



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON NOVEMBER 13, 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. Public Hearing - Conditional Use Permit - Sweet Fork - 1127 North 300 East - Home Occupation Microenterprise Kitchen - Melissa Beltran - Administrative Decision
The applicant, Melissa Beltran, has applied for a Conditional Use Permit seeking approval for a home occupation business, specifically for a microenterprise kitchen.
2. Public Hearing - Zoning Map Amendment - Layton Property - 2090 North 400 West - Public Facilities-Medium (PF-M) to Residential-Low (R-L) - Matthew Layton - Legislative Decision
The applicant, Matthew Layton, is requesting a zone map amendment associated with the subject property.
3. Public Hearing - Conceptual Site Plan - Oakridge Water Tank - 1470 North Oakridge Drive - Public Facilities Development - Centerville City Public Works - Administrative Decision
The applicant, City of Centerville, is seeking approval of a Conceptual Site Plan for the property located at 1470 N. Oakridge Drive, known as, parcel number 02-007-0003.
4. Public Hearing - Zoning Code Text Amendment - Fences and Walls - CZC 12.12.040 (Definitions), CZC 12.55.110 (Fences and Walls), CZC 12.55.230 (Visual Obstructions), & CMC 11.02.040 (Parkstrip Visual Obstructions) - Legislative Decision
The petitioner, the Centerville City Community Development Department (CDD), desires to amend the Centerville Zoning Code and the Centerville Municipal Code to alter sections of code in the "Definitions", "Fences and Walls", and "Visual Obstructions" Ordinances as found in CZC 12.12.040, CZC 12.55.110, CZC 12.55.230, and CMC 11.02.040.
5. Presentation and Discussion - General Plan Comprehensive Update Process Report
Chris Hupp will be presenting an update to the Planning Commission regarding the current status of the Comprehensive General Plan Update and will request feedback and participation by the Planning Commission regarding the current findings and prepared materials for the

General Plan Update.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report

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 Consideration - October 23, 2024
Planning Commission meeting minutes review and approval consideration.

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
11/13/2024

Item No. 1.

Title: Public Hearing - Conditional Use Permit - Sweet Fork - 1127 North 300 East - Home Occupation Microenterprise Kitchen - Melissa Beltran - Administrative Decision

Initiated By: Melissa Beltran, Applicant

Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

The applicant, Melissa Beltran, has applied for a Conditional Use Permit seeking approval for a home occupation business, specifically for a microenterprise kitchen.

RECOMMENDATION:

Consider Approving the Request for Home Occupation Conditional Use Permit

BACKGROUND:

The applicant, Melissa Beltran, has applied for a Conditional Use Permit seeking approval for a home occupation business, specifically for a microenterprise kitchen. This microenterprise kitchen will focus on baked goods for pickup. Ms. Beltran has provided extensive information on her business operations, and it is included in the meeting packet.

A public hearing was advertised for this proposed conditional use permit for a home business request. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet.

ATTACHMENTS:

1. 11-13-2024 PC Staff Report CUP - Sweet Fork, 1127 N 300 E, Melissa Beltran
2. 11-13-24 Public Hearings Notice PC
3. 11-13-24 Planning Commission Packet

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

STAFF REPORT
AGENDA: ITEM 1

APPLICANT:	MELISSA BELTRAN 1127 N 300 E CENTERVILLE UTAH 84014
APPLICANT EMAIL:	THESWEETFORK@YAHOO.COM
PROPERTY LOCATION:	1127 N 300 E, CENTERVILLE UTAH 84014
OCCUPATION LICENSE:	MICROENTERPRISE KITCHEN
ZONING:	R-L (0.27 ACRES)
RECOMMENDATION:	CONSIDER APPROVAL OF CONDITIONAL USE PERMIT REQUEST

BACKGROUND

The applicant, Melissa Beltran, has applied for a Conditional Use Permit seeking approval for a home occupation business, specifically for a microenterprise kitchen. This microenterprise kitchen will focus on baked goods for pickup. Ms. Beltran has provided extensive information on her business operations, and it is included in the meeting packet.



A public hearing was advertised for this proposed conditional use permit for a home business request. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet.

