



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON AUGUST 28, 2024 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. Final Site Plan - Hoskins Trucks - 1175 West 500 South - Commercial Development - Kaden Hoskins - (Administrative Decision)
Consideration of Final Site Plan for Hoskins Trucks located at approximately 1175 West 500 South for a proposed used truck and vehicle sales business.
2. Public Hearing - Conditional Use Permit - Hoskins Trucks - 1175 West 500 North - Used Motor Vehicle Sales - Kaden Hoskins - (Administrative Decision)
Consider Conditional Use Permit for Hoskins Trucks located at 1175 West 500 North for *Vehicle Rental or Sale, Used, Limited* operations use.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
2. Planning Commission Training - Module 2 "The General Plan"
Planning Commission Training discussion regarding "The General Plan" (if time allows for the training).

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
Planning Commission Draft Minutes - August 14, 2024 Meeting

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
8/28/2024

Item No. 1.

Title: Final Site Plan - Hoskins Trucks - 1175 West 500 South - Commercial Development - Kaden Hoskins - (Administrative Decision)

Initiated By: Kaden Hoskins, Applicant

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consideration of Final Site Plan for Hoskins Trucks located at approximately 1175 West 500 South for a proposed used truck and vehicle sales business.

RECOMMENDATION:

APPROVE FINAL SITE PLAN, SUBJECT TO APPROVAL OF THE CONDITIONAL USE PERMIT

BACKGROUND:

The applicant has applied for a Final Site Plan proposal for development of an existing site into a used truck and vehicle dealership located at 1175 West 500 North. The dealership would be focused on used truck sales and associated activities. The business owner is planning on displaying up to 50 trucks at a time at the site location.

This is an existing site with a 6,365sf building, 6' chain link fence, and some existing hard surfacing. The building is considered nonconforming and can remain as is. However, because the occupancy use type is changing and a new certificate of occupancy is required, the site is required to come up to code in landscaping, drainage, parking, etc.

ATTACHMENTS:

1. 08-28-2024 PC Staff Report - Hoskins Trucks Final Site Plan Request
2. 08-22-2024 Staff Proposed Parking Analysis Final Site Plan
3. 08-22-2024 Staff Proposed Landscaping Analysis Final Site Plan
4. 08-15-2024 Staff - Various Items Analysis Final Site Plan
5. Hoskins Site Plan Final Application - 20240528
6. Hoskins Final Site Plan - Response Memo 08212024
7. FINAL SITE PLAN - HOSKINS.20231214-V3

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER:	1175 West LLC (Kenneth Knighton) 310 South Main Street Bountiful, Utah 84014
APPLICANT:	HOSKINS TRUCKS Kaden Hoskins kaden3232@gmail.com
PROPERTY LOCATION:	1175 West 500 North (Parcel #06-0101-0010)
PARCEL SIZE:	1.88 acres
ZONING DISTRICT:	Commercial-Very High (C-VH)
APPLICATION:	FINAL SITE PLAN
RECOMMENDATION:	APPROVE FINAL SITE PLAN, SUBJECT TO APPROVAL OF THE CONDITIONAL USE PERMIT

BACKGROUND

The applicant has applied for a Final Site Plan proposal for development of an existing site into a used truck and vehicle dealership located at 1175 West 500 North. The dealership would be focused on used truck sales and associated activities. The business owner is planning on displaying up to 50 trucks at a time at the site location.

This is an existing site with a 6,365sf building, 6' chain link fence, and some existing hard surfacing. The building is considered nonconforming and can remain as is. However, because the occupancy use type is changing



and a new certificate of occupancy is required, the site is required to come up to code in landscaping, drainage, parking, etc.

The business owner/applicant will be required to upgrade the site landscaping, increase public parking space areas, add some additional drainage site utility, improve the site with new sidewalks and curb/gutter systems (where they currently don't exist), improve the trash receptacle area, and other required improvements to the site per the Centerville Zoning Code standards. See provided final site plan drawings for more regarding proposed improvements to this site.

Supplemental planning checklists have been provided in the packet for review by the Planning Commission regarding compliance with these applicable Zoning Code standards. In addition, the City Engineer and Public Works Department have participated in many Development Review Committee meetings to make sure that City development standards are correctly applied to this project proposal. This project has now been deemed ready for review by the Planning Commission for approval discussion and consideration. There is no public hearing requirement for this application request. The Conceptual Site Plan for this project was previously approved by the Planning Commission on April 10th, 2024.

FINAL SITE PLAN REVIEW – CZC 12.21.110(e)

Centerville General Plan Guidance

According to the West Centerville Neighborhood Plan of the General Plan, it is the desire of the City to improve the area west of I-15. The Plan's first goal is to Enhance the Centerville City Business Park District. It explains, "the goal is primarily to maintain and eventually upgrade the conditions and appearance of the buildings and yard areas, while being sensitive to the needs of existing business and property owners" (12-480-6). The neighborhood plan continues to declare, "preserving the economic viability of a now aging development area is critical to the success of the neighborhood" (12-480-6).

It is the opinion of staff that the proposed final site plan meets the intent of the General Plan. The proposal includes upgrading the conditions and appearance of an aging site. Also, this site is currently vacant. A new business relocating to Centerville assists in preserving the economic viability of this neighborhood.

Table of Uses Allowed – CZC 12.36

As indicated, the applicant wants to establish a used truck dealership at this location. Under CZC 12.12.040, a used truck 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 use in the Commercial-Very High (C-VH) Zone and there is a separate conditional use permit application that has been submitted for consideration as its own item during the same Planning Commission meeting. A business license for this use cannot be issued until a conditional use permit has been approved.

Off-Street Parking and Loading – CZC 12.52

This application complies with the parking location and parking space dimension requirements listed in the city ordinance. The proposed driveway is planned to be corrected to meet the maximum allowed width, and the number of parking spaces meets the minimum requirements, as required by applicable codes. Handicap parking space requirements are met, and lighting will be provided by the existing site lighting. *See Off-Street Parking and Loading Staff Review report dated 8-22-2024.*

Landscaping and Screening – CZC 12.51

The proposed plan is compliant with the total landscaping minimum percentage of 10%, as it depicts 17.6%. This plan also does not propose any outdoor storage, so those screening standards would not be applied. The plan depicts two required new internal landscaped islands as part of this proposal. The site seems to conform to landscaping requirements. A landscaping plan prepared by a landscape architect is included with the final site plan documents. *See Landscaping and Screening Staff Review report dated 8-22-2024.*

Engineering, Public Works, Utility, Etc.

As noted earlier in this report, compliance with other standards including easements, streetlights, sidewalks, fire hydrants, and drainage has been discussed and is now supported by the Development Review Committee. Letters from applicable utility providers have also been provided for the final site plan application. *See Various Items Staff Review report dated 8-15-2024.*

POSSIBLE MOTIONS

Based on the information provided by the Community Development Department and following the discussion among the Planning Commission, the Commission may make a motion to approve this final site plan request as submitted, approve the final site plan with any additional conditions or amendments (in addition to those proposed herein), table the matter to a later date, or deny the request. With any of these decisions appropriate findings of facts should be provided. Sample motions for the Planning Commission’s convenience are located below.

MOTION #1 – APPROVE

I hereby make a motion for the Planning Commission to APPROVE the Final Site Plan for Hoskins Trucks located at 1175 West 500 North, parcel number 06-010-0010, with the following conditions:

- 1. The applicant shall follow approved final site plan documents in the development of the noted site.*
- 2. The applicant shall work with the City to complete a public access easement document and then provide it to the City Council for approval consideration regarding public use and sidewalk access within private property areas along 500 North and, if applicable, 1250 West.*
- 3. The applicant shall address all remaining items noted within staff and engineering reports, if any, before any construction on the site may commence.*
- 4. In conjunction with the Final Site Plan, receive a Conditional Use Permit for the proposed use of the site as a “vehicle rental or sale, used, limited” use.*
- 5. Any additional conditions as directed by the Planning Commission*

SUGGESTED REASONS FOR ACTION (FINDINGS):

- a. The Final Site Plan appears to be consistent with the applicable section of the General Plan, Part 12-480-6 West Centerville Neighborhood Plan.*
- b. The Final Site Plan, with noted conditions, appears to be in compliance with the expected development standards described in CZC 12.34, CZC 12.51, CZC 12.52, and other applicable city ordinances.*
- c. Therefore, the Planning Commission finds that the acceptance of this Final Site Plan for the proposed development is warranted for approval.*

MOTION #2 – TABLE

I hereby make a motion for the Planning Commission to TABLE the request for a Final Site Plan from Hoskins Trucks (Kaden Hoskins) as proposed to be located at 1175 West 500 North, parcel number 06-010-0010, until such a time as _____.

MOTION #3 – DENY

I hereby make a motion for the Planning Commission to DENY the request for a Final Site Plan for Hoskins Trucks located at 1175 West 500 North, parcel number 06-010-0010, based on the following findings:

- 1. Provide findings here to support decision-making*
- 2. Therefore, the Planning Commission finds that the applicant’s request for a Final Site Plan at this location does not comply with the approval standards, as more*

specifically required in CZC 12.21.110(e), CZC 12.34, CZC 12.51, CZC 12.52, and other applicable city ordinances.



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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

Off-Street Parking and Loading Staff Review (Per CZC 12.52) Hoskin Trucks Final Site Plan Application

Standard	Requirement	Depicted	Compliance
Parking Location	Within 300' of building served	Approximately 31.20'	YES
Parking Space Dimensions	Standard: 9'x18'	9'x22'	YES
Handicapped Parking Space	Standard Size, plus 4' unloading area parallel to space	Shown; circled numbers 15 and 16 are referencing stalls in parking lot	YES
Driveway Dimensions	Driveway width shall not exceed 35'	Meets City Standards of 35'	YES
Parking Lot Landscaping	See Staff Landscaping Review		
Parking Lot Lighting	See CZC 12.52.040(g) and CZC 12.52.100(i)	No new lighting to be installed. Will use existing building and site lighting for area.	YES
Parking Lot Paving	Paved with asphalt, concrete, or some other all-weather surfacing material. Maintained to eliminate dust or mud and graded and drained to dispose of all surface water.	The proposed parking lot area includes existing and new asphalt.	LIKELY
Number of Spaces	Vehicle and equipment rental or sale: 1 space per 250sqft or gross floor area, plus 1 space for every 10 vehicles displayed (applicant has indicated up to 50 at one time) = 31 Total	Per Code there needs to be 31 total stalls for "vehicle and equipment rental	YES

		or sale” use; there are 31 stall shown	
Drive Aisle Width	25’	East: 27’ West: 28’	YES



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Landscaping And Screening Staff Review (Per CZC 12.51) Hoskin Trucks Final Site Plan Application

Standard	Requirement	Depicted	Compliance
Live Plant Material	50% of perimeter and internal landscaping needs to be live plant materials.	Shown	YES
Number of Trees	1 tree for every 500 square feet of landscaped area.	Shown	YES
Foundation Landscaping	50% of the building frontage shall be landscaped. (<i>Minimum width of landscaped area = 3'</i>)	Shown	YES
Total Landscaping	10% for non-residential development located west of I-15	17.6% (14,422 sf)	YES
Parking Lot Island Areas	At least 7% of the total parking lot area. For every 6 required parking spaces, 1 tree & 2 shrubs shall be provided within each internal parking island area.	Shown, dimensions meet standards	YES
Internal Landscaped Island Dimensions	Shall have minimum dimensions of 25'x5'.	Shown, dimensions exceed standards	YES
Internal Landscaped Island Locations	Located in the following priority: • To define major drives and access ways • To delineate ends of parking rows • At aisle intersections • Within parking rows	Two islands depicted and compliant	YES
Public Street and Parkstrip Landscaping	Along 1250 West – 15' from the back of curb Along 500 N – 10' from the back of curb Standard along 500 N for site per City Engineer is 4' setback and 4' sidewalk plus curbing meets 10'.	Use exist site circumstances and follow City Dev Standards for Park Strip and	YES

		Curb/Gutter; easement will be needed for sidewalk on 500 North	
Trees Along Frontage	1 tree for every 25' of public street frontage (500 N – 239.57', 1250 W – 347.86') = 23.4 = 23 Total Trees	Shown	YES
Irrigation Plan	Per <i>CZC 12.51.100</i> an irrigation plan is required.	Provided	YES
Screening for Trash Receptacles	Wall or fence 6' in height Completely visually screened Compatible in material & color with the main building	Trash receptacle and enclosure location shown; note on plans to make sure this is compliant on site	YES
Screening for Outdoor Storage	Screened from view by an opaque fence or wall	No outdoor storage is being proposed	YES



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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Various Items Staff Review Hoskin Trucks Final Site Plan Application

Standard	Requirement	Depicted	Compliance
Signs	Wall signs must comply with <i>CZC 12.54.110(b)(1)</i> . A separate permit is required.	4'x6' wall sign	EXPECTED
Easements	All easements of record need to be shown on the site plan.	Shown	YES
Fences/Walls	An existing 6' fence surrounds the property. Any new fencing will need to meet the standards outlined in <i>CZC 12.55.110</i> .	Shown	YES
Street Requirements: Streetlights	Per <i>CZC 15.05.030</i> , streetlights shall be installed at all street intersections, school or pedestrian crossings, or at bends or curves in the street.	Shown	YES
Street Requirements: Sidewalk	See Sheet 5 of the City's Details and Drawing packet.	4' concrete sidewalk, 4' setback; easement needed for sidewalk	YES
Water Requirements	A fire hydrant will need to be installed along 500 North. (Required every 400').	Shown	YES
Drainage Requirements	An oil/water separator is required.	Shown	YES
Other Comments	This property is located within the Legacy Crossing CDA. Development should follow any CDA area directives, where applicable.	No Issues	YES

Application Review Status

Pre-Review	Reviewing	Date Submitted
Final-Review	Not Reviewed	05/28/2024

Fees		Payments		
Fee	\$250.00	05/28/2024	Online	\$500.00
Deposit - No Off-Site Improvements	\$250.00	Total Paid		\$500.00
Subtotal	\$500.00			
Amount Paid	\$500.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Project Name

Hoskins Trucks

Parcel #(s)

060100010

Acreage

1.88

Select your zone below

Commercial-Very High

Proposed use of property

Truck Wholesale Dealership

Project Address (Street)

1175 W 500 NORTH

City

Centerville

State

UT

Zip

84010

Is the site greater than one acre?

Yes

Please upload Site Plan

 HOSKINS LANDSCAPE 2024.05.22.pdf

 HOSKINS.20231214-V3.pdf

I have included the location, design, type of material and height of existing and proposed walls and fences on the site. I have shown the location, design, type and height of existing and proposed exterior lighting on the site.



I have shown the location, design, type and height of existing and proposed exterior signs and outdoor advertising on the site (All signs require a sign permit).



I have included the location, layout, calculation and measurement of all parking, driveways, loading facilities, ingress and egress of vehicular and pedestrian traffic, internal circulation, name and width of existing and proposed streets, curb, gutter, sidewalks, drive approaches and the centerline of adjacent roads.



I have shown the location and layout of existing and proposed sewers, storm drains, culinary and secondary water (including water rights and water shares), overhead and underground power, communication and transmission lines and all other utilities and utility easements within one hundred feet (100')



I have included the Utility Provider Sheets



I have included designation of all easements and rights-of-way to be dedicated to the City



I have indicated existing and proposed fire hydrants within five hundred feet (500')



I have included location, material and measurements of dumpster enclosure.



I have provided a Landscaping and Irrigation Plan following 12-51-070 of the Zoning Ordinance



I have provided architectural quality drawings of all exterior elevations of the proposed buildings or structures and types of materials to be used at a scale of 1/4" to 1'. Drawings must be signed and stamped by a qualified architect.



I have included engineering construction plans and drawings for all proposed on-site and off-site improvements. All engineering drawings must be signed and stamped by a qualified, registered engineer.



I have provided a current Title Report of the site.

I have provided a certified survey of the site, when deemed appropriate and requested by the Community Development Director or City Engineer.

I have included other data, studies or plans may be requested as deemed necessary by the Community Development Director or other City Officials.

Existing Conditions Inventory

 HOSKINS.20231214-V3.pdf

Property Owner's Name

KEN KNIGHTON

Address

310 SOUTH MAIN ST, BOUNTIFUL UTAH

Email

Kennyknighton@hotmail.com

Phone Number

80-201-6500

Please upload a notarized signature of the primary property owner. Print Notary form here:
<https://centervilleutah.gov/DocumentCenter/View/127/Affidavit-Form-PDF>

 Property Owner Affidavit.pdf

Company

1175 WEST LLC

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Greg Day - 05/28/2024 10:15 am



DATE: August 24, 2024
PROJECT: Hoskins Trucks
SUBJECT: Site Plan review dated August 12, 2024

To whom it may concern:

This letter is to acknowledge the receipt of the review memo dated August 12th. This letter addresses all comments related to the Civil design aspects of the project. For a thorough understanding of all the corrective actions implemented, you may need to refer to additional documentation beyond this letter.

Please find our responses below, highlighted in orange for your convenience. The original comments have been presented in italics to facilitate easy review.

Should you have any inquiries or require further clarification, please do not hesitate to reach out to me.

