses: N89°42'24"W 55.68 feet; thence N12°28'19"W 49.29 feet to the southerly right-of-way line of said SUMMERHILL LANE; thence along said right of way line the following five (5) Courses: (1) S79°12'35"E 28.82 feet; thence (2) along the arc of a curve to the left with a radius of 345.00 feet a distance of 63.84 feet through a central angle of 10°36'07" Chord: S84°30'39"E 63.75 feet; thence (3) S89°48'42"E 317.71 feet; thence (4) along the arc of a curve to the right with a radius of 375.00 feet a distance of 35.95 feet through a central angle of 05°29'35" Chord: S87°03'55"E 35.94 feet; thence (5) S84°19'08"E 82.34 feet to the point of beginning.

Contains: 1.36 acres +/-
8 LOTS

(Coordinates in description are based on the Davis County Coordinate System, rotate bearings clockwise 0°19'27" for the equivalent NAD 83 bearings.)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____
IN SAID STATE OF UTAH,
WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____
OF _____ L.L.C., A UTAH L.L.C. AND
THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR
AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES
THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, AND NAME SAID AMENDED LOTS
SUMMERHILL LANE SUBDIVISION FIRST AMENDMENT
VACATING AND AMENDING ALL OF LOTS 142-148 OF SUMMER HILL LANE
AND DO HEREBY DEDICATE, GRANT AND CONVEY TO CENTERVILLE CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY CENTERVILLE CITY.

SIGNED THIS _____ DAY OF _____, 20____

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ A.D. 2022
BY THE CENTERVILLE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ A.D. 2022

CITY ENGINEER

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ A.D. 2022

CITY ATTORNEY

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

CITY RECORDER ATTEST:

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____
DAY OF _____ A.D. 2022 AT _____
IN BOOK _____ OF _____
COUNTY RECORDER
BY: _____ DEPUTY



OWNER/DEVELOPER
SYMPHONY HOMES
111 S. FRONTAGE ROAD
CENTERVILLE, UTAH 84014
(801) 298-8555
CONTACT: RUSSELL WILSON



CENTERVILLE CITY

PLAT AMENDMENT APPLICATION

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

NAME OF PROJECT SUMMERHILL LANE Subdivision Second Amendment

PROJECT ADDRESS 313 W SUMMERHILL LANE / 2144 North 400 West
07-225-0410, 07-357-0166

ZONING R-L R00 **PARCEL #(S)** 07-357-0148 **ACREAGE** 0.25, 0.08, 0.22

PROPOSED USE OF PROPERTY RESIDENTIAL

APPLICANT / AGENT INFORMATION

NAME Russell Wilson **COMPANY NAME** Symmerhill Lane LLC

MAILING ADDRESS 111 S. FRONTAGE ROAD **CITY / ST / ZIP** CENTERVILLE UT, 84004

PHONE 801-691-4843 **EMAIL** rwilson@symphonyhomes.com

SIGNATURE OF APPLICANT/AGENT Russell Wilson **See Note 1** **DATE** 11-22-2022

PROPERTY OWNER INFORMATION (1)

NAME Summerhill Lane Homeowners Assoc. Inc. **COMPANY NAME** Summerhill Lane Homeowners Assoc. Inc.

MAILING ADDRESS 111 S. FRONTAGE ROAD **CITY / ST / ZIP** CENTERVILLE UT, 84014

PHONE 801-298-8555 **FAX** **EMAIL** KOLSEN@SYMPHONYHOMES.COM

SIGNATURE OF PROPERTY OWNER [Signature] **See Note 1** **DATE** 05/17/22

PROPERTY OWNER INFORMATION (2)