CODE REQUIREMENTS REVIEW & ANALYSIS

Microenterprise kitchens are a business operation approved by the State in 2021. Although microenterprise kitchens are not specifically addressed in the Centerville Zoning Code, CZC 12.62.060 states that anything not listed as a permitted home occupation use can get approval to be a home occupation through a Conditional Use Permit in an agricultural or residential zone. In short, a Conditional Use Permit is required before a business license can be issued for this operation.

The requirements for a microenterprise kitchen are regulated by the Davis County Health Department and not by this Conditional Use Permit. This Conditional Use Permit only pertains to the subsequent business license approval. From the Planning Staff's review, this application is in line with development standards for all home occupations as listed under CZC 12.62.050. It is compliant with the development standards for a conditional use home occupation listed under CZC 12.62.070. The Planning Staff believes that this request meets the approval standards listed under CZC 12.21.100(e). If approved, this use will have little to no impact on the health, safety, and general welfare of the immediate vicinity or the City as a whole. The General Plan does not address home occupations, or more specifically microenterprise kitchens.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to recommend to the City Council approval of this request, approval with modifications per the discussion, table the matter to a later date, or recommend denial of the proposed rezone request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 – APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request from Melissa Beltran for a home occupation microenterprise kitchen for Sweet Fork located at 1127 N 300 E, with the following conditions of approval:

- 1. This Conditional Use Permit approval shall not be transferred to another similar user unless approved by the City.*
- 2. The business operator shall schedule and pass a fire inspection conducted by the South Davis Metro Fire Department.*
- 3. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits and microenterprise kitchens.*

Suggested Reasons for Action (Findings) include:

A. The Planning Commission finds that the application complies with the approval

standards for a Conditional Use Permit as listed under CZC 12.21.100(e).

B. The Planning Commission finds that the application complies with the development standards for a home occupation listed under CZC 12.62.050 and the development standards for a conditional use home occupation listed under CZC 12.62.070.

C. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.”

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request from Melissa Beltran for a home occupation microenterprise kitchen for Sweet Fork located at 1127 N 300 E, with the language amendment to the request (as provided by the Planning Commission) as follows, with the following conditions of approval: _____”

Use conditions and suggested reasons for action (findings) outlined above.

#3 – TABLE

“I hereby make a motion for the Planning Commission to TABLE the Conditional Use Permit request from Melissa Beltran for a home occupation microenterprise kitchen for Sweet Fork located at 1127 N 300 E until such a time as _____.”

4 – DENY

“I hereby make a motion for the Planning Commission to DENY the Conditional Use Permit request from Melissa Beltran for a home occupation microenterprise kitchen for Sweet Fork located at 1127 N 300 E, with the following reasons for action (findings): _____”

(findings discussed and agreed upon by the Planning Commission)



October 31st, 2024

Please see the following public hearing notices for November 13th, 2024

CENTERVILLE CITY

CONDITIONAL USE PERMIT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** 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 request for a home occupation business – microenterprise kitchen on the property located at 1127 N 300 E**. 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>.

CENTERVILLE CITY

ZONING MAP AMENDMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Centerville Zoning Map amendment on the property located at 2090 N 400 W from Public Facilities Medium (PF-M) to Residential Low (R-L)**. 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>.

CENTERVILLE CITY

CONCEPTUAL SITE PLAN NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **City sponsored conceptual site plan for a public facilities structure on the property located at 1470 Oakridge Drive**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

CENTERVILLE CITY

ZONE CODE AMENDMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** or as soon thereafter as the matter can be heard, at the

Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to CZC 12.55.110 Fences and Walls**, specifically as it relates to the placement of fencing and walls along differences in grade, and **CMC 11.02.040 Parkstrip Visual Obstructions**, specifically as it relates to clear view standards of the street intersection. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

A handwritten signature in black ink, appearing to read "Michael R. Eggert". The signature is fluid and cursive, with a stylized "M" and "E".