Regards,

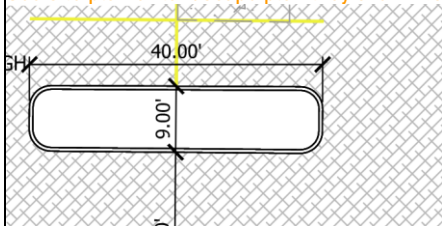
Greg Day, PE
Principal Engineer & Planner



OFF-STREET PARKING AND LOADING STAFF REVIEW (PER CZC 12.52)

Standard	Requirement	Depicted	Compliance
Handicapped Parking Space	Standard Size, plus 4' unloading area parallel to space	Shown; unsure what circled numbers 15 and 16 are referencing in parking lot	UNKNOWN, NEED TO ADD SYMBOLS TO CLARIFY
The circled numbers indicate the number of parking stalls.			

LANDSCAPING AND SCREENING STAFF REVIEW (PER CZC 12.51)

Standard	Requirement	Depicted	Compliance
Internal Landscaped Island Dimensions	Shall have minimum dimensions of 25'x5'.	Not identified to know dimensions	UNKNOWN
See site plan or landscape plan they are 9'x40' Dimensions are now shown on the site plan.			
			
Public Street and Parkstrip Landscaping	Along 1250 West – 15' from the back of curb ☐ Along 500 N – 10' from the back of curb Standard along 500 N for site per City Engineer is 4' setback and 4' sidewalk plus curbing meets 10'.	Use exist site circumstances and follow City Dev Standards for Park Strip And Curb/Gutter; easement will be needed for sidewalk on 500 North	Yes
A legal description will be submitted for approval.			
Screening for Trash Receptacles	Wall or fence 6' in height Completely visually screened Compatible in material & color with the main building	Trash receptacle and enclosure location shown; follow requirements or screening	Yes
This has been noted on the site plan.			

STAFF MEMORANDUM

1. Please address attached planning review commentaries and provide responses to the commentaries provided.
 - a. Responses are included in this memo.
2. Applicant will need to complete a property pedestrian easement agreement with City Council for proposed sidewalk and setback areas that are planned to be located on private property along 500 North.
 - a. This is in process and will be submitted in the next few days.
3. Applicant has the option to complete an extension or deferral agreement with the City (by approval of the City Council) for sidewalks planned to be installed along 500 North. A pedestrian access ramp will need to be installed on the corner of 500 North and 1250 West if 500 North sidewalk installation is deferred.
 - a. Noted.
4. Please provide amount of proposed disturbance area on site plan documents. If greater than one acre LID and



UPDES permits will be required for the project site. Please contact Cameron Woodbury (city drainage system supervisor) for guidance and direction.

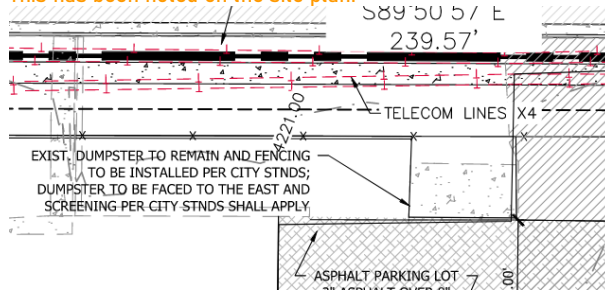
a. *It is anticipated that 30,000 sf will be disturbed.*

5. *Applicant's engineer will prepare an Engineer's Cost Estimate and send it over to ESI Engineering Team. Applicant group will need to post a bond and engineer's cost estimate needs to be submitted for all improvements that are public and/or required site improvements (e.g. oil/water separator, landscaping, site drainage system, etc). City Engineer is working on Engineer's Cost Estimate for this project; for more information on this contact ESI.*

a. *Noted.*

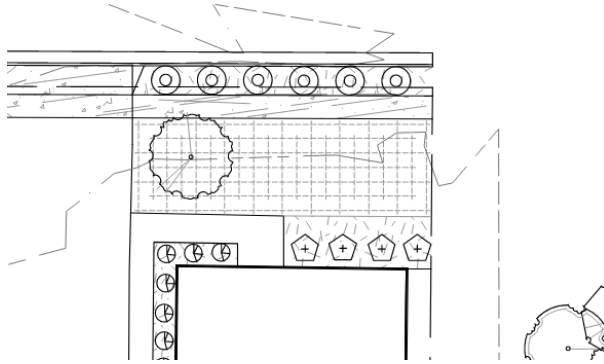
6. *Applicant will plan to turn dumpster on identified location to face the east for pick-up; please note this on site plan drawings. Applicant plans to meet screening standards for dumpster; guidance on screen dumpster location screening standards found on planning staff review of landscaping.*

a. *This has been noted on the site plan.*



7. *Trees may not be located closer than six feet (6') from any water meter, so the northeastern tree on the landscaping plan may need to be relocated. Two northeastern trees will need to be relocated and landscaping plan updated to reflect new location for trees.*

a. *This has been updated on the landscape plan.*



8. *This is a reminder item and not subject to resolution for site plan – please remember that a new backflow inspection will need to be completed as part of the C of O process.*

a. *Noted.*

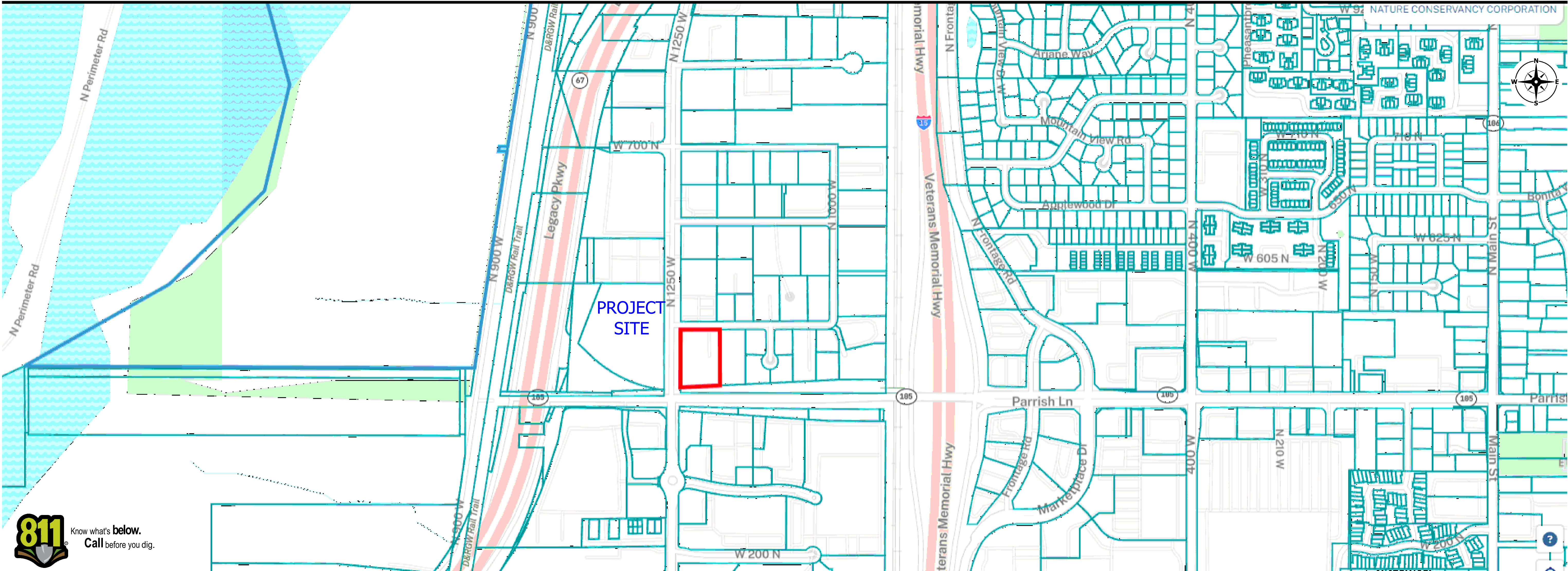
HOSKINS TRUCKS

CENTERVILLE, UTAH

CIVIL CONSTRUCTION SET - AUGUST 2024

SHEET INDEX		SITE DATA	SITE CALCULATIONS
C001	COVER SHEET	AFFECTED PARCEL NO.: 060100010	LOCATION: CENTERVILLE, DAVIS COUNTY
C002	NOTES, LEGEND & ABBREVIATIONS		ZONING: C-H, COMMERCIAL HIGH
C200	SITE PLAN	PROJECT LOCATION: PART OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF CENTERVILLE.	INTENDED USE: TRUCK DEALERSHIP
C300	UTILITY PLAN		PROPERTY SIZE: 81,863 SF / 1.88 ACRES
C600	CITY DETAILS	FLOOD INFORMATION: COMMUNITY PANEL NUMBER 49011CO392F, DATED 9/15/2022.	BUILDING FOOTPRINT: 6,365 SF (7.7%)
C601	CITY DETAILS		HARD SURFACE AREA: 61,076 SF (74.6%)
L101	LANDSCAPE PLAN		UNPAVED SURFACE: 14,422 SF (17.6%)
			LANDSCAPE AREA: 14,422 SF (17.6%)
			CONSTR. TYPE: V-B
			BUILDING HEIGHT: 19'-0"
			PARKING: (1 STALL / 250 SF)
			6,365 SF / 250 SF = 26 STALLS
			26 STALLS REQUIRED
			31 STALLS PROVIDED
			(INCLUDING 1 ADA + 1 VAN ADA)

VICINITY MAP



PROJECT DIRECTORY

DEVELOPER:
HOSKIN TRUCKS
ATTN: KADEN HOSKINS
KADEN3232@GMAIL.COM
PH: (801) 529-7414

SURVEYOR:
LAYTON SURVEYS
ATTN: WILLIS D. LONG
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015
PH: (801) 663-1641

CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

AGENCY / UTILITY CONTACTS

COMMUNITY DEVELOPMENT:
655 N 1250 W
CENTERVILLE, UT 84014
PHONE: (801) 292-8232

PUBLIC WORKS:
655 N 1250 W
CENTERVILLE, UT 8401
PHONE: (801)292-8232

WATER / WASTEWATER:
SOUTH DAVIS SEWER DISTRICT
1800 WEST 1200 NORTH
WEST BOUNTIFUL UT 84047
PHONE: (801) 295-3469

FIRE DEPARTMENT:
SOUTH DAVIS METRO FIRE
255 S. 100 W.
BOUNTIFUL, UT 84047
PHONE: (801) 677-2400

GAS COMPANY:
DOMINION ENERGY
PHONE: (801) 324-3967

POWER COMPANY:
ROCKY MOUNTAIN POWER
PHONE: (800) 469-3981

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
HOSKINS TRUCKS
1175 W 500 NORTH
CENTERVILLE CITY, DAVIS COUNTY, UT
LOCATED IN THE SECTION 12, TOWNSHIP 2 NORTH RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY
0	03-31-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 100' 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.
Engineer: GBD
Drawn: GBD
Date: 08/21/2024
Proj. No. 143 - 01
SHEET TITLE

Cover Sheet

SHEET NO.
C001

OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\142-01 Centerline Truck Dealership\00-CAD\01 AutoCAD\HOSKINS.20231214-19 8/21/2024 1:57 PM

General Notes

1.0 COMPLIANCE

- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALTY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING:
 - INTERNATIONAL BUILDING CODES (IBC)
 - INTERNATIONAL PLUMBING CODES
 - STATE DRINKING WATER REGULATIONS
 - ASPWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
 - ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
 - LANDSCAPE PLANS
 - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
 - FIRE PROTECTION
 - ARCHITECTURAL SITE PLANS
 - ACCESSIBLE ROUTES
 - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
 - SLABS ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
 - ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
 - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 - THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- 6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.3 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
 - ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- 11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Linetypes

	PROPERTY LINE
	PROPERTY LINE ABUTTING ROW
	PROPERTY LINE
	CENTERLINE
	ADJACENT LOT LINE
	EASEMENT
	SETBACK
	CHAINLINK FENCE
	WOODEN FENCE
	VINYL FENCE
	RAILROAD
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	UTILITY FLOW DIRECTION
	EX UNKNOWN UTILITY
	EX OVERHEAD POWER
	EX UNDERGROUND POWER
	OVERHEAD POWER
	POWER
	EX NATURAL GAS
	NATURAL GAS
	EX CABLE TV
	CABLE TV
	EX COMMUNICATIONS
	COMMUNICATIONS
	EX FIBER OPTIC
	FIBER OPTIC
	EX TRAFFIC SIGNAL
	TRAFFIC SIGNAL
	EX TELEPHONE
	TELEPHONE
	EX CULINARY WATER
	EX x" CULINARY WATER
	CULINARY WATER
	x" CULINARY WATER
	EX FIRE SERVICE
	FIRE SERVICE
	x" FIRE SERVICE
	x" FIRE SERVICE
	EX SANITARY SEWER
	EX FORCE MAIN
	EX x" SANITARY SEWER
	SANITARY SEWER
	FORCE MAIN
	x" SANITARY SEWER
	EX STORM DRAIN
	EX x" STORM DRAIN
	STORM DRAIN
	ROOF DRAIN
	x" STORM DRAIN
	x" ROOF DRAIN
	EX IRRIGATION
	EX LAND DRAIN
	EX SECONDARY WATER
	EX x" IRRIGATION
	IRRIGATION
	LAND DRAIN
	SECONDARY WATER
	x" IRRIGATION

City Notes

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA). (11-7-7:F.5.A)
2. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. ADDITIONAL REQUIREMENTS MAY BE IDENTIFIED DURING THE PLAN REVIEW BY THE FIRE DEPARTMENT, WHICH MAY BE MANDATED BY THE INTERNATIONAL FIRE CODE. PLAN REVIEWS MUST BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED. (11-7-7:F.5.B)
3. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM. (11-7-7:F.5.C)
4. A SAMPLING MANHOLE AND HOLDING TANK (GREASE TRAP) SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AS REQUIRED BY THE CITY. (11-7-7:F.5.D)
5. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING. (11-7-7:F.5.E)
6. WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY THE PRESENCE OF HIGH WATER TABLE PRIOR TO NEW CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGES OR INJURY RESULTING FROM ANY GROUNDWATER IMPACTS.
7. ALL UTILITY TIE-INS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
8. WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS SITE PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPMENT IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT, AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND/OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH. EXCEPTIONS: (LIST EXCEPTIONS SUCH AS ROADWAYS DEDICATED TO THE PLEASANT GROVE CITY, ETC.).
9. DISTURBANCE OF COUNTY SURVEY MONUMENTS WILL BE ADDRESSED WITH THE COUNTY SURVEYOR.
10. THERE ARE NO FLOOR DRAINS WITHIN THE BUILDING. (11-7-7:C.1.E)

Abbreviations

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
QTY	= QUANTITY
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

Hatching

	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT

Symbols

	SIGN
	STREET LIGHT
	LIGHT
	SD MH, INLET, AND COMBO BOX
	SEWER MANHOLE
	CLEAN-OUT
	VALVE, TEE, & BEND
	WATER BLOW-OFF
	WATER METER
	FIRE HYDRANT
	POWER POLE
	ELECTRICAL BOX
	TRAFFIC BOX
	TELEPHONE MANHOLE
	IRRIGATION VALVE
	PROP STREET MONUMENT
	EX STREET MONUMENT
	SECTION CORNER
	SPOT ELEVATION

NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.

Detail Identification

	DETAIL NUMBER
	SHEET NUMBER

	DETAIL NUMBER
	SHEET NUMBER
	Detail Name
	Scale: NTS
	SHEET NUMBER

	Typical Detail Name
	Scale: NTS
	TYPICAL DETAIL NUMBER

	SECTION LETTER
	SHEET NUMBER

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
Ph: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE

HOSKINS TRUCKS
1175 W 500 NORTH
CENTERVILLE CITY, DAVIS COUNTY, UT
LOCATED IN THE SECTION 12, TOWNSHIP 2 NORTH RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY
0	03-31-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer: GBD
Drawn: GBD
Date: 08/21/2024
Proj. No. 143 - 01

SHEET TITLE

Notes,
Legend &
Abbrev.

SHEET NO.

C002



HOSKINS TRUCKS
1175 W 500 NORTH
CENTERVILLE CITY, DAVIS COUNTY, UT
LOCATED IN THE SECTION 12, TOWNSHIP 2 NORTH RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

[illegible]

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RIFY SCALES

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SCALES ACCORDINGLY

PROJECT INFO.