NAME Kirk & Lisa Fowers **COMPANY NAME** N/A

MAILING ADDRESS 2144 N. 400 W. **CITY / ST / ZIP** Centerville, UT 84014

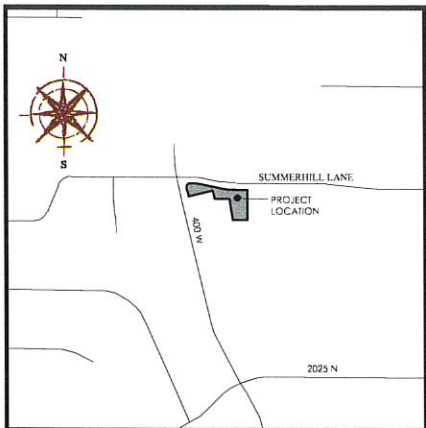
PHONE 801-518-2610 **FAX** **EMAIL** Kfowers@msn.com

SIGNATURE OF PROPERTY OWNER Lisa Fowers **See Note 1** **DATE** Nov 22, 2022

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

Date Rec'd		Rec'd / Initials		Assigned Project Name	
Fee/Deposit Attached	Y or N	Amount Fee Paid	\$ 300.00	Amount of Deposit Paid	\$ 500.00
					Check #:

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



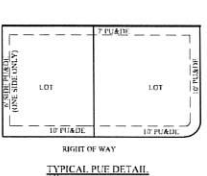
VICINITY MAP

NOTES:

- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- ALL SIDE YARD EASEMENTS SHOWN ARE TYPICAL 6' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE NOTED.
- ALL REAR YARD EASEMENTS SHOWN ARE TYPICAL 7' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE NOTED.
- ALL FRONT YARD EASEMENTS SHOWN ARE TYPICAL 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE STATED.
- 408A IS TO BE DEEDED TO KIRK AND LISA FOWERS AND BE A PART OF THE LEXINGTON PARK HOA.
- THIS PROPERTY IS LOCATED WITHIN THE UNSHADED FEMA ZONE X.
- RECORD OF SURVEY FILE NUMBER: 7986

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- EXISTING STREET MONUMENT
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- WITNESS MONUMENT (FOUND)
- STATE PLANE COORDINATE POINT MONUMENT TO MONUMENT



LOT SETBACKS
Lots: 148
Front= 20'
Side= 6'; 12' Total
Rear= 20'

