



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JULY 12, 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 - Conditional Use Permit for Vehicle Rental or Sale, Used Limited - Top Gear Motors LLC located 1052 W 500 N STE 30 - ADMINISTRATIVE DECISION
The applicant has applied for a Conditional Use Permit seeking approval of a used car dealership located at 1052 W 500 N STE 30. The dealership would be focused on used car sales and vinyl wrap. The business is planning on displaying between 8 to 15 cars and serving customers by appointment only.
2. Public Hearing - Conceptual Site Plan (amended), 335 South Frontage Road, Miles Bell LC, Applicant David Bell - ADMINSTRATIVE DECISION
The applicant, Mr. David Bell, desires to create an interconnection of the existing site to the adjacent property to the north (*former Les Schwab Site*).
3. Public Hearing - Conceptual Site Plan (amended), 285 South Frontage Road, Aiden Bell LC, Applicant David Bell - ADMINSTRATIVE DECISION
The applicant, Mr. David Bell, desires to create an interconnection of the existing acquired site to the adjacent property to the south (*Dave's Complete Auto Site*).

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - **July 26, 2023**
Tentative Items:
 - Final Subdivision Plat - Centerville Industrial Flex Development
 - Conceptual Subdivision Acceptance - Chase Creek (*previously tabled by PC*)
 - Conceptual Subdivision, Small Subdivision Waiver, Lot 9 Williamsburg Place Subdivision

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
7/12/2023

Item No. 1.

Title: PUBLIC HEARING - Conditional Use Permit for Vehicle Rental or Sale, Used Limited - Top Gear Motors LLC located 1052 W 500 N STE 30 - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Whitney Black, Assistant Planner

SUBJECT:

The applicant has applied for a Conditional Use Permit seeking approval of a used car dealership located at 1052 W 500 N STE 30. The dealership would be focused on used car sales and vinyl wrap. The business is planning on displaying between 8 to 15 cars and serving customers by appointment only.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 07-12-2023 PC Staff Report - CUP Top Gear Motors LLC
2. Applicant Narrative - Top Gear Motors
3. Top Gear Motors - Parking Proposal

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: LEAD WING LLC (KEITH BROWN)

APPLICANT: AUSTIN SHARP
topgmotorsllc@gmail.com

PROPERTY LOCATION: 1052 W 500 N STE 30

PARCEL SIZE: 1.00 acre

ZONING DISTRICT: INDUSTRIAL-HIGH

APPLICATION: CONDITIONAL USE PERMIT FOR VEHICLE RENTAL OR SALE, USED LIMITED.

RECOMMENDATION: CONSIDER TABLING OR DENYING

BACKGROUND

The applicant has applied for a Conditional Use Permit seeking approval of a used car dealership located at 1052 W 500 N STE 30. The dealership would be focused on used car sales and vinyl wrap. The business is planning on displaying between 8 to 15 cars and serving customers by appointment only.

CODE REQUIREMENTS

TABLE OF USES ALLOWED CZC 12.36

As indicated, the applicant wants to establish a used car dealership at this location. Under CZC 12.12.040, a used car dealership falls under the



definition of Vehicle Rental or Sale, Used, Limited, which reads, “*An establishment primarily engaged in the retail sale or rental, from the premises, of used motorcycles, automobiles, and/or light trucks, along with incidental service or maintenance. Typical uses are small independent dealers or used motorcycles, automobiles, and light trucks.*” This use is considered conditional in the Industrial-High Zone.

In addition to the dealership, the applicant has indicated on their business license application that they would also like to do vinyl wrapping. This would be considered an accessory use and would fall under the definition of Vehicle and Equipment Repair, General. That definition reads, “*An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, and paint and body shops.*” This use is considered permitted in the Industrial-High Zone.

In short, the primary proposed use is considered a conditional use in the Industrial-High Zone, and the proposed accessory use is permitted in the Industrial-High Zone.

APPROVE STANDARDS TO BE REVIEWED PER CZC 12.21.100(e)

The General Plan

The City’s General Plan explains that for revenue to be generated for local services, “Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community”.

The General Plan also lists a primary goal of the West Centerville Neighborhood Plan as enhancing the Centerville City Business Park District. It states, “preserving the economic viability of a now aging development area is critical to the success of the neighborhood”.

The proposed use is to be in an existing office/warehouse complex and appears to be limited in nature. Thus, staff believes that the proposed use could be deemed consistent with the goals and objectives of the General Plan. Finally, in the past, the city has approved several comparable vehicle sales uses in this same neighborhood.

Suitability and Harmony with the Proposed Site and Adjacent Property (CZC 12.21.100(e)(5) (A-C, F)

The proposed use will be located within an established industrial area. Over the years, several similar businesses have operated within this neighborhood. The previous tenant of this space also ran a dealership. Other businesses in this development include an HVAC company and storage areas.

The proposed use will occupy an existing building; thus, the use will not create an additional impact on potential or existing development in the vicinity. In addition, the use will not change the present requirements for transportation, traffic, water, sewer, or any other utilities or infrastructure.

Impact on the Community and Safeguards to Minimize Impact (CZC 12.21.100(e)(5) (D, E, H-J)

The proposed tenant space is currently vacant and allowing this use would have a better economic influence on the surrounding area compared to leaving the suite empty. The only aesthetic adjustment would be a business sign, as required by the State of Utah for this use. Also, it appears that this use will have minimal noise, odor, or other irritants.



The applicant has explained that this would be a low volume effort. The operation will have 8-15 vehicles onsite at a time and customers will be served by appointment only, ensuring one customer at a time. The applicant is anticipating 5 to 10 appointments a week. Based on this information, it is the staff's opinion that the proposed use will have a minimal to no impact on the health, safety, and welfare of the surrounding area.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulations (CZC 12.21.100(e)(5)(G)

A common concern with auto sales is how the vehicles to be sold will be delivered to the site. Vehicles could be delivered by transport truck or driven individually to the site. Delivery by transport truck will be difficult at this location, as it only has one small access on 500 North. Transport trucks will not have a place to turn around on site and will most likely have to unload the vehicles in the public street. Such activity would impact the traffic flow and could be hazardous. The applicant has not indicated how vehicles will get to the site. Staff suggests adding a condition that no off-site loading or unloading be allowed in the public rights-of-way to mitigate this concern.

The Motor Vehicle Enforcement Division requires enough display space for at least three vehicles. The applicant has indicated that they will have between 8 to 15 vehicles on display at a time. The applicant is proposing using available parking lot stalls as display spaces. This will only be possible if the site has extra spaces available that the other uses do not require.

The parking calculations are illustrated below per the requirements listed in CZC 12.52.300.

Building/Suite	Use Type	Parking Requirement	# of Spaces Needed
Building #1 - Outfitters HVAC	Construction Sales and Services	1 space per 250 square feet of gross floor area.	$5880\text{sqft}/250 = \mathbf{24}$
Building #2 Ste 20 - Smiles	Storage – Warehouse	1 space per 1,000 square feet of gross floor area	$3752\text{sqft}/1000 = \mathbf{4}$
Building #2 STE 30 - Top Gear Motors	Vehicle and Equipment Rental or Sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed.	$(1856\text{sqft}/250) + (15/10) = \mathbf{9}$
Building #2 STE 50 – Outfitters HVAC Storage	Warehouse	1 space per 1,000 square feet of gross floor area	$2395\text{sqft}/1000 = \mathbf{2}$

This site has a total of 37 parking spaces, but with this proposed use 39 parking spaces would be required. According to this information, there will not be enough parking spaces on the site to accommodate the current uses, the proposed use, and the desired display stalls.

PLANNING STAFF RECOMMENDATIONS

SUGGESTED MOTION #1 – DENY

“I hereby make a motion for the Planning Commission to DENY a Conditional Use Permit for Top Gear Motor LLC located at 1052 W 500 N STE 30, with the following reasons for action (findings):

- 1. The Planning Commission finds that the application does not comply with the off-street parking requirements for the proposed use, as well as all users/tenant spaces of the site, as established under CZC 12.52.300.*
- 2. Therefore, the Planning Commission finds that the request for a Conditional Use Permit for Vehicle Rental or Sale, Used, Limited does not comply with the approval standards, as more specifically required in CZC 12.21.100(e)(3)(C).”*

SUGGESTED MOTION #2 – TABLE

“I hereby make a motion for the Planning Commission to TABLE a Conditional Use Permit for Top Gear Motor LLC located at 1052 W 500 N STE 30 until such a time as the applicant has adequately addressed the matter of insufficient parking in accordance with CZC 12.52.300 for this use as well as all users/tenant spaces on the site, and suggest that the applicant explore the possibility of a parking modification per CZC 12.52.110, inside display spaces, and/or fewer display spaces overall.”

Plot Plan Centerville city

Austin Sharp
1052 W 500 N STE 30 Centerville Utah

Dimensions- Our Landlords property extends all the way to 500 N Centerville. It Also extends south behind us up to the parish lane overpass. The inside of our place is about 2000 sq ft with 2 offices. The Landlord's property is roughly 98 Meters North to south and 44 Meters east to west.

Layout- North Side we have the landlord office/ storage. We have plenty of parking spaces out front 8-15. On the south side we have a company named Smiles(storage)
Adjoining property lines with Tail Feathers LLC/ Landlord Office and Storage.

Statement for Cup

The property is suitable, and has Several parking spaces. 2 Indoor offices. Outdoor Camera. The property is approved by the MVED.

This property was previously a Used car dealership before it was rented out to us. So its not injurious to potential or existing development. The property is Owned by Tail Feathers LLC and has been Approved by landlord and MVED.

Economic impact All Positive. Stable, Clean, Professional Company Filling an empty business spot.

Aesthetic Impact is Great. Nice Professional Building and Sign.

Transportation is Minimal Down this road in this area.

SafeGuards, We have a newer building, Passed off by the fire Department. Low traffic area. Plenty of open areas to park on the road. Over Several parking spaces for customers as well on the premises. Vehicle circulation is great in this area with the roads set up how they are. Vehicle circulation will not have any impact from our business. We are appointment based.

No Noxious or Offensive omissions. Adverse effect on the facility is Extremely Minimal.

The Negative impact of the Health, Safety and Welfare of the City is Minimal as well. Being that there was previously a dealership at this location and that we don't have any noxious, offensive omission or chemicals. This is strictly car sales. NOT A AUTO BODY OR MECHANIC SHOP.

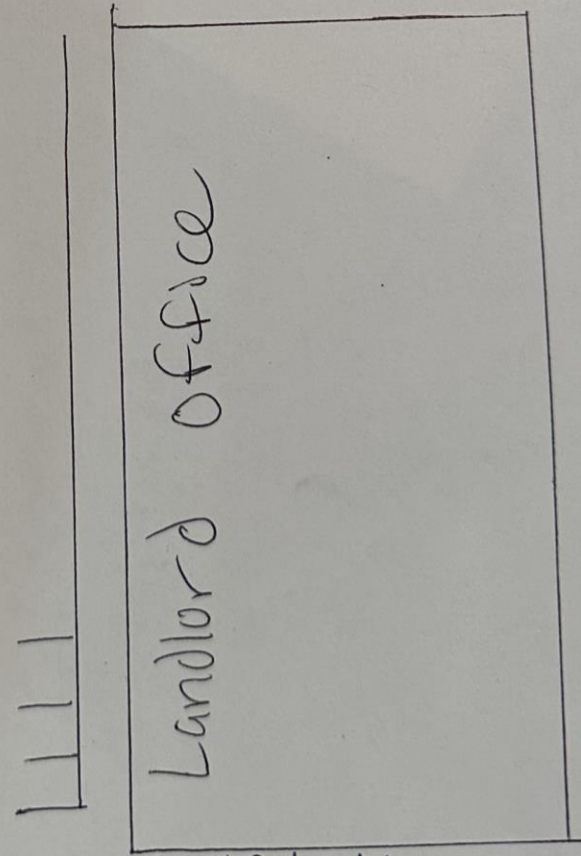
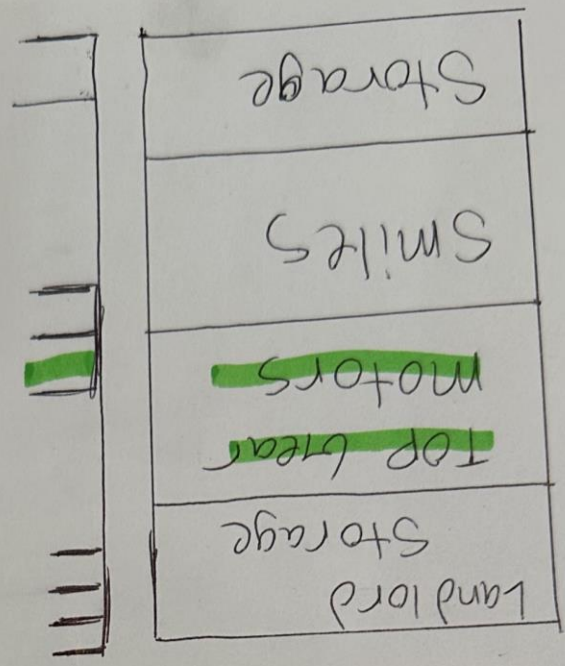
Traffic impact would be minimal, because we are appointment based. With only 5-10 appointments a week.

We plan to have 8-15 vehicles, we will store them in the our parking stalls, We have 28 total parking stalls for Inventory and Customers. It appointment based, so only 1 customer at a time.

27 total parking on this side



Entrance



44 meters

98 meters

**PLANNING
COMMISSION**

Staff Report
7/12/2023

Item No. 2.

Title: Public Hearing - Conceptual Site Plan (amended), 335 South Frontage Road, Miles Bell LC, Applicant David Bell - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The applicant, Mr. David Bell, desires to create an interconnection of the existing site to the adjacent property to the north (*former Les Schwab Site*).

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 07-12-2023 PC Staff Report - Conceptual Site Plan Amendment, Miles Bell LC Property
2. 2023-06-22 Dave's Auto Miles Bell LC Civil Set
3. Landscape - Miles Bell Daves Complete Auto 6-23-23
4. Summary Narrative & Answers

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

**STAFF REPORT
AGENDA: ITEM 2**

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

PROPERTY: **335 SOUTH FRONTAGE ROAD**

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

ACREAGE: **1.29 ACRES**

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

APPLICATIONS:

- **CONCEPTUAL SITE PLAN ACCEPTANCE**
*FOR AMENDING THE SITE LAYOUT BY INTERCONNECTING TO ADJACENT
PROPERTY (FORMER LES SCHWAB SITE), WITH MINOR PARKING, AND
LANDSCAPING ALTERATIONS.*

RECOMMENDATION: **CONSIDER CONCEPTUAL SITE PLAN ACCEPTANCE**

BACKGROUND

The applicant, Mr. David Bell, desires to create an interconnection of the existing site to the adjacent property to the north (*former Les Schwab Site*). The connections can be summarized as follows:

- Create two interconnecting access drives – one in front (*west*) and another in the back (*east*).
- Connect the two buildings with an 8-foot precast concrete style fence (*west*) and a secure chain-link style fence (*east side of adjoining site*) to create a common storage/parking area.
- Make several minor landscaping changes, as necessary to accomplish these interconnections.

CONCEPTUAL SITE PLAN REVIEW - CZC 12.12.110.d**General Plan – 12-430-3-1.**

South Frontage Road: “As existing heavy commercial and industrial uses in the South Frontage Road area are discontinued or moved, such should be replaced with more attractive, commercial, and retail oriented businesses. [...] Future development in this area should also be carefully considered for its appearance from Interstate 15, as this is an important entrance to Centerville City.”

Table of Uses – CZC 12.36.040

“*Vehicle and Equipment Repair*” continues to be an allowable permitted use in C-VH zone.

Staff Comments: The proposed alterations are relatively limited for this existing business and its associated existing site layout. No further ordinance review is required with regards to use of this site.

Applicable Commercial Development Standards (includes needed review of nonconformities)

According to CZC 12.22.080, all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon the occurrence of any increase more than 30% of the building floor area or a change in building occupancy codes. The proposed changes are NOT increasing the building size nor the occupancy codes. However, an increase to any degree of non-conformity is prohibited. The following applicable development regulations have been reviewed by staff with regards to “other nonconformities:”

Required Landscaping Summary CZC 12.51

	Original Area of Nonconformity Extent Claimed	Amended Area of Nonconformity Extent	Compliance
Total Area Landscaping	3,609 sq. ft.	3,609 sq. ft.	YES
Total Trees	None Installed	None Projected	YES
Trees for Street Frontage	None Installed	None Projected	YES
Landscape Architectural Approval	All Sites 1 acre or Larger	1.29 acres, LA Stamped Plans Provided	YES

Off Street Parking and Loading– 12.52

	Original Area of Nonconformity Extent Claimed	Amended Area of Nonconformity Extent	Compliance
Vehicle and Equipment Repair	19 stalls indicated (minus one stall – see landscaping plan)	Needs to add back one (1) stall on-site (current code is 55 stalls)	Undetermined – likely feasible

Other Development Matters

Fences & Walls – From review of the Conceptual Site Plan, new 8’ tall CMU fence/screen wall is being proposed that connects the existing buildings (*Dave’s Complete Auto and former Les Schwab site*). Although, the fence/wall is substantially located on the former Les Schwab Site, a small portion of the fence/wall is located on the subject site for this application.

According to CZC 12.55.110(a)(3), the Planning Commission may approve the proposed 8’ fence (in this case -with the side yard area adjacent to the building) with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use and is in the City’s best interest. The application indicates that the secure yard area is for impounded vehicles, needed for security purposes and is more aesthetic than using a fence system with “razor wire.”

Public Improvements - The required sidewalk along the frontage road will be installed, as per the delayed improvement agreement with the City. Additionally, the City Engineer will need to review and approve the site drainage plan to ensure that the additional hard surfacing and associated runoff will be properly managed.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: “I hereby make a motion for the Planning Commission to **ACCEPT** the Conceptual Site Plan for the proposed changes to site of the Dave’s Complete Auto, located at 335 South Frontage Road, with the following directives:

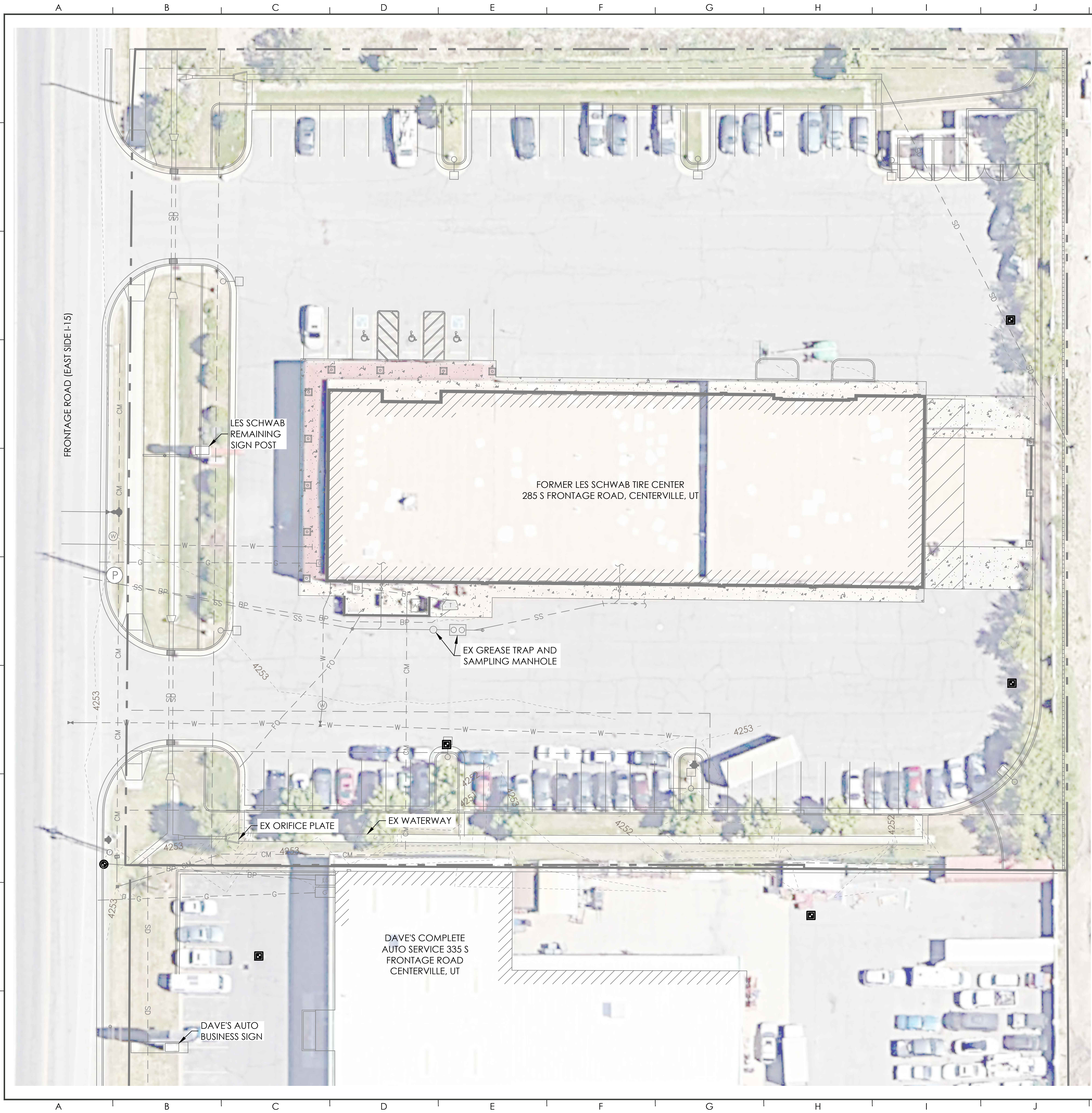
1. The applicant shall submit a final site plan application meeting the standards found in CZC 12.21.110.e of the Zoning Ordinance.
2. The Final Site Plan shall be substantially consistent with this Conceptual Site Plan submittal and related acceptance, which includes the following:
 - a. Create two interconnecting access drives – one in front (west) and another in the back (east).
 - b. Connect the two buildings with an 8-foot precast concrete style fence (west) and a secure chain-link style fence (east side of adjoining site) to create a common storage/parking area.
 - c. Make several minor landscaping changes, as necessary to accomplish these interconnections.
 - d. Installation of required Public Improvements (e.g. public sidewalk), as outlined in the Delayed Improvements Agreement with the City.
3. The final site plan submittal shall also address the following:
 - a. Provide one (1) additional parking stall to replace the stall that is being eliminated in order to maintain original nonconforming parking stall count.
 - b. Submit final construction plans for the public improvements and related modified storm water management system plan to be deemed acceptable by the City Engineer