Community Development Department

Exhibit A

Application

Sweet Fork

Permit/License #
6642509

10/01/2024 - 09/30/2025

Reference Number

Conditional Use Permit

89092fd0-807e-11ef-853b-bdb4de4f401e

General

Status
Active

Application Status
Under Review

Application Review Status

Pre-Review Complete Application

Date Submitted
10/01/2024

South Davis Metro Fire Not Reviewed
Agency

Engineering Not Reviewed

Planning Commission Reviewing
*Will Present to Planning Commission ON
November 13th*

Legal Not Reviewed

Final-Review Not Reviewed

Fees

Payments

Home Occupation Fee	\$150.00	10/01/2024	Online	\$150.00
Subtotal	\$150.00	Total Paid		\$150.00
Amount Paid	\$150.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name
Melissa

Applicant/Agent Last Name
Beltran

Company Name

Sweet Fork

Contact Email

thesweetfork@yahoo.com

Phone

(801) 739-4168

Mailing Address (Street)

1127 N 300 E

City

Centerville

State

UT

Zip Code

84014

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

YES

Project Name

Sweet Fork

Is this conditional use permit for a home occupation?

Yes

Parcel ID of Subject Property(s)

020230069

Acreage

0.27

Select your zone below

Residential-Low

Proposed use of property

Home Bakery, primarily for pick up only. No storefront.

Project Address (Street)

1127 N 300 E

City

Centerville

State

UT

Zip

Please describe how the conditional use permit request meets the approval standards of subsection 12.21.100(e)
The home bakery planned will meet all approval standards in subsection 12.21.100(e). No construction/development planned to begin conditional use. No traffic or neighbor implications expected due to business model of pickups and deliveries only. No adverse bi-products to the environment expected from planned baked goods falling within the Utah Home and Food Consumption Act. Initial communication with community within proximity of proposed business address do not have concerns regarding a home bakery being started, and instead support it. Proposed business is more than willing to conform to any conditions concerning authorization of conditional use.

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?

Additional fire protection mechanisms are in place to thwart the risk of fires related to the home bakery. No additional safeguards necessary as standard business hours will be in effect, and the business is a non-critical entity for utilities.

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?

No additional safeguards planned or believed to be required for expected home bakery use.

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

Standard business hours for pickup of baked goods to minimize interruptions to normal community activities.

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.

Electronically Signed

Melissa Beltran - 10/01/2024 11:24 pm

Messages

10/07/2024 16:27 pm - Sydney DeWees

Hello Melissa, I reached out to a Cottage Food Specialist in the state and I was given this information "Per House Bill 181 (the Home Consumption and Homemade Food Act) was signed into law in the spring of 2018. The law allows the sale of home made foods (as long as they do not contain meats or raw(unpasteurized) milk products), without the seller needing to be registered with the Utah Department of Agriculture and Food. Foods made under this law can only be sold directly to the consumer, cannot be resold, and must bear a disclaimer on the label that says both "Not for Resale" and a statement to the effect that the product has been made in a facility that is NOT under any state or local inspection. Please read the full text of the law at <https://le.utah.gov/xcode/Title4/Chapter5A/4-5a.html> for more information. Please ensure this person is complying with all the requirements."

You described being a Home Producer Direct Sales 4- 5a- 104. What we will need from you is the labels of your product. In order to follow Utah State code please see section 4-5a-104 subsection 3 " Except as provided in Subsection (6), food or food products sold under this section shall be labeled with: (a) the producer's name and address; (b) a disclosure statement indicating that the product is: (i) not for resale; and (ii) processed and prepared without state or local inspection; and (c) a statement listing whether the food or food product contains, or was prepared in a location that also handles, common allergens including milk, soy, wheat, eggs, peanuts or tree nuts, fish, or shellfish."

Please upload this in order to move forward with processing your application.

📎 Utah Code Section 4-5a.pdf

Comments:

10/08/2024 9:42 am - Sydney DeWees

Please see completeness review.

📎 Completeness review .pdf

10/08/2024 10:33 am - Sydney DeWees

Please see the completeness notice.

📎 2 - Letter of InCompleteness CUP.docx

10/09/2024 15:36 pm - Sydney DeWees

Thank you for uploading the missing documents on the checklist, Please see the two documents identifying your application is complete. I will need you to present to the planning commission. There are two more this year, November 13 and December 11. These meetings start at 8 AM located in City Hall, 250 N Main Street. Will you be able to attend one of these meetings? If so, let me know so we can get you on the agenda to present to the board.

📎 3 - Letter of Completeness CUP.pdf 📎 1 - Comp review (2).pdf

10/09/2024 20:15 pm - Applicant

Yes. I will be there on November 13th. Thank you so much. Is there any specific documentation or identification I should bring with me to that meeting?