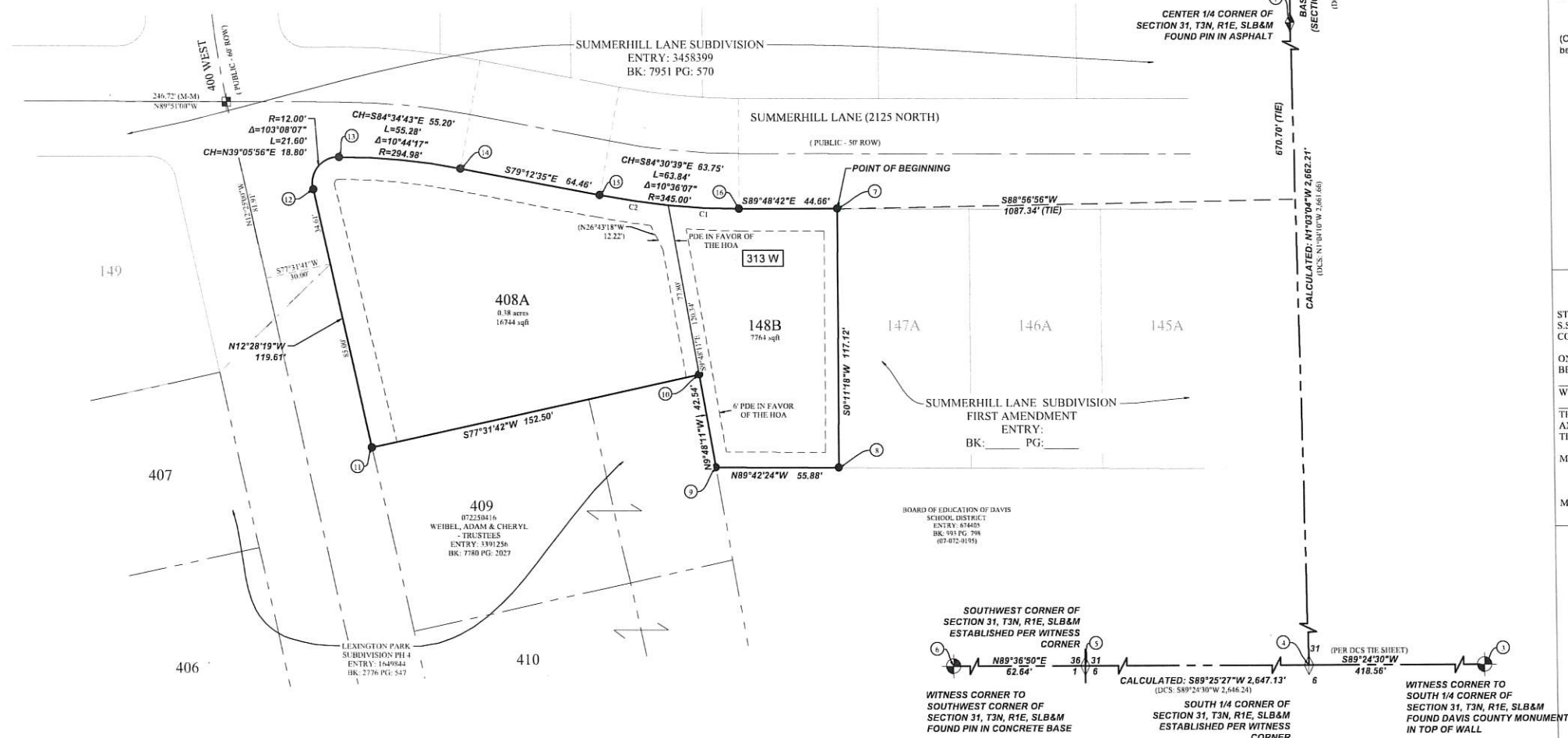
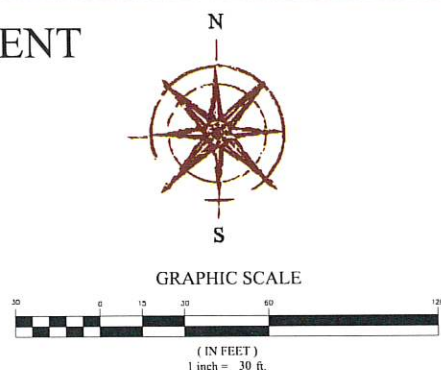
SUMMERHILL LANE SUBDIVISION SECOND AMENDMENT

VACATING AND AMENDING ALL OF PARCEL C AND LOT 148A OF
SUMMERHILL LANE FIRST AMENDMENT, AND VACATING AND
AMENDING ALL OF LOT 408 OF LEXINGTON PARK SUBDIVISION PH 4

LOCATED IN THE SW 1/4 OF SECTION 31, T3N, R1E,
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

NAD83 STATE PLANE COORDINATE		
Point #	Northing	Easting
1	3506154.45	1534778.35
2	3508798.74	1534805.11
3	3503494.41	1535230.69
4	3503492.45	1534812.13
5	3503480.83	1532165.03
6	3503480.76	1532102.39
7	3505470.01	1533699.61
8	3505352.89	1533698.56
9	3505353.49	1533642.68
10	3505395.45	1533635.67
11	3505363.36	1533486.59
12	3505480.29	1533461.42
13	3505494.82	1533473.36
14	3505489.29	1533528.28
15	3505476.86	1533591.53
16	3505470.41	1533654.95

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	345.00	5°20'23"	32.15	N87°08'31"W
C2	345.00	5°15'44"	31.69	N81°50'28"W



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into parcels, lots, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