- c. Prepare and submit the draft cross-access agreement for the proposed access drives and security fencing between this property and the site adjacent to the north (i.e. former Les Schwab site).*
- d. Submit for and receive from the City any related Building Permits for the proposed development*

SUGGESTED REASONS FOR THE ACTION:

- a) The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.*
- b) The Planning Commission finds that, with the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application*
- c) The Planning Commission finds that the existing site, with the directives listed, with not increase the degree of non-conformities with regards to site landscaping, screening, or other issues, as described in CZC 12.22.080 of the Zoning Ordinance.*
- d) The Planning Commission finds that the proposed fence is for security purposes and its design is aesthetically compatible with the existing buildings that are being connected to create the desired security area.*

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EXISTING CONDITIONS LEGEND

	FOUND NAIL AND CONTROL POINT
	GATE, BOLLARD
	POWER, LIGHT POLE AND SIGNAL
	BUILDING COLUMN
	BAY DOOR
	ELECTRICAL UTILITY
	GAS METER/SIGN
	CULINARY WATER METER
	CULINARY HYDRANT, BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
	IRRIGATION BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
	UTILITY MANHOLE
	STORM DRAIN INLET BOX
	CONCRETE MASONRY WALL
	CURB AND GUTTER
	SS — — — SANITARY SEWER
	SD — — — STORM DRAIN
	W — — — CULINARY WATER
	G — — — GAS
	CM — — — COMMUNICATIONS
	BP — — — BURIED POWER
	FO — — — FIBER OPTICS
	BUILDING
	LOT LINES
	EASEMENTS
	STRUCTURES
	4200 — — — MAJOR CONTOUR
	4201 — — — MINOR CONTOUR

SURVEY CONTROL TABLE

POINT #	PROJECT COORDINATES (MEAS.)			DESCRIPTION
	NORTHING	EASTING	ELEVATION	
100	1532578.235	3492678.553	4252.581	CP 100 MAG
101	1532786.660	3492701.184	4252.876	CP 101 MAG
102	1532786.150	3492835.027	4252.894	CP 102 MAG A.T.
103	1532508.986	3492600.604	4253.098	CP 103 MAG A.T.
104	1532712.552	3492615.570	4253.757	CP 104 MAG A.T.
40098	1532451.854	3492634.436	4252.871	FND NAIL IN TBC

LAND USE DATA

TOTAL AREA	103,237 SF
ROOF AREA	20,950 SF
PAVEMENT AREA	59,954 SF
LANDSCAPE AREA	22,693 SF

SHEET NOTES

- THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
- PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.
- CALL BLUESTAKES BEFORE DIGGING

CONTACT INFORMATION

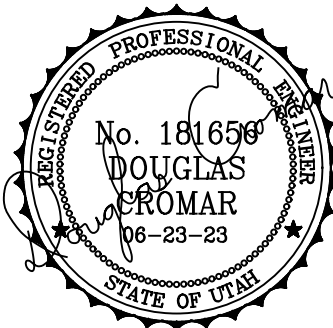
CRS Answers to Infrastructure®
ENGINEERING & SURVEYING
4246 S RIVERBOAT RD., STE 200
SALT LAKE CITY, UT 84123
P: 801.359.5565

REVISIONS

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DESIGN



PRINCIPAL : M. HIRST, PE
MANAGER : D CROMAR, PE
REVIEWER : D. CROMAR, PE
DRAFTER : A. MCFARLAND

PROJECT

2023-0103
22 JUNE 2023

**AIDEN BELL, LC FKA
LES SCHWAB**

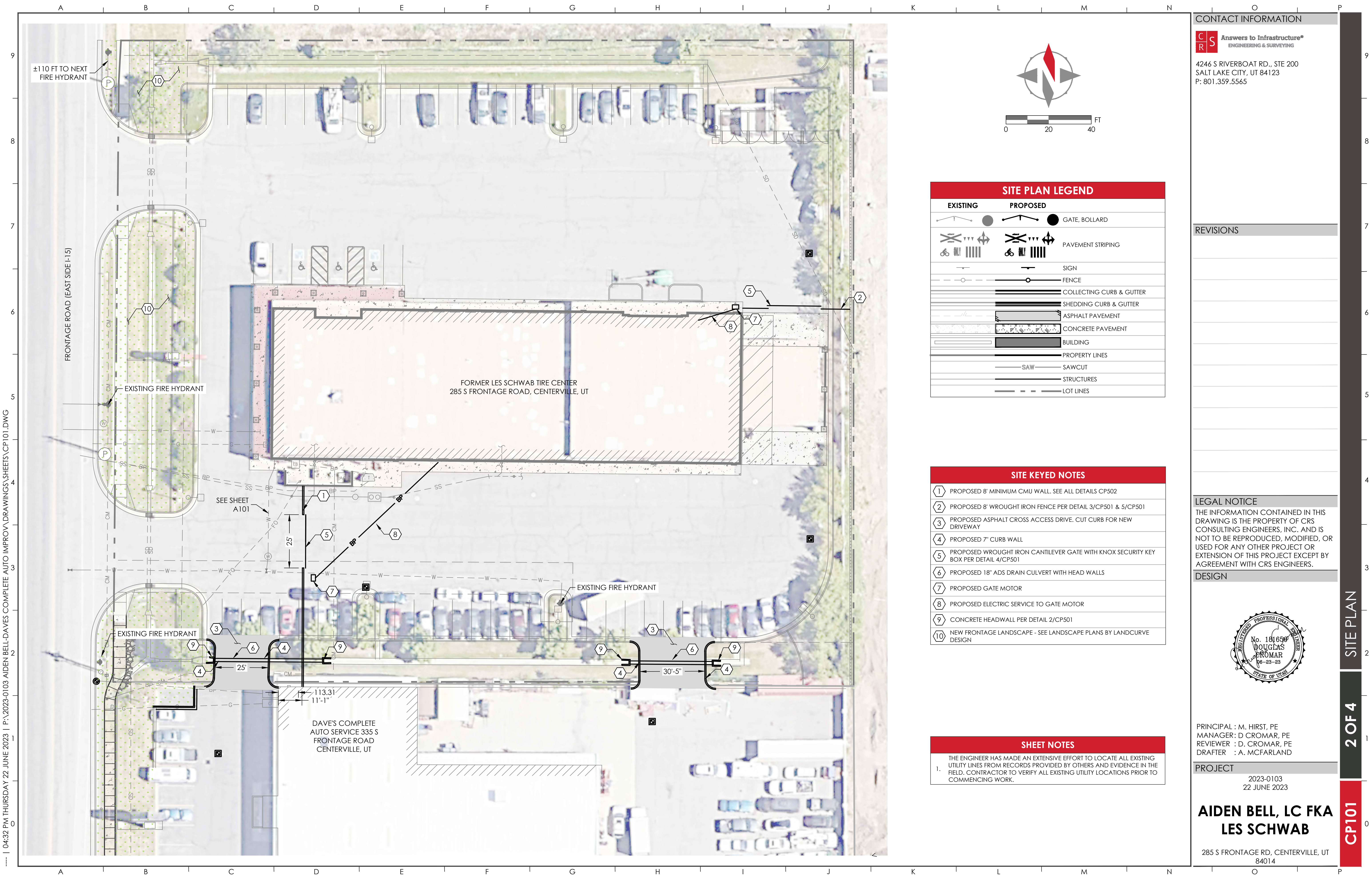
285 S FRONTAGE RD, CENTERVILLE, UT
84014

EXISTING CONDITIONS AND DEMOLITION PLAN

1 OF 4

CS101

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SITE PLAN LEGEND		
EXISTING	PROPOSED	
		GATE, BOLLARD
		PAVEMENT STRIPING
		SIGN
		FENCE
		COLLECTING CURB & GUTTER
		SHEDDING CURB & GUTTER
		ASPHALT PAVEMENT
		CONCRETE PAVEMENT
		BUILDING
		PROPERTY LINES
		SAWCUT
		STRUCTURES
		LOT LINES

SITE KEYED NOTES	
1	PROPOSED 8" MINIMUM CMU WALL. SEE ALL DETAILS CP502
2	PROPOSED 8" WROUGHT IRON FENCE PER DETAIL 3/CP501 & 5/CP501
3	PROPOSED ASPHALT CROSS ACCESS DRIVE. CUT CURB FOR NEW DRIVEWAY
4	PROPOSED 7" CURB WALL
5	PROPOSED WROUGHT IRON CANTILEVER GATE WITH KNOX SECURITY KEY BOX PER DETAIL 4/CP501
6	PROPOSED 18" ADS DRAIN CULVERT WITH HEAD WALLS
7	PROPOSED GATE MOTOR
8	PROPOSED ELECTRIC SERVICE TO GATE MOTOR
9	CONCRETE HEADWALL PER DETAIL 2/CP501
10	NEW FRONTAGE LANDSCAPE - SEE LANDSCAPE PLANS BY LANDCURVE DESIGN

SHEET NOTES	
1.	THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.

CONTACT INFORMATION

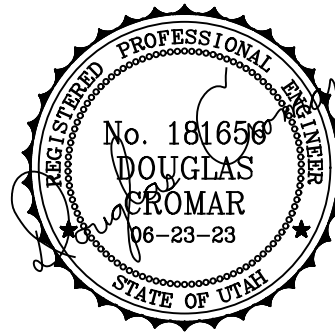
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REVISIONS

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DESIGN



PRINCIPAL : M. HIRST, PE
MANAGER: D CROMAR, PE
REVIEWER : D. CROMAR, PE
DRAFTER : A. MCFARLAND

PROJECT

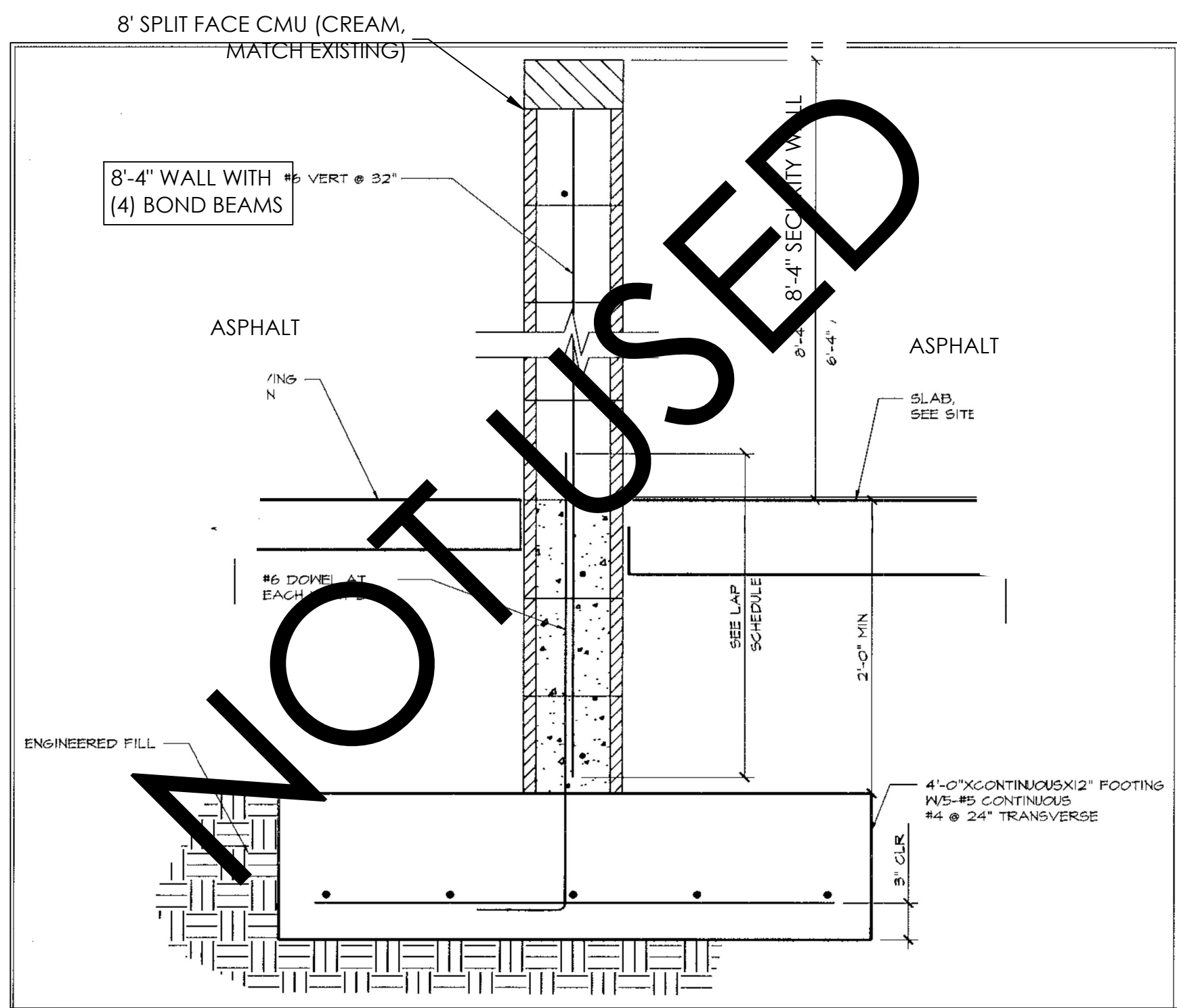
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22 JUNE 2023
**AIDEN BELL, LC FKA
LES SCHWAB**
285 S FRONTAGE RD, CENTERVILLE, UT
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SITE PLAN