10/10/2024 12:26 pm - Applicant

Do I need to get the property owner affidavit signed and notarized?

Internal Notes

10/09/2024 15:21 pm - Sydney DeWees

LabelsLables Submitted

10/15/2024 9:00 am - Sydney DeWees

Dropped Off Ower of Affidavit

Exhibit B

Description of Conditional Use

Description of Conditional Use: The home bakery planned will meet all approval standards in subsection 12.21.100(e). No construction/development planned to begin conditional use. No traffic or neighbor implications expected due to business model of pickups and deliveries only. No adverse bi-products to the environment expected from planned baked goods falling within the Utah Home and Food Consumption Act. Initial communication with community within proximity of proposed business address do not have concerns regarding a home bakery being started, and instead support it. Proposed business is more than willing to conform to any conditions concerning authorization of conditional use.

Exhibit C

Map of Property Lines and Use within 100 ft of Property



Exhibit D (1)

Labels

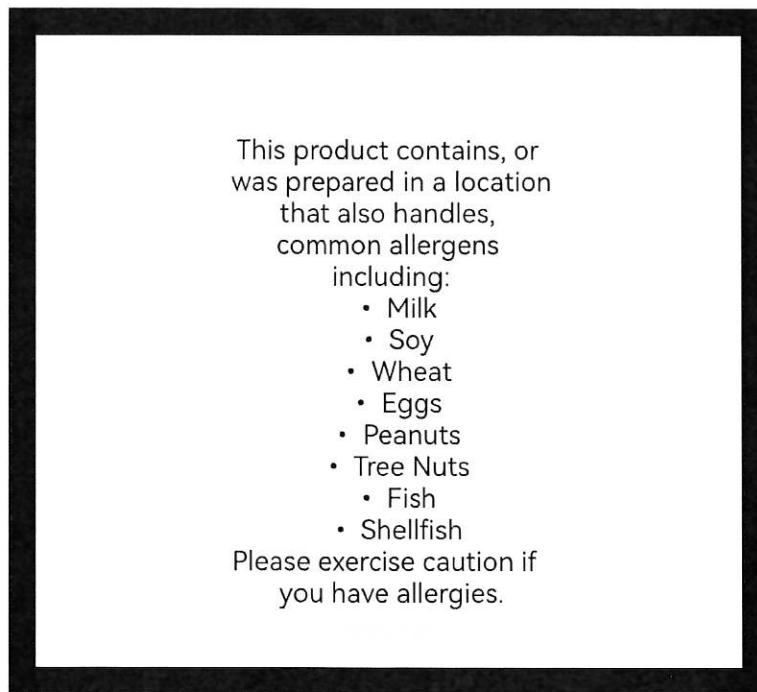


Exhibit E

Owner of Affidavit

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF DAVIES

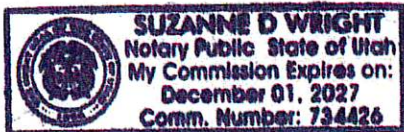
}
}ss
}

I (we), Brandon and Melissa Beltran, 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.

Brandon Michael Beltran
(Property Owner)

Melissa Beltran
(Property Owner)

Subscribed and sworn to me this 10th day of October, 2024.



Suzanne D. Wright
(Notary Public)

Residing in Farmington Utah

My Commission Expires 12-1-2027

AGENT AUTHORIZATION

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

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in _____, Utah

My Commission Expires _____

Exhibit F

Utah Code

Effective 5/8/2018

Chapter 5a Home Consumption and Homemade Food Act

4-5a-101 Title.

This chapter is known as the "Home Consumption and Homemade Food Act."

Enacted by Chapter 377, 2018 General Session

4-5a-102 Definitions.