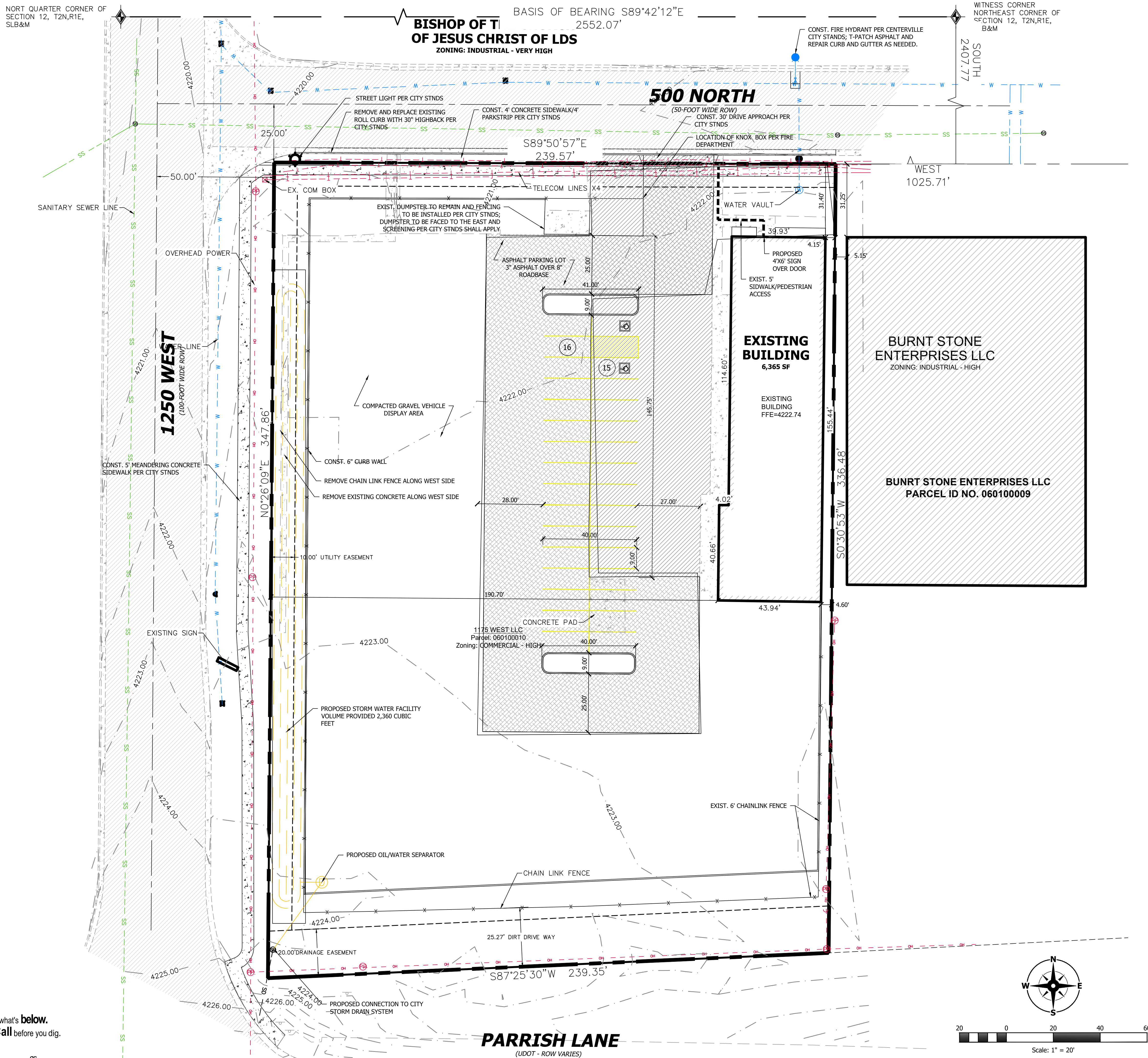
Engineer: GBD
 Drawn: GBD
 Date: 08/21/2024
 Sheet No. 143 - 01

SHEET TITLE

Proposed Site Plan

SHEET NO.

200



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

APPLICANT INFORMATION

KADEN HOSKINS
HOSKINS TRUCKS
PH: 801-529-7414
EMAIL: KADEN3232@GMAIL.COM

DEED DESCRIPTION

ALL OF LOT 10, SPORTS SALES PLAZA, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF CENTERVILLE, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL ID

060100010

DEVELOPMENT TIMELINE

WINTER/SPRING 2024

Legend

	= EXISTING ASPHALT
	= EXISTING CONCRETE
	= EXISTING GRAVEL/ROADBASE
	= LANDSCAPING
	= NEW ASPHALT

Site Data

LOCATION: CENTERVILLE CITY, DAVIS COUNTY, UTAH
ZONING: COMMERCIAL - HIGH
LAND USE: TRUCK DEALERSHIP

PROPERTY SIZE: 81,863 SF / 1.88 AC
BUILDING FOOTPRINT: 6,365 SF (7.7%)
LANDSCAPE AREA: 14,422 SF (17.6%)

CONSTR. TYPE: V-B
BUILDING HEIGHT: 19' (APPROXIMATELY)

PARKING: 1 STALL / 250 SF
6,365 SF / 250 SF = 26 STALLS REQUIRED
31 STALLS PROVIDED
INCLUDING 1 ADA + 1 VAN ADA

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

HOSKINS TRUCKS
1175 W 500 NORTH
CENTERVILLE CITY, DAVIS COUNTY, UT
LOCATED IN THE SECTION 12, TOWNSHIP 2 NORTH RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY
0	03-31-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

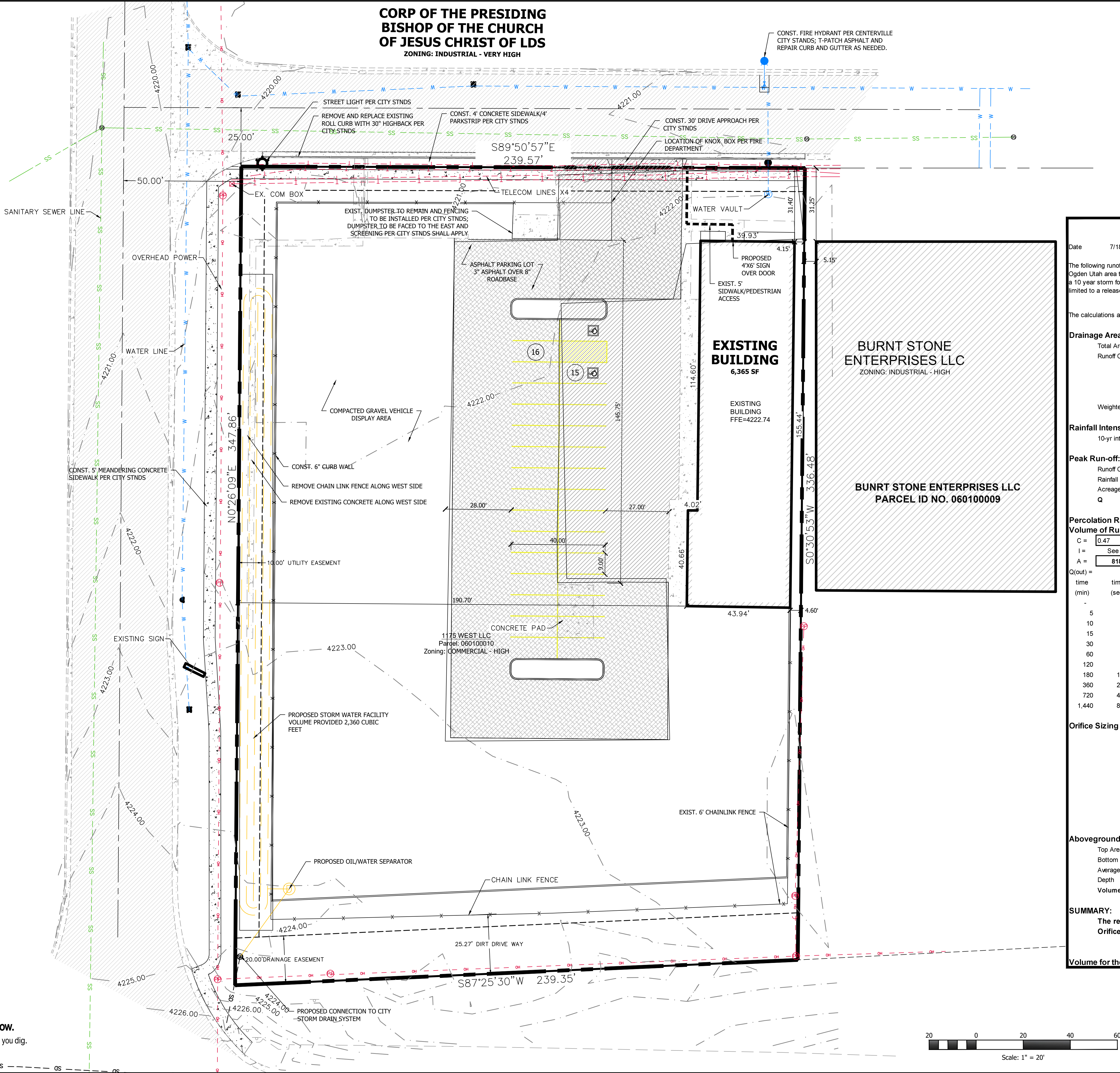
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.
Engineer: GBD
Drawn: GBD
Date: 08/21/2024
Proj. No. 143 - 01
SHEET TITLE

Utility Plan

SHEET NO.
C300

**CORP OF THE PRESIDING
BISHOP OF THE CHURCH
OF JESUS CHRIST OF LDS**
ZONING: INDUSTRIAL - VERY HIGH



Date 7/18/2024

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the North Ogden Utah area taken from the NOAA Atlas 14 database, using a 100 year storm for (detention/retention), and a 10 year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	1.88 acre or	81,863 ft ²
Runoff Coefficients		
Paved Area	16,114.0	C = 0.90
Gravel Area	44,962.0	C = 0.35
Landscaped Area	14,422.0	C = 0.20
Roof	6,365.0	C = 0.85
Weighted Runoff Coefficient	81,863.00	C = 0.47

Rainfall Intensities:

10-yr intensity for a 15 minute TOC - Pipe Capacity 2.81 in/hr

Peak Run-off:

Runoff Coefficient	C = 0.47
Rainfall Intensity	i = 2.81 IN./HR.
Acreage	A = 1.88 ACRES
Q	Q = 2.49 cfs

Percolation Rate:

Volume of Run-off for 100-year Storm Event:

C = 0.47
i = See Below in/hr
A = 81863.00 ft²

Q(out) =	0.38 ft ³ /s	(0.2 cfs per acre)				
time	time	i	Q	Vol. in	Vol. out	Difference
(min)	(sec)	(in./hr.)	(cfs)	(cf)	(cf)	(cf)
-	0	0.00	0.00	-	-	-
5	300	5.58	4.98	1,493	113	1,380
10	600	4.25	3.79	2,275	226	2,049
15	900	3.51	3.13	2,818	338	2,480
30	1,800	2.37	2.11	3,805	677	3,129
60	3,600	1.46	1.30	4,688	1,353	3,335
120	7,200	0.83	0.74	5,331	2,706	2,624
180	10,800	0.58	0.52	5,587	4,059	1,528
360	21,600	0.33	0.29	6,358	8,119	(1,761)
720	43,200	0.20	0.18	7,707	16,237	(8,530)
1,440	86,400	0.12	0.11	9,402	32,475	(23,072)

Orifice Sizing

Given: Q = 0.38 cfs
2g = 64.4 ft/s²
H = 2.00 ft
Cd = 0.62 for circular openings
R = SQRT(Q/pi/(0.7*(64.4*H)^0.5))
R = 0.13 feet
R = 1.57 inches
D = 3.13 inches
A = 7.70 inches ^2 0.0534 ft ^2

Aboveground Basin Sizing

Top Area	3,165 ft ²
Bottom Area	1,554 ft ²
Average Area	2,360 ft ²
Depth	1 ft
Volume	2,360 ft ³

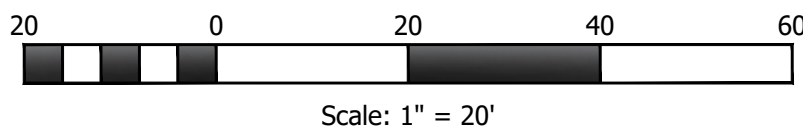
SUMMARY:

The required storage volume is 1,528 cubic feet
Orifice size is 3.1 inches

Volume for the 80th percentil 100-year Storm Event:

Notice To Contractors

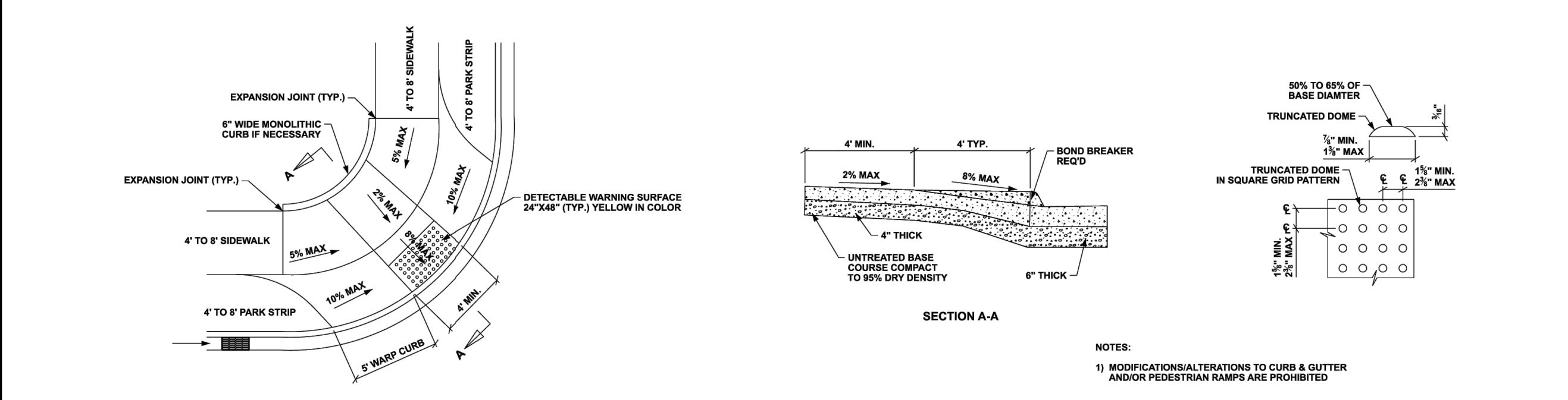
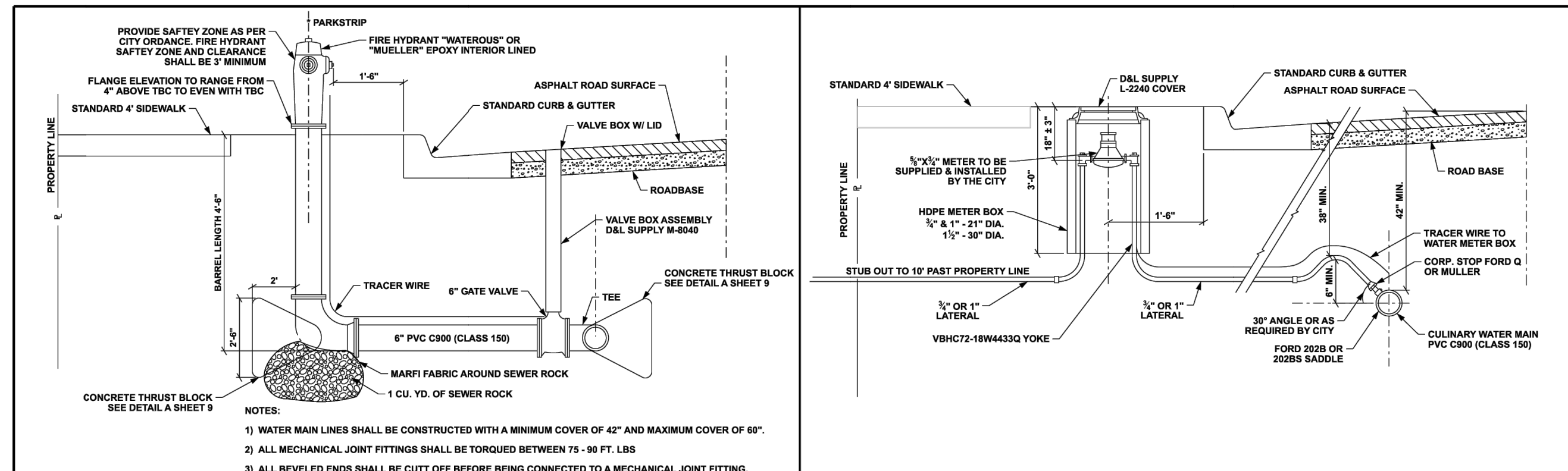
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



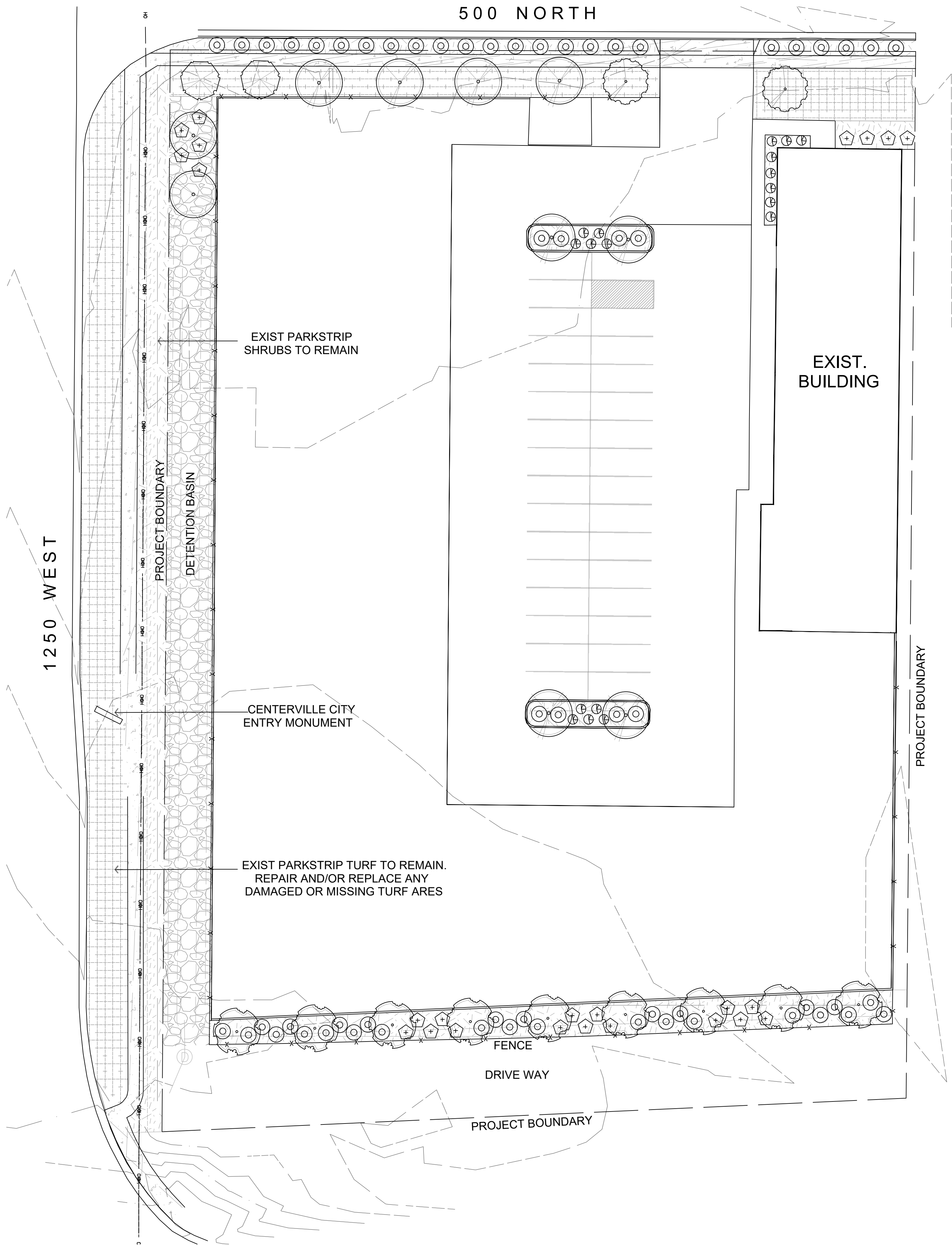
Scale: 1" = 20'



Know what's below.
Call before you dig.