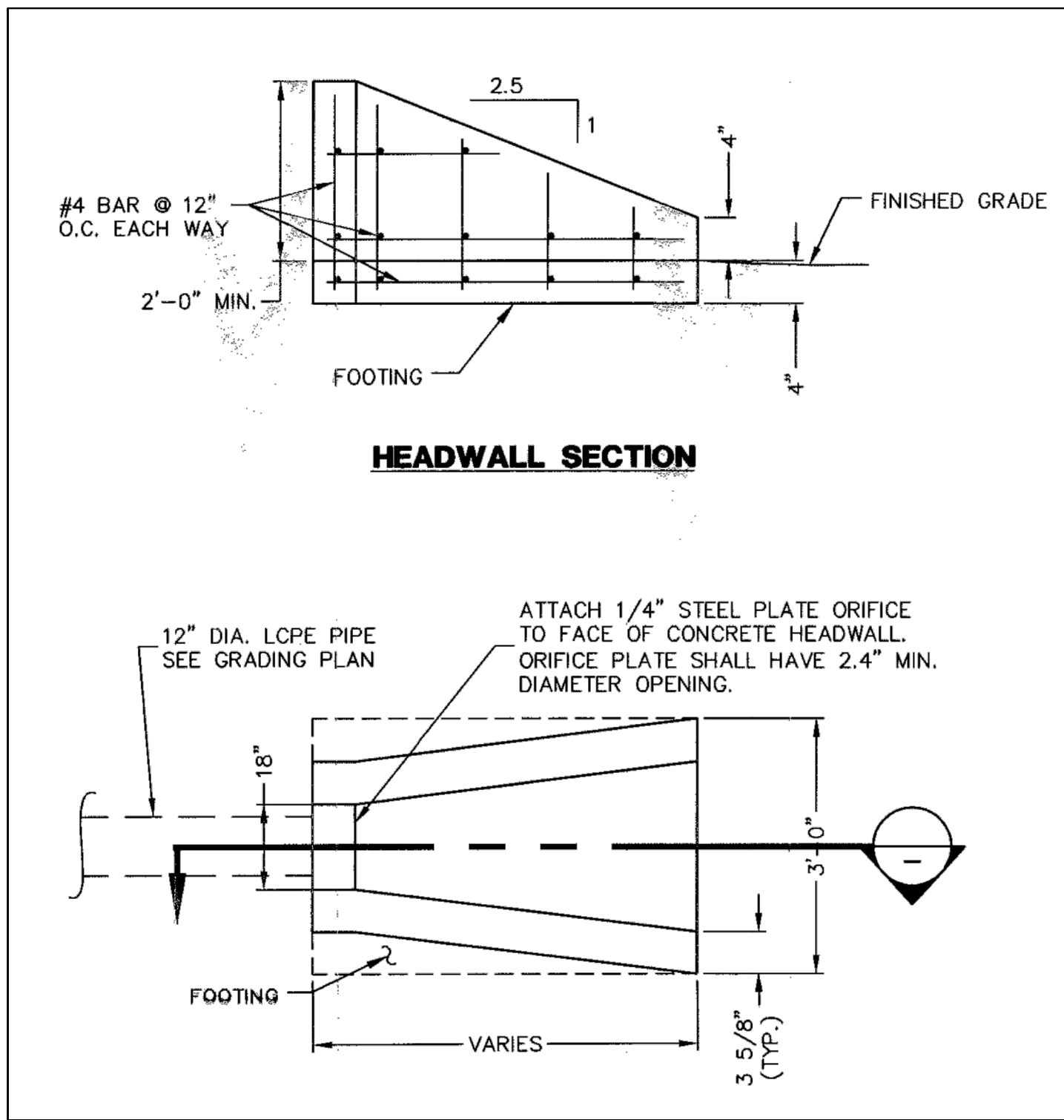
2 OF 4

CP101

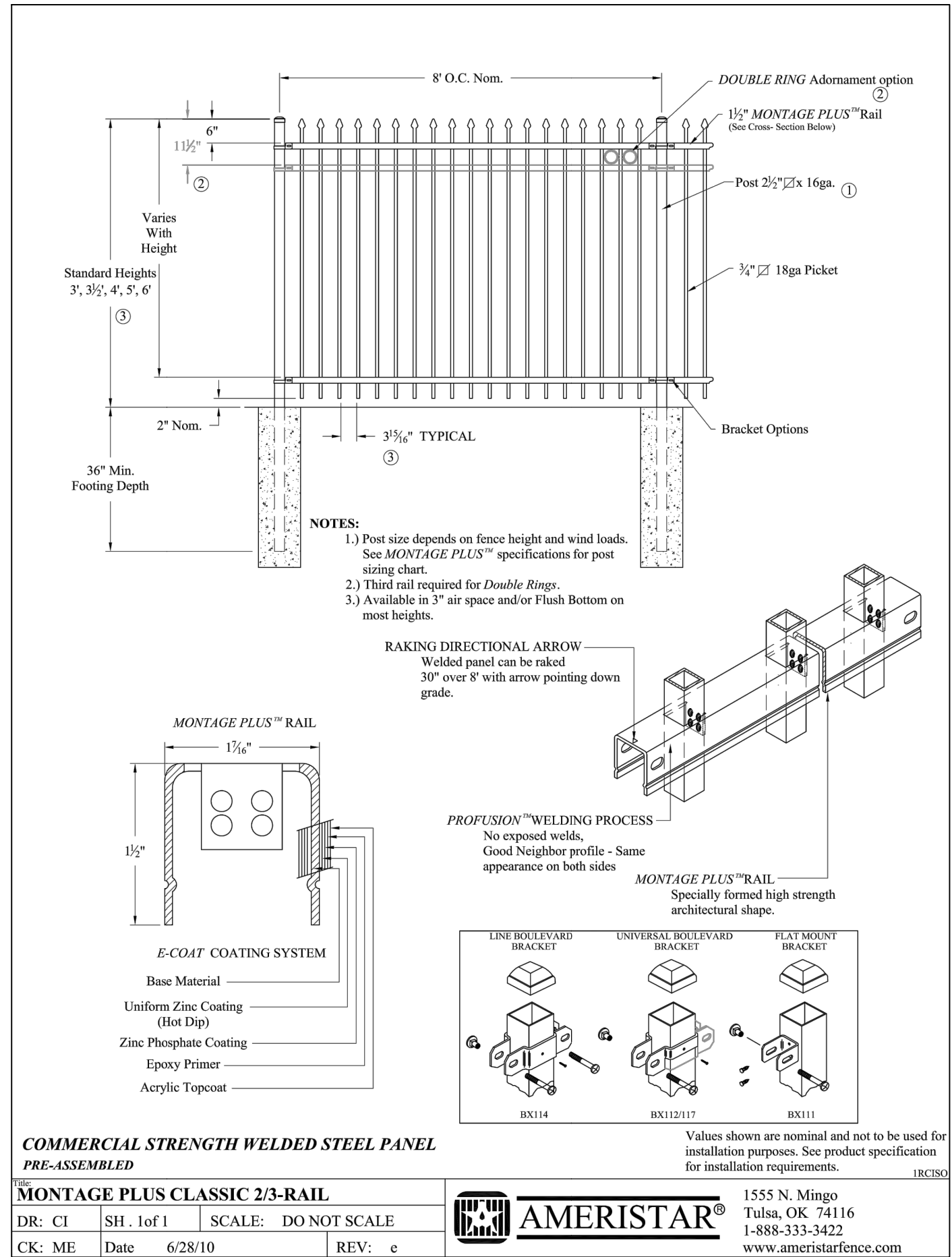
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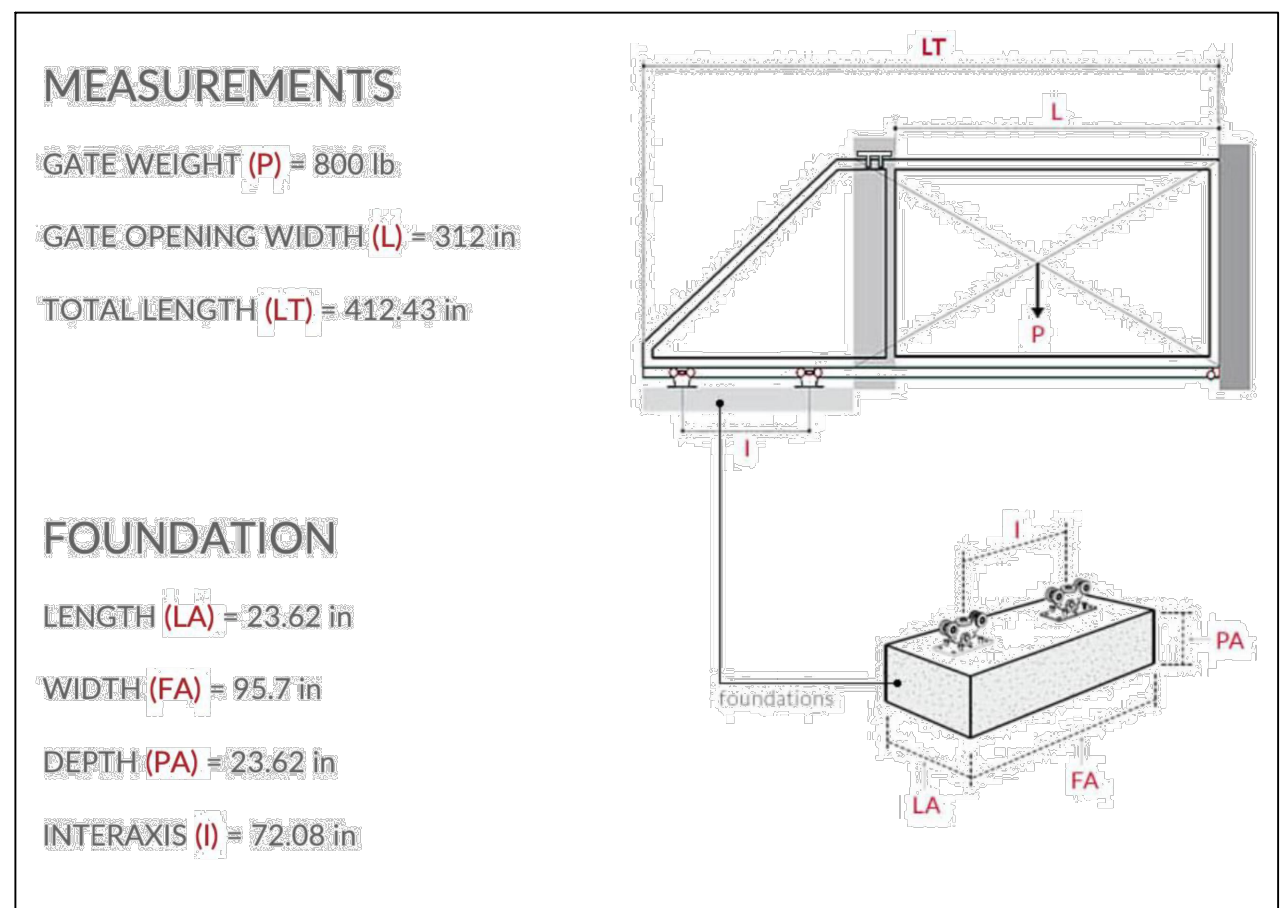
1 8' CMU WALL
NOT TO SCALE



2 CONCRETE HEADWALL
NOT TO SCALE



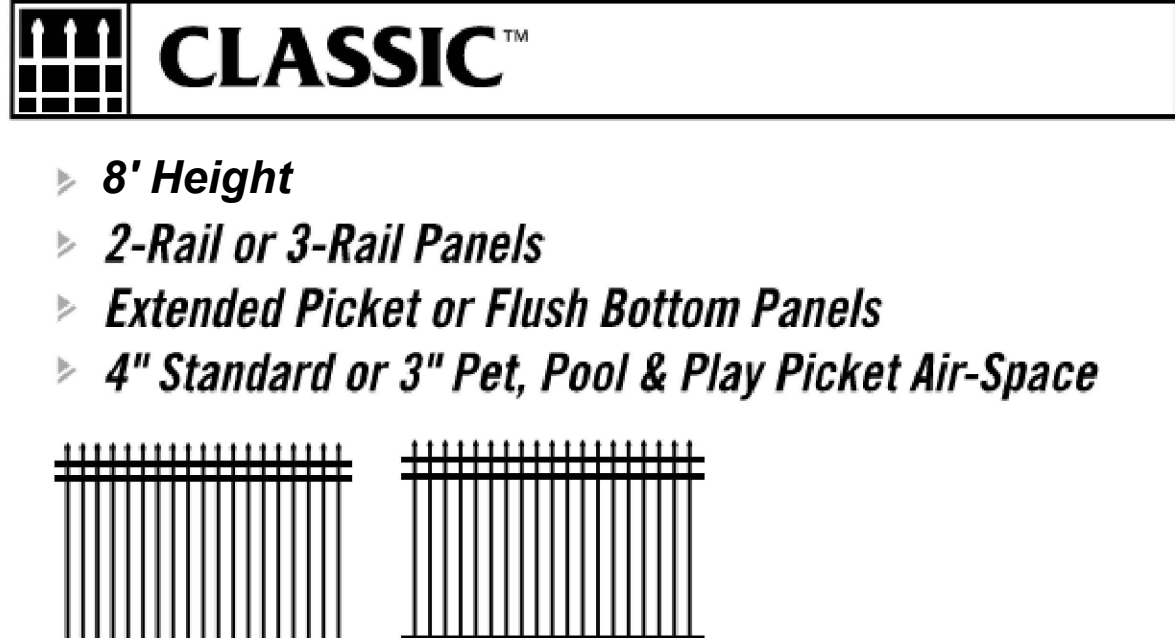
3 WROUGHT IRON FENCE
NOT TO SCALE



4 CANTILEVER GATE
NOT TO SCALE



5 WROUGHT IRON FENCE DESIGN
NOT TO SCALE



CONTACT INFORMATION

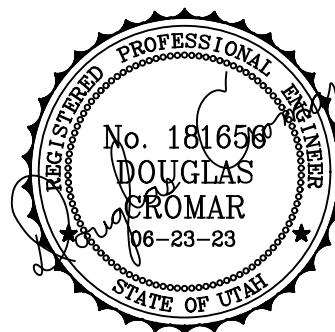
CRS Answers to Infrastructure®
ENGINEERING & SURVEYING
4246 S RIVERBOAT RD., STE 200
SALT LAKE CITY, UT 84123
P: 801.359.5565

REVISIONS

LEGAL NOTICE

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DESIGN



PRINCIPAL : M. HIRST, PE
MANAGER : D. CROMAR, PE
REVIEWER : D. CROMAR, PE
DRAFTER : A. MCFARLAND

PROJECT

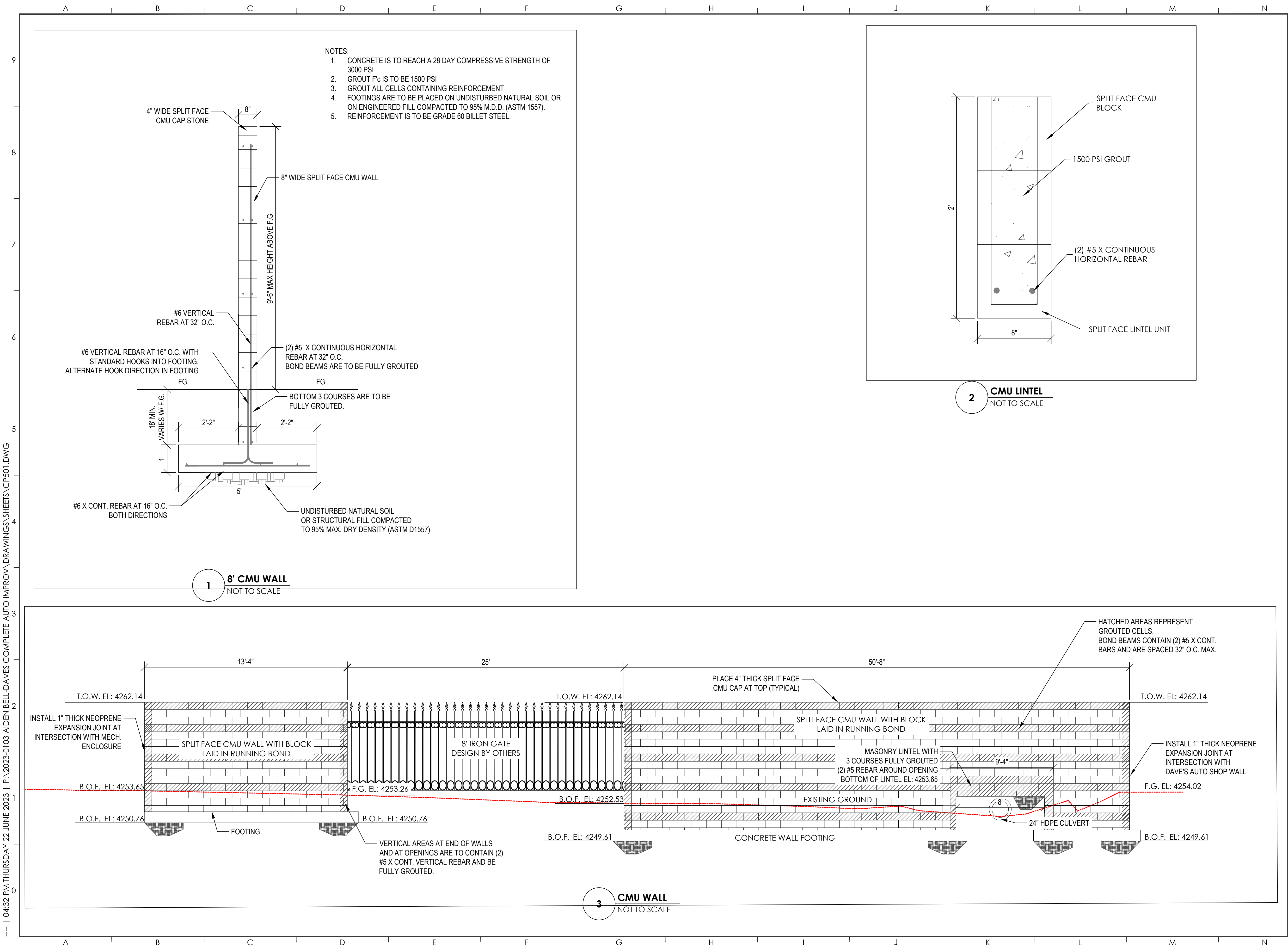
2023-0103
22 JUNE 2023
**AIDEN BELL, LC FKA
LES SCHWAB**
285 S FRONTAGE RD, CENTERVILLE, UT
84014

DETAILS

3 OF 4

CP501

--- | 04:32 PM THURSDAY 22 JUNE 2023 | P:\2023-0103 AIDEN BELL-DAVES COMPLETE AUTO IMPROV.DRAWINGS\SHEETS\CP501.DWG



CONTACT INFORMATION



4246 S RIVERBOAT RD., STE 200
SALT LAKE CITY, UT 84123
P: 801.359.5565

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DESIGN



PRINCIPAL : M. HIRST, PE
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REVIEWER : D. CROMAR, PE
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PROJECT

2023-0103
22 JUNE 2023

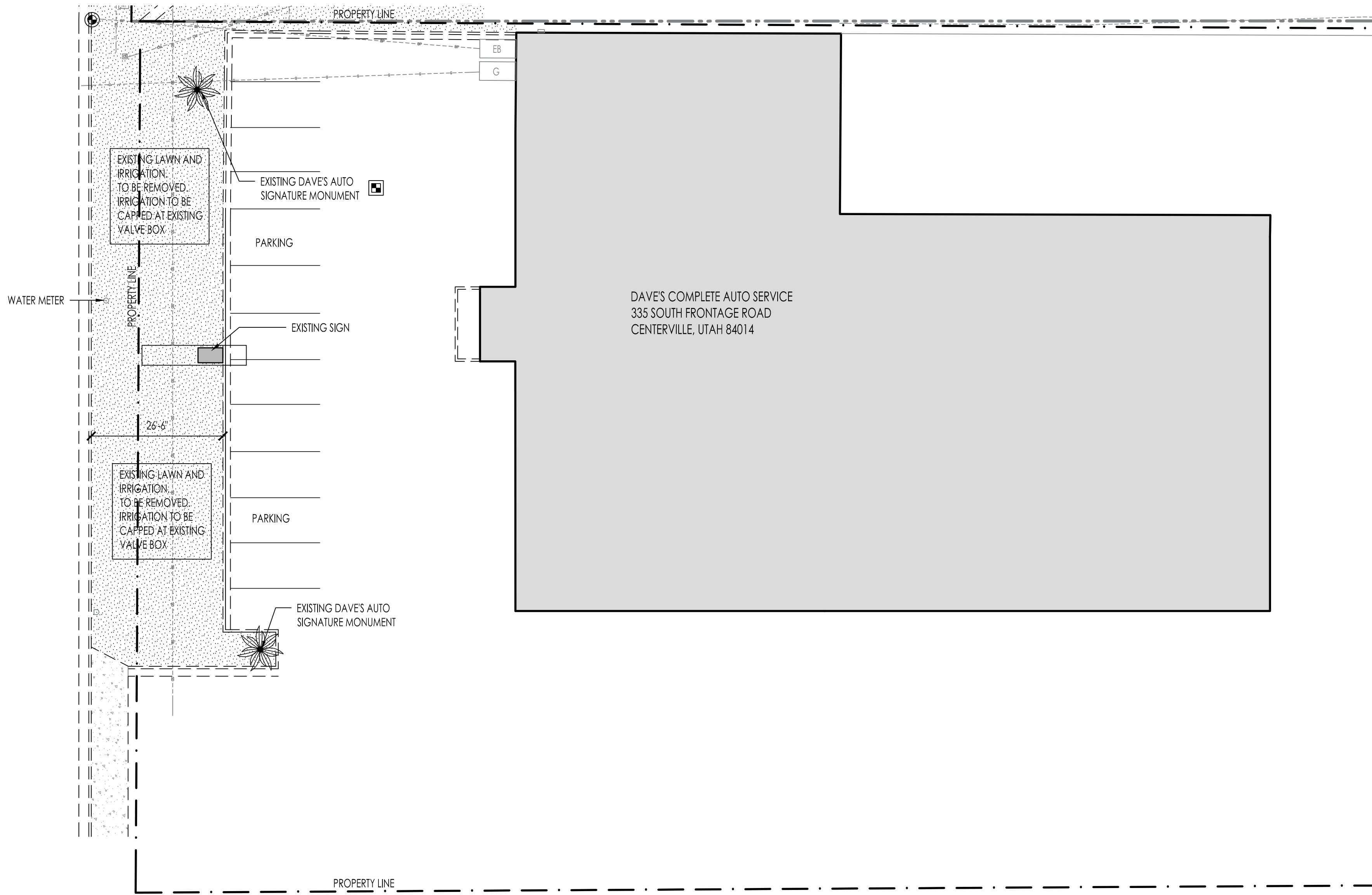
**AIDEN BELL, LC FKA
LES SCHWAB**

285 S FRONTAGE RD, CENTERVILLE, UT
84014

WALL DETAILS

4 OF 4

CP502



Landscape Tabulations

EXISTING LAWN AREA TO BE REMOVED 3,609 S.F.

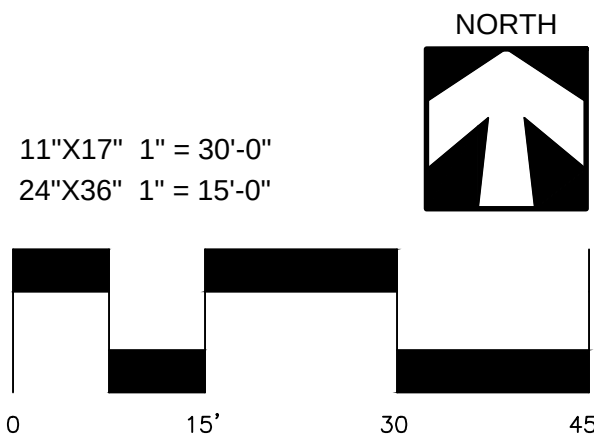
TOTAL LANDSCAPE AREA TO BE REMOVED AND REPLACED, SEE NEW LANDSCAPE PLANS 3,609 S.F.

DEMOLITION NOTES

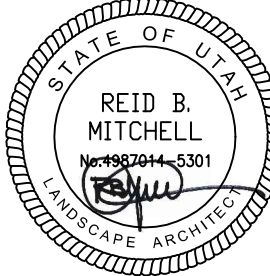
- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
- 2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
- 3. CONTRACTOR SHALL MEET ALL CITY AND OR COUNTY BUILDING STANDARDS.
- 4. CONTRACTOR SHALL ENSURE THAT ALL NEW GRADES SHALL SLOPE AWAY FROM HOUSE AT MIN. 2%
- 5. CONTACT BLUE STAKES TO MARK EXISTING UTILITIES PRIOR TO CONSTRUCTION.

TREE REMOVAL NOTES

- 1. CONTRACTOR SHALL WORK WITH HOMEOWNER TO TAG AND REMOVE ANY TREE THAT MAY NEED TO BE REMOVED BUT ARE NOT NOTED ON PLAN



2023-065



STAMP

REVISIONS

Dave's Complete Auto
Miles Bell
Landscape Plan

Landscape
Demolition
Plan

SHEET NAME.