For purposes of this chapter:

- (1)
 - (a) "Commercial establishment" means a wholesale or retail business that displays, sells, manufactures, processes, packs, holds, or stores food, drugs, devices, or cosmetics.
 - (b) "Commercial establishment" does not include a:
 - (i) direct-to-sale location; or
 - (ii) direct-to-sale farmers market.
- (2) "Direct-to-sale farmers market" means a public or private facility or area where producers gather on a regular basis to sell directly to an informed final consumer fresh food, locally grown products, and other food items that have not been certified, licensed, regulated, or inspected by state or local authorities.
- (3) "Direct-to-sale location" means a farm, ranch, direct-to-sale farmers market, home, office, or any location agreed upon by both a producer and the informed final consumer where a producer sells a food or food product to an informed final consumer.
- (4) "Home consumption" means the use or ingestion of homemade food or a homemade food product within a private home by a family member, an employee, or a nonpaying guest.
- (5) "Homemade food product" means a food product that is prepared in a private home kitchen that can be used, or prepared for use, as food or nonalcoholic drink, subject to the limitation described in Subsection 4-5a-105(1).
- (6) "Informed final consumer" means an individual who:
 - (a) purchases the product directly from the producer;
 - (b) does not resell the product; and
 - (c) has been informed that the product is not certified, licensed, regulated, or inspected by the state.
- (7) "Minor-operated business" means a business that is operated by an individual who is:
 - (a) under 18 years old; and
 - (b) not regularly engaged in selling items.
- (8) "Minor producer" means a producer that is:
 - (a) an individual; and
 - (b) under 18 years old.
- (9) "Producer" means a person who harvests or produces homemade food or a homemade food product.

Amended by Chapter 362, 2023 General Session

4-5a-103 Regulation of a direct-to-sale farmers market.

- (1) Except as provided in Subsection (4), a direct-to-sale farmers market selling homemade food under this chapter shall:
 - (a) display signage indicating to an informed final consumer that the homemade food and food products sold by producers at the market have not been certified, licensed, regulated, or inspected by state or local authorities; and
 - (b) only include products for sale that have not been certified, licensed, regulated, or inspected by state or local authorities.
- (2) If the direct-to-sale farmers market is in any way associated with a farmers market as defined in Subsection 4-5-102(6), the direct-to-sale farmers market section selling homemade food under this chapter shall comply with the following requirements:
 - (a) the direct-to-sale farmers market section shall be separated from the farmers market section; and
 - (b) the separate direct-to-sale farmers market section shall include signs or other markings clearly indicating which space is the farmers market space offering inspected items for sale and which space is the direct-to-sale farmers market space offering items that are uninspected.
- (3) The department may make rules, in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, regarding the signage described in Subsection (1).
- (4) The requirements described in Subsection (1) do not apply to a direct-to-sale farmers market comprising only minor producers or minor-operated businesses.

Amended by Chapter 362, 2023 General Session

4-5a-104 Home producer direct sales -- Exempt from regulation.

- (1) A producer is exempt from state, county, or city licensing, permitting, certification, inspection, packaging, and labeling requirements, except as described in this section, related to the preparation, serving, use, consumption, or storage of food and food products if:
 - (a) the producer complies with the requirements of this chapter; and
 - (b) the homemade food or homemade food product is:
 - (i) produced and sold within the state;
 - (ii) sold directly to an informed final consumer;
 - (iii) for personal or home consumption; and
 - (iv) not exempted under Subsection 4-5a-105(1).
- (2) Notwithstanding Subsection (1), a producer shall comply with business license requirements pursuant to Section 10-1-203.
- (3) Except as provided in Subsection (6), food or food products sold under this section shall be labeled with:
 - (a) the producer's name and address;
 - (b) a disclosure statement indicating that the product is:
 - (i) not for resale; and
 - (ii) processed and prepared without state or local inspection; and
 - (c) a statement listing whether the food or food product contains, or was prepared in a location that also handles, common allergens including milk, soy, wheat, eggs, peanuts or tree nuts, fish, or shellfish.
- (4)
 - (a) Except as provided in Subsection (4)(b), homemade food or a homemade food product that is exempt from certain regulations as described in this chapter may not be sold to, or used by, a restaurant or commercial establishment.

- (b) A producer may sell a raw, unprocessed fruit or vegetable to a restaurant or commercial establishment.
- (5) A producer selling homemade food or homemade food products exempt under this section shall inform the final consumer that the food or food product is not certified, licensed, regulated, or inspected by the state or any county or city.
- (6) The requirements described in Subsection (3) do not apply to a direct sale by a home producer comprising only minor producers.

Amended by Chapter 362, 2023 General Session

4-5a-105 Limitations.