[illegible]

A FIRE HYDRANT CONNECTION										B TYPICAL WATER METER CONNECTION																																							
RVS SEE PLAN										NTR SEE PLAN																																							
NOTES: - SAFETY ZONE SHALL BE FREE & CLEAR OF ALL OBSTRUCTION, TREES, DRIVEWAYS, & WALKS - CULINARY METER BOXES WILL NOT BE INSTALLED IN THE DRIVEWAY APPROACH - CULINARY METER BOXES TO BE INSTALLED A MINIMUM DISTANCE OF 2' FROM DRIVEWAY APPROACH - HYDRANT DRAIN SHALL NOT BE LOCATED WITHIN 10' OF SANITARY SEWER OR STORM DRAINS.										NOTES: - ISOLATION VALVES SHALL BE LOCATED AT NOT MORE THAN 500' INTERVALS IN COMMERCIAL DISTRICTS - ISOLATION VALVES SHALL BE LOCATED AT NOT MORE THAN ONE BLOCK OR 800' INTERVALS IN NON-COMMERCIAL DISTRICTS - MAXIMUM INTERVAL OF 1 MILE BETWEEN ISOLATION VALVES IN AREAS OF WIDELY SCATTERED CUSTOMERS & NO FUTURE DEVELOPMENT																																							
C WATER SAFETY ZONE										D DOUBLE METER SERVICE FITTINGS										E ISOLATION VALVES																													
RVS SEE PLAN										NTR SEE PLAN										NTR SEE PLAN																													
REVISION DATE BY DESCRIPTION										FIRE HYDRANT DETAIL, WATER METER DETAIL, ISOLATION VALVE NOTES										CENTERVILLE CITY STANDARD DETAILS										ESI ENGINEERING CIVIL, STRUCTURAL, LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY, UTAH 84110 TEL: (801) 263-1752										SHEET NO. OF DRAWING TYPE PROJECT NO.									
																														22-00																			



Sym	Qty	Scientific Name	Common Name	Size
TREES				
	2	Existing to Remain		
	9	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
	2	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	20 Gal.
	10	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
SHRUBS				
	60	Rhus aromatica 'Gro Low'	Gro Low Sumac	2 Gal.
ORNAMENTAL GRASSES				
	18	Calamagrostis x acutifolia 'Overdam'	Overdam Feather Grass	1 Gal.
	19	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
TURF				
	2,412 S.F.	Chanshare Imperial Blue		Sod
MULCH				
	4,220 S.F.	Decorative Crushed Stone Mulch, 1 1/2"		3"
	4,939 S.F.	Decorative Cobble, 3"+		3"

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the mulching and turf installation as shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover planting pits shall receive a mix of 50% topsoil to 50% native soil. planting pits to be twice the size of container / root ball size.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.

LANDSCAPE TABULATIONS

PROJECT AREA	81,863 S.F.
LANDSCAPE AREA	11,571 S.F.
TURF AREAS	2,412 S.F.
PLANTER BED AREAS	9,159 S.F.
LANDSCAPE AREA COVERAGE	5,874 S.F. 51%
PROJECT TREES. (1/500 S.F.)	23 TREES

B

LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH

05102040

ISSUE	DESCRIP.	DATE
		8.07.2024

#REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2024

HOSKINS TRUCKS
1175 WEST 500 NORTH
CENTERVILLE, UTAH

LANDSCAPE
PLAN

L101

**PLANNING
COMMISSION**

Staff Report
8/28/2024

Item No. 2.

Title: Public Hearing - Conditional Use Permit - Hoskins Trucks - 1175 West 500 North - Used Motor Vehicle Sales - Kaden Hoskins - (Administrative Decision)

Initiated By: Kaden Hoskins, Applicant

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consider Conditional Use Permit for Hoskins Trucks located at 1175 West 500 North for *Vehicle Rental or Sale, Used, Limited* operations use.

RECOMMENDATION:

APPROVE PERMIT WITH CONDITIONS

BACKGROUND:

The applicant has applied for a Conditional Use Permit seeking approval of a used truck and vehicle dealership located at 1175 West 500 North. The dealership would be focused on used truck sales and associated activities. The business owner is planning on displaying up to 50 trucks at a time at the site location.

ATTACHMENTS:

1. 08-28-2024 PC Staff Report - Hoskins Trucks CUP Request
2. 08-22-2024 Staff Proposed Parking Analysis Final Site Plan
3. 08-22-2024 Staff Proposed Landscaping Analysis Final Site Plan
4. 08-15-2024 Staff - Various Items Analysis Final Site Plan
5. Pub Hear Notice - Hoskins Trucks Cond Use Permit
6. Hoskins Pub Hear Posting - 20240815
7. Hoskin Trucks CUP App
8. Applicant Statement
9. Knighton Owner Affidavit

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER:	1175 West LLC (Kenneth Knighton)
APPLICANT:	HOSKINS TRUCKS Kaden Hoskins kaden3232@gmail.com
PROPERTY LOCATION:	1175 West 500 North (Parcel #06-0101-0010)
PARCEL SIZE:	1.88 acres
ZONING DISTRICT:	Commercial-Very High (C-VH)
APPLICATION:	CONDITIONAL USE PERMIT REQUEST FOR VEHICLE RENTAL OR SALE, USED, LIMITED
RECOMMENDATION:	APPROVE PERMIT WITH CONDITIONS

BACKGROUND

The applicant has applied for a Conditional Use Permit seeking approval of a used truck and vehicle dealership located at 1175 West 500 North. The dealership would be focused on used truck sales and associated activities. The business owner is planning on displaying up to 50 trucks at a time at the site location.

CODE REQUIREMENTS

TABLE OF USES ALLOWED CZC 12.36



As indicated, the applicant wants to establish a used truck dealership at this location. Under CZC 12.12.040, a used truck 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 Commercial-Very High (C-VH) 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 warehouse and previous vehicle storage sales location (marine vehicle and equipment sales previously) and the site would support this requested use. Thus, staff believes that the proposed use could be deemed consisted 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 area of the City.

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 commercial/industrial area. Over the years, several similar businesses have operated within this neighborhood. The pervious tenant at this location operated a marine vehicle and equipment sales dealership for many years.

The proposed use will occupy an existing building; thus, the use will not create an additional significant 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 other associated utilities.

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

The proposed tenant location is currently vacant and allowing this requested use would have a better economic influence on the surrounding area compared to leaving the site vacant. In addition, the use of this site will lead to enhanced landscaping improvements, site improvements, and business signage. Also, it appears that this use will have minimal noise, odor, or other concerns within the surrounding area of the City.

The applicant has explained that the operation will at most have up to 50 vehicles onsite at a time. Again, where this was previously a successful marine vehicle and equipment sales business that did not appear to negatively impact surrounding property uses in the area, it is the staff's opinion that the proposed use will also 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 may be occasionally difficult at this location along 500 North, depending on the volume of traffic occurring during delivery of vehicles. Transport trucks will most likely have to unload the vehicles in the public street but may find ways to accomplish this on site with the business owner. Such delivery activity in 500 North could impact the traffic flow and may be slightly hazardous, depending on the delivery process. The applicant has not indicated how vehicles will get to the site. Staff suggests adding a condition that any vehicle delivery to this site occurs during off hours of the day, when businesses in the area are not functioning as heavily and traffic volumes are lower.

See attached staff review sheet entitled, “Off-Street Parking and Loading Staff Review (Per CZC 12.52)” for the site parking calculations per the Hoskins Site Plan and Conditional Use Permit request proposal. Also, please reference this sheet for more information regarding the off-street parking and loading requirements of the City Zoning Code.

This site, with the added parking lot improvements, will provide the requisite 31 total public use stalls on site. Trucks will be otherwise parked onsite surrounding the public parking area as the vehicle display areas of the site. parking spaces, but with this proposed use 39 parking spaces would be required.

Additional supplemental reports entitled, “Landscaping and Screening Staff Review (Per CZC 12.51)” and “Various Items Staff Review” have also been provided with this business item to

share more site compliance information with the Planning Commission for the proposed Hoskins Trucks site development.

A public hearing was advertised for this item in compliance with State and City Code requirements. No comments were provided to city staff prior to the completion of this report. A copy of the published and posted notice is provided with this business item documentation.

POSSIBLE MOTIONS

Based on the information provided by the Community Development Department and following the discussion among the Planning Commission, the Commission may make a motion to approve the conditional use permit request as submitted, approve the conditional use permit with any additional conditions or amendments (in addition to those proposed herein), table the matter to a later date, or deny the request. With any of these decisions appropriate findings of facts should be provided. Sample motions for the Planning Commission's convenience are located below.

MOTION #1 – APPROVE

I hereby make a motion for the Planning Commission to APPROVE a Conditional Use Permit for Hoskins Trucks located at 1175 West 500 North, parcel number 06-010-0010, with the following conditions:

- 1. This Conditional Use Permit shall apply to the user space located at 1175 West 500 North, or otherwise known as Hoskins Trucks.*
- 2. This permit shall not be transferred to another similar user, unless approved by the City.*
- 3. This Conditional Use Permit approval is for vehicle rental or sale, used, limited in the Commercial Very-High (C-VH) Zone.*
- 4. All display vehicles shall be operable and in good condition, and the display vehicles shall be limited to no more than fifty (50) vehicles.*
- 5. The display area shall NOT encumber the use of any required parking stalls nor conflict with needed parking and vehicle circulation lanes.*
- 6. The loading and unloading of vehicles for sale from a commercial transport truck is required to occur onsite or on/along 500 North between the hours of 10pm and 7am.*
- 7. If the use does not adhere to the parameters of this conditional use permit or creates additional impacts beyond the approved conditions addressed by the CUP, the permit shall be amended and if not mitigated may be revoked per CZC 12.62.060.*

SUGGESTED REASONS FOR ACTION (FINDINGS):

- a. A complete application for a conditional use permit has been submitted per CZC 12.21.100(d)(1).*

- b. The application meets the required established evidence for an approval of a conditional use permit 12.21.100(e)(3).*
- c. With the approved conditions, the request for a conditional use permit meets the factors to be reviewed and considered for an approval under CZC 12.21.100(e)(5) (A-J).*
- d. The proposed use, vehicle rental or sale, used, limited is a conditional use in the Commercial-Very High (C-VH) Zone under CZC 12.36.040.*
- e. Therefore, the Planning Commission finds that with the implementation of the conditions of approval the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report.*

MOTION #2 – TABLE

I hereby make a motion for the Planning Commission to TABLE the request from Hoskins Trucks (Kaden Hoskins) for a Conditional Use Permit for use as a “Vehicle Rental or Sale, Used, Limited” business, as proposed to be located at 1175 West 500 North, parcel number 06-010-0010, until such a time as _____.

MOTION #3 – DENY

I hereby make a motion for the Planning Commission to DENY a Conditional Use Permit for Hoskins Trucks located at 1175 West 500 North, parcel number 06-010-0010, based on the following findings:

- 1. Provide findings here to support decision-making*
- 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).*



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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

Off-Street Parking and Loading Staff Review (Per CZC 12.52) Hoskin Trucks Final Site Plan Application

Standard	Requirement	Depicted	Compliance
Parking Location	Within 300' of building served	Approximately 31.20'	YES
Parking Space Dimensions	Standard: 9'x18'	9'x22'	YES
Handicapped Parking Space	Standard Size, plus 4' unloading area parallel to space	Shown; circled numbers 15 and 16 are refencing stalls in parking lot	YES
Driveway Dimensions	Driveway width shall not exceed 35'	Meets City Standards of 35'	YES
Parking Lot Landscaping	See Staff Landscaping Review		
Parking Lot Lighting	See CZC 12.52.040(g) and CZC 12.52.100(i)	No new lighting to be installed. Will use existing building and site lighting for area.	YES
Parking Lot Paving	Paved with asphalt, concrete, or some other all-weather surfacing material. Maintained to eliminate dust or mud and graded and drained to dispose of all surface water.	The proposed parking lot area includes existing and new asphalt.	LIKELY
Number of Spaces	Vehicle and equipment rental or sale: 1 space per 250sqft or gross floor area, plus 1 space for every 10 vehicles displayed (applicant has indicated up to 50 at one time) = 31 Total	Per Code there needs to be 31 total stalls for "vehicle and equipment rental	YES

		or sale” use; there are 31 stall shown	
Drive Aisle Width	25’	East: 27’ West: 28’	YES



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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

Landscaping And Screening Staff Review (Per CZC 12.51) Hoskin Trucks Final Site Plan Application

Standard	Requirement	Depicted	Compliance
Live Plant Material	50% of perimeter and internal landscaping needs to be live plant materials.	Shown	YES
Number of Trees	1 tree for every 500 square feet of landscaped area.	Shown	YES
Foundation Landscaping	50% of the building frontage shall be landscaped. (<i>Minimum width of landscaped area = 3'</i>)	Shown	YES
Total Landscaping	10% for non-residential development located west of I-15	17.6% (14,422 sf)	YES
Parking Lot Island Areas	At least 7% of the total parking lot area. For every 6 required parking spaces, 1 tree & 2 shrubs shall be provided within each internal parking island area.	Shown, dimensions meet standards	YES
Internal Landscaped Island Dimensions	Shall have minimum dimensions of 25'x5'.	Shown, dimensions exceed standards	YES
Internal Landscaped Island Locations	Located in the following priority: • To define major drives and access ways • To delineate ends of parking rows • At aisle intersections • Within parking rows	Two islands depicted and compliant	YES
Public Street and Parkstrip Landscaping	Along 1250 West – 15' from the back of curb Along 500 N – 10' from the back of curb Standard along 500 N for site per City Engineer is 4' setback and 4' sidewalk plus curbing meets 10'.	Use exist site circumstances and follow City Dev Standards for Park Strip and	YES

		Curb/Gutter; easement will be needed for sidewalk on 500 North	
Trees Along Frontage	1 tree for every 25' of public street frontage (500 N – 239.57', 1250 W – 347.86') = 23.4 = 23 Total Trees	Shown	YES
Irrigation Plan	Per <i>CZC 12.51.100</i> an irrigation plan is required.	Provided	YES
Screening for Trash Receptacles	Wall or fence 6' in height Completely visually screened Compatible in material & color with the main building	Trash receptacle and enclosure location shown; note on plans to make sure this is compliant on site	YES
Screening for Outdoor Storage	Screened from view by an opaque fence or wall	No outdoor storage is being proposed	YES



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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

Various Items Staff Review Hoskin Trucks Final Site Plan Application

Standard	Requirement	Depicted	Compliance
Signs	Wall signs must comply with <i>CZC 12.54.110(b)(1)</i> . A separate permit is required.	4'x6' wall sign	EXPECTED
Easements	All easements of record need to be shown on the site plan.	Shown	YES
Fences/Walls	An existing 6' fence surrounds the property. Any new fencing will need to meet the standards outlined in <i>CZC 12.55.110</i> .	Shown	YES
Street Requirements: Streetlights	Per <i>CZC 15.05.030</i> , streetlights shall be installed at all street intersections, school or pedestrian crossings, or at bends or curves in the street.	Shown	YES
Street Requirements: Sidewalk	See Sheet 5 of the City's Details and Drawing packet.	4' concrete sidewalk, 4' setback; easement needed for sidewalk	YES
Water Requirements	A fire hydrant will need to be installed along 500 North. (Required every 400').	Shown	YES
Drainage Requirements	An oil/water separator is required.	Shown	YES
Other Comments	This property is located within the Legacy Crossing CDA. Development should follow any CDA area directives, where applicable.	No Issues	YES



August 15th, 2024

Please see the following public hearing notices for August 28th, 2024

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – CONDITIONAL USE PERMIT**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **August 28, 2024, at 7:00pm** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Conditional Use Permit** for the property located at **1175 West 500 North as a “vehicle rental or sale, used, limited” commercial use at this location**. If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City’s website at <https://centervilleutah.gov>.