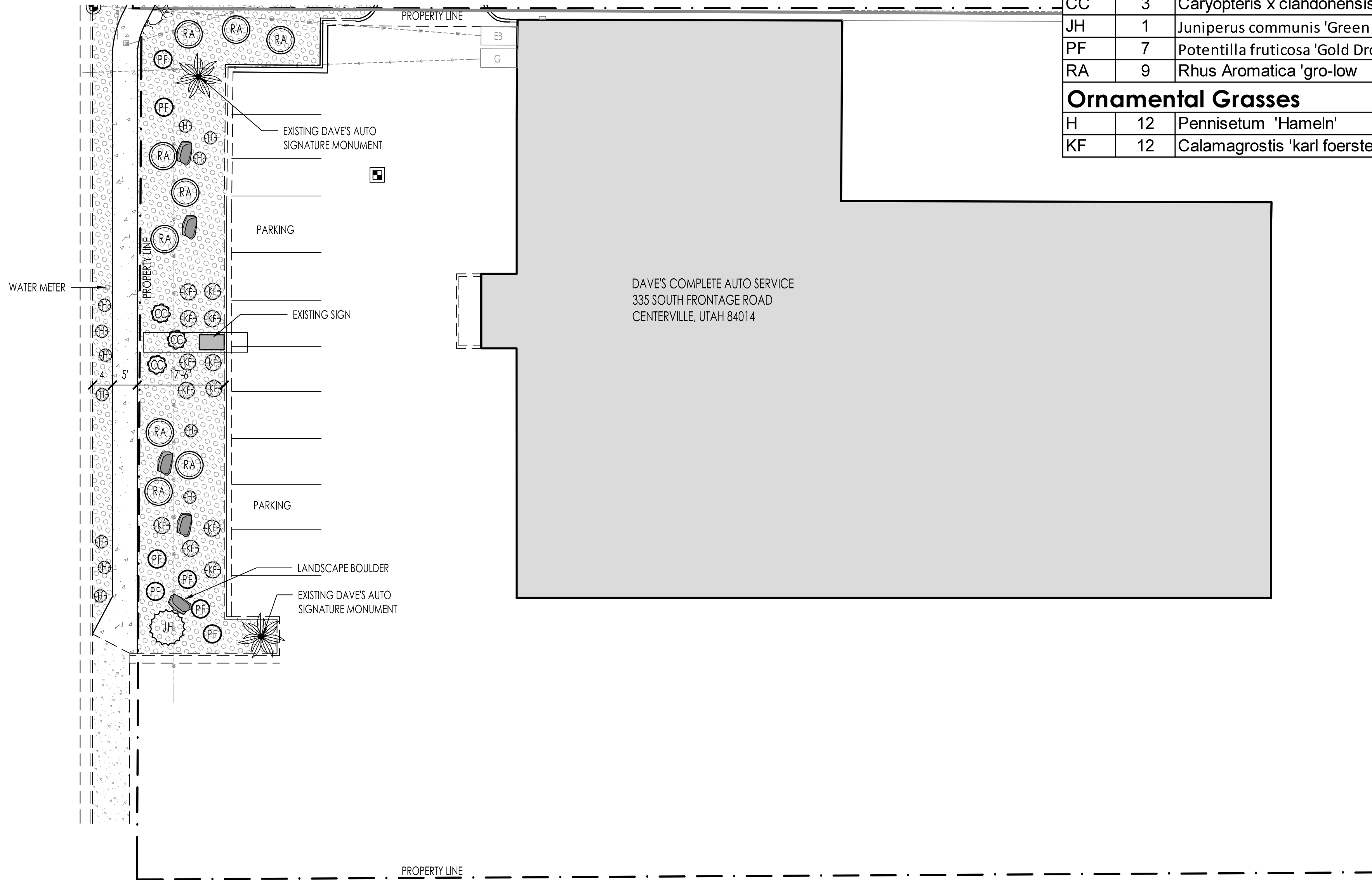
LA1

SHEET NO. 1 OF 3

DATE: 6/23/2023

2844 Beverly Street
Salt Lake City, Utah 84106
P: 801.209.1072
E: reid.mitchell@gmail.com

335 S. Frontage Rd.
Centerville, Utah 84014



Planting Legend

Shrubs

Key	Qty.	Botanical Name	Common Name	Drought Tollerant	Size	H	W
CC	3	Caryopteris x clandonensis	blauer splatz bluebeard	yes	5 GAL.	2'	3'
JH	1	Juniperus communis 'Green Carpet'	Creeping Juniper	yes	5 GAL.	2'	6'
PF	7	Potentilla fruticosa 'Gold Drop'	Yellow Shrubby Cinquefoil	yes	5 GAL.	3'	3'
RA	9	Rhus Aromatica 'gro-low	gro low sumac	yes	5 GAL.	2'	5'

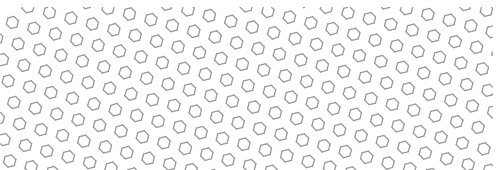
Ornamental Grasses

H	12	Pennisetum 'Hameln'	Dwarf Fountain Grass	yes	2 GAL.	36"	24"
KF	12	Calamagrostis 'karl foerster'	feather reed grass	yes	2 GAL.	48"	36"

GENERAL NOTES

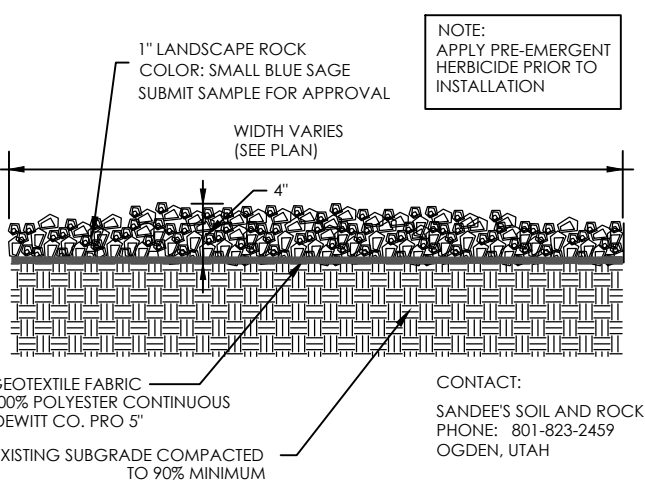
- PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE, IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY, SUBJECT TO ACCEPTANCE BY THE OWNERS REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, WILDLIFE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE LIFE OF PLANTS FOR 12 MONTHS AFTER INSTALLATION.
- INSTALL LANDSCAPE ROCK AND WEED BARRIER CLOTH AS NOTED ON PLANS AND DETAILS.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBSTANTIAL COMPLETION
- BACK FILL WITH TOPSOIL AS SHOWN ON PLANTING DETAILS. TOPSOIL MATERIAL IS NOT AVAILABLE AT THE SITE AND MUST BE IMPORTED FROM A LOCAL SOURCE. ALL TOPSOIL SHALL BE OF A RICH SANDY LOAM MIX.
- ALL PLANT MATERIAL HOLES SHALL BE DUG TWICE THE DIAMETER OF THE ROOTBALL AND 6 INCHES DEEPER. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- PLANT BACKFILL MIXTURE SHALL BE COMPOSED OF 3 PARTS TOPSOIL TO 1 PART HUMUS ADDITIVE, AND SHALL BE ROTARY MIXED ON-SITE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTRES/ETC.
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- CONTRACTOR SHALL MEET ALL CITY AND OR COUNTY BUILDING STANDARDS.
- CONTRACTOR SHALL ENSURE THAT ALL NEW GRADES SHALL SLOPE AWAY FROM BUILDING AT MIN. 2%.
- CONTACT BLUE STAKES TO MARK EXISTING UTILITIES PRIOR TO CONSTRUCTION.

Landscape Tabulations



NEW LANDSCAPE AREA 3,036 S.F.
1" LANDSCAPE ROCK @4" THICK
PLACED OVER WEED BARRIER FABRIC
SEE DETAILS THIS SHEET

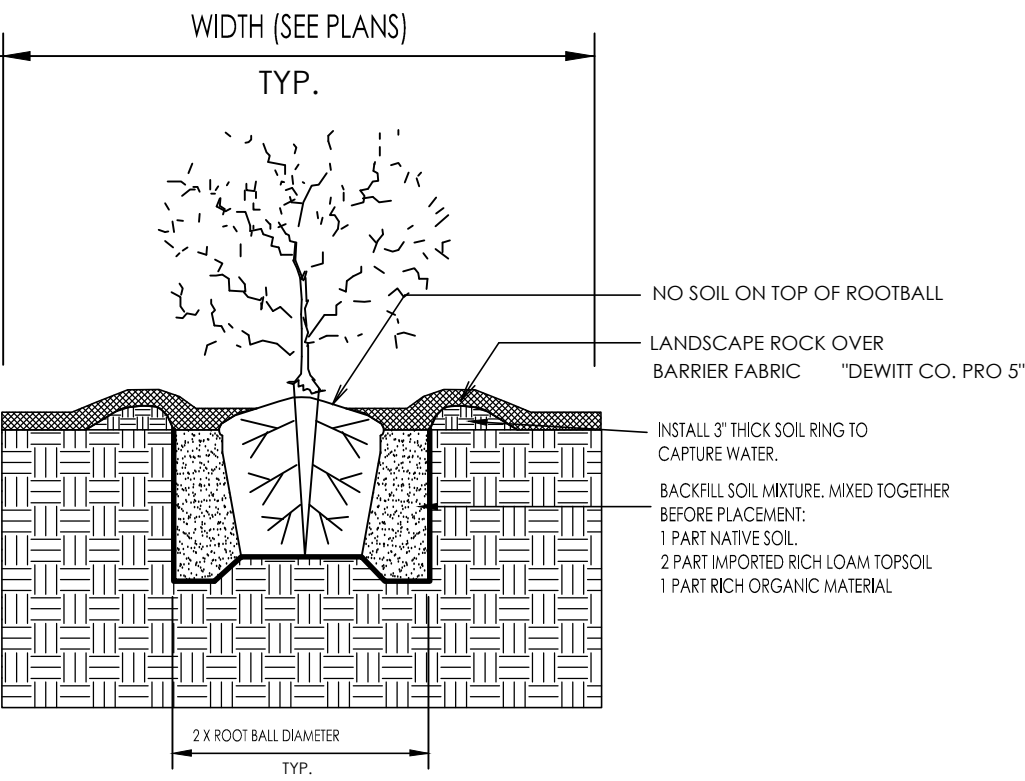
TOTAL NEW LANDSCAPE AREA 3,036 S.F.



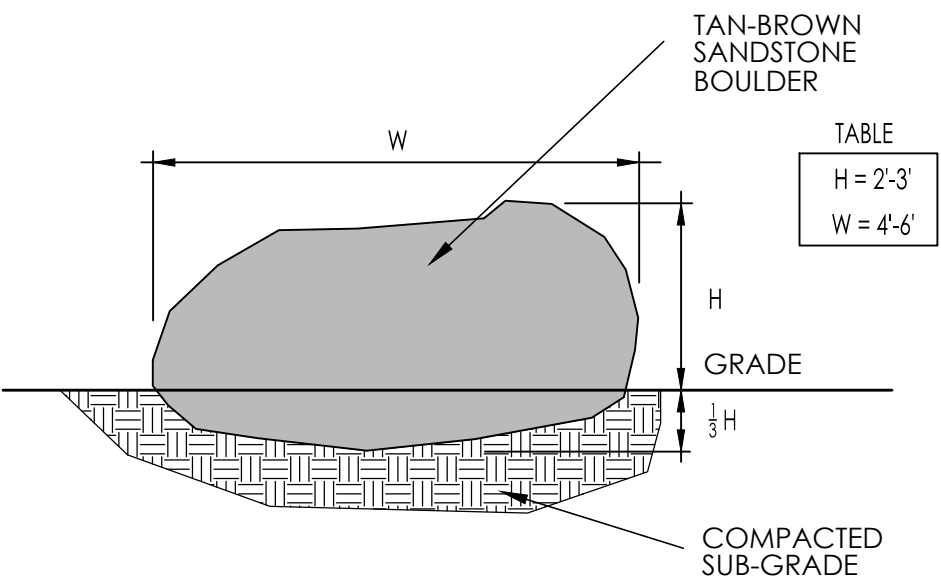
LANDSCAPE ROCK DETAIL



Small Blue Sage
• Fractured Rock
• Color: gray, black, reddish gold
• Size: 1 inch minus
• Uses: decorative landscaping
• Matches many colors commonly used on home exteriors and in existing landscaping



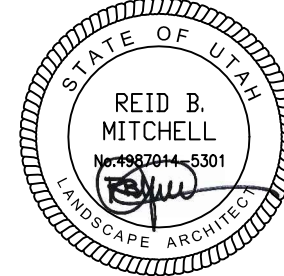
NEW PLANTING DETAIL



LANDSCAPE BOULDER DETAIL



2023-065



STAMP

REVISIONS

Dave's Complete Auto
Miles Bell
Landscape Plan

Landscape
Plan

SHEET NAME.

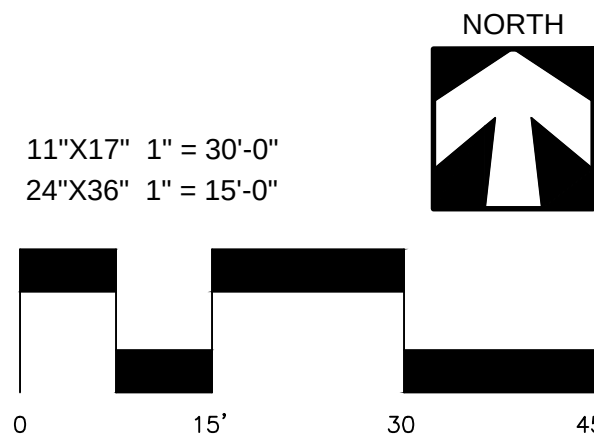
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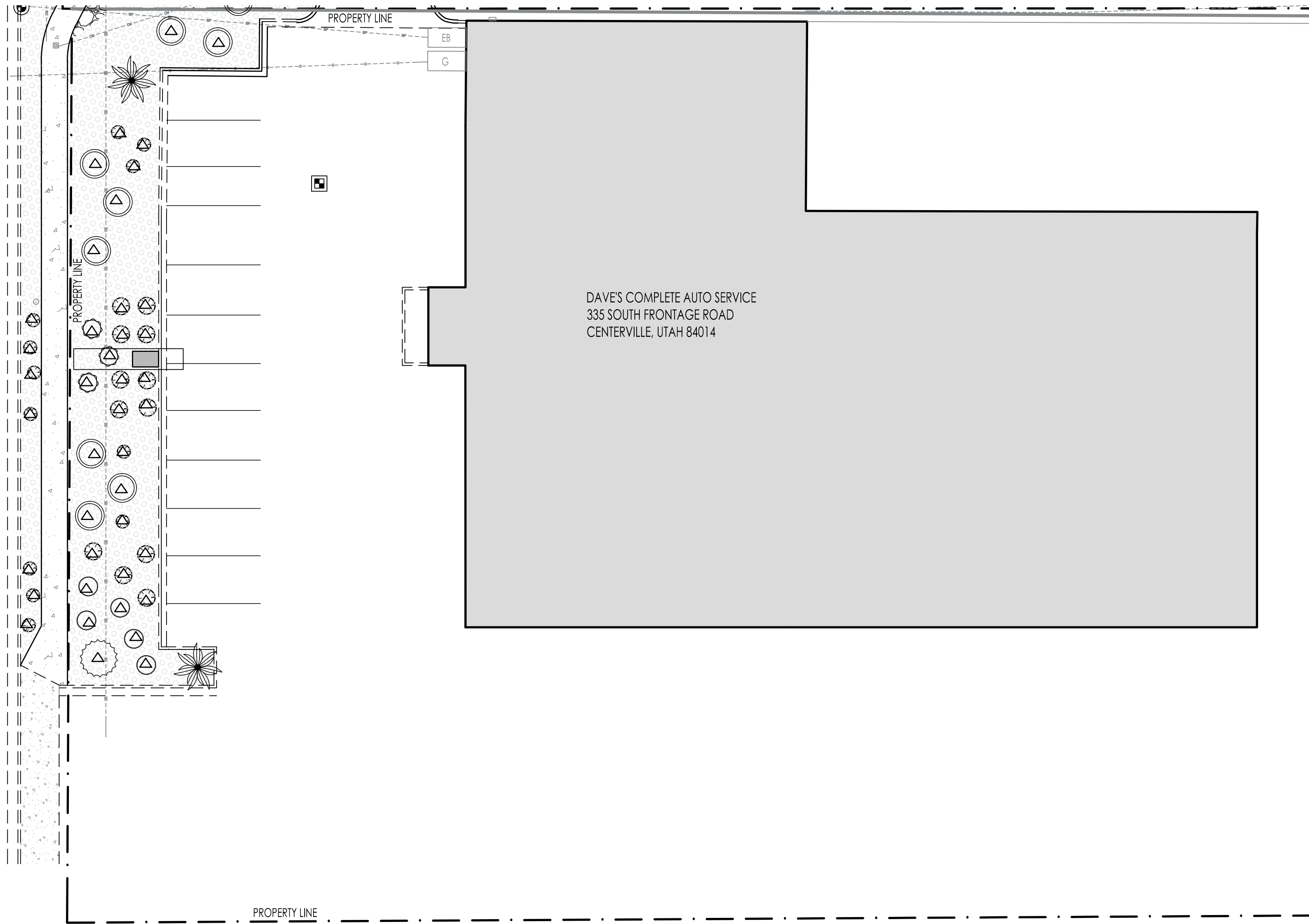
SHEET NO. 2 OF 3

DATE: 6/23/2023

2844 Beverly Street
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com

335 S. Frontage Rd.
Centerville, Utah 84014





IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PSI	RADIUS	GPM	PRECIP.
	PLANT DRIP EMITTER	HUNTER	(3) 0.5 GPH EACH SHRUBS (2) 0.5 GPH EACH PERENNIALS AND GRASSES				
	AUTOMATIC VALVE	RAINBIRD XCZ-100 PRB	MEDIUM PLUS FLOW DRIP CONTROL KITS FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PRESS VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER 3 GPM TO 20 GPM				

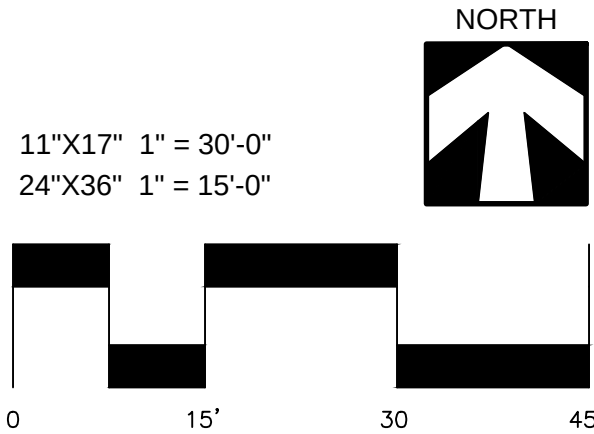
PVC PIPE SLEEVE & CONTROL WIRE SLEEVE LOCATION. SYMBOL MAY INDICATE MULTIPLE SLEEVES, HOWEVER THERE SHALL BE 1 PIPE PER SLEEVE. MINIMUM SIZE SHALL BE 2 TIMES THE PIPE SIZE. SLEEVES SHALL EXTEND A MINIMUM OF 3" INTO LANDSCAPED AREA.

MAIN PRESSURE LINE- 1" PVC SCHED. 40

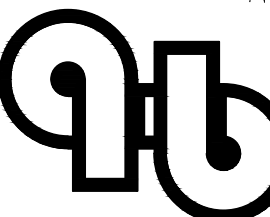
LATERAL LINES- PVC SCHED. 40

IRRIGATION SYSTEM NOTES

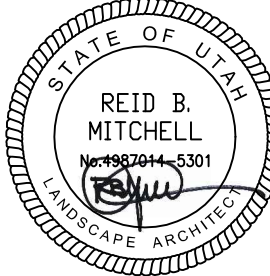
- WORK SHALL CONFORM WITH CENTERVILLE CITY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
- NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT & OWNER.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADES, LOCATION OF WALKS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER ROADWAYS AND PAVED AREAS. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL HAVE TO BE RE-INSTALLED BY BORING METHODS.
- DO NOT WILLFULLY INSTALL THE IRRIGATION AS SHOWN ON THE PLAN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING THE INITIAL DESIGN PHASE. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
- THE IRRIGATION CONTRACTOR CONNECT WIRES FROM NEW VALVES TO EXISTING IRRIGATION CONTROLLER
- THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS AND WALLS.
- THE OWNER RESERVES THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED (FOR ONE YEAR FROM DATE OF ACCEPTANCE) AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO COST TO THE OWNER.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
- THIS SPRINKLER PLAN IS DRAWN FOR GRAPHIC CLARITY WHERE PIPING, VALVES AND WIRING ARE SHOWN IN CONC. AND ASPHALT AREAS, EXCEPT WHERE CROSSING, THE INTENT IS FOR THE PIPING, VALVES AND WIRE TO BE PLACED IN THE ADJACENT PLANTING AREAS. NO VALVES SHALL BE PLACED WITHIN PLAYING FIELD FENCES. ALL VALVES SHALL BE LOCATED OUTSIDE PLAYING FIELD FENCES IN ADJACENT TURF AREAS.



LANDCURVE
LANDSCAPE ARCHITECTURE



2023-065



STAMP

REVISIONS

Dave's Complete Auto
Miles Bell
Landscape Plan

Irrigation
Plan

SHEET NAME.

LA3

SHEET NO. 3 OF 3

DATE: 6/23/2023

2844 Beverly Street
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com

335 S. Frontage Rd.
Centerville, Utah 84014

DAVE'S COMPLETE AUTO RESPONSES

- **Utility Easements** – it appears that two new inter-parcel accesses are being created. Will these access traverse across any existing public utility lines and/or easements along the northern property line? If so, have the users of any such easements and/or utility providers been notified and granted any applicable approvals? Please note your finding on your submittal plans. (**Utilities Depicted Easements not Shown**)

Neither cross-access drives, crosses over a public utility easement.