- (1) This chapter does not apply to the sale of:
 - (a) raw dairy or raw dairy products; or
 - (b) meat products, with the following exceptions:
 - (i) the sale of poultry and poultry products if the producer:
 - (A) slaughters no more than 1,000 birds per year in accordance with the United States Department of Agriculture 1,000 bird exemption; and
 - (B) follows the United States Department of Agriculture's, Food Safety and Inspection Service document titled "Guidance for Determining Whether A Poultry Slaughter or Processing Operation is Exempt from Inspection Requirements of the Poultry Products Inspection Act"; and
 - (ii) the sale of domesticated rabbit meat, pending approval from the United States Department of Agriculture that the state's role in meat inspection is preserved.
- (2) Nothing in this chapter:
 - (a) means that the department relinquishes its authority to administer the state's program at a standard level at least equal to the standards imposed under the Federal Meat and Poultry Products Inspection Act;
 - (b) shall be construed to impede the Department of Health in an investigation of foodborne illness;
 - (c) prohibits a state agency from providing assistance, consulting, or inspecting when requested by a producer; or
 - (d) affects the authority of the Department of Health or the Department of Agriculture and Food to certify, license, regulate, or inspect food or food products that are not exempt from certification, licensing, regulation, or inspection as described in this chapter.
- (3) The department may not, by rule, impose an additional limit, requirement, or restriction on a producer selling food or a food product under this chapter.

Enacted by Chapter 377, 2018 General Session

Effective 5/3/2023

26B-7-416 Microenterprise home kitchen permits -- Fees -- Safety and health inspections -- Permit requirements.

- (1) As used in this section, "operator" means an individual who resides in the private home and who manages or controls the microenterprise home kitchen.
- (2)
 - (a) An operator may not operate a microenterprise home kitchen unless the operator obtains a permit from the local health department that has jurisdiction over the area in which the microenterprise home kitchen is located.
 - (b) In accordance with Section 26A-1-121, and subject to the restrictions of this section, the department shall make standards and regulations relating to the permitting of a microenterprise home kitchen.
 - (c) In accordance with Section 26A-1-114, a local health department shall impose a fee for a microenterprise home kitchen permit in an amount that reimburses the local health department for the cost of regulating the microenterprise home kitchen.
- (3)
 - (a) A local health department with jurisdiction over an area in which a microenterprise home kitchen is located may grant a microenterprise home kitchen permit to the operator.
 - (b) Nothing in this section prevents a local health department from revoking a microenterprise home kitchen permit issued by the local health department if the operation of the microenterprise home kitchen violates the terms of the permit or this section.
- (4) An operator may qualify for a microenterprise home kitchen permit if:
 - (a) food that is served at the microenterprise home kitchen is processed in compliance with state and federal regulations;
 - (b) a kitchen facility used to prepare food for the microenterprise home kitchen meets the requirements established by the department;
 - (c) the microenterprise home kitchen operates only during the hours approved in the microenterprise home kitchen permit; and
 - (d) the microenterprise home kitchen complies with the requirements of this section.
- (5) The department shall, in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, make rules regarding sanitation, equipment, and maintenance requirements for microenterprise home kitchens.
- (6) A local health department shall:
 - (a) ensure compliance with the rules described in Subsection (5) when inspecting a microenterprise home kitchen;
 - (b) notwithstanding Section 26A-1-113, inspect a microenterprise home kitchen that requests a microenterprise home kitchen permit only:
 - (i) for an initial inspection, no more than one week before the microenterprise home kitchen is scheduled to begin operation;
 - (ii) for an unscheduled inspection, if the local health department conducts the inspection:
 - (A) within three days before or after the day on which the microenterprise home kitchen is scheduled to begin operation; or
 - (B) during operating hours of the microenterprise home kitchen; or
 - (iii) for subsequent inspections if:
 - (A) the local health department provides the operator with reasonable advanced notice of the inspection; or