Michael Eggett
Community Development Director



**CENTERVILLE CITY
PUBLIC NOTICE**



**FOR MORE INFORMATION
CALL OR VISIT 801-292-8232
www.centervilleutah.gov**

Centerville City, UT - Community
Development

Hoskins Trucks CUP

2444683

10/30/2023 - 10/29/2024

Conditional Use Permit

356d9cc0-6d3e-11ee-81c3-c9f0b3b1d924

General

Active

Under Review

Application Review Status

Pre-Review Complete Application

South Davis Metro Fire Not Reviewed
Agency

10/17/2023

Engineering Not Reviewed

Planning Commission Not Reviewed

Legal Not Reviewed

Final-Review Not Reviewed

Fees

Standard or Temporary Fee \$300.00

Subtotal \$300.00

Amount Paid \$300.00

Total Due \$0.00

Payments

10/26/2023 Card \$300.00

Total Paid \$300.00

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name

Kaden

Applicant/Agent Last Name

Hoskins

Company Name

Hoskins Trucks

Contact Email

kaden3232@gmail.com

Phone

(801) 529-7414

Mailing Address (Street)

973 W 1950 N

City

West Bountiful

State

UT

Zip Code

84087

Are you the owner of the property in the request for a conditional use permit?

NO

Project Name

Hoskins Trucks CUP

Is this conditional use permit for a home occupation?

No

Parcel ID of Subject Property(s)

060100010

Acreage

1.88

Select your zone below

Commercial-Very High

Proposed use of property

Truck Dealership

Project Address (Street)

1175 W 500 N

City

Centerville

State

UT

Zip

84014

Please describe how the conditional use permit request meets the approval standards of subsection 12.21.100(e)

Table of uses section shows used vehicle sales by conditional use permit only

Upload a Site Plan

☐ **Conditional%20Use%20Permit%20Considerations%20%28PDF%29.pdf**

What safeguards are being provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation?

N/A

What safeguards are provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use?

N/A

What safeguards are provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area?

N/A

Owner First Name

Kenneth

Owner Last Name

Knighton

Owner Email

kennyknighton@hotmail.com

Owner Address (Street)

310 S Main St

Owner City

Bountiful

Owner State

UT

Owner Zip Code

84041

Please upload a notarized signature of the primary property owner.

☐ **Knighton Owner Affidavit.pdf**

Are there other property owners?

NO

I have read and agree to comply with the information above

**Signature**

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Kaden Hoskins - 10/17/2023 4:40 pm

Hoskins Trucks would like to apply for a conditional use permit and we believe we conform to the city approval standards for the permit. We have successfully operated our truck dealership in Bountiful for the last 4 years with no city complaints and have upheld their standards to have a current business license issued by Bountiful city. Our hours of operation are from Monday-Friday 10-6 and Saturday 10-3. We would drastically improve the look and upkeep of the property through grounds and building maintenance. We do not anticipate more than 6-10 customers per day so the increase in traffic would be minimal. Our trucks are transported to the dealership from the local auctions and driven by our employees, so an increase in traffic or delivery trucks would be minimal if any. We would have around 30-50 trucks stored on the site for sale. We plan to do a compacted gravel parking lot so there would not be any increase in dust. We would be operating a mechanical repair shop for our trucks in the shop bays of the building, but we don't anticipate any pollutants or any affect on the surrounding area from this. We will be adding a 4'x6' sign to the front of the building as required by our dealer licensing requirements. Thank you for your consideration in determining the decision on our conditional use permit.

Kaden Hoskins
Owner-Hoskins Trucks

AFFIDAVIT

PROPERTY OWNER

STATE OF _____ }
COUNTY OF _____ }ss
}

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____.

(Notary Public)

Residing in _____, Utah

My Commission Expires _____

AGENT AUTHORIZATION

I (we), Ken Knighton, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Kaden Hosking 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.

Ken Knighton
(Property Owner)

(Property Owner)

Dated this 26th day of October, 2023, personally appeared before me Kenneth Knighton, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Whitney Black
(Notary Public)

Residing in Weber Co., Utah

My Commission Expires 01/29/2026





CENTERVILLE
city

PLANNING COMMISSION

Staff Report
8/28/2024

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

**PLANNING
COMMISSION**

Staff Report
8/28/2024

Item No. 2.

Title: Planning Commission Training - Module 2 "The General Plan"

Initiated By:

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Planning Commission Training discussion regarding "The General Plan" (if time allows for the training).

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. General Plan - 2

THE PLANNING PROCESS AND THE GENERAL PLAN



THE PLANNING PROCESS

Background

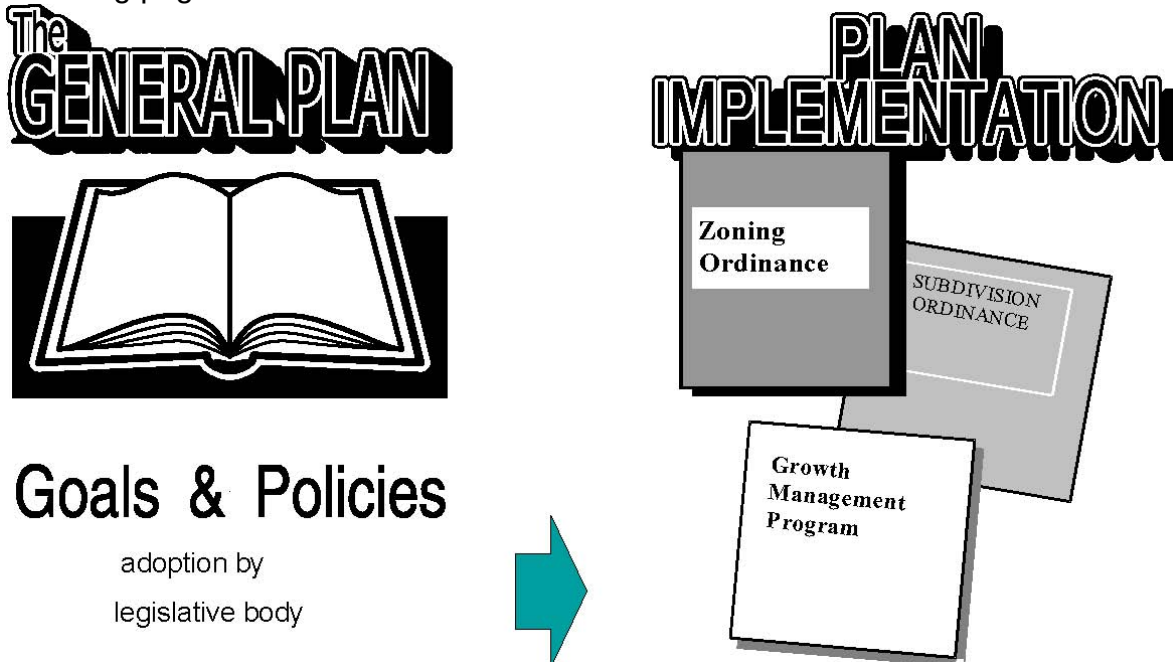
Many people have some common sense notions of what community planning is and why it is important. Few, however, have given the subject enough thought to enable them to describe or explain it, even though they engage in planning in their personal and family life, and certainly in their business activities. In fact, there may even be local planning directors who have difficulty in articulating their needs at budget time when facing the elected officials, many of whom may be quite skeptical of planning.

Land use planning as an official function of local government in America evolved very slowly through the 19th Century and became firmly established in the early years of the 20th Century. Our country had been a nation for nearly a century before people demanded that local governments exercise their Constitutional authority to protect the public health, safety and welfare. Zoning and land use regulation historically received legal recognition before the concept of comprehensive planning was defined and accepted as a function of local government. Daniel Burnham's 1909 Plan of Chicago is often regarded as America's first "comprehensive" plan. This plan, however, was concerned only with publicly owned lands and facilities. The concept of planning the future use of private properties along with inclusion of social and economic considerations was first introduced in the Comprehensive Plan of Cincinnati in 1925. As far back as 1913, the Massachusetts Legislature made it mandatory for all cities more than 10,000 populations to establish planning boards or commissions.

The pioneers of American planning realized that in order to be meaningful and effective, planning should be as free as possible from political pressures. It was also obvious from the beginning that citizen interest and participation were essential to the success of a planning program.

The Two Components of the Planning Process

Many people believe that community planning implies producing a "plan" such as the design of a building or a subdivision. The use of the term "planning," however, reveals that planning is much more than a static plan portrayed on a colored map. Planning may be more clearly perceived as an ongoing community process that consists of *two major components* — depicted graphically on the following page.



With acceptance and adoption by the legislative body, the process moves from the first component (plan) to the second (plan implementation) ... the transition from vision and goals to functional public policy.

The plan embodies the community goals and becomes a guide to public decisionmaking. Following adoption of the plan, the community employs the tools available to implement the plan. A plan, regardless of the time, thought, vision, or expense to produce it, is of no value if it is not put into action, or "plugged into" the decisionmaking process by implementation programs.

It can also be said that a magnificent set of land use regulations and programs set in motion with no guiding vision of the future (a plan) can lead only to public decisions that add up to no focused, comprehensible, or desired results.

Let's make it clear up front ... THE PLAN IS NOT LAND USE ORDINANCE, and THE LAND USE ORDINANCE IS NOT A PLAN! Understanding the distinction between the two is extremely important.

This handbook and program are focused on the first component of the process- THE PLAN, its purpose and preparation.

While many communities (the term includes cities, towns and counties) have developed without the sense of direction provided by a general plan and a sensible planning process, such a practice can be likened to building a home without a blueprint - we all know it can be done, but we are not so sure we would like to live there.

HOW SHALL WE PLAN OUR COMMUNITIES?

"If we are now to reinvest in America, consideration should be given to what kind of America we want to create. Our investments in transit must be supported by land use patterns which put riders and jobs within an easy walk of stations. Our investments in affordable housing should place families in neighborhoods where they can save dollars by using their autos less. Our investments in open space should reinforce regional greenbelts and urban limit lines. Our investments in highways should not unwittingly support sprawl, innercity disinvestment, or random job decentralization. Our investments in inner-cities and urban businesses ought to be linked by transit to the larger region, not isolated by gridlock. Our planning and zoning codes should help create communities, not sprawl."

Peter Calthorpe, The Next American Metropolis

Our community is a picture of US!

There are two important principles of human nature, one declares that the human physical community reflects the cultural values of its inhabitants; the other tells us that human survival depends upon the satisfaction of the basic human needs, such as food, shelter, companionship and fulfillment. A paradox of human communities is that sometimes certain ephemeral values become an obsession and result in a long term, perhaps imperceptible, deprivation of the important basic needs. An example might be the fascination of our culture with the automobile that mushroomed in the 1920s and was given a major thrust after World War II--and which probably hasn't yet peaked out.

The high value placed on speed and mobility has resulted in a major change in the character and quality of many communities. The human scale and close social interaction that defined "community" and served human need from the dawn of civilization was all but lost in many American urban areas within a human single life span.

The natural environment that has provided sustenance and assured human survival, has also been seriously threatened in many parts of the world by

cultural values that encourage dominance over nature rather than harmony with it.

Supply and Demand

The system of demand and supply that characterizes the dynamic American culture interacts within the natural environmental setting to create our communities. It is critical, therefore, that these systems are guided and balanced to assure that the resulting "built" environment is satisfying and sensitive to and protective of all human needs, the public interest, individual private interests and the environment upon which we depend for life itself. Rural and suburban residents travel regularly to cities to work, obtain medical care, education, and a wide range of other services they need to enrich their lives. Newspapers, radio and television also bring them in constant contact with ideas, news, and services available in the city. Urban and rural interests are increasingly interdependent in the growing metropolitan subregion; what affects one is generally important to the other. The planning of cities, towns and metro areas must be focused more and more upon the importance of local planning conducted within a regional context.

Much attention is focused on human exploitation of natural resources, the misuse of the land, and the increasingly complex organization of urban communities. Again and again the same conclusion is reached - if order is to be created out of chaos, the solution will be found in the process of rational, broadly-based planning and management. Few urban problems stop at the man-made boundary line.

The human community is a dynamic organism that is ever-changing. Every decision that effects physical development or community institutions, and the supporting region, should contribute to achievement of the community's goals - its vision.

Planning must win the hearts and minds of the elected officials...

.. The city council ... the county commission

There are many tools and programs designed to aid in the implementation of the community's long-range general plan. Hours, days, and months may be devoted to the plan preparation effort, and the plan may describe with flawless precision all possible tools and programs that will assure plan implementation. Experience shows, however, that probably the most effective implementation tool will be the "conversion" of the elected officials -- the legislative decision-makers and their advisors.

It is important that the governing body and directors of the administrative

departments are involved as much as possible in the plan preparation process. These officials must feel that the plan and its vision represent their own values and vision, and not just those of the planners or the citizens' committees. The chief administrators and department heads are important as team players because they are normally city hall or courthouse "fixtures," and as such are very influential. Elected officials are the bottom-line decision-makers, without their understanding and support, the plan will never be implemented. [Read the discussion of the legislative body as the "client" of the plan, page 22.]

WHAT, THEN, IS THE PLANNING PROCESS?

The " planning process" is the movement of community planning through the local governmental system - from citizens' visioning, goals and objectives to the articulation of public policy and ultimately to implementation.

The process of planning is the continuing effort to guide the many and varied decisions that must be made, to correct the errors of the past, and to hold serious misjudgments to a minimum.

Fred H. Bair, Jr., in his book *Planning Cities*, offers this definition of the planning process:

City planning is the systematic and continuing application of organized knowledge and foresight in pursuit of clearly defined and properly regulated urban development objectives. Physical form and function, the most obvious manifestations of city planning, are not the only elements of planning concern. The physical city is both the cause and effect of the social and economic city; and social and economic considerations are given increasing weight in urban planning.

As each new subdivision of land occurs -- whether it is for residential, commercial or industrial purposes -- the community of the future takes shape. The use that is made of the land, the physical organization of the developed area, and the resulting population densities, are the primary determinants of the need for municipal facilities and services. Only the development and redevelopment of land can establish the real property tax base of the community.

Logical patterns of land use shaped by the needs and desires of the various interactive development "systems" mentioned above can be established through planning and implemented by zoning and other land use development and management techniques.

The forces of thoughtless, piecemeal, lot-by-lot change are constantly threatening to erode the most desirable qualities or potential of a community. The change is usually slow and imperceptible and by the time the damage is

apparent, the cost of correction may be too great. Not only are the costs of correction great, but urban sprawl places a tremendous financial burden upon local government for the provision of services and infrastructure.

Most people want their community to be attractive and provide a varied and satisfying environment and lifestyle. Whether the community is a rural town, a suburban bedroom community, part of a continuous metropolitan agglomeration, or a tourist resort, its natural resources and the qualities that make it unique can be retained and enhanced only with a strong-willed, continuous community effort--a well-conceived process of decision-making.

Few of us can say honestly that we are satisfied with the environment we are creating within and around our communities. We need to cruise through the center of town at times, looking with as much objectivity as possible, and often we'll become aware of the repulsive and inefficient development that we are permitting to happen.



If the heart of our city or town is a drab, uncared for, and cluttered with signs, billboards. There is cause for legitimate concern.

***If we are honest, we cannot avoid asking, "Is this the best that we can do?"
Very likely it is not.***

The Planning Process is Continuous

Planning is more than the production of a general plan and some regulatory

ordinances. It is an ongoing process. For this reason, the type of planning program a community has adopted needs to be reassessed periodically, at least every 3-5 years, to take into account changing conditions in the community as well as new concepts in planning as they are developed.

For example, a community may have adopted a general plan that describes desired future development patterns, but which lacks a "staging" element for the development of raw ground; the community may wish to update the plan to incorporate the staged approach in order to prevent scattered development throughout the community. An older community may need to shift emphasis in the planning process gradually from development to the redevelopment of some sections of the community as they become old and deteriorated.

WHAT CAN WE EXPECT OF COMMUNITY PLANNING?

A community with an effective planning process is generally a community with bold and enlightened leadership.

. 📌 The basic purpose of planning is to improve and maintain community life and assure that our towns and their regions are satisfying places in which to live. As each community grows and develops and fits into the overall pattern of the region, the region prospers.

. 📌 Change will undoubtedly come to every community. The critical question always is. *What kind of change should it be?* The choice can be influenced considerably by the people who live in and govern each community. Change can be for better or worse; no human community is static. It is a dynamic organism. A community or region will either improve or deteriorate, grow or decline.

. 📌 Well-planned communities generally achieve a high degree of stability. Stability is more likely in a community which has a functional development process and which has articulated its goals and the methods by which it intends to accomplish them. In such a community, planning is important to the individual property owner as it provides assurance that investment in the community will be protected, and the quality of the neighborhood will not be eroded by incompatible development.



But on the other hand ...

There are results that planning cannot and should not be expected to accomplish. In some cases attempts at the improper use of planning have

resulted in failure and misunderstanding of its intended purpose.

. 📖 Planning cannot solve all the ills of any community. The mere fact that there is a planning commission or even a community general plan will not alone result in the correction of past mistakes or even in the prevention of new ones. To be effective, planning must be supported by policymaking and action programs. Far too many communities have fallen victim to the illusion that the unveiling of a spanking new plan is the end of all supportive effort and that the mere existence of a plan means that their worries are over.

. 📖 While it can be said that effective planning and land use regulation can result in more orderly and desirable growth, the process should never be used to build a fence around a community to keep others out. Planning and regulation should be regarded as a means to guide desirable development, not to prevent development.