- **Fences and Walls** – The Zoning Code limits fence and wall heights to 6 feet or less as a permitted allowance for the site. However, at the discretion of the Planning Commission, the site may be approved with a wall or fence up to 10 feet, if it is determined by them to be a benefit to the surrounding properties and/or help to buffer the use and is in the City's best interest. Please provide a narrative or illustrative argument for the reasoning to install a taller fence and submit this with your site plan application. (**Fence/Walls Depicted, Narrative/Illustrative Argument not Provided**)
-
- **The taller CMU Wall and Fence is for SECURITY purposes. This business location STATE impound yard. We are requesting the higher wall to avoid ugly razor wire**
-
- **Cross-access Agreement** – As part of the creation of two new inter-parcel drive aisles, a cross-access agreement between the two properties will be required to establish legal rights of use, which will be recorded at the Davis County Recorder's office, as part of securing any development approval from the City. Please address your proposed approach and note that on your site plan submittals. (**Method Not Addressed**)
- **Cross-access agreement will include language to allow inter-access between properties to avoid ingress/egress from the Frontage Road ONLY.**
-
- **Drainage System** - it appears that two new inter-parcel accesses are being created over an existing drainage facility. Is this drainage facility public or private? Additionally, is the drainage facility also being used by the new development to the east? Does this affect such property and/or agreements and have they been notified? (**Impact to Other Users not Addressed**)
- **The drainage is private and ONLY services the former Les Schwab parcel and Dave's Complete Auto. I verified this again this morning.**
-
- **Parking Stall Counts** – Please provide the existing on-site parking stall count and note how many stalls will be eliminated. A reduction in the parking stall count cannot fall below the minimum parking stall count requirements of the Zoning Code. Since the new business operation is Vehicle and Equipment Repair, General, the parking stall requirement is 1 space per 250 square feet of gross floor area of the building. Please note whether the site can this requirement or whether there a claim being made for an approved non-conformity historically for Les Schwab.
- **Dave's Auto Parking Stalls : (6) – south side; (13-1 = 12) front; (1) eliminated for landscape**

- **Les Schwab Parking Stalls: (24) north property line; (2) Van Accessible and 2 parking stalls north wall of building; (16) stalls south side of pavement; 4-5 stalls lost due to access between parcels.**

***Note:** If there is a claim of non-conformity, please relocate the number of expected eliminated stalls somewhere else on the site to maintain the original nonconforming parking stall count (i.e. Les Schwab operation, which was Vehicle and Equipment Repair, Limited) or decide if you desire to seek a parking modification (a separate Planning Commission approval that meets the requirements of the Zoning Code).
(Parking Count not Addressed)*

- **On Site Landscaping** – The zoning regulations require a minimum of 15% on-site landscaping. Please provide the existing on-site landscaping percentage and the amount of reduction that the new access points will eliminate. Additionally, are any existing trees being removed or replaced? Please note your findings on your submittal plans. Please note that the Zoning Code has a minimum requirement of 1 tree per 500 square feet of required on-site landscaping. , unless an existing non-conformity is being claimed, which must maintain the original tree count. (Landscaping Plan not Submitted)
- **Landscape plans include a new tree for EVERY tree being removed on their respective parcels in accordance with the non-conformity code.**

**PLANNING
COMMISSION**

Staff Report
7/12/2023

Item No. 3.

Title: Public Hearing - Conceptual Site Plan (amended), 285 South Frontage Road, Aiden Bell LC, Applicant David Bell - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The applicant, Mr. David Bell, desires to create an interconnection of the existing acquired site to the adjacent property to the south (*Dave's Complete Auto Site*).

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 07-12-2023 PC Staff Report - Conceptual Site Plan Amendment, Aiden Bell LC Property
2. 2023-06-21 Aiden Bell LC FKA Les Schwab Civil Set
3. Landscape - Aiden Bell FKA Les Schwab 6-23-23
4. Summary Narrative & Answers

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

**STAFF REPORT
AGENDA: ITEM 3**

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

PROPERTY: **285 SOUTH FRONTAGE ROAD** *(former Les Schwab Site)*

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

ACREAGE: **2.37 ACRES**

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

APPLICATIONS:

- **CONCEPTUAL SITE PLAN ACCEPTANCE**
FOR AMENDING THE SITE LAYOUT BY INTERCONNECTING TO ADJACENT PROPERTY (DAVE’S COMPLETE AUTO), WITH MINOR PARKING, AND LANDSCAPING ALTERATIONS.

RECOMMENDATION: **CONSIDER CONCEPTUAL SITE PLAN ACCEPTANCE**

BACKGROUND

The applicant, Mr. David Bell, desires to create an interconnection of the existing acquired site to the adjacent property to the south (*Dave’s Complete Auto Site*). The connections can be summarized as follows:

- Create two interconnecting access drives – one in front (*west*) and another in the back (*east*).
- Connect the two buildings with an 8-foot precast concrete style fence (*west*) and a secure open style fence (*east side of adjoining site*) to create a common storage/parking area.
- Make several minor landscaping changes, as necessary to accomplish these interconnections.

CONCEPTUAL SITE PLAN REVIEW - CZC 12.12.110.d**General Plan – 12-430-3-1.**

South Frontage Road: “As existing heavy commercial and industrial uses in the South Frontage Road area are discontinued or moved, such should be replaced with more attractive, commercial, and retail oriented businesses. [...] Future development in this area should also be carefully considered for its appearance from Interstate 15, as this is an important entrance to Centerville City.”

Table of Uses – CZC 12.36.040

“**Vehicle and Equipment Repair**” continues to be an allowable permitted use in C-VH zone.

Staff Comments: The proposed alterations are relatively limited for this existing business and its associated existing site layout. No further ordinance review is required with regards to use of this site.

Applicable Commercial Development Standards (includes needed review of nonconformities)

According to CZC 12.22.080, all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon the occurrence of any increase more than 30% of the building floor area or a change in building occupancy codes. The proposed changes are NOT increasing the building size nor the occupancy codes. However, an increase to any degree of non-conformity is prohibited. The following applicable development regulations have been reviewed by staff with regards to “other nonconformities:”

Required Landscaping Summary CZC 12.51

	Original Area of Nonconformity Extent Claimed	Amended Area of Nonconformity Extent	Compliance
Total Area Landscaping	8,590 sq. ft.	8,590 sq. ft.	YES
Total Trees	4 Original Trees to be Removed	4 Trees to be Replaced	YES
Trees for Street Frontage	3 Installed	4 Projected	YES
Landscape Architectural Approval	All Sites 1 acre or Larger	2.37 acres, LA Stamped Plans Provided	YES

Off Street Parking and Loading– 12.52

	Original Area of Nonconformity Extent Claimed	Amended Area of Nonconformity Extent	Compliance
Vehicle and Equipment Repair	44 stalls indicated/55 aerial photo staff count (minus 4 stalls – see landscaping plan)	Needs to add back four (4) stalls on-site (current code is 83 stalls)	Undetermined – likely feasible

Other Development Matters

Fences & Walls – From review of the Conceptual Site Plan, new 8’ tall CMU fence/screen wall is being proposed that connects the existing buildings (*Dave’s Complete Auto and former Les Schwab site*). Although the fence/wall is substantially located on the former Les Schwab Site, a small portion of the fence/wall will also be located on the adjacent site – *see separate the replated application submittal*.

According to CZC 12.55.110(a)(3), the Planning Commission may approve the proposed 8’ fence (in this case -with the side yard area adjacent to the building) with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use and is in the City’s best interest. The application indicates that the secure yard area is for impounded vehicles, needed for security purposes and is more aesthetic than using a fence system with “razor wire.”

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: “I hereby make a motion for the Planning Commission to **ACCEPT** the Conceptual Site Plan for the proposed changes to site of the Dave’s Complete Auto, located at 335 South Frontage Road, with the following directives:

1. The applicant shall submit a final site plan application meeting the standards found in CZC 12.21.110.e of the Zoning Ordinance.
2. The Final Site Plan shall be substantially consistent with this Conceptual Site Plan submittal and related acceptance, which includes the following:
 - a. Create two interconnecting access drives – one in front (west) and another in the back (east).
 - b. Connect the two buildings with an 8-foot precast concrete style fence (west) and a secure open style fence (east side of this site) to create a common storage/parking area.
 - c. Make several minor landscaping changes, as necessary to accomplish these interconnections.
3. The final site plan submittal shall also address the following:
 - a. Provide four (4) additional parking stalls to replace the four (4) stalls that are being eliminated in order to maintain original nonconforming parking stall count.
 - b. Submit final construction plans for the related modified storm water management system plan to be deemed acceptable by the City Engineer.
 - c. Prepare and submit the draft cross-access agreement for the proposed access drives and security fencing between this property and the site adjacent to the north (i.e. former Les Schwab site).
 - d. Submit for and receive from the City any related Building Permits for the proposed development.

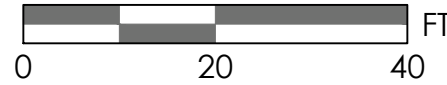
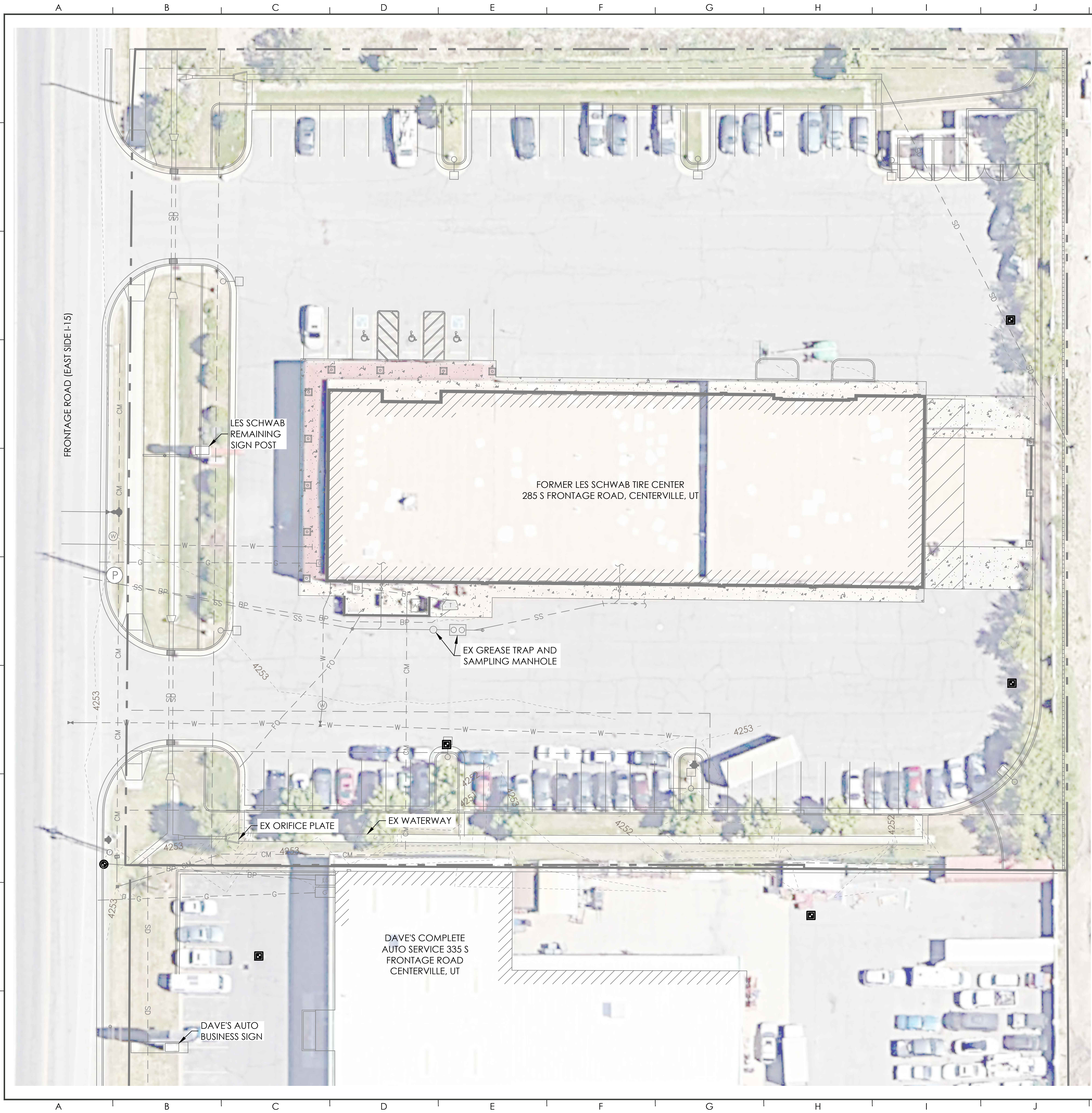
SUGGESTED REASONS FOR THE ACTION:

- a) The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable

regulations.

- b) The Planning Commission finds that, with the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application*
- c) The Planning Commission finds that the existing site, with the directives listed, with not increase the degree of non-conformities with regards to site landscaping, screening, or other issues, as described in CZC 12.22.080 of the Zoning Ordinance.*
- d) The Planning Commission finds that the proposed fence is for security purposes and its design is aesthetically compatible with the existing buildings that are being connected to create the desired security area.*

UT83-CF | 01:27 PM WEDNESDAY 21 JUNE 2023 | P:\2023-0103 AIDEN BELL-DAVES COMPLETE AUTO IMPROV\DRAWINGS\ SHEETS\CS101.DWG



EXISTING CONDITIONS LEGEND

	FOUND NAIL AND CONTROL POINT
	GATE, BOLLARD
	POWER, LIGHT POLE AND SIGNAL
	BUILDING COLUMN
	BAY DOOR
	ELECTRICAL UTILITY
	GAS METER/SIGN
	CULINARY WATER METER
	CULINARY HYDRANT, BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
	IRRIGATION BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
	UTILITY MANHOLE
	STORM DRAIN INLET BOX
	CONCRETE MASONRY WALL
	CURB AND GUTTER
	SS — — — SANITARY SEWER
	SD — — — STORM DRAIN
	W — — — CULINARY WATER
	G — — — GAS
	CM — — — COMMUNICATIONS
	BP — — — BURIED POWER
	FO — — — FIBER OPTICS
	BUILDING
	LOT LINES
	EASEMENTS
	STRUCTURES
	4200 — — — MAJOR CONTOUR
	4201 — — — MINOR CONTOUR

SURVEY CONTROL TABLE

POINT #	PROJECT COORDINATES (MEAS.)			DESCRIPTION
	NORTHING	EASTING	ELEVATION	
100	1532578.235	3492678.553	4252.581	CP 100 MAG
101	1532786.660	3492701.184	4252.876	CP 101 MAG
102	1532786.150	3492835.027	4252.894	CP 102 MAG A.T.
103	1532508.986	3492600.604	4253.098	CP 103 MAG A.T.
104	1532712.552	3492615.570	4253.757	CP 104 MAG A.T.
40098	1532451.854	3492634.436	4252.871	FND NAIL IN TBC

LAND USE DATA

TOTAL AREA	103,237 SF
ROOF AREA	20,950 SF
PAVEMENT AREA	59,954 SF
LANDSCAPE AREA	22,693 SF

SHEET NOTES

- THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
- PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.
- CALL BLUESTAKES BEFORE DIGGING

CONTACT INFORMATION

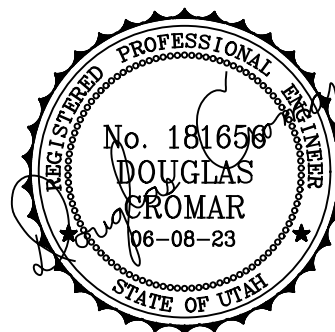
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REVISIONS

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DESIGN



PRINCIPAL : M. HIRST, PE
MANAGER : D CROMAR, PE
REVIEWER : D. CROMAR, PE
DRAFTER : A. MCFARLAND

PROJECT

2023-0103
21 JUNE 2023

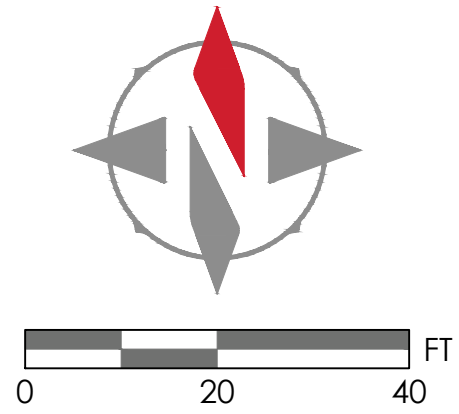
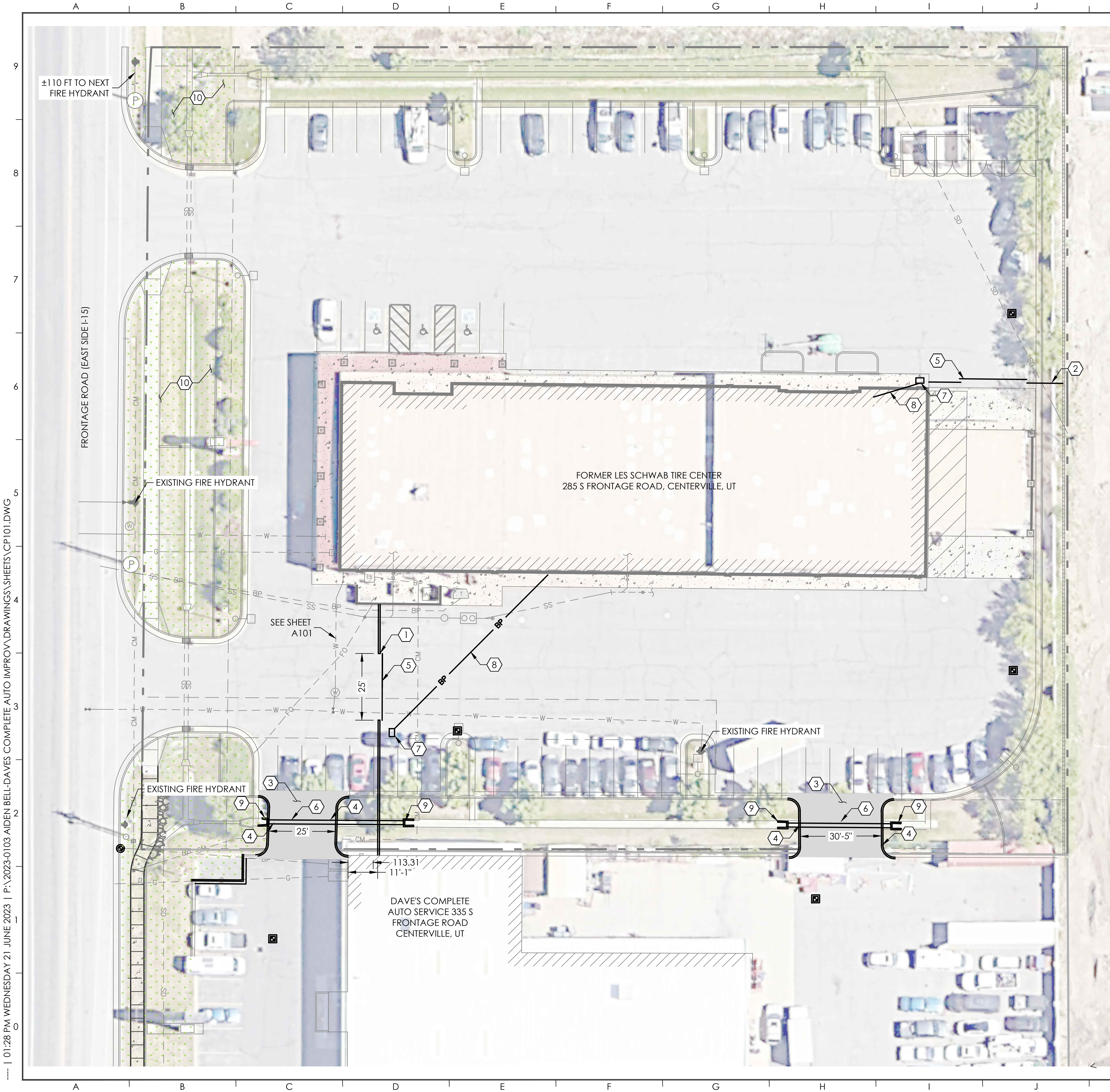
**AIDEN BELL, LC FKA
LES SCHWAB**

285 S FRONTAGE RD, CENTERVILLE, UT
84014

EXISTING CONDITIONS AND DEMOLITION PLAN

1 OF 3

CS101



SITE PLAN LEGEND		
EXISTING	PROPOSED	
		GATE, BOLLARD
		PAVEMENT STRIPING
		SIGN
		FENCE
		COLLECTING CURB & GUTTER
		SHEDDING CURB & GUTTER
		ASPHALT PAVEMENT
		CONCRETE PAVEMENT
		BUILDING
		PROPERTY LINES
		SAW
		STRUCTURES
		LOT LINES

SITE KEYED NOTES	
1	PROPOSED 8" MINIMUM CMU WALL PER DETAIL 1/CP501
2	PROPOSED 8" WROUGHT IRON FENCE PER DETAIL 3/CP501 & 5/CP501
3	PROPOSED ASPHALT CROSS ACCESS DRIVE. CUT CURB FOR NEW DRIVEWAY
4	PROPOSED 7" CURB WALL
5	PROPOSED WROUGHT IRON CANTILEVER GATE WITH KNOX SECURITY KEY BOX PER DETAIL 4/CP501
6	PROPOSED 18" ADS DRAIN CULVERT WITH HEAD WALLS
7	PROPOSED GATE MOTOR
8	PROPOSED ELECTRIC SERVICE TO GATE MOTOR
9	CONCRETE HEADWALL PER DETAIL 2/CP501
10	NEW FRONTAGE LANDSCAPE - SEE LANDSCAPE PLANS BY LANDCURVE DESIGN

SHEET NOTES	
1.	THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.