- (B) the local health department has a valid reason to suspect that the microenterprise home kitchen is the source of an adulterated food or of an outbreak of illness caused by a contaminated food; and
 - (c) document the reason for any inspection after the initial inspection, keep a copy of that documentation on file with the microenterprise home kitchen's permit, and provide a copy of that documentation to the operator.
- (7) A microenterprise home kitchen shall:
- (a) take steps to avoid any potential contamination to:
 - (i) food;
 - (ii) equipment;
 - (iii) utensils; or
 - (iv) unwrapped single-service and single-use articles;
 - (b) prevent an individual from entering the food preparation area while food is being prepared if the individual is known to be suffering from:
 - (i) symptoms associated with acute gastrointestinal illness; or
 - (ii) a communicable disease that is transmissible through food; and
 - (c) comply with the following requirements:
 - (i) time or temperature control food shall be prepared, cooked, and served on the same day;
 - (ii) food that is sold or provided to a customer may not be consumed onsite at the microenterprise home kitchen operation;
 - (iii) food that is sold or provided to a customer shall be picked up by the consumer or delivered within a safe time period based on holding equipment capacity;
 - (iv) food preparation may not involve processes that require a HACCP plan, or the production, service, or sale of raw milk or raw milk products;
 - (v) molluscan shellfish may not be served or sold;
 - (vi) the operator may only sell or provide food directly to consumers and may not sell or provide food to any wholesaler or retailer; and
 - (vii) the operator shall provide the consumer with a notification that, while a permit has been issued by the local health department, the kitchen may not meet all of the requirements of a commercial retail food establishment.
- (8) When making the rules described in Subsection (5), the department may not make rules regarding:
- (a) hand washing facilities, except to require that a hand washing station supplied with warm water, soap, and disposable hand towels is conveniently located in food preparation, food dispensing, and warewashing areas;
 - (b) kitchen sinks, kitchen sink compartments, and dish sanitation, except to require that the kitchen sink has hot and cold water, a sanitizing agent, is fully operational, and that dishes are sanitized between each use;
 - (c) the individuals allowed access to the food preparation areas, food storage areas, and washing areas, except during food preparation;
 - (d) display guards, covers, or containers for display foods, except to require that ready-to-eat food is protected from contamination during storage, preparation, handling, transport, and display;
 - (e) outdoor display and sale of food, except to require that food is maintained at proper holding temperatures;
 - (f) utensils and equipment, except to require that utensils and equipment used in the home kitchen:
 - (i) retain their characteristic qualities under normal use conditions;

- (ii) are properly sanitized after use; and
- (iii) are maintained in a sanitary manner between uses;
- (g) food contact surfaces, except to require that food contact surfaces are smooth, easily cleanable, in good repair, and properly sanitized between tasks;
- (h) non-food contact surfaces, if those surfaces are made of materials ordinarily used in residential settings, except to require that those surfaces are kept clean from the accumulation of residue and debris;
- (i) clean-in-place equipment, except to require that the equipment is cleaned and sanitized between uses;
- (j) ventilation, except to require that gases, odors, steam, heat, grease, vapors, and smoke are able to escape the kitchen;
- (k) fixed temperature measuring devices or product mimicking sensors for the holding equipment for time or temperature control food, except to require non-fixed temperature measuring devices for hot and cold holding of food during storage, serving, and cooling;
- (l) fixed floor-mounted and table-mounted equipment, except to require that floor-mounted and table-mounted equipment be in good repair and sanitized between uses;
- (m) dedicated laundry facilities, except to require that linens used for the microenterprise home kitchen are stored and laundered separately from household laundry and that soiled laundry is stored to prevent contamination of food and equipment;
- (n) water, plumbing, drainage, and waste, except to require that:
 - (i) sinks be supplied with hot and cold potable water from:
 - (A) an approved public water system as defined in Section 19-4-102;
 - (B) if the local health department with jurisdiction over the microenterprise home kitchen has regulations regarding the safety of drinking water, a source that meets the local health department's regulations regarding the safety of drinking water; or
 - (C) a water source that is tested at least once per month for bacteriologic quality, and at least once in every three year period for lead and copper; and
 - (ii) food preparation and service is discontinued in the event of a disruption of potable water service;
- (o) the number of and path of access to toilet facilities, except to require that toilet facilities are equipped with proper handwashing stations;
- (p) lighting, except to require that food preparations are well lit by natural or artificial light whenever food is being prepared;
- (q) designated dressing areas and storage facilities, except to require that items not ordinarily found in a home kitchen are placed or stored away from food preparation areas, that dressing takes place outside of the kitchen facility, and that food items are stored in a manner that does not allow for contamination;
- (r) the presence and handling of animals, except to require that all animals are kept outside of food preparation and service areas;
- (s) food storage, floor, wall, ceiling, and toilet surfaces, except to require that surfaces are smooth, of durable construction, easily cleanable, and kept clean and free of debris;
- (t) kitchen facilities open to living areas, except to require that food is only prepared, handled, or stored in kitchen and food storage areas;
- (u) submission of plans and specifications before construction or remodel of a kitchen facility;
- (v) the number and type of time or temperature controlled food offered for sale, except:
 - (i) a raw time or temperature controlled food such as raw fish, raw milk, and raw shellfish;
 - (ii) any food requiring special processes that would necessitate a HACCP plan; and
 - (iii) fish from waters of the state;