12/09/22
Date

BOUNDARY DESCRIPTION

All of PARCEL C of SUMMERHILL LANE, according to the Official Plat thereof Recorded February 8, 2022 as Entry No. 3458399 in Book 7951 at Page 570 in the Office of the Davis County Recorder, and all of Lot 148A of SUMMERHILL LANE FIRST AMENDMENT, according to the Official Plat thereof Recorded _____ as Entry No. _____ in Book _____ at Page _____, also being situate in the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base & Meridian (Basis of Bearing: N0°15'20"E along the 1/4 Section line between the Center 1/4 Corner and the North 1/4 Corner of Section 31, T3N, R1E, SLB&M), located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of SUMMERHILL LANE and the northeast corner of Lot 148A of Said SUMMERHILL LANE FIRST AMENDMENT PLAT, said point also located S01°03'04"E 670.70 feet along the Section line and S88°56'56"W 1087.34 feet from the Center 1/4 Corner of Section 31, T3N, R1E, SLB&M; Running thence along said plat the following five (5) Courses: (1) S00°11'18"W 117.12; thence (2) N89°42'24"W 55.88 feet; thence (3) N09°48'11"W 42.54 feet to the southerly line of Lot 408 of Lexington Park Subdivision Phase 4, according to the Official Plat thereof recorded March 29, 2001 as Entry No. 164884 in Book 2776 at Page 547 in the Davis County Recorder's Office; thence along said Lot the following two (2) courses: (1) S77°31'42"W 152.50 feet; thence (2) N12°28'19"W 119.61 feet to and along the westerly boundary line of PARCEL C of said SUMMERHILL LANE PLAT; thence along said parcel Northeasterly along the arc of a non-tangent curve to the right having a radius of 12.00 feet (radius bears: N77°31'53"E) a distance of 21.60 feet through a central angle of 103°08'07" Chord: N39°05'56"E 18.80 feet to the southerly right-of-way line of said SUMMERHILL LANE; thence along said southerly right of way the following four (4) courses: (1) Easterly along the arc of a non-tangent curve to the right having a radius of 294.98 feet (radius bears: S00°03'08"W) a distance of 55.28 feet through a central angle of 10°44'17" Chord: S84°34'43"E 55.20 feet; thence (2) S79°12'35"E 64.46 feet; thence (3) along the arc of a curve to the left with a radius of 345.00 feet a distance of 63.84 feet through a central angle of 10°36'07" Chord: S84°30'39"E 63.75 feet; thence (4) S89°48'42"E 44.66 feet to the point of beginning.

Contains: 0.56 acres +/-

(Coordinates in description are based on the Davis County Coordinate System, rotate bearings clockwise 0°19'27" for the equivalent NAD 83 bearings.)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

SUMMERHILL LANE SUBDIVISION SECOND AMENDMENT
VACATING AND AMENDING ALL OF PARCEL C OF SUMMERHILL LANE AND LOT 148 OF SUMMERHILL LANE FIRST AMENDMENT

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO CENTERVILLE CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY CENTERVILLE CITY.

SIGNED THIS _____ DAY OF _____, 20____

OWNER/DEVELOPER
SYMPHONY HOMES
111 S. FRONTAGE ROAD
CENTERVILLE, UTAH 84014
(801) 298-8555
CONTACT: RUSSELL WILSON



RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ A.D. 2022
BY THE CENTERVILLE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION _____

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ A.D. 2022

CITY ENGINEER _____

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ A.D. 2022

CITY ATTORNEY _____

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____

CITY RECORDER ATTEST: _____

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ A.D. 2022 AT _____ IN BOOK _____ OF _____

COUNTY RECORDER _____ DEPUTY _____



CENTERVILLE CITY

PLAT AMENDMENT APPLICATION

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

NAME OF PROJECT SUMMERHILL LANE

PROJECT ADDRESS SUMMERHILL LANE

ZONING R-L **PARCEL #(S)** LOTS 106-108, 111-113, 114 **ACREAGE** 1.35 ACRES
070720200

PROPOSED USE OF PROPERTY RESIDENTIAL

APPLICANT / AGENT INFORMATION

NAME RUSSELL WILSON **COMPANY NAME** SYMPHONY HOMES

MAILING ADDRESS 111 S. FRONTAGE ROAD **CITY / ST / ZIP** CENTERVILLE VT 84014

PHONE 801-691-4843 **FAX** **EMAIL** RWILSON@SYMPHONYHOMES.COM

SIGNATURE OF APPLICANT/AGENT *Russell Wilson* **See Note 1** **DATE** 05/17/22

PROPERTY OWNER INFORMATION (1)