CONTACT INFORMATION

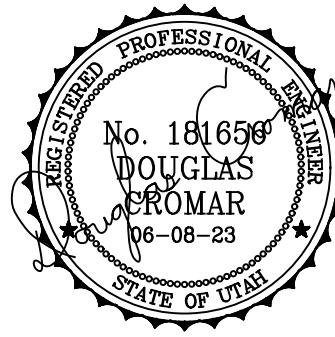
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DESIGN



PRINCIPAL : M. HIRST, PE
MANAGER: D CROMAR, PE
REVIEWER : D. CROMAR, PE
DRAFTER : A. MCFARLAND

PROJECT

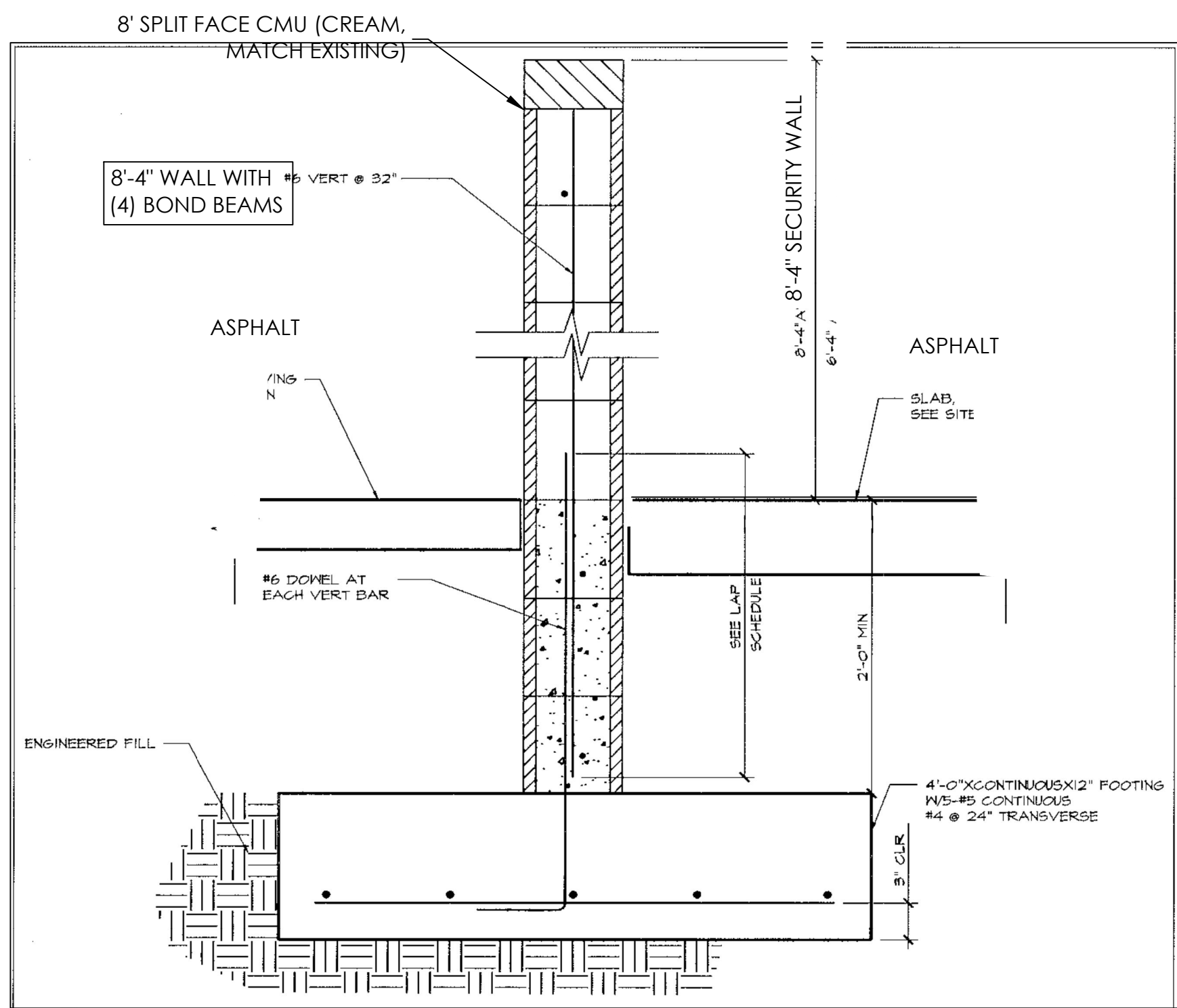
2023-0103
21 JUNE 2023
**AIDEN BELL, LC FKA
LES SCHWAB**
285 S FRONTAGE RD, CENTERVILLE, UT
84014

SITE PLAN

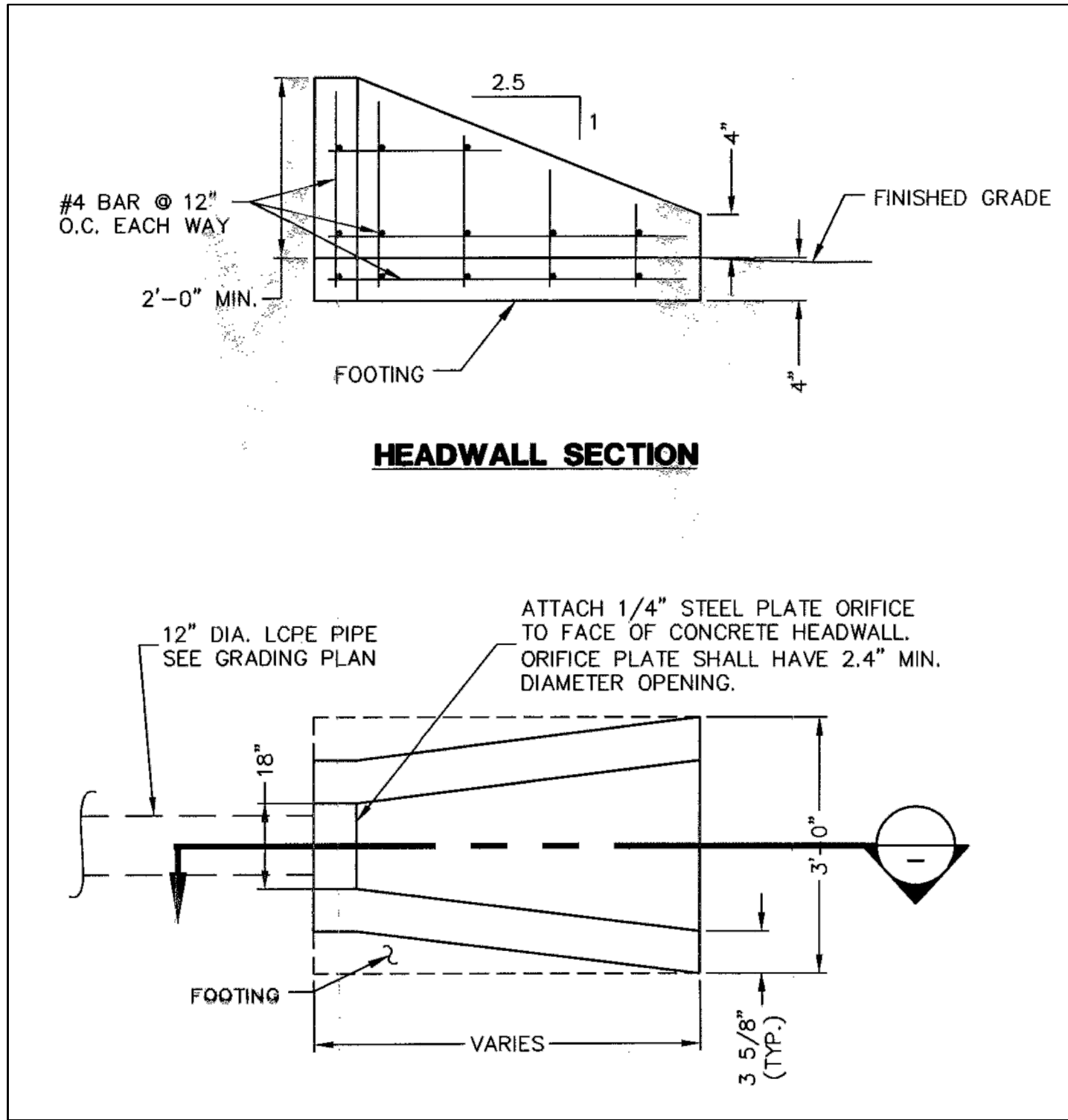
2 OF 3

CP101

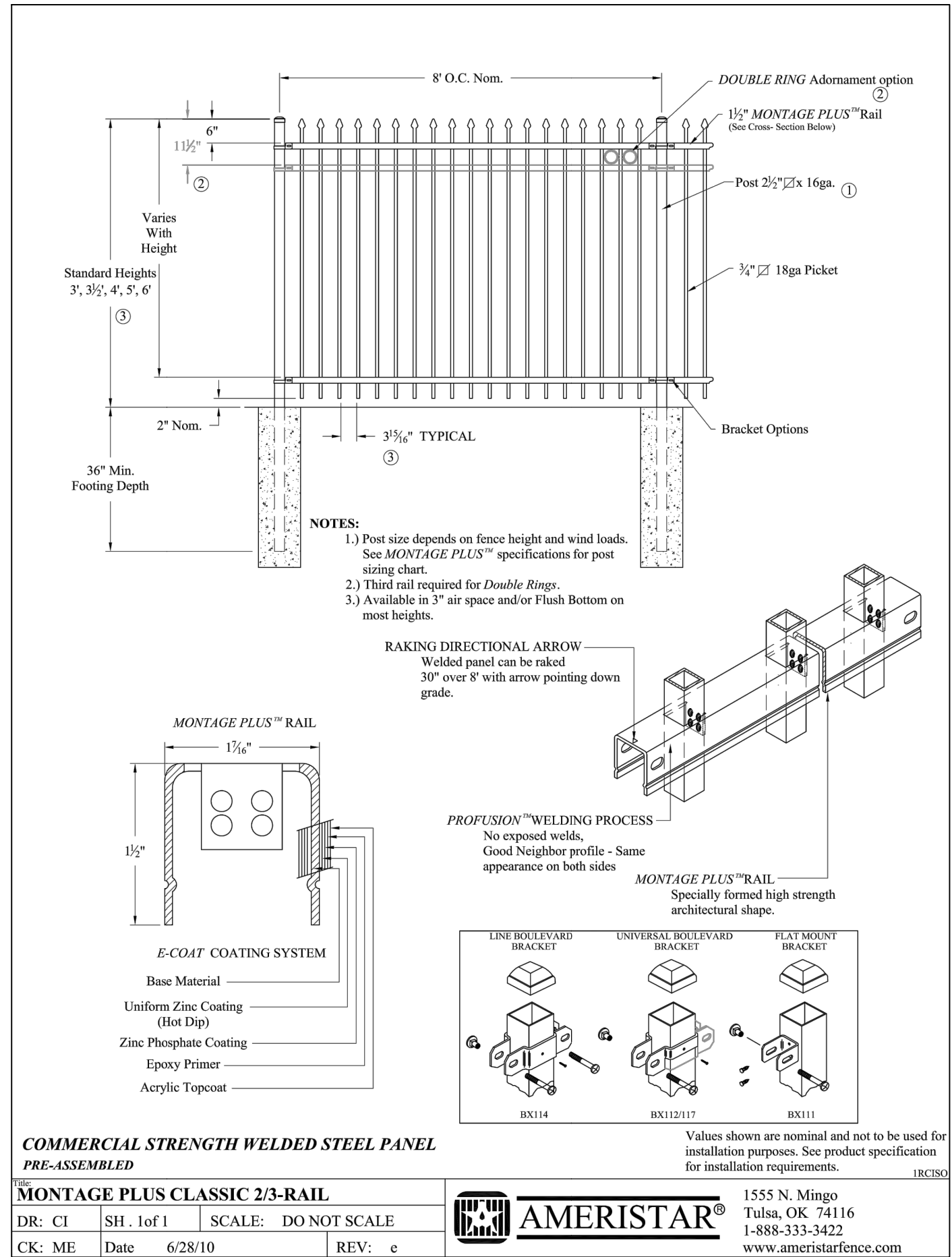
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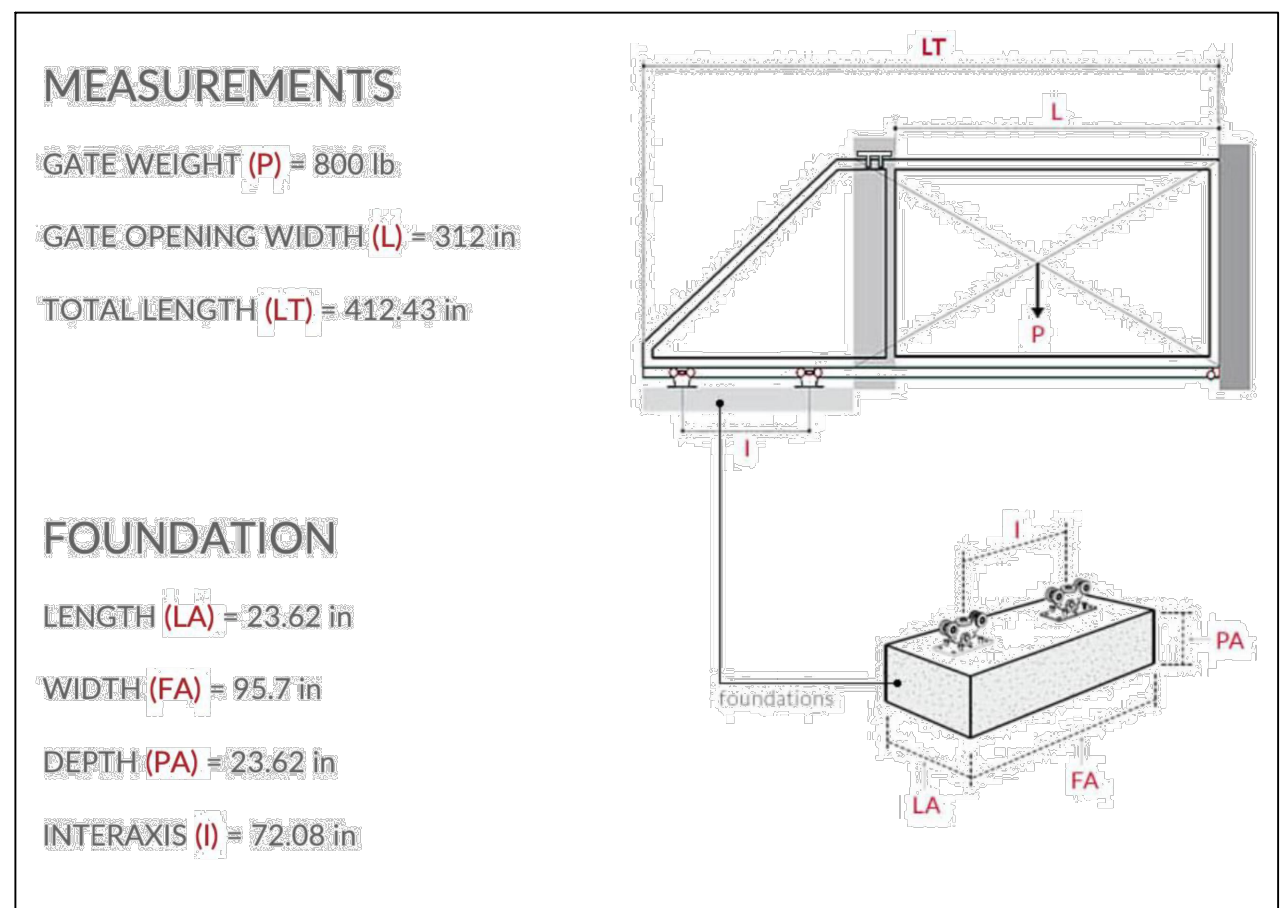
1 8' CMU WALL
NOT TO SCALE



2 CONCRETE HEADWALL
NOT TO SCALE



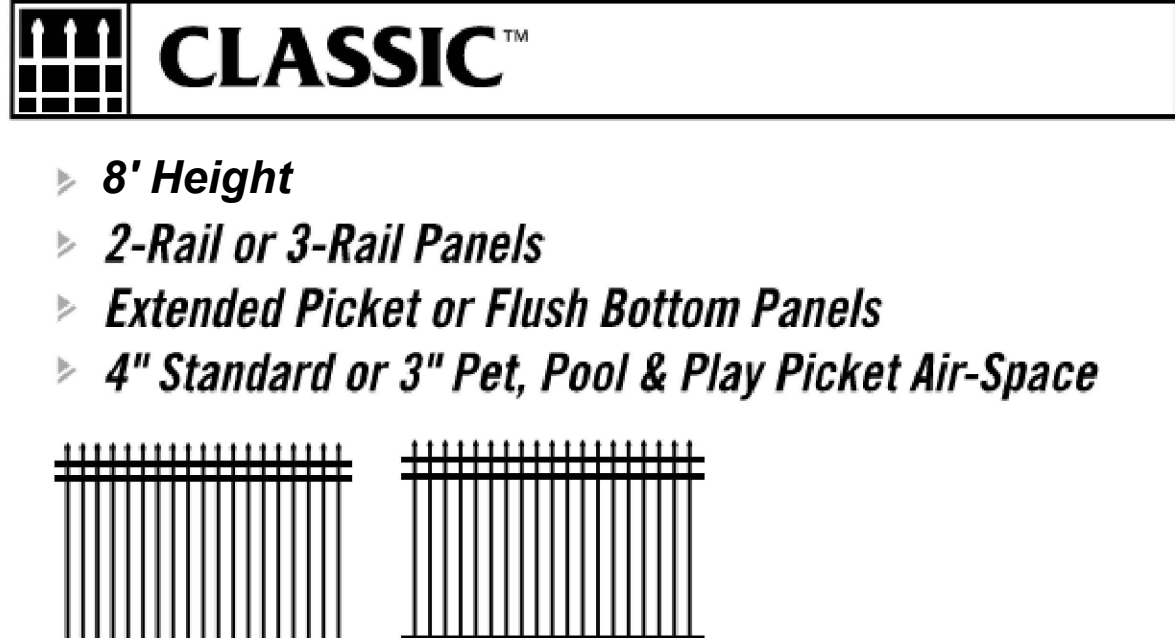
3 WROUGHT IRON FENCE
NOT TO SCALE



4 CANTILEVER GATE
NOT TO SCALE



5 WROUGHT IRON FENCE DESIGN
NOT TO SCALE



CONTACT INFORMATION

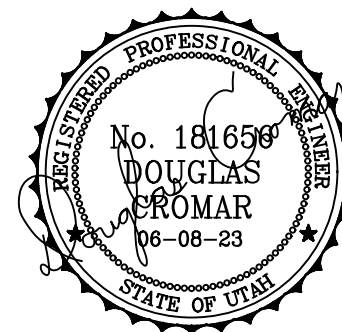
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DESIGN