. 📖 Planning should not be used to advance individual or pressure group interests. Planning, if it is to be useful, must be selfless. It must benefit the entire community - the "public interest."

THE LEGAL AUTHORITY FOR PLANNING

Do we have authority to prepare a community plan, and regulate land use? Yes, we do. The legal authority for local jurisdictions to conduct community planning is based upon three sources:

. **(a) The U.S. Constitution** -- The supreme source of governmental authority to protect the public health, safety and welfare — *the police power authority*.

. **(b) State Constitution and Statutes** -- The police power authority to protect public health, safety and welfare is reserved to the states; defined and described by the Utah State Constitution and state enabling statutes (Utah Code). Authority is delegated by the state through the enabling statutes to local governments (described by local ordinances.)

. **(c) Case law** -- Guidelines are defined by the courts with regard to the administration and application of the various regulations. To a large extent, the scope of valid land use regulation has been and probably will continue to be defined by court decisions.

The Police Power and State Enabling Legislation

The Tenth Amendment to the Constitution of the United States reserves to the states all powers that were not specifically delegated to the federal government by the Constitution. One of the powers reserved to the states is the "police power." Police power, as interpreted by the courts, permits the states to enact laws that promote the order, safety, morals, and general welfare of society. The authority to regulate land use and zoning falls within the general police powers

of the states.

The authority to conduct land use planning is delegated to the cities, towns and counties, as political subdivisions of the state, by enabling legislation that is enacted by the legislature and articulated in the state statutes (*Utah Code*).

While there are other statutes that endow local governments with the authority to plan for specific kinds of development or redevelopment, the broad powers that enable the governing bodies of cities and towns to engage in planning and land use regulation are found in the state enabling legislation.

UTAH CODE

Utah Code Title 10, Municipalities, Chapter 9, and Title 17a, Counties, Chapter 27a, The Land Use Development and Management -Part 4, The General Plan, are both reprinted in the Appendix to this handbook. It is very important that local officials become familiar with the Code provisions.

THE GENERAL PLAN

DEFINITION OF THE GENERAL PLAN

The general or comprehensive plan, as a published document adopted by the local government, becomes the official statement for the community that establishes and articulates the policies for future physical development. The general plan document describes the community's goals for its future and carries the goals through an analysis of the community to the policies and programs for goal implementation. The general plan embodies the statements of policy and description of the programs that will implement the policies. "Master plan" is a traditional description

— "city development plan" and "comprehensive plan" are also used. The term "general plan" is used by the Utah Code, and is preferred.

The Plan is a Compass



The importance of the general plan as a policy document cannot be overemphasized. The plan is a compass for the community. It indicates the course a community has chosen, and is a navigational tool which aids in following the course of development chartered by a community's representatives

and its people. No two communities need follow the same course, but without goals and a plan it is difficult to know what course, if any, a community is following. It is also difficult, if to identify the point at which the community wanders from its goals. *This does not mean that once set the course cannot be altered.* As with the ship at sea, when there are compelling reasons that suggest a need for change, someone in command, armed with adequate information and authority, should make the decision to alter the course. The plan should be designed initially to be up-datable; there should be a built-in mechanism to provide for mid-course corrections as changing needs or unforeseen events alter original goals.

A successful plan must be based upon thorough and accurate research. Using the data and insight gained by analysis of the research data, the various policy judgments of the plan are synthesized and presented as a unified document. That document, adopted by the local governing body, must be designed to be understandable, published, and made available to the public at large and still remain a policy statement useful as a guide to officials of the community.

THE PURPOSES OF THE GENERAL PLAN

The planner and author, T. J. Kent, proposed, in his book *The Urban General Plan*, six fundamental purposes of the general plan:

1. To improve the physical environment of the community as a setting for human activities--to make it more functional, beautiful, healthful, interesting, and efficient

This purpose is in accord with the broad objective of local government to promote and protect the health, safety, morals, order, convenience, prosperity and general welfare of the community. These responsibilities are exercised through the police power that is granted to local governments. The police power extends to many functions of government--beyond the functions of the police force.

2. To promote the public interest, the interest of the community at large, while respecting and protecting the interests of individuals or special interest groups within the community.

The comprehensive nature of the general plan contributes to this purpose, for it facilitates consideration of the relationship of any development issue to the overall physical development of the entire community. Because the plan is based on facts and on studies that attempt to be thorough and impartial, it helps to prevent arbitrary, capricious, and biased decisions.

The definition of what is the "public interest" is based largely upon how the courts have described it over the years. It is generally described as the public desire for health, safety, social equity, environmental quality, social choice and amenity.

3. To facilitate the democratic determination and implementation of the public policies that guide the community's physical development.

The plan is primarily a policy instrument. The plan constitutes an official declaration of the community's long-range goals and provides the basis for the programs that will accomplish the goals. By placing the responsibility for determining policies on the elected officials and providing an opportunity for citizen participation, the plan facilitates the democratic process.

4. To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

This purpose is intended to promote wiser decision-making, to achieve informed, constructive government. Through the general plan, the special knowledge of the professional planner is brought into the democratic political process.

5. To affect political and technical coordination in community development.

Political coordination signifies that a majority of the community is working toward the same ends. Technical coordination means that a logical relationship exists among the physical elements of the plan [see page 16], and the most efficient planning and scheduling of actual improvements is in place so as to avoid conflict, duplication and waste.

6. To inject long-range considerations into the determination of short-range actions. This is intended to achieve coordination through time, and to attempt to assure that day-to-day decisions will lead to achievement of longer-range (20-30 years) community goals. The extensive use of forecasts and the establishment of long-range concerns are significant features of the general planning process. The plan represents an effort to add the important time dimension to the decision-making process.

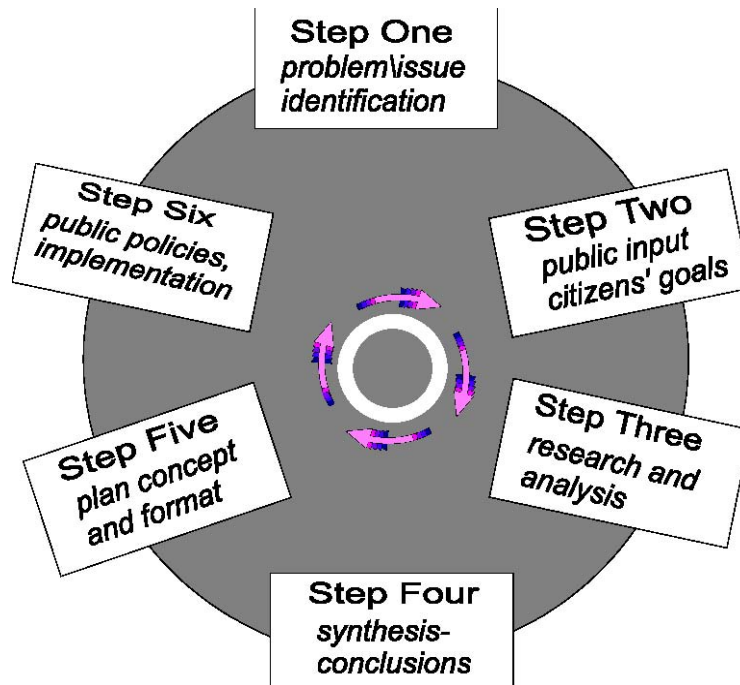
Steps to Plan Preparation

If you are going to plan, plan well and plan for action. If you aren't going to plan well and plan for action, don't mess with it.

Fred H. Bair, Jr., *PLANNING CITIES*

When the jurisdiction has a planning commission functioning and has provided for a professional staff or a consultant, it is ready to undertake preparation of the general plan.

There are logical steps to general plan production which are basic and quite typical. The steps to plan production are not prescribed by any formalized or standard format and may vary in methodology, step sequencing and final product. The steps described below are offered for information and guidance. It is important to understand that the diagram emphasizes the cyclical process of general plan preparation.



Planning is an ongoing process. When the public policies and implementing programs are in place, the cycle should be repeated.

STEP ONE

Problem & Issue Identification

When the professional staff or consultants who will assist the planning commissioners are selected, it is advisable for them to initiate a series of meetings, as needed, with the commission and other local officials, to identify important community issues, problems, needs, and pressures.

Such meetings are described as "scoping." The purpose is to gain first impressions and a consensus among appropriate and knowledgeable officials with regard to the type and scale of community needs and the resources that will be necessary to satisfy those needs.

STEP TWO

Goal - Setting Public Input

This vital step in the process of establishing community goals is citizen participation. Methods by which the attitudes and opinions of the local citizenry will be ascertained must be determined. Some suggestions follow:

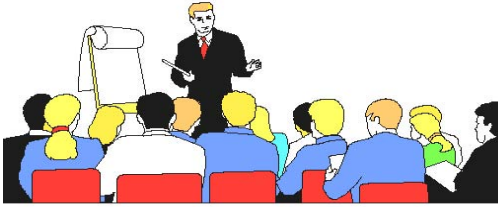
Community Surveys

Depending upon the size of the community, it may be advisable to consider conducting a community survey. Local officials often believe that collectively they understand the spectrum of values, attitudes and characteristics of their community. Despite their confidence, however, a well-conceived and professionally conducted community survey is almost invariably very revealing, sometimes surprising, and always highly useful. The type of survey selected can be by mail-out, door-to-door or telephone. Each has its advantages and disadvantages.

Whatever method is determined to work best for the community, the survey can generate some highly important information. First, the survey may include questions seeking demographic characteristics of the population and will provide an up-to-date estimate of such information as family size, age, employment (type and location), family income, type of residence, etc. The most recent US Census data is useful, but is generally several years out of date. The survey might also include questions asking each family where they most frequently acquire specific goods and services; this information can be very useful for economic development planning.

The survey can provide an opportunity to gain responses to important community issues. Questions might ask for opinions evaluating the quality of public services, attitudes toward growth and new development, proposed improvements, services needed, and so forth. The survey often becomes one of the most useful resources for the development of community goals.

Citizen Participation



Of critical importance to goal development in the planning process is the direct personal involvement of the citizens. It is possible that the community has permanent citizen organizations in place and functioning, such as neighborhood community councils. If so, the task of mobilizing the citizens for the preparation of planning goals could be assigned to this organization with guidance provided by the planning commission, staff or consultant. Most communities do not have an ongoing citizen advisory organization that is ready to jump into the process. In such case, a decision will have to be made as to the most effective method of gaining citizen participation.

The citizens should have a clear understanding and appreciation of their individual roles in helping to articulate the goals for their community.

It is important to make an effort to encourage all elements of the population to take part. This effort should not overlook the youth of the community. Some communities have involved high school students and found that they contributed important insights.

If a sufficient number of citizens make the effort to participate, it will be important and most effective to organize them into appropriate subcommittees. Each subcommittee should be assigned to one of the several specific topics of community interest that are tailored to address important community issues or problems (such as neighborhood or residential development, public parks and recreation, downtown improvement, traffic and streets, community growth, etc.) The subcommittees would be asked to develop goals for their topic of concern and produce a written statement

Other techniques have been employed for involving citizens. Some communities have preferred to target specific individuals for participation, and they are specially invited to attend. This technique may assure that the most knowledgeable or motivated residents will be taking part, however, it also bears the potential of being regarded as undemocratic or an attempt to "stack" the citizens' process with a particular point of view.

Next to the preparation of the citizens' goals themselves, the entire citizens' participation effort has a secondary purpose of assuring that all citizens have the opportunity to take part in the planning so that it will represent a consensus of the cultural values of the community. Community support for the final plan may depend to a great extent upon the citizens' perception of their participation (or

their opportunity for participation) in plan preparation. The fact that a well advertised, open and honest program for citizen participation was provided can contribute to a defense of the plan and its content in the event of criticism or legal challenge.

CITIZEN GOALS

There is a difference of opinion among planners as to whether the major data gathering and analysis step (described below) should occur before citizen participation. It is believed by some that the goal-setting stage will be enhanced by providing the citizens access to the data and its analysis. Others prefer that goal-setting precede data-gathering and analysis because, first of all, the citizens are involved immediately, and, secondly, the citizen input and ideas can suggest directions for the research and analysis. This latter alternative usually allows for re-involvement of the citizens' committees after the research and analysis stage to synthesize the goals with the research data and make modifications to the goals, as necessary. Either method has produced valid results.

The difficulty of arriving at a consensus for community development through a series of formalized goals is often evidenced when conflicting or contradicting goals are submitted by various interest groups that may be represented in the citizens' committees.

In order to overcome the adverse effect of the conflicts expressed by the various interest groups on the total planning process, it is necessary that input be obtained from as many such groups as possible. The local officials who are conducting the citizens' sessions should provide for a meeting at which the conflicting goals are presented to the entire group and differences discussed and resolved. Once the various groups become aware of the manner in which their interests affect others, and they themselves are affected by a particular issue, there will emerge, hopefully, a more unified statement of community goals and objectives.

The goal statement

Goals are general statements that express very broad ideals for the future of the community. Citizen committees should be directed to keep goal statements as broad as possible to confirm the community's resolve to achieve a great environmental or social ideal. An example might be: "This city should remain primarily a residential community and every effort should be made to maintain the residential atmosphere that now exists." Goal statements can be followed by more specific "objectives" suggesting how the goals might be achieved. A logical objective in support of this goal would be: "Future residential subdivision design should discourage fast, through traffic."

STEP THREE

Data gathering Research & Analysis

This step of plan production is normally regarded as the work conducted by the professional staff or consultant. In some communities, planning commission members may participate or contribute data or information.

Research is generally regarded as demanding the skill and time commitment of a professional. Much of the data that will be gathered and reviewed will be that which is generated or published by one of the various regional, state or federal government agencies and private institutions. Researchers in Utah are advantaged to have access to an abundance of relevant and current data available to them. Ideally, if there is a local planning staff, a major portion of the needed data will have already been gathered and made a part of the planning department's data base. The skill of the researcher is based upon his or her ability to know what information is needed and where to find it. The experienced professional knows also that merely collecting and reporting information is of no great value to the research effort. The challenge of research is the ability to interpret the data intelligently and creatively to gain the greatest possible knowledge and insight from it.

The Elements of the General Plan Required and Optional



Data gathering will concentrate on the elements that are identified by the Land Use Development and Management Act as the minimum required for a general plan. These elements are described in

Section 10-9a-403(2) or 17-27a-403(2).

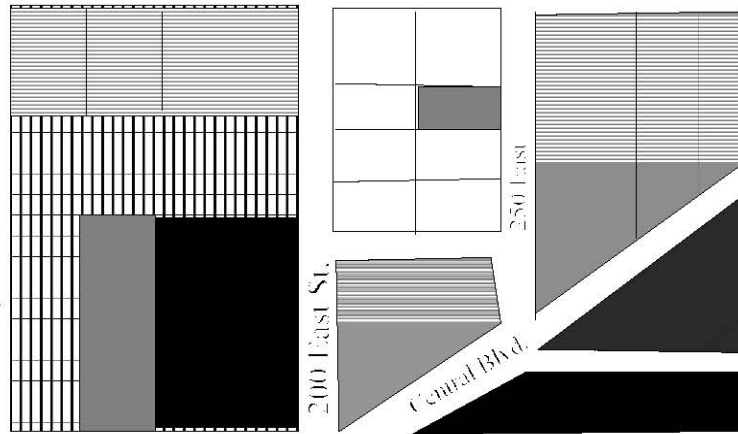
The required elements are:

- . • Land Use;
- . • Transportation;
- . • Moderate Income Housing.(cities only) These elements are briefly described on the following pages along with other elements that are regarded as important after the minimum requirement.

Land Use and The Land Use Plan

This element provides the basic recommendation for the location and relationship of the various land uses anticipated to be allowed in the jurisdiction during the life of the general plan. Existing land use is surveyed, mapped and described. The land use The social and housing analysis will help the citizens to understand each other and the characteristics of the local population; relating the social characteristics and the condition of housing and other elements of the built environment. Demographic data will help in determination of housing needs for the future -such as, where will residents live if when they their families are grown and they want to remain in the city.

element is presented as the Land Use Plan - a map of the desired distribution of the various land uses throughout the community. The plan will establish patterns of development as applied to a base map of the area to be planned. The Land Use Plan allows analysis of compatibility of land uses, Computer programs allow development of a land use map with the dominant use of each parcel of land ownership identified by color. The sample shown here is a land use map in black and white - a mapping method that can be used if color is not available.



Transportation and Circulation



Master Street Plan
Functional Classification
Regional Transportation Programs
Transit Oriented Design

The transportation and circulation element is concerned primarily with the quality of the street network and the efficiency of traffic movement. The development of a master street plan will allow for planning of traffic access to proposed future growth areas. This element will include functional classification of the local street system, current and projected traffic volumes on major streets. Accident rates, locations and trends and projections. Regional transportation planning critical. Regional planning underway or available in the area of the community will be accessed and will provide the broad context for transportation planning.

Housing and Social Conditions



Moderate Income Housing Planning
Neighborhood structure
Survey of housing quality and condition
Crime statistics

Environmental Analysis

*Topography Climate, microclimate Major natural features — potential hazards
Man-made environmental impacts Lands suitable for development (suitability
analysis)*

The environmental analysis will identify lands that are most suitable for development as well as potential natural hazards that could result in loss of life or property. The identification of the environmentally suitable lands for future growth will be helpful for potential developers as well as the decision-makers as they review development proposals and estimate holding capacity.