NAME SUMMERHILL LANE LLC **COMPANY NAME** SUMMERHILL LANE LLC

MAILING ADDRESS 111 S. FRONTAGE ROAD **CITY / ST / ZIP** CENTERVILLE VT 84014

PHONE 801.298.8555 **FAX** **EMAIL** KOLSEN@SYMPHONYHOMES.COM

SIGNATURE OF PROPERTY OWNER *KolSEN* **See Note 1** **DATE** 05/17/22

PROPERTY OWNER INFORMATION (2)

NAME ROBERT ABRAHAM MILLET **COMPANY NAME**

MAILING ADDRESS 2138 N FRONTAGE RD **CITY / ST / ZIP** CENTERVILLE

PHONE (801) 989-7806 **FAX** **EMAIL** abemillet@gmail.com

SIGNATURE OF PROPERTY OWNER *Robert Abraham Millet* **See Note 1** **DATE** 14 JUN 22

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

Date Rec'd		Rec'd / Initials		Assigned Project Name	
Fee/Deposit Attached	Y or N	Amount Fee Paid	\$ 300.00	Amount of Deposit Paid	\$ 500.00
					Check #:

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

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah

}
}ss

COUNTY OF Davis

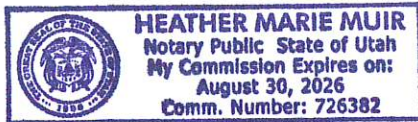
I (We), R. Abraham & Emily L. Millet, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct 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.

[Signature]
(Property Owner)

Emily Millet
(Property Owner)

Subscribed and sworn to me this 12 day of December, 2022.

[Signature]
(Notary Public)

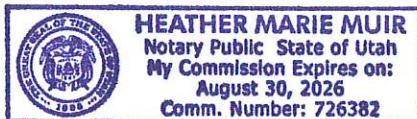


Residing in Davis, Utah

My Commission Expires 8/30/26

AGENT AUTHORIZATION

I (we), R. Abraham & Emily L. Millet, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Russell Wilson 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.



[Signature]
(Property Owner)

Emily Millet
(Property Owner)

Dated this 12 day of December, 2022, personally appeared before me R. Abraham & Emily L. Millet the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

[Signature]
(Notary Public)

Residing in Davis, Utah

My Commission Expires 8/30/26

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah

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COUNTY OF Davis

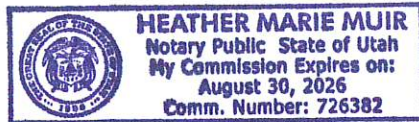
I (We), R. Abraham & Emily L. Millet, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct 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.

[Signature]
(Property Owner)

Emily Millet
(Property Owner)

Subscribed and sworn to me this 12 day of December, 2022.

[Signature]
(Notary Public)

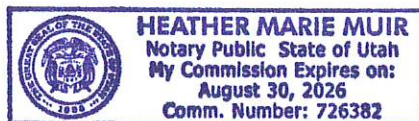


Residing in Davis, Utah

My Commission Expires 8/30/26

AGENT AUTHORIZATION

I (we), R. Abraham & Emily L. Millet, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Russell Wilson 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.



[Signature]
(Property Owner)

Emily Millet
(Property Owner)

Dated this 12 day of December, 2022, personally appeared before me R. Abraham & Emily L. Millet the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

[Signature]
(Notary Public)

Residing in Davis, Utah

My Commission Expires 8/30/26

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah

COUNTY OF Davis

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I (We), Kirk and Lisa Fowers, 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.

Lisa Fowers

(Property Owner)

[Signature]

(Property Owner)

Subscribed and sworn to me this 22 day of November, 2022

[Signature]

(Notary Public)



Residing in Davis County Utah

My Commission Expires 8/30/26

AGENT AUTHORIZATION

I (we), Kirk and Lisa Fowers, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Russell Wilson 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.