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PROJECT

2023-0103
21 JUNE 2023

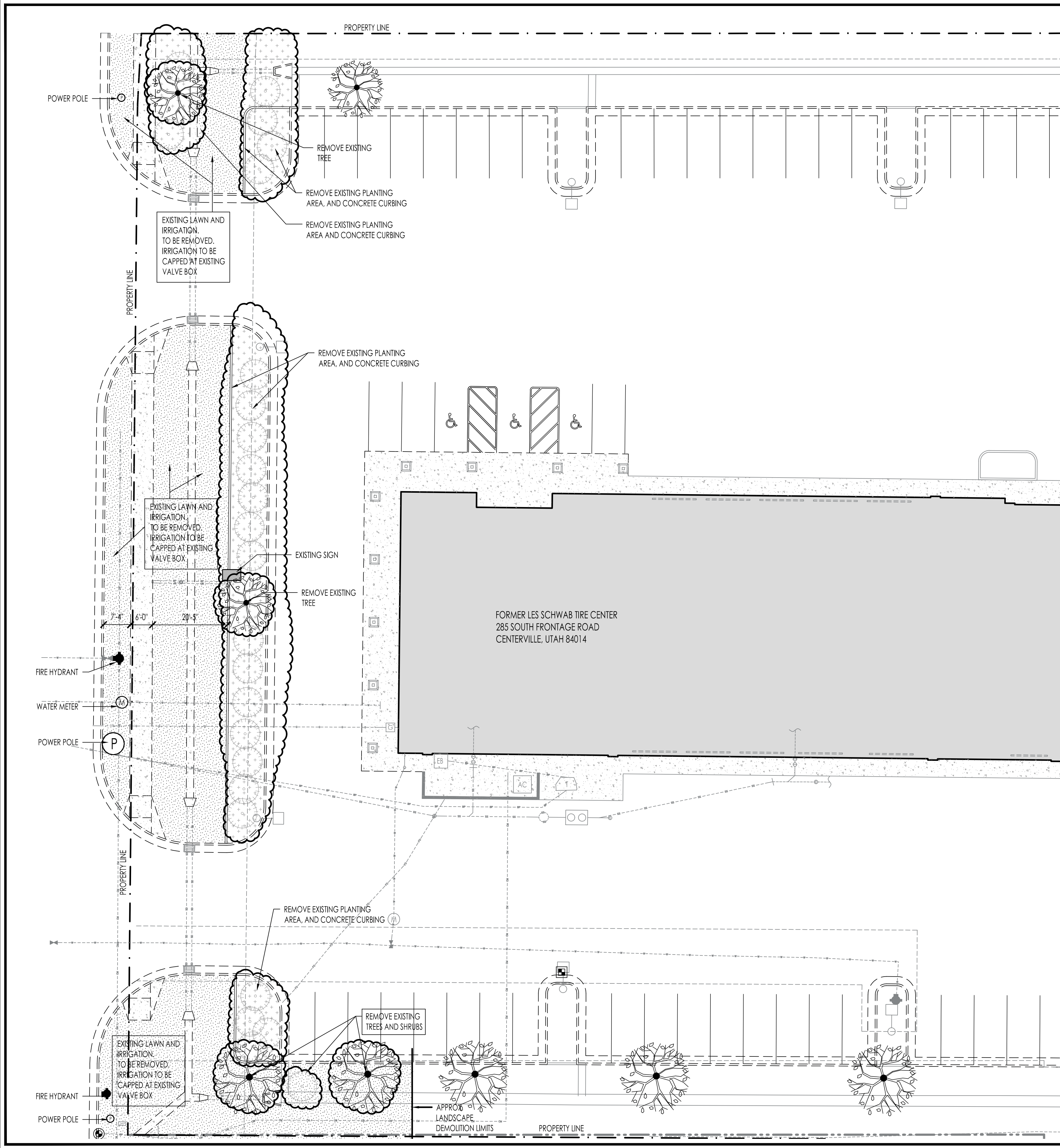
**AIDEN BELL, LC FKA
LES SCHWAB**

285 S FRONTAGE RD, CENTERVILLE, UT
84014

DETAILS

3 OF 3

CP501



Landscape Tabulations

EXISTING LAWN AREA TO BE REMOVED	EXISTING PLANTING AREA TO BE REMOVED
6,282 S.F.	2,308 S.F.

TOTAL LANDSCAPE AREA TO BE REMOVED AND REPLACED. SEE NEW LANDSCAPE PLANS

8,590 S.F.

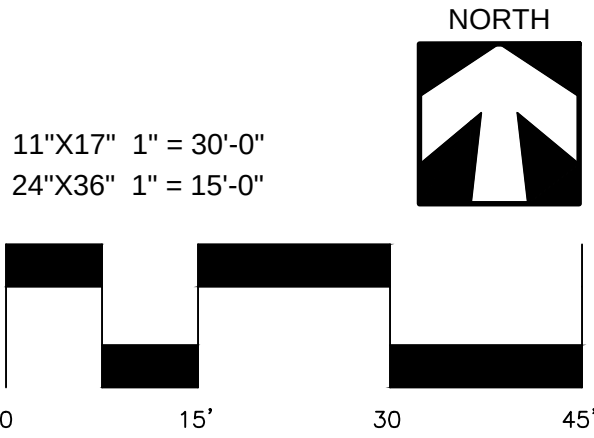
EXISTING TREES TO BE REMOVED = 4

DEMOLITION NOTES

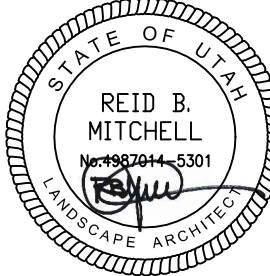
1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
3. CONTRACTOR SHALL MEET ALL CITY AND OR COUNTY BUILDING STANDARDS.
4. CONTRACTOR SHALL ENSURE THAT ALL NEW GRADES SHALL SLOPE AWAY FROM HOUSE AT MIN. 2%.
5. CONTACT BLUE STAKES TO MARK EXISTING UTILITIES PRIOR TO CONSTRUCTION.

TREE REMOVAL NOTES

1. CONTRACTOR SHALL WORK WITH HOMEOWNER TO TAG AND REMOVE ANY TREE THAT MAY NEED TO BE REMOVED BUT ARE NOT NOTED ON PLAN



2023-065



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FKA Les Schwab
Aiden Bell
Landscape Plan

Landscape
Demolition
Plan

SHEET NAME.

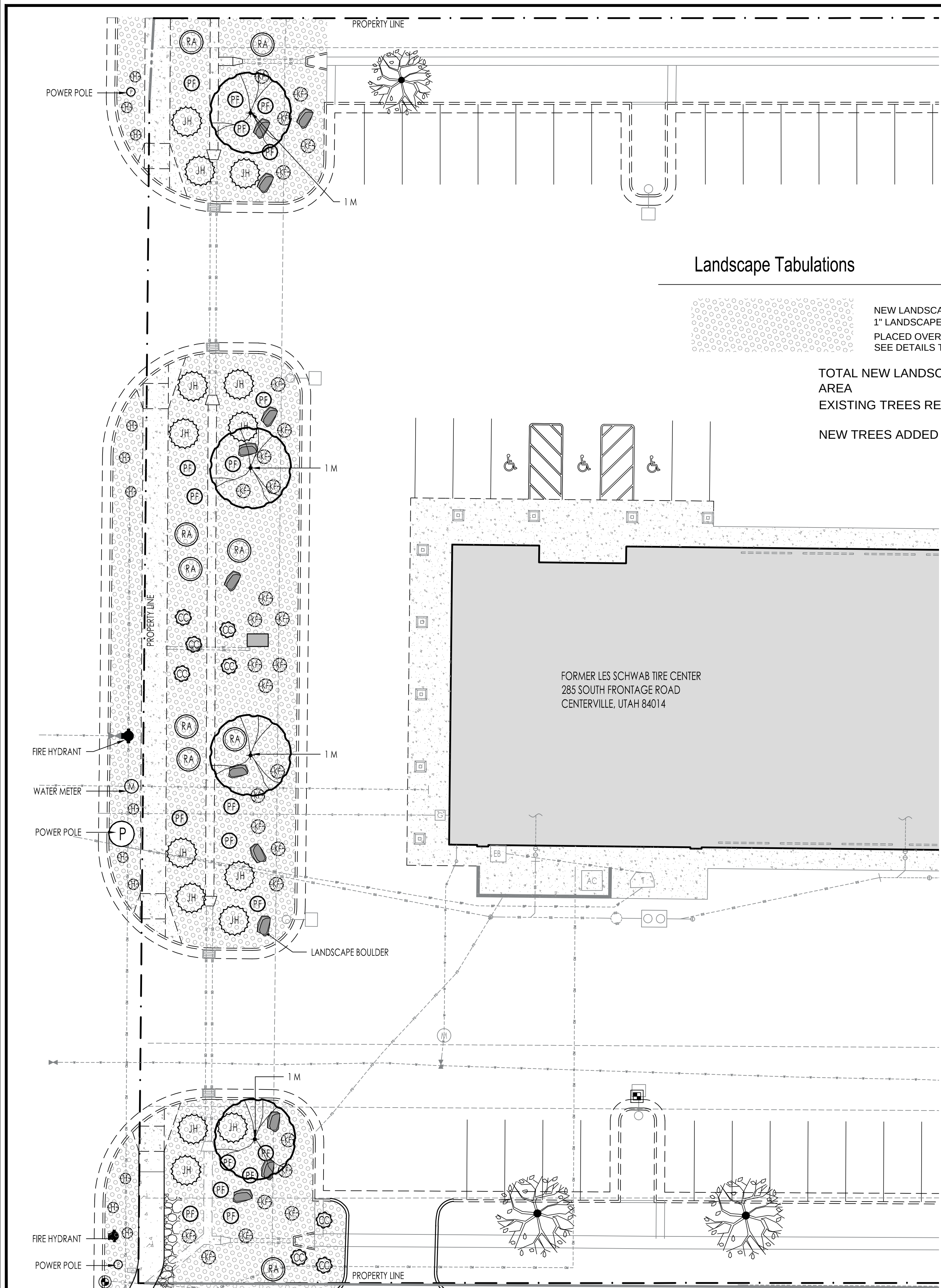
LA1

SHEET NO. 1 OF 3

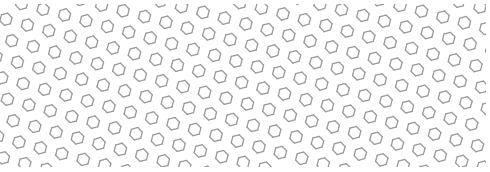
DATE: 6/23/2023

2846 Beverly Street
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com

285 S. Frontage Rd.
Centerville, Utah 84014



Landscape Tabulations



NEW LANDSCAPE AREA 8,164 S.F.
1" LANDSCAPE ROCK @4" THICK
PLACED OVER WEED BARRIER FABRIC
SEE DETAILS THIS SHEET

TOTAL NEW LANDSCAPE AREA 8,164 S.F.

EXISTING TREES REMOVED = 4

NEW TREES ADDED = 4

Planting Legend

Shrubs

Key	Qty.	Botanical Name	Common Name	Drought Tollerant	Size	H	W
CC	8	Caryopteris x clandonensis	blauer splatz bluebeard	yes	5 GAL.	2'	3'
JH	14	Juniperus communis 'Green Carpet'	Creeping Juniper	yes	5 GAL.	2'	6'
PF	19	Potentilla fruticosa 'Gold Drop'	Yellow Shrubby Cinquefoil	yes	5 GAL.	3'	3'
RA	9	Rhus Aromatica 'gro-low	gro low sumac	yes	5 GAL.	2'	5'

Ornamental Grasses

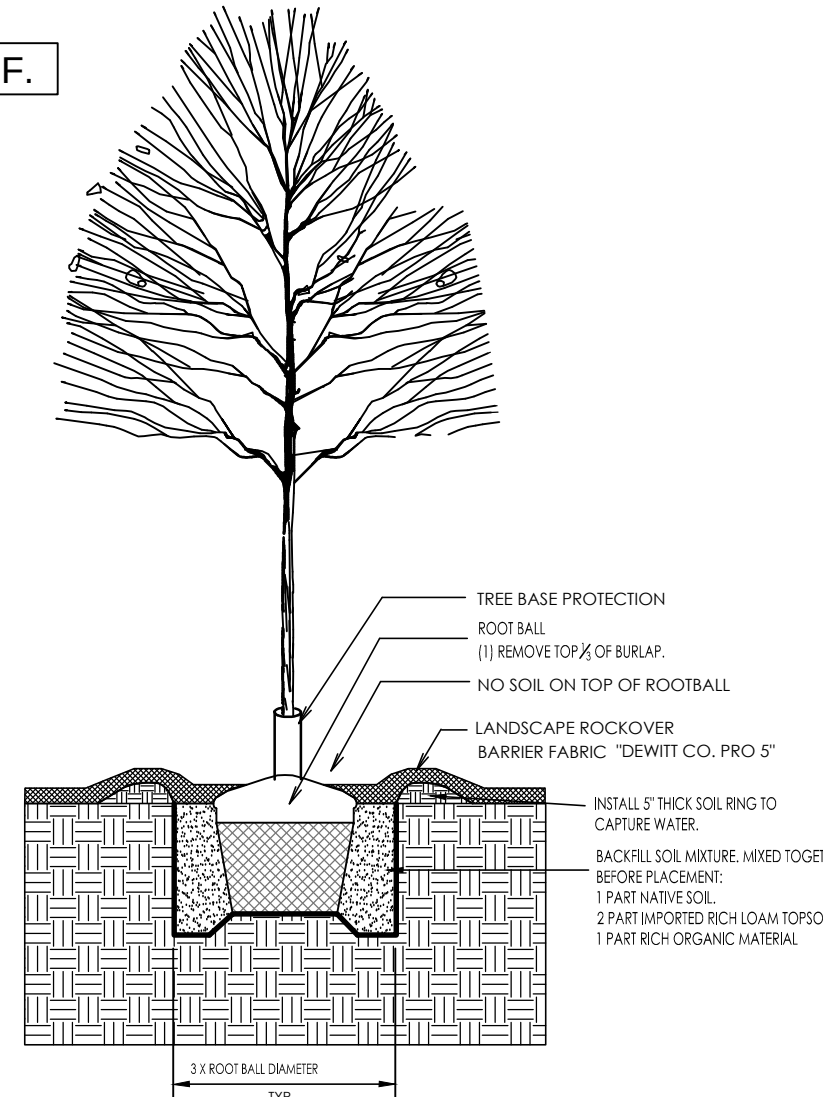
H	12	Pennisetum 'Hameln'	Dwarf Fountain Grass	yes	2 GAL.	36"	24"
KF	28	Calamagrostis 'karl foerster'	feather reed grass	yes	2 GAL.	48"	36"

Trees

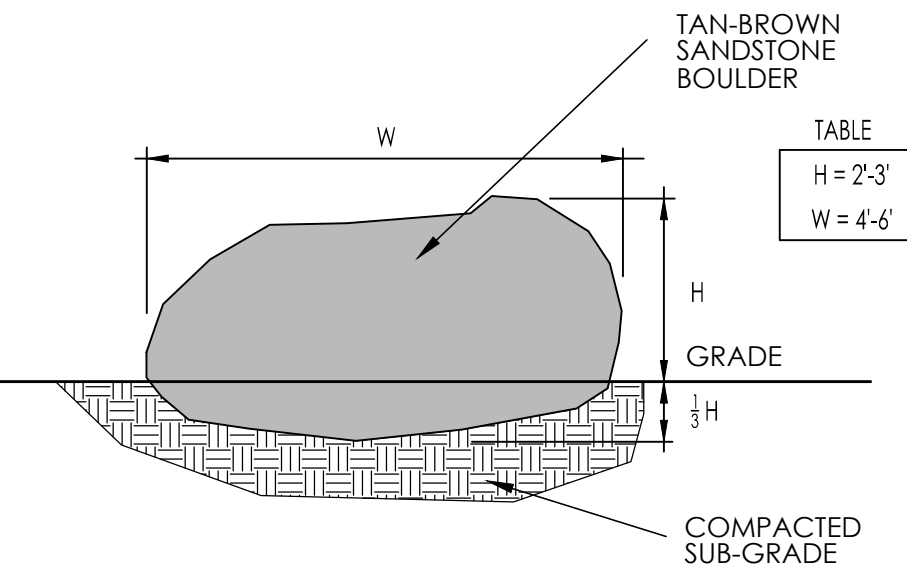
M	4	Malus ' Royal Raindrops	Flowering Crabapple	yes	2" Cal.	20'	15'
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GENERAL NOTES

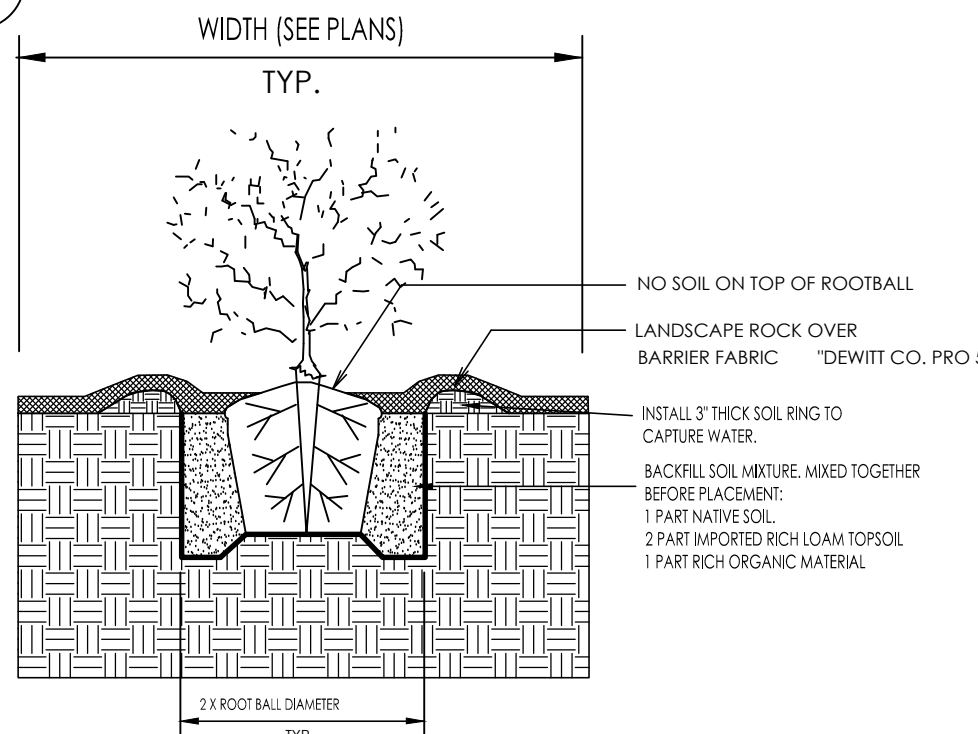
1. PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY. SUBJECT TO ACCEPTANCE BY THE OWNERS REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, WILDLIFE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE LIFE OF PLANTS FOR 12 MONTHS AFTER INSTALLATION.
5. INSTALL LANDSCAPE ROCK AND WEED BARRIER CLOTH AS NOTED ON PLANS AND DETAILS.
6. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBSTANTIAL COMPLETION
7. BACK FILL WITH TOPSOIL AS SHOWN ON PLANTING DETAILS. TOPSOIL MATERIAL IS NOT AVAILABLE AT THE SITE AND MUST BE IMPORTED FROM A LOCAL SOURCE. ALL TOPSOIL SHALL BE OF A RICH SANDY LOAM MIX.
8. ALL PLANT MATERIAL HOLES SHALL BE DUG TWICE THE DIAMETER OF THE ROOTBALL AND 6 INCHES DEEPER. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
9. PLANT BACKFILL MIXTURE SHALL BE COMPOSED OF 3 PARTS TOPSOIL TO 1 PART HUMUS ADDITIVE, AND SHALL BE ROTARY MIXED ON-SITE PRIOR TO INSTALLATION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
11. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
12. CONTRACTOR SHALL MEET ALL CITY AND OR COUNTY BUILDING STANDARDS.
13. CONTRACTOR SHALL ENSURE THAT ALL NEW GRADES SHALL SLOPE AWAY FROM BUILDING AT MIN. 2%.
14. CONTACT BLUE STAKES TO MARK EXISTING UTILITIES PRIOR TO CONSTRUCTION.



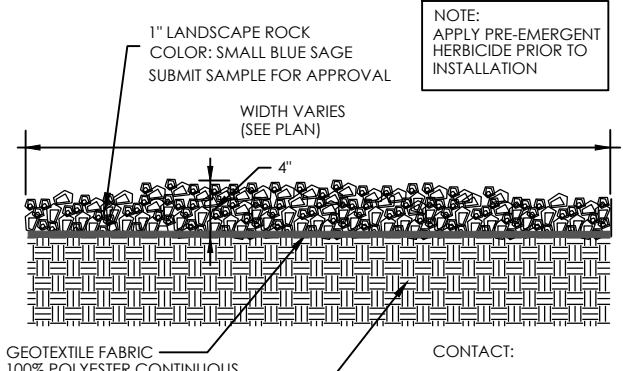
TREE PLANTING DETAIL



LANDSCAPE BOULDER DETAIL



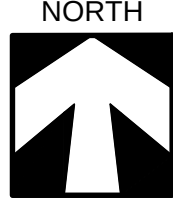
NEW PLANTING DETAIL



LANDSCAPE ROCK DETAIL

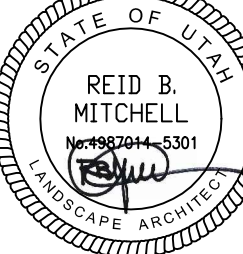


11"X17" 1" = 30'-0"
24"X36" 1" = 15'-0"



LANDCURVE
LANDSCAPE ARCHITECTURE

2023-065



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FKA Les Schwab
Aiden Bell
Landscape Plan

Landscape Plan

SHEET NAME.