Population and Growth Analysis

*Estimates of current population
Projections of future population--area holding capacity
Demographics -- population characteristics
Family size
Age
Employment
Family income
Current Land Use - Holding capacity*

Economic Base Analysis

*Property and sales tax resources and trends Local government
revenues/expenditures Employment and average family income Major
community employers Community's primary and secondary market areas and
major competition*

The economic base analysis can provide an important data base for community economic development efforts as well as long-range planning. Not only is a good diagnosis of the community's economic health important for local decision-makers, but a community with well-researched and complete information can make it available immediately to potential investors or developers

Public Facilities and Utilities

Current condition and future demand for water, sewer, power,

etc.

Parks, playgrounds, and open space

Local government office - police and fire facilities

Schools — adequacy and conditions

The public facilities element involves the various publicly provided activities such as parks, playgrounds, schools, public safety and civic buildings. This analysis will identify areas of the community where parks or playgrounds are needed most, and determine adequacy of utilities to service anticipated growth.

Visual and Aesthetic Quality -- Community Design

Survey of visual assets and liabilities

Preparation for urban design study.

Studies of specific visual problems

Potential for historic or cultural preservation

A thorough analysis of the visual quality of the community can contribute to recommendations for community design and the urban design elements. The survey will focus attention upon the potential for improving the appearance of the community which can contribute considerably to local pride as well as helping to achieve economic development goals. A visual survey offers an interesting insight into the cultural values of the residents.

As data is gathered and research advances to a point at which the quantity and quality of the information is sufficient, researchers should begin their final analysis. There should be adequate information to develop chronological trends which illustrate the direction the community is going in such elements as economic development, tax base, and many others. Similar information about neighboring communities should be gathered in order to assess the subject community's competitive position in the region, and allow comparison. It is important that the data be reviewed thoughtfully and creatively in order for the analysis to be most useful. As the insights emerge, it is advisable for the professionals to work closely with the planning commission and local officials to assure their understanding and support before final publication.

STEP FOUR

Synthesis & Conclusions

In the pursuit of a plan which has a solid set of achievable goals and objectives, it is important for the preparers of the plan to review their analysis and compare it with the citizens' goal statements. This allows an opportunity to test the goals statements with the realities of the community's economic base, growth projections, and other important conclusions derived from the analysis.

The result of this review may suggest that the citizens' goals be modified to respond more closely to community capabilities and assure implementation. Any modifications should, of course, be presented to the citizen groups at public meetings with citizen involvement. This summarizing of the data and synthesis with citizen input allows the development of final conclusions. The summary and conclusions will provide the rationale and background for the development of the policies and implementing programs -- the guidance system. The conclusions provide the logical starting point when it comes time to review and up-date the plan.

STEP FIVE

Plan Concept & Format

As conclusions and recommendations materialize, the participants must perceive the community concept, or urban form, that will satisfy citizen goals and fulfill the purpose of the plan. The plan document should offer alternatives for the final concept. The quality and clarity of the plan document will contribute to its success.

The Plan Concept

There are many concepts for the form of the community. The popular or "trendy" concept for ideal community form changes periodically. The most effective and acceptable concept that is selected should be based upon local capabilities, values, and a careful review of the alternatives. The choice of community form will evolve from a review and understanding of alternatives, and the consideration of the conclusions of the research — basic grasp of the environmental constraints, economic base, growth potential and desired or supportable densities. The choice of concept may be based upon a goal to prevent future sprawl, avoid sensitive lands, or reduce traffic congestion.

Sustainability --

There is considerable research currently available describing the need for all human communities to protect important natural resources and assure a liveable environment for future generations. This deserves serious investigation and understanding. Basically, the goal of sustainability is to establish sustainable communities by balancing economic development and environmental protection in accord with the carrying capacity of the land.

Sustainability treats the conservation of the natural environment and the development of the human community as equally important. The urban form that enables sustainability may vary, but generally emphasizes compact development, mixed residential and commercial uses, opportunities for social interaction and participation, and preservation of open spaces.

Walkable Communities/Smart Growth

Citizens and professionals who are working together to prepare a general plan should take the opportunity to explore contemporary plan concepts. Many of these have been carefully conceived to address the changes in our national lifestyle and values, and the negative consequences of perpetuating past mistakes. This is important even in the areas that seem to be remote from the congestions and sprawl

— the point is that those problems can possibly be avoided by creative and thoughtful planning well in advance of the impact.

It is of great interest to Utahns that well-planned communities are an important part of this state's heritage. The Plat of the City of Zion, a concept for human-scaled, nurturing towns and cities was created by LDS Church Founder Joseph Smith, and brought across the plains by the pioneers and implemented by Brigham Young. The concepts contained in the Plat of Zion were ahead of their time. Many of them are reflected in the contemporary concepts that are gaining interest in many areas of the USA - the call for "Walkable Communities and Smart Growth. These ideas are driven by the perception of the need to reduce

dependance upon the automobile and return to urban environment that is socially cohesive, diverse, and interactive. The preparation for the general plan should include careful consideration of community design concepts.

PLAN FORMAT

The plan document should be designed to clarify a logical progression from citizen goals through insightful research to plan concept and finally to recommended implementation policies. The visual quality and clarity of the plan document will contribute considerably to its acceptance and understanding by citizens as well as elected officials. The plan document, or at least a useful summary, should be suitable for easy reference by decision-makers. If the general plan is regarded as insignificant or incomprehensible,. It will be ignored and its message soon forgotten.

Clear recommendations for implementation of each proposed policy is essential. This is emphasized by Step Six.

STEP SIX
**Public Policies
Implementation
Strategies**

When the legislative body adopts the plan, it has accepted a set of policies that accompanied the plan recommendations. If the plan does not offer recommended policies, they must be prepared, following the plan goals, and adopted to assure plan implementation.

The concept for a result-oriented planning process places great emphasis upon the interaction and partnership of the planning commission and professional planners, with the decision-makers and upon an understanding of the political process. The policies establish the decision-makers' commitment to the goals of the plan, and the identification of the implementing programs by which the policies will be translated into action. The most common programs for implementation include land use regulations (zoning, subdivision standards), and redevelopment activities.

A policy statement should be brief, specific and unambiguous in order that a decision-maker can understand its full implications and commit confidently to its

implementation. The example of an objective, offered in Step Five, above, ("Future residential subdivision design should discourage fast, through traffic.") is close to being an acceptable policy statement. It might be even more specific, however, and declare: "Maximum vehicular speeds on local residential streets, as identified in the Master Street Plan, shall be 25 miles per hour."

An example of policies related to programs.

Opportunities and Problems: X City, located in the eastern part of Y County, contains a number of relatively large lakes which could serve as excellent recreation areas. However, many homes with inadequate sewer systems have been constructed near the shoreline which has resulted in increasing pollution of the lake. In addition, a feedlot located on a stream which feeds the lake has contributed to the excessive algae growth in the lake (problem).

Policies

1. Locate and establish community parks adjacent to lakes to serve the recreation needs of the community and also to provide public access to the lakes.
2. Control the density of residential development along lakeshore.
3. Ensure that private sewer systems for lakeshore homes are adequate.

Programs

1. Acquire 100 acres adjacent to the west end of the lake for park purposes during the next year. Council action.
2. Enact shoreland zoning ordinance to control residential development along the lakes. Planning Commission prepare and recommend to the Council
3. Prepare a lakeshore development plan. Planning Commission shall work with the Public Works Department and seek a qualified consultant.

The general plan may be expressed graphically in both maps and in statements describing the major policies, standards, plans and programs intended to guide physical development.

Planning maps show relationships to be sought among the major features and land uses of the city--its neighborhoods, businesses, institutional and industrial centers and its major streets. They may also show the proposed distribution of public facilities, such as schools, and can identify major land-reservations, such as parks. Because the community plan deals with a geographically defined area, maps and their overlays are very important. Maps can be of special value to

illustrate the need for changes in the transportation network and the alternative proposals for development. Maps used in conjunction with supporting data provide a visual tool for the planning commission to point out potential problems and opportunities.

WHO IS THE CLIENT OF THE GENERAL PLAN??

The general plan is an important public policy document. It is important to determine the primary user of the plan--the client whose requirements must be met first. The different views on the primary client of the plan follow from the different concepts of the role of city planning in local government.

T. J. Kent, Jr., author of the *Urban General Plan*, suggests that the city council or county commission, as the legislative policy-makers, should be the principal client of the general plan. Land use planning is primarily a policy-making activity of the governing body. Every important physical development policy with which the local government is involved must eventually come before the city council or county commission for final determination and action. Effective community planning cannot be sustained without the responsible participation of the legislative body. The Utah Code, Titles 10 and 17, *Land Use Development and Management*, empowers the legislative body with authority to approve the general plan.

The general plan, thus, should be conceived primarily as a legislative policy document, rather than a complex technical instrument to be understood only by the professional staff and possibly some members of the planning commission. In reality, every planning decision of significance must be made in the council or commission chamber; such decisions cannot be made in the planning office. Those who initially formulate a plan must follow through and present it, with its controversial judgments exposed, to the members of the council. The professional planners must seek to make their technical findings and professional judgments convincing to the council members and commissioners.

The general plan should include the recommended policies for community development. If the planning commission and the elected officials find that they disagree, they should work together to resolve the differences. The policies should represent the focus of understanding and agreement between the planners and the legislative body.

Some planners argue that elected officials do not have the time to acquire an understanding of a plan or to take part in its preparation. It is true that deliberation over the general plan will occupy much of the time of the elected officials, but, from the viewpoint of the community as a whole, this is one of their most important responsibilities. The plan is often controversial in one respect or

another, and will demand attention.

Ad hoc decision-making

Unfortunately, there are elected officials who may avoid their responsibility for policy development and implementation. They may be reluctant to commit themselves to long-range policies which may one day prove bothersome or embarrassing. They want to reserve the option to make all decisions on an ad hoc basis without regard for consistency. They call this ad hoc procedure "deciding an issue on its merits." This attitude increases the opportunities for favoritism and allows the elected officials to decide an issue by counting up the potential votes on both sides.

The majority of elected officials, fortunately, prefer to deal with problems and needs by establishing long-range policies and maintaining consistency in their actions. They recognize the need for guidance as they review the diverse, complex physical development issues that come before them each week. A frequently asked question at council/commission meetings is: "What is our policy on an issue such as this?" Rather than referring to previous decisions, regarded as precedents, on similar matters, the question would be better answered by referring to well-conceived policies expressed in a general plan.

ADOPTING THE GENERAL PLAN

The Land Use Development and Management Act, Titles 10 and 17 of the Utah Code, enables local governments to conduct planning and zoning activities. The Act provides identical steps for municipalities and counties to adopt the general plan. The steps are contained in Sections 10-9a-404 and 17-27a-404.

The steps are as follows:

- (1)(a) After completing a proposed general plan for all or part of the area within the municipality (county), the planning commission shall schedule and hold a public hearing on the proposed plan.
- (b) The planning commission shall provide reasonable notice of the public hearing at least 14 days before the date of the hearing.
- (c) After the public hearing, the planning commission shall make changes to the proposed general plan.
- (2) The planning commission shall then forward the proposed plan to the legislative body.
- (3)(a) The legislative body shall hold a public hearing on the proposed general plan recommended to it by the planning commission.
- (b) The legislative body shall provide reasonable notice of the public

hearing at least 14 days before the date of the hearing.

(4) After the public hearing, the legislative body may make any modifications to the proposed general plan that it considers appropriate.

(5) The legislative body may:

(a) adopt the proposed general plan without amendment;

(b) amend the proposed general plan and adopt or reject it as amended;
or:

(c) reject the proposed general plan.

The Utah Code further provides:

(6)(a) The general plan is an advisory guide for land use decisions.

(b) The legislative body may adopt an ordinance mandating compliance with the general plan. [See paragraph below.]

Section 303 (6)(b) allows the local government to require that all land use regulations comply with the general plan. It is considered by many that the ideal planning process is one that insists that all land use regulations and decisions follow the goals and guidelines of the general plan. This option of requiring consistency was introduced into the state enabling legislation at the time of the 1991 recodification. Some local governments have established their commitment to the plan and the process by enacting a "consistency" ordinance. Others prefer to retain flexibility, or have not yet found a satisfactory definition of "compliance."

**PRESERVING THE INTEGRITY OF THE
PLAN AND THE PLANNING PROCESS**

The challenge of private interests.

It is all too clear that private forces act upon the local market to determine location, land uses, and the quality and form of construction in ways that exclude most public reviews and controls. The very nature of the free market places most private decisions beyond the formal framework of public planning. The resulting relationship may be traditional, but to conclude that it is a satisfactory one for the future ignores the fundamental dilemma of the community. Private rights must be respected, but there are also occasions when they must be subordinated to the public interest.

The public interest.

The "public interest" which the makers of planning policy aspire to reflect is under constant challenge by the very nature of human ego, self-interest and the basic pluralism of our society. Planning provides some well-defined ideals, but there is usually a gap between ideal and practice, and the ideals of planning can be

approached through the day-to-day compromises and adjustments made by planning administrators and elected officials.

It is well for public planners, indeed for all public officials, to recognize without undue cynicism, the nature of political power and the impact it has on public policy. Through understanding, the public official may cope more effectively with those elements of power which seek to be self-serving only. At the same time, it is necessary to cultivate community support for the planning process if it is to be successful.

PROFESSIONAL ASSISTANCE

Planning commissioners are generally not professional planners and are not expected to be qualified to conduct the technical research and analysis, or to deal with complex legal interpretations. For this reason, a planning consultant, or other source of technical planning assistance, should be called upon to assist in plan preparation and review. A planning commission should, at least, provide for professional planning assistance during the production of the general plan.

The governing body may be resistant to encouraging the acquisition of professional assistance because of a perceived high cost. Hiring a professional planner is challenging for both the commission and the elected officials. It is advisable to hire the best qualified assistance that the budget will allow. Cutting corners in the acquisition of guidance on complex and technical matters can prove to be poor economy.

Sources of technical planning assistance range from that provided by other governmental agencies (county, region or state), a planning consultant, or installation of a full-scale planning department with a planning director. When community leaders decide to seek outside assistance, they have the following options available.

Help from other government agencies --Some county planning agencies in Utah provide direct planning assistance for a variety of services to the municipalities within their jurisdiction using specific contractual arrangements. These services may vary, but often include staffing the planning commission, assisting in the development and implementation of general plans and zoning ordinances, or assisting in the review of development proposals.

The staffs of the seven regional associations of government in Utah (AOGs) are equipped to provide information and assistance to local governments. The AOGs can provide assistance to local governments in many aspects of planning and land use regulation. The Associations of Government serve Utah counties as follows:

Bear River Association, Logan -- Box Elder, Cache, Rich

*Wasatch Front Regional Council, Bountiful -- Davis, Morgan, Salt Lake,
Tooele, Weber*

Mountainlands Association, Provo -- Summit, Utah, Wasatch

Uintah Basin Association , Roosevelt -- Daggett, Duchesne, Uintah

*Six-County Association, Richfield -- Juab, Millard, Piute, Sanpete, Sevier,
Wayne*

South East Association, Price -- Carbon, Emery, Grand, San Juan

*Five County Association, St. George -- Beaver, Garfield, Iron,
Kane, Washington*

The advantage of working with other government agencies is that the agencies and the counties may be able to underwrite a portion of the cost of the planning program through the use of funding sources available to them.

The staff of the Center for Public Policy & Administration, University of Utah, is always ready and willing to answer questions and provide help and resources.

Assistance of a planning consultant --The community may decide to hire a planning consultant to assist local officials in developing a plan. If this approach is selected, care should be exercised in interviewing, selecting and hiring the consultant to ensure that there is no misunderstanding about the type of studies the consultant should conduct, the costs of such services, and the consultant's experience and qualifications.

SUMMARY

The Plan as a Legal Defense

Establishing a general plan prior to the adoption of a zoning ordinance is not only good planning practice, but is the best legal defense of a zoning ordinance. Land use regulations will enjoy a far more secure position in the event of legal challenge if they are supported by a thorough and approved community general, or comprehensive, plan. The courts normally are not inclined to question policies and programs contained in an adopted general plan, or an ordinance based on such a plan, unless the particular zoning provision is clearly arbitrary or exceeds the police power. If a community has failed to adopt a general plan, the courts are less likely to uphold a legally challenged zoning provision since there would

be a lack of evidence of explicit community policy to support the regulations.

The planner, the planning commission members, or the local administrator, may believe they are powerless before an awesome coalition of opposition.

It should be pointed out that detractors are generally concerned about the community and may be willing to re-evaluate their special interests with respect to the broader good and an enlightened public policy. The planner and the planning commission members, employing sensitive, continuous contact with community leaders and their representatives, are in a unique position to educate, influence, and thereby affect behavior.

If the planning process is to be successful, it must be regarded by the community as something other than abstract design. Like wealth or social status, skill and knowledge can be transformed into influence and power. The potential for power and influence, however, is not the equivalent of its exercise

Should the plan be changed??

Fred Bair offers a profound concluding observation:

A comprehensive plan is of course essential to the best kind of community development. It should be a carefully-designed composite of objectives and priorities and controls, based on the best possible analysis and balancing of needs, trends, potentials, resources and desires. But a plan, as such, is a summation of what your present knowledge and foresight indicate what you should do farther along in time. As you get farther along in time, you will know more about what you should do at that particular juncture , and you may change your ideas about that seems to be on down the road.

So a plan, with its train of regulatory devices, is for changing. And in planning, nothing is more important than the principles which guide changes in the plan.