Lisa Fowers

(Property Owner)

[Signature]

(Property Owner)

Dated this 22 day of November, 2022, personally appeared before me Kirk and Lisa Fowers the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

[Signature]

(Notary Public)



Residing in Davis County Utah

My Commission Expires 8/30/26



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
1/25/2023

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 1-11-23 PC Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, January 11, 2023
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
Shawn Hoth
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright

MEMBERS ABSENT

Mason Kjar

STAFF PRESENT

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

VISITOR

Mayor Clark Wilkinson

PLEDGE OF ALLEGIANCE

LEGISLATIVE PRAYER OR THOUGHT Commissioner Wright

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Wright stated she would have a conflict on Wednesday evenings moving forward and would be leaving the Planning Commission when a replacement was found, and Commissioner Wilcox reminded the Commission that her term as Planning Commissioner was at an end.

Commissioner Wright **nominated** Matt Larsen to serve as Planning Commission Chair. Commissioner Hoth seconded the nomination. Commissioner Larsen **nominated** Heidi Shegrud to serve as Chair, and Commissioner Wright seconded the nomination. City Attorney Lisa Romney tallied and announced the votes: three votes for Matt Larsen and three votes for Heidi Shegrud. Commissioner Shegrud spoke in favor of the nomination of Commissioner Larsen. Commissioner Larsen said he was not opposed to serving as Chair. Ms. Romney tallied and announced a second round of votes: three for Matt Larsen and three for Heidi Shegrud. Heidi Shegrud's name was randomly drawn to serve as Planning Commission Chair.

Chair Daly **nominated** Matt Larsen to serve as Planning Commission Vice Chair. Commissioner Wright seconded the nomination, which passed by unanimous vote of the Planning Commission (6-0). Chair Shegrud asked Commissioner Daly to run the remainder of the meeting.

**PUBLIC HEARING – GENERAL PLAN AMENDMENTS – SECTION 12-490 –
MODERATE INCOME HOUSING**

The City was given a deadline of February 16, 2023 to bring the Moderate Income Housing Plan into compliance. Community Development Director Cory Snyder presented five strategies proposed by planning staff – two “inter-agency” participation objectives, and three “local government” strategies. He explained proposed five-year implementation benchmarks, and stated a Department of Workforce Services representative had indicated to him that the current proposed draft would be found acceptable by the State. Chair Shegrud thanked Mr. Snyder for the work he had done.

Commissioner Daly opened a public hearing at 7:30 p.m., and closed the public hearing seeing that no one was present to comment. Commissioner Daly expressed support for the proposed benchmarks. He said he was not personally a fan of external ADUs, but understood the need to consider options. Mr. Snyder answered questions from the Commission. Commissioner Wright expressed the opinion that the Planning Commission should be listed as a responsible agency for all five of the strategies along with the City Council. The Commission discussed which strategies to list the Planning Commission as a responsible agency.

Commissioner Wright made a **motion** to accept the Moderate Income Housing Strategies and Implementation Benchmarks as outlined in the DWS noncompliance letter found in the staff report, plan elements 5a, 5b, 6a, 6b, and 6c, adding the Planning Commission as a responsible agency on 5b and 6b, for the following reason for action. Commissioner Daly seconded the motion, which passed by unanimous vote (6-0).

Reason for action:

- To be in compliance with State Statute.

PLANNING COMMISSION FUTURE PLANNING GOALS

Mr. Snyder reported the City Council was supportive of scheduling a joint meeting to discuss planning and goals. He discussed with the Planning Commission the need to discuss and plan for west side development, the potentially high cost of a General Plan update, potential for a FrontRunner stop in Centerville, Parrish Lane Gateway design standards, and the Foothills Management Plan. Responding to a question from Commissioner Daly, Mr. Snyder said it would be possible to ask the Trails Committee and/or the Parks and Recreation Committee for assistance with goals such as the Foothills Management Plan. Commissioner Daly said he was generally supportive of the goals discussed. A majority of the Commission indicated support for forwarding the goals to the City Council and scheduling a joint meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on January 25, 2023.

MINUTES REVIEW AND APPROVAL

Minutes of the December 14, 2022 Planning Commission meeting were reviewed. Commissioner Larsen **moved** to accept the minutes. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:16 p.m., Commissioner Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Jennifer Robison, City Recorder

Date Approved