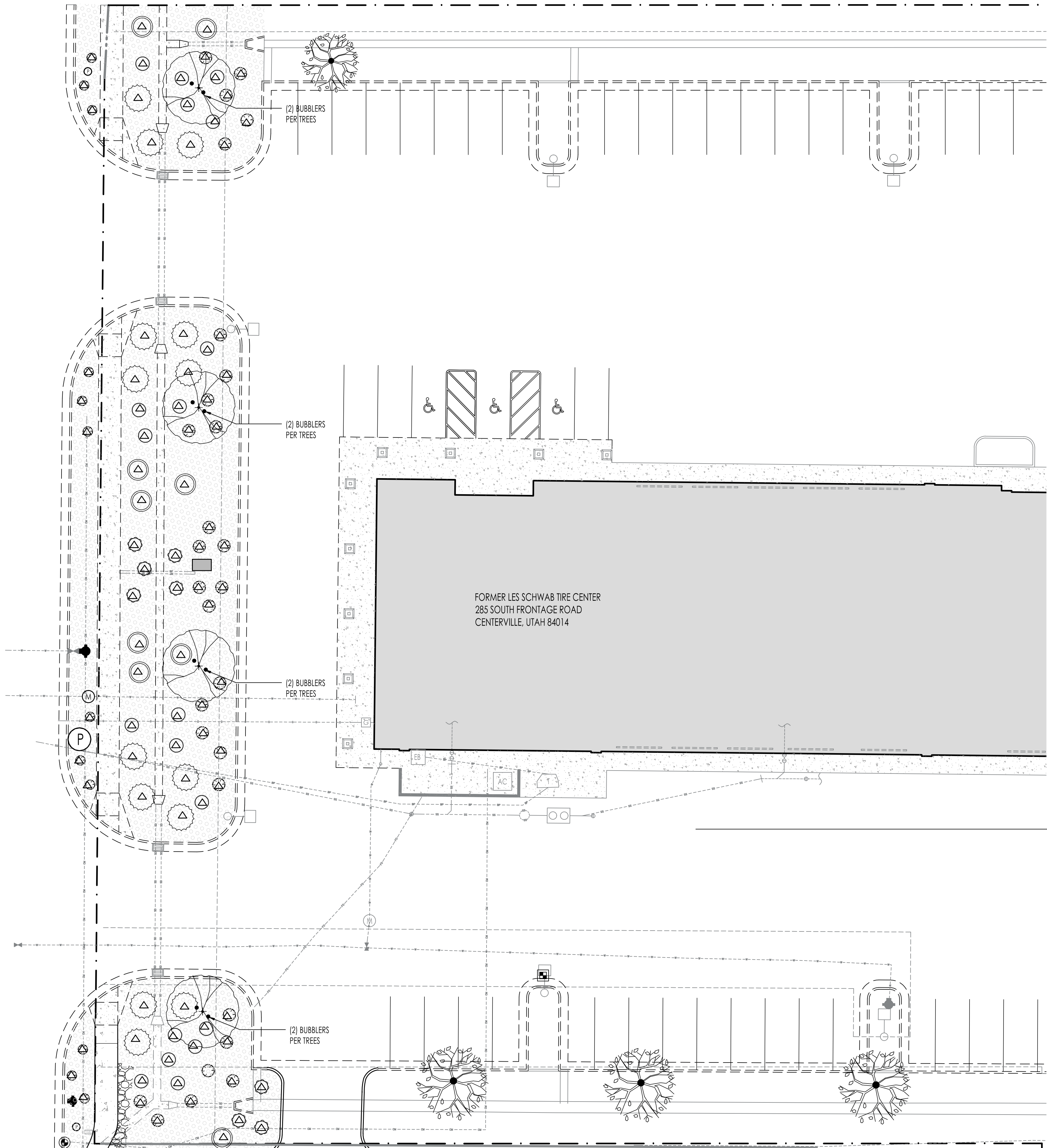
LA2

SHEET NO. 2 OF 3

DATE: 6/23/2023

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Centerville, Utah 84014



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PSI	RADIUS	GPM	PRECIP.
●	BUBBLER	HUNTER	(2) 1 GPM EACH TREE ON SEPARATE VALVE FROM DRIP SYSTEM				
△	PLANT DRIP EMITTER	HUNTER	(3) 0.5 GPH EACH SHRUBS	(2) 0.5 GPH EACH PERENNIALS AND GRASSES			
	AUTOMATIC VALVE	RAINBIRD XCZ-100 PRB	MEDIUM PLUS FLOW DRIP CONTROL KITS FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER 3 GPM TO 20 GPM				

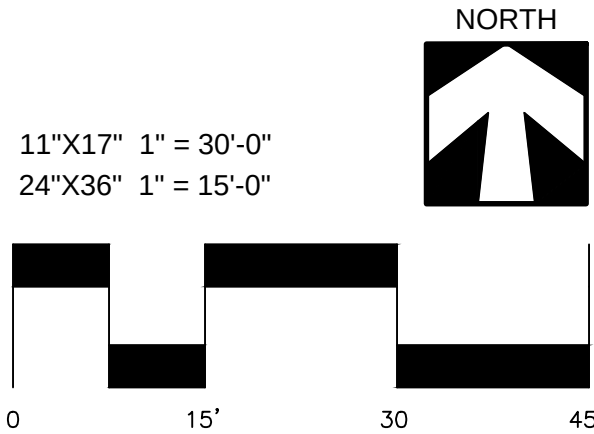
PVC PIPE SLEEVE & CONTROL WIRE SLEEVE LOCATION. SYMBOL MAY INDICATE MULTIPLE SLEEVES, HOWEVER THERE SHALL BE 1 PIPE PER SLEEVE. MINIMUM SIZE SHALL BE 2 TIMES THE PIPE SIZE. SLEEVES SHALL EXTEND A MINIMUM OF 3" INTO LANDSCAPED AREA.

MAIN PRESSURE LINE- 1" PVC SCHED. 40

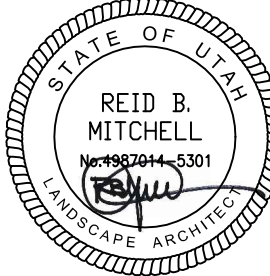
LATERAL LINES- PVC SCHED. 40

IRRIGATION SYSTEM NOTES

1. WORK SHALL CONFORM WITH CENTERVILLE CITY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
3. NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT & OWNER.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADES, LOCATION OF WALKS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER ROADWAYS AND PAVED AREAS. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL HAVE TO BE RE-INSTALLED BY BORING METHODS.
5. DO NOT WILLFULLY INSTALL THE IRRIGATION AS SHOWN ON THE PLAN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING THE INITIAL DESIGN PHASE. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
6. THE IRRIGATION CONTRACTOR CONNECT WIRES FROM NEW VALVES TO EXISTING IRRIGATION CONTROLLER
7. THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS AND WALLS.
8. THE OWNER RESERVES THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
9. GUARANTEE: ALL WORK SHALL BE GUARANTEED (FOR ONE YEAR FROM DATE OF ACCEPTANCE) AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO COST TO THE OWNER.
10. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
11. THIS SPRINKLER PLAN IS DRAWN FOR GRAPHIC CLARITY WHERE PIPING, VALVES AND WIRING ARE SHOWN IN CONC. AND ASPHALT AREAS, EXCEPT WHERE CROSSING, THE INTENT IS FOR THE PIPING, VALVES AND WIRE TO BE PLACED IN THE ADJACENT PLANTING AREAS. NO VALVES SHALL BE PLACED WITHIN PLAYING FIELD FENCES. ALL VALVES SHALL BE LOCATED OUTSIDE PLAYING FIELD FENCES IN ADJACENT TURF AREAS.



2023-065



STAMP

REVISIONS

FKA Les Schwab
Aiden Bell
Landscape Plan

Irrigation
Plan

SHEET NAME.

LA3

SHEET NO. 3 OF 3

DATE: 6/23/2023

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E reid.mitchell@gmail.com

285 S. Frontage Rd.
Centerville, Utah 84014

DAVE'S COMPLETE AUTO RESPONSES

- **Utility Easements** – it appears that two new inter-parcel accesses are being created. Will these access traverse across any existing public utility lines and/or easements along the northern property line? If so, have the users of any such easements and/or utility providers been notified and granted any applicable approvals? Please note your finding on your submittal plans. (**Utilities Depicted Easements not Shown**)

Neither cross-access drives, crosses over a public utility easement.

- **Fences and Walls** – The Zoning Code limits fence and wall heights to 6 feet or less as a permitted allowance for the site. However, at the discretion of the Planning Commission, the site may be approved with a wall or fence up to 10 feet, if it is determined by them to be a benefit to the surrounding properties and/or help to buffer the use and is in the City's best interest. Please provide a narrative or illustrative argument for the reasoning to install a taller fence and submit this with your site plan application. (**Fence/Walls Depicted, Narrative/Illustrative Argument not Provided**)
- **The taller CMU Wall and Fence is for SECURITY purposes. This business location STATE impound yard. We are requesting the higher wall to avoid ugly razor wire**
- **Cross-access Agreement** – As part of the creation of two new inter-parcel drive aisles, a cross-access agreement between the two properties will be required to establish legal rights of use, which will be recorded at the Davis County Recorder's office, as part of securing any development approval from the City. Please address your proposed approach and note that on your site plan submittals. (**Method Not Addressed**)
- **Cross-access agreement will include language to allow inter-access between properties to avoid ingress/egress from the Frontage Road ONLY.**
- **Drainage System** - it appears that two new inter-parcel accesses are being created over an existing drainage facility. Is this drainage facility public or private? Additionally, is the drainage facility also being used by the new development to the east? Does this affect such property and/or agreements and have they been notified? (**Impact to Other Users not Addressed**)
- **The drainage is private and ONLY services the former Les Schwab parcel and Dave's Complete Auto. I verified this again this morning.**
- **Parking Stall Counts** – Please provide the existing on-site parking stall count and note how many stalls will be eliminated. A reduction in the parking stall count cannot fall below the minimum parking stall count requirements of the Zoning Code. Since the new business operation is Vehicle and Equipment Repair, General, the parking stall requirement is 1 space per 250 square feet of gross floor area of the building. Please note whether the site can this requirement or whether there a claim being made for an approved non-conformity historically for Les Schwab.
- **Dave's Auto Parking Stalls : (6) – south side; (13-1 = 12) front; (1) eliminated for landscape**

- **Les Schwab Parking Stalls:** (24) north property line; (2) Van Accessible and 2 parking stalls north wall of building; (16) stalls south side of pavement; 4-5 stalls lost due to access between parcels.

***Note:** If there is a claim of non-conformity, please relocate the number of expected eliminated stalls somewhere else on the site to maintain the original nonconforming parking stall count (i.e. Les Schwab operation, which was Vehicle and Equipment Repair, Limited) or decide if you desire to seek a parking modification (a separate Planning Commission approval that meets the requirements of the Zoning Code).
(Parking Count not Addressed)*

- **On Site Landscaping** – The zoning regulations require a minimum of 15% on-site landscaping. Please provide the existing on-site landscaping percentage and the amount of reduction that the new access points will eliminate. Additionally, are any existing trees being removed or replaced? Please note your findings on your submittal plans. Please note that the Zoning Code has a minimum requirement of 1 tree per 500 square feet of required on-site landscaping. , unless an existing non-conformity is being claimed, which must maintain the original tree count. (Landscaping Plan not Submitted)
- **Landscape plans include a new tree for EVERY tree being removed on their respective parcels in accordance with the non-conformity code.**

**PLANNING
COMMISSION**

Staff Report
7/12/2023

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

Next Planning Commission Meeting - ***July 26, 2023***

Tentative Items:

- Final Subdivision Plat - Centerville Industrial Flex Development
- Conceptual Subdivision Acceptance - Chase Creek (*previously tabled by PC*)
- Conceptual Subdivision, Small Subdivision Waiver, Lot 9 Williamsburg Place Subdivision

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
7/12/2023

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 6-28-23 PC Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, June 28, 2023**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Shawn Hoth

10 Mason Kjar (via Zoom)

11 Tyler Moss

12 Heidi Shegrud, Chair

13
14 **MEMBERS ABSENT**

15 Matt Larsen, Vice Chair

16 LaRae Patterson

17
18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director

20 Lisa Romney, City Attorney

21 Whitney Black, Assistant Planner

22
23 **VISITORS**

24 Eric Wood, Pheasantbrook Homeowners Association

25 Interested citizens

26
27 **LEGISLATIVE PRAYER OR THOUGHT** Chair Shegrud

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **PUBLIC HEARING – CONCEPTUAL SITE PLAN – PHEASANTBROOK TOWNHOME**
32 **EXPANSION PROJECT**

33
34 Assistant Planner Whitney Black said the applicant, Pheasantbrook Homeowners
35 Association, was seeking to expand the number of townhomes in the Pheasantbrook PUD
36 Subdivision. The applicant was proposing to develop 12 new townhomes (3 buildings, 4 units
37 per building) in the southwest corner of the existing subdivision (currently used for storage and
38 sport courts). A conditional use permit would be required for the proposed density in the
39 Residential-High (R-H) Zone before a final site plan could be issued. Ms. Black oriented the
40 Planning Commission with the Conceptual Site Plan request. Community Development Director
41 Cory Snyder explained that the degree of existing nonconformity at Pheasantbrook would not be
42 increased with the proposed expansion.

43
44 Eric Wood, representing Pheasantbrook Homeowners Association, said the space had
45 been dilapidated for some time, and he believed the property could be better utilized with the
46 proposed project. He said the architect had matched the existing architectural design of the
47 community. Commissioner Hoth said he worked on the landscaping crew at Pheasantbrook 25
48 years ago, and he believed the proposed project would be a benefit. He expressed concern with
49 water runoff on the west side of the Pheasantbrook community. Mr. Wood said the HOA had
50 spent a lot of time researching how to manage storm water runoff, and mapped out a solution
51 with a professional that they believed would adequately address the issue.

52
53 Chair Shegrud opened a public hearing at 7:23 p.m.

1 Jan Hagen, Pheasantbrook resident and HOA Boardmember, said she was in
2 attendance to plead with the Planning Commission to pass the Conceptual Site Plan. She said
3 the HOA desperately needed the project in order to improve the community. She said a majority
4 of the HOA members had voted in favor.

5
6 Kris Baxter, Pheasantbrook resident, said she purchased a unit at Pheasantbrook a year
7 ago. She said she had heard about the proposed development for three or four years. Ms.
8 Baxter said she thought the City would want the project to go forward, and she did not
9 understand the delay.

10
11 Heidi Larsen, Pheasantbrook resident, said she opposed the planning. She said
12 Pheasantbrook had a lot of problems that had not been dealt with, and she did not understand
13 where garbage would go with the proposed plan. She said she was completely opposed.

14
15 Megan Wood, Pheasantbrook resident, said she was in favor of the proposed project.
16 She said the area was currently an eyesore, and she believed the added funds the HOA would
17 receive would help improve the landscaping and other problems.

18
19 Shirleen Gull, Pheasantbrook resident, said she was in favor of an earlier plan that
20 included two buildings, landscaping, and space for garbage. Ms. Gull said she believed three
21 buildings would take away the landscape, space for trailers, garbage, tennis courts, and parking
22 for guests. She said Pheasantbrook did not have enough parking space already, and said she
23 was against the three buildings. She said she was worried about what would happen to the
24 roads as a result of construction.

25
26 Kris Baxter said she and her husband spent a year looking for a place, and decided that
27 Pheasantbrook was number one. She said it took a great deal of money for an HOA to maintain
28 a development with a stream and two ponds, and seventeen acres of grass space. She said it
29 was a great resource, and for Centerville to not invest in the resource was a grave error in her
30 opinion. Ms. Baxter said the HOA fees were extremely low for the area.

31
32 Lisa Sinks, Pheasantbrook resident, said she worked two jobs just to make ends meet,
33 and said the HOA fees took a toll. She said when she moved in, she was told she would have
34 two parking spots, but she had noticed that many residents did not comply. Ms. Sinks said she
35 was concerned with the parking situation and the ability for fire trucks/emergency vehicles to get
36 into the neighborhood in the event of an emergency. She said she believed additional homes
37 would add to the problem.

38
39 Irene Schiers, Pheasantbrook resident, said she believed everyone would agree the
40 area was an eyesore. She said she had served on the HOA Board, and when her last term
41 ended the place looked great. Ms. Schiers said she would like to see the property value kept,
42 and asked if the City knew if the proposed project would remove the parking strip from in front of
43 the tennis courts. She suggested finding an alternate plan for the garbage, and said she would
44 love to have things cleaned up. Ms. Schiers suggested the HOA could have been more open
45 about the plans.

46
47 Judy Larsen, Pheasantbrook resident, said she had been on the HOA Board in the past
48 and understood how short the HOA was on money. She said she researched and learned that
49 to refurbish the tennis courts and RV lot would probably cost over \$300,000, which the HOA did
50 not have. Ms. Larsen said she did not understand why anyone would want to keep the eyesore
51 and not improve the property with an asset.

Chair Shegrud closed the public hearing at 7:39 p.m. Responding to a comment regarding the length of time the project had been discussed, Chair Shegrud said she knew the HOA had spent time exploring whether or not the project was a possibility. Mr. Wood described the current garbage collection arrangement, and suggested it may be more ideal to strategically place a few dumpsters throughout the Pheasantbrook neighborhood. He said the two dumpsters currently in place would be relocated and enclosed with the proposed plans. Mr. Wood clarified that the guest parking spaces currently on the east side of the subject area would remain. Mr. Snyder said it was staff's opinion that the conceptual plan for three buildings could potentially meet City ordinances. Referring to one of the public comments, Mr. Snyder said the residents and the HOA could continue discussions regarding whether to include two or three buildings in the project.

Chair Shegrud said she appreciated the comments and concerns that were voiced, and said she believed they were the types of issues that could be addressed further along in the process. Commissioners Hoth and Moss said they agreed. The Planning Commission discussed the suggested conditions for approval provided by staff. Commissioner Moss said he would be comfortable allowing the project to pass to the next step. Commissioner Kjar said he had been hesitant in the past to pass a conceptual site plan that felt half-baked, but said he believed any outstanding issues with the subject application could be passed forward to the next phase. Commissioner Kjar said he was inclined to vote in favor of approval.

Chair Shegrud **moved** to ACCEPT the Conceptual Site Plan for the Pheasantbrook Part VI PUD Subdivision, parcel number 02-034-0093, with the following directives and reasons for action. Commissioner Hoth seconded the motion, which passed by unanimous vote (4-0).

Directives:

1. A final site plan shall be submitted as outlined in CZC 12.21.110(e).
2. The final site plan shall provide a complete landscaping plan, designed by a landscape architect.
3. The landscaping plan shall include the following:
 - a. 1 tree and 2 shrubs shall be provided per dwelling unit.
 - b. A buffer zone on the west site of the project, abutting the Residential-Low Zone, with a depth of 25 feet.
 - c. A six-foot high architectural buffer shall be located within the buffer zone.
 - d. 1 tree shall be provided for every 500 square feet of landscaped area.
4. The final site plan shall address how the proposed development achieves the standards described in CZC 12.32.055(a,b) for architectural and exterior design.
5. In conjunction with the Final Site Plan submittal, a Conditional Use Permit Application shall be submitted for the requested density of up to 12 units per acre.
6. If necessary for the sale of individual units, a PUD Subdivision amendment shall be applied for beginning with the submittal of a concept subdivision plan as outlined in CMC 15.02.

Reasons for action:

- a. The Conceptual Site Plan appears to be consistent with the applicable Neighborhood Plan as described in CMC 12-480-5.
- b. The Conceptual Site Plan with modifications could likely comply with the expected development standards described in CZC 12.32.055, CZC 12.32.300, and as also considered in the applicable Staff Report of June 28, 2023.
- c. Therefore, the Planning Commission finds that the acceptance of this Conceptual Site Plan for the proposed development submittal is warranted.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on July 12, 2023. Mr. Snyder said he had submitted a letter of resignation for the end of the year. He discussed an RFP for the planned General Plan update with the Planning Commission.

MINUTES REVIEW AND APPROVAL

Minutes of the June 14, 2023 Planning Commission Meeting were reviewed. Chair Shegrud **moved** to approve the minutes, and Commissioner Hoth seconded the motion. The motion passed by unanimous vote (4-0).

ADJOURNMENT

At 8:05 p.m., Chair Shegrud **moved** to adjourn. Commissioner Hoth seconded the motion, which passed by unanimous vote (4-0).

Jennifer Robison, City Recorder

Date Approved