It is necessary both to have a plan and to know when and why and how to change it. Unless the changes come as new knowledge and wisdom is acquired, the plan becomes the dead hand of the past and it points uselessly in all directions at once. But if the basic principles are sound, changes guided by those principles will be sound, and the plan as it changes some of its exterior forms will continue to be a consistently functional guide to action.

Frederick H. Bair, Jr., *Bair Facts*, Chandler-Davis Publishing Company, NJ.

APPENDIX

Utah Code Land Use Development and Management Act Title 10, Chapter 9a - Municipalities

General Plan

10-9a-401. General plan required -- Content.

(1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and
- (b) growth and development of all or any part of the land within the municipality.

(2) The plan may provide for:

- (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
- (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
- (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
- (d) the use of energy conservation and solar and renewable energy resources;
- (e) the protection of urban development;
- (f) the protection or promotion of moderate income housing;
- (g) the protection and promotion of air quality;
- (h) historic preservation;
- (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and
- (j) an official map.

(3) Subject to Subsection **10-9a-403(2)**, the municipality may determine the comprehensiveness, extent, and format of the general plan.

10-9a-402. Information and technical assistance from the state.

Each state official, department, and agency shall:

- (1) promptly deliver any data and information requested by a municipality unless the disclosure is prohibited by Title 63, Chapter 2, Government Records Access and Management Act; and
- (2) furnish any other technical assistance and advice that they have available to the municipality without additional cost to the municipality.

10-9a-403. Plan preparation.

(1) (a) The planning commission shall provide notice, as provided in Section **10-9a-203**, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

- (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
- (ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and
- (iii) for cities, an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.
 - (b) In drafting the moderate income housing element, the planning commission:
 - (i) shall consider the Legislature's determination that cities should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people desiring to live there; and
 - (B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
 - (ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:
 - (A) rezone for densities necessary to assure the production of moderate income housing;
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;
 - (E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
 - (F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
 - (G) consider utilization of affordable housing programs administered by the Department of Community and Culture.
- (3) The proposed general plan may include:
 - (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
 - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
 - (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
 - (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation; and
 - (ii) the diminution or elimination of blight; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
 - (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
 - (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other

appropriate action;

(f) provisions addressing any of the matters listed in Subsection **10-9a-401(2)**; and

(g) any other element the municipality considers appropriate.

10-9a-404. Public hearing by planning commission on proposed general plan or amendment -- Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.

(1) (a) After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.

(b) The planning commission shall provide notice of the public hearing, as required by Section **10-9a-204**.

(c) After the public hearing, the planning commission may modify the proposed general plan or amendment.

(2) The planning commission shall forward the proposed general plan or amendment to the legislative body.

(3) The legislative body may make any revisions to the proposed general plan or amendment that it considers appropriate.

(4) (a) The municipal legislative body may adopt or reject the proposed general plan or amendment either as proposed by the planning commission or after making any revision that the municipal legislative body considers appropriate.

(b) If the municipal legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for its consideration.

(5) The legislative body shall adopt:

(a) a land use element as provided in Subsection **10-9a-403(2)(a)(i)**;

(b) a transportation and traffic circulation element as provided in Subsection **10-9a-403(2)(a)(ii)**; and

(c) for all cities, after considering the factors included in Subsection **10-9a-403(2)(b)(ii)**, a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

10-9a-405. Effect of general plan.

Except as provided in Section **10-9a-406**, the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

10-9a-406. Public uses to conform to general plan.

After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.

10-9a-407. Effect of official maps.

(1) Municipalities may adopt an official map.

(2) (a) An official map does not:

(i) require a landowner to dedicate and construct a street as a condition of development approval, except under circumstances provided in Subsection (2)(b)(iii); or

(ii) require a municipality to immediately acquire property it has designated for eventual use as a public street.

(b) This section does not prohibit a municipality from:

(i) recommending that an applicant consider and accommodate the location of the proposed streets in the planning of a development proposal in a manner that is consistent with Section **10-9a-508**;

(ii) acquiring the property through purchase, gift, voluntary dedication, or eminent domain; or

(iii) requiring the dedication and improvement of a street if the street is found necessary by the municipality because of a proposed development and if the dedication and improvement are consistent with Section **10-9a-508**.

10-9a-408. Biennial review of moderate income housing element of general plan.

(1) The legislative body of each city shall biennially:

(a) review the moderate income housing plan element of its general plan and its implementation; and

(b) prepare a report setting forth the findings of the review.

- (2) Each report under Subsection (1) shall include a description of:
- (a) efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
 - (b) actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing;
 - (c) progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and
 - (d) efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.
- (3) The legislative body of each city shall send a copy of the report under Subsection (1) to the Department of Community and Culture and the association of governments in which the city is located.
- (4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection **10-9a-404**(5)(c), a plaintiff may not recover damages but may be awarded only injunctive or other equitable relief.

Title 17-Chapter 27a-Counties

General Plan

17-27a-401. General plan required -- Content -- Provisions related to radioactive waste facility.

- (1) In order to accomplish the purposes of this chapter, each county shall prepare and adopt a comprehensive, long-range general plan for:
- (a) present and future needs of the county; and
 - (b) growth and development of all or any part of the land within the unincorporated portions of the county.
- (2) The plan may provide for:
- (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
 - (d) the use of energy conservation and solar and renewable energy resources;
 - (e) the protection of urban development;
 - (f) the protection or promotion of moderate income housing;
 - (g) the protection and promotion of air quality;
 - (h) historic preservation;
 - (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and
 - (j) an official map.
- (3) (a) The plan shall include specific provisions related to any areas within, or partially within, the exterior boundaries of the county, or contiguous to the boundaries of a county, which are proposed for the siting of a storage facility or transfer facility for the placement of high-level nuclear waste or greater than class C radioactive nuclear waste, as these wastes are defined in Section **19-3-303**. The provisions shall address the effects of the proposed site upon the health and general welfare of citizens of the state, and shall provide:
- (i) the information identified in Section **19-3-305**;
 - (ii) information supported by credible studies that demonstrates that the provisions of Subsection **19-3-307**(2) have been satisfied; and
 - (iii) specific measures to mitigate the effects of high-level nuclear waste and greater than class C radioactive waste and guarantee the health and safety of the citizens of the state.
- (b) A county may, in lieu of complying with Subsection (3)(a), adopt an ordinance indicating that all proposals for the siting of a storage facility or transfer facility for the placement of high-level nuclear waste

or greater than class C radioactive waste wholly or partially within the county are rejected.

(c) A county may adopt the ordinance listed in Subsection (3)(b) at any time.

(d) The county shall send a certified copy of the ordinance under Subsection (3)(b) to the executive director of the Department of Environmental Quality by certified mail within 30 days of enactment.

(e) If a county repeals an ordinance adopted pursuant to Subsection (3)(b) the county shall:

(i) comply with Subsection (3)(a) as soon as reasonably possible; and

(ii) send a certified copy of the repeal to the executive director of the Department of Environmental Quality by certified mail within 30 days after the repeal.

(4) The plan may define the county's local customs, local culture, and the components necessary for the county's economic stability.

(5) Subject to Subsection 17-27a-403(2), the county may determine the comprehensiveness, extent, and format of the general plan.

17-27a-402. Information and technical assistance from the state.

Each state official, department, and agency shall:

(1) promptly deliver any data and information requested by a county, unless the disclosure is prohibited by Title 63, Chapter 2, Government Records Access and Management Act; and

(2) furnish any other technical assistance and advice that they have available to the county without additional cost to the county.

17-27a-403. Plan preparation.

(1) (a) The planning commission shall provide notice, as provided in Section 17-27a-203, of its intent to make a recommendation to the county legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the unincorporated area within the county.

(c) (i) The plan may include planning for incorporated areas if, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.

(ii) Elements of the county plan that address incorporated areas are not an official plan or part of a municipal plan for any municipality, unless it is recommended by the municipal planning commission and adopted by the governing body of the municipality.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and

(iii) an estimate of the need for the development of additional moderate income housing within the unincorporated area of the county, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that counties should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live there; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

- (A) rezone for densities necessary to assure the production of moderate income housing;
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the county;
 - (E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
 - (F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
 - (G) consider utilization of affordable housing programs administered by the Department of Community and Culture.
- (3) The proposed general plan may include:
- (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
 - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
 - (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
 - (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation; and
 - (ii) the diminution or elimination of blight; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
 - (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected county revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
 - (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
 - (f) provisions addressing any of the matters listed in Subsection **17-27a-401(2)**; and
 - (g) any other element the county considers appropriate.

17-27a-403. Plan preparation.

- (1) (a) The planning commission shall provide notice, as provided in Section **17-27a-203**, of its intent to make a recommendation to the county legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.
- (b) The planning commission shall make and recommend to the legislative body a proposed general plan for the unincorporated area within the county.
- (c) (i) The plan may include planning for incorporated areas if, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.
- (ii) Elements of the county plan that address incorporated areas are not an official plan or part of a municipal plan for any municipality, unless it is recommended by the municipal planning commission and adopted by the governing body of the municipality.
- (2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for

housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and

(iii) an estimate of the need for the development of additional moderate income housing within the unincorporated area of the county, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that counties should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live there; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the county;

(E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;

(F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and

(G) consider utilization of affordable housing programs administered by the Department of Community and Culture.

(3) The proposed general plan may include:

(a) an environmental element that addresses:

(i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and

(ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

(b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:

(i) historic preservation; and

(ii) the diminution or elimination of blight; and

(iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

(d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected county revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

(e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other

appropriate action;

- (f) provisions addressing any of the matters listed in Subsection **17-27a-401(2)**; and
- (g) any other element the county considers appropriate.

17-27a-405. Effect of general plan.

(1) Except for the mandatory provisions in Subsection **17-27a-401(3)(b)** and Section **17-27a-406**, the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

(2) The legislative body may adopt an ordinance mandating compliance with the general plan, and shall adopt an ordinance requiring compliance with all provisions of Subsection **17-27a-401(3)(b)**.

17-27a-406. Public uses to conform to general plan.

After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.

17-27a-407. Effect of official maps.

(1) Counties may adopt an official map.

(2) (a) An official map does not:

(i) require a landowner to dedicate and construct a street as a condition of development approval, except under circumstances provided in Subsection (2)(b)(iii); or

(ii) require a county to immediately acquire property it has designated for eventual use as a public street.

(b) This section does not prohibit a county from:

(i) recommending that an applicant consider and accommodate the location of the proposed streets in the planning of a development proposal in a manner that is consistent with Section **17-27a-507**;

(ii) acquiring the property through purchase, gift, voluntary dedication, or eminent domain; or

(iii) requiring the dedication and improvement of a street if the street is found necessary by the county because of a proposed development and if the dedication and improvement is consistent with Section **17-27a-507**.

17-27a-408. Biennial review of moderate income housing element of general plan.

(1) The legislative body of each county with a population over 25,000 shall biennially:

(a) review the moderate income housing plan element of its general plan and its implementation; and

(b) prepare a report setting forth the findings of the review.

(2) Each report under Subsection (1) shall include a description of:

(a) efforts made by the county to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;

(b) actions taken by the county to encourage preservation of existing moderate income housing and development of new moderate income housing;

(c) progress made within the county to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and

(d) efforts made by the county to coordinate moderate income housing plans and actions with neighboring counties and municipalities.

(3) The legislative body of each county with a population over 25,000 shall send a copy of the report under Subsection (1) to the Department of Community and Culture and the association of governments in which the county is located.

(4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection **17-27a-404(6)(c)**, a plaintiff may not recover damages but may be awarded only injunctive or other equitable relief.

17-27a-409. State to indemnify county regarding refusal to site nuclear waste -- Terms and conditions.

If a county is challenged in a court of law regarding its decision to deny siting of a storage or transfer facility for the placement of high-level nuclear waste or greater than class C radioactive waste or its refusal to provide municipal-type services regarding the operation of the storage or transfer facility, the state shall indemnify, defend, and hold the county harmless from any claims or damages, including court costs and

attorney fees that are assessed as a result of the county's action, if:

(1) the county has complied with the provisions of Subsection **17-27a-401(3)(b)** by adopting an ordinance rejecting all proposals for the siting of a storage or transfer facility for the placement of high-level nuclear waste or greater than class C radioactive waste wholly or partially within the boundaries of the county;

(2) the county has complied with Subsection **17-34-1(3)** regarding refusal to provide municipal-type services; and

(3) the court challenge against the county addresses the county's actions in compliance with Subsection **17-27a-401(3)(b)** or **17-34-1(3)**.



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
8/28/2024

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

Planning Commission Draft Minutes - August 14, 2024 Meeting

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 08-14-24 PC

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, August 14, 2024
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

Shawn Hoth
Layne Jenkins
Tyler Moss
Mason Kjar, Chair
LaRae Patterson, Vice Chair

MEMBERS ABSENT

Matt Larsen
Amanda Jorgensen

STAFF PRESENT

Mike Eggett, Community Development Director
Lisa Romney, City Attorney
Sydney DeWees, Planner
Jennifer Robison, City Recorder

VISITORS

Mitch Vance
Glenn Girsberger

LEGISLATIVE THOUGHT/PRAYER Commissioner Patterson

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – ZONING CODE AMENDMENT PROPOSAL – 12.41.060(B)(NEW 7), COMMERCIAL PLANNED DEVELOPMENTS

Community Development Director Mike Eggett presented a zoning code amendment proposal which would allow development agreement amendments to control over the PDO (Planned Development Overlay) regulations in case of conflict. Different perspectives on long-term economic viability and flexibility in planning developments were discussed.

The applicants, representing JF Legacy Partners LLC, argued that the planned commercial uses for their property were not economically feasible under the current zoning and sought the amendment to enable more viable planning options. Staff expressed caution regarding the broad application potential of such an amendment and implications for public process and municipal control.

Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar closed the public hearing.

Commissioner Kjar **moved** to table the request from Mitch Vance, representing JF Legacy Partners LLC, for a Zoning Text Amendment regarding CZC 12.41.060(b)(new 7) "Uses Allowed in Commercial Planned Developments" until such a time as a redrafted form could come in front of the commission that addresses the commissions concerns noticed today, including:

1. The potential uses by bad actors

2. The potential that the language could include trigger conditions, such as that this section only applied to amendments that have been adopted and gone through the original PDO process and have all of the protections of the public process already in place such that this language would act as an escape hatch at a future point on that development agreement.

Commissioner Hoth seconded the motion, which passed by a unanimous vote (5-0).

PUBLIC HEARING – ZONING CODE AMENDMENT PROPOSAL – 12.54.120 AND 12.54.130, SIGNS IN PARRISH LANE GATEWAY COMMERCIAL DISTRICT AND SIGNS IN COMMERCIAL ZONES

Mr. Eggett outlined the zoning code amendment proposal which included raising the height limit for certain signs from 25 feet to 45 feet and increasing the allowable sign area from 100 square feet to 150 square feet. The proposal aimed to enhance visibility and economic opportunities for businesses in the area. Concerns were raised regarding potential negative impacts on the city's skyline and clutter from increased signage.

Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar closed the public hearing.

Commissioner Kjar made a **motion** to approve the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.54.120 "Signs in Parrish Lane Gateway Commercial District" & CZC 12.54.130 "Signs in Commercial Zones", with the following reasons for action (findings), such that it deletes the following language from 12.54.120(b)(3)(a) the following language:

"The Planning Commission may grant a conditional use permit for a freestanding sign over 250 square feet but not exceeding 500 square feet in accordance with provision of CZC 12.21.100"

Commissioner Jenkins seconded the motion, which failed (2-3), with Commissioners Moss, Patterson, and Hoth dissenting.

Reasons for Action (Findings):

1. The Planning Commission finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The Planning Commission finds that the proposed text amendments are in the best interests of maintaining the operations and growth of the commercial business community along the south end of Frontage Road.
3. The Planning Commission finds that the proposed text amendments will provide new signage tools for commercial growth opportunities along the south end of Frontage Road.
4. The Planning Commission finds that the proposed text amendments are in the best interests of commercial growth opportunities within Centerville City.
5. Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.54.120 "Signs in Parrish Lane Gateway Commercial District" & CZC 12.54.130 "Signs in Commercial Zones" should be positively recommended to the City Council

Commissioner Moss made a **motion** to table the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.54.120 "Signs in Parrish Lane Gateway Commercial District" & CZC 12.54.130 "Signs in Commercial Zones" until such a time as staff can come back with UDOT sign data as to what they would recommend

1 on that area of the road, including getting photos of the area, and removing the language from
2 CZC 12.54.120 (b)(3)(a) as stated previously. Commissioner Patterson seconded the motion,
3 which passed by majority vote (3-2), with Commissioners Kjar and Jenkins dissenting.

4
5 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

6
7 Mr. Eggett updated the commission on various on-going projects and tasks within the city.
8 There was a special mention of an upcoming site plan request expected to be ready for the next
9 Planning Commission meeting.

10
11 **MINUTES REVIEW AND APPROVAL**

12
13 Minutes of the May 22, 2024 Planning Commission Meeting were reviewed.
14 Commissioner Jenkins **moved** to approve the minutes as written. Commissioner Patterson
15 seconded the motion, which passed by unanimous vote (5-0).

16
17 **TRAINING – PLANNING COMMISSION TRAINING MODULE 2 – THE GENERAL PLAN**

18
19 This item was postponed to a future meeting.

20
21 **ADJOURNMENT**

22
23 At 9:08 p.m., Commissioner Moss **moved** to adjourn the meeting. Commissioner Jenkins
24 seconded the motion which passed by unanimous vote (5-0).

25
26
27
28 _____
29 Jennifer Robison, City Recorder

Date Approved