- (w) approved food sources, except to require that:
 - (i) food in a hermetically sealed container is obtained from a regulated food processing plant;
 - (ii) liquid milk and milk products are obtained from sources that comply with Grade A standards specified by the Department of Agriculture and Food by rule made in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act;
 - (iii) fish for sale or service are commercially and legally caught;
 - (iv) mushrooms picked in the wild are not offered for sale or service; and
 - (v) game animals offered for sale or service are raised, slaughtered, and processed according to rules governing meat and poultry as specified by the Department of Agriculture and Food by rule made in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act;
 - (x) the use of items produced under this section; or
 - (y) the use of an open air barbecue, grill, or outdoor wood-burning oven.
- (9) An operator applying for a microenterprise home kitchen permit shall provide to the local health department:
- (a) written consent to enter the premises where food is prepared, cooked, stored, or harvested for the microenterprise home kitchen; and
 - (b) written standard operating procedures that include:
 - (i) all food that will be stored, handled, and prepared;
 - (ii) the proposed procedures and methods of food preparation and handling;
 - (iii) procedures, methods, and schedules for cleaning utensils and equipment;
 - (iv) procedures and methods for the disposal of refuse; and
 - (v) a plan for maintaining time or temperature controlled food at the appropriate temperatures for each time or temperature controlled food.
- (10) In addition to a fee charged under Subsection (2), if the local health department is required to inspect the microenterprise home kitchen as a source of an adulterated food or an outbreak of illness caused by a contaminated food and finds, as a result of that inspection, that the microenterprise home kitchen has produced an adulterated food or was the source of an outbreak of illness caused by a contaminated food, the local health department may charge and collect from the microenterprise home kitchen a fee for that inspection.
- (11) A microenterprise home kitchen permit:
- (a) is nontransferable;
 - (b) is renewable on an annual basis;
 - (c) is restricted to the location and hours listed on the permit;
 - (d) shall include a statement that reads: "This location is permitted under modified FDA requirements."; and
 - (e) shall provide the operator the opportunity to update the food types and products handled without requiring the operator to renew the permit.
- (12) This section does not prohibit an operator from applying for a different type of food event permit from a local health department.

Renumbered and Amended by Chapter 308, 2023 General Session

Exhibit G (1)

Letters of Completeness



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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

October 8, 2024

Melissa Beltran
1127 N 300 E
Centerville, UT 84014
thesweetfork@yahoo.com

Re: Conditional Use Permit, Sweet Fork

Dear Melissa,

We received your application for a Conditional Use Permit on October 1, 2024. With the assistance of various city departments, the Community Development Department has completed a review to determine if your application is incomplete, meaning you have not submitted everything listed on the CUP Checklist Completeness Review Report that was provided to you on October 8, 2024.

We have determined that your application is **INCOMPLETE**. For more information on why your application has been deemed incomplete, please refer to the attached Completeness Review Report dated 10-08-2024.

To change the status of your application you must submit or address in writing all the missing items identified in the CUP Checklist Completeness Review Report. Once all the items listed on the checklist have been submitted or adequately addressed, staff will re-review the application for completeness. If the application is then determined complete, we will begin scheduling for this application to be reported to the Planning Commission.

If you have any questions or need to correspond with the City about this application, please direct any communication to the Community Development Department.

Respectfully,

Sydney DeWees
City Planner

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

STAFF MEMORANDUM

To: Melissa Beltran, Applicant
From: Sydney DeWees, City Planner
Subject: Sweet Fork – Conditional Use Permit – Completeness Review

Background:

Application Received: 10/01/2024

Application Reviewed: 1. 10/08/2024

CONDITIONAL USE PERMIT APPLICATION REQUIRMENTS (CZC 12.21.100 (d)(1))

<u>Item</u>	<u>Status</u>	<u>Comments</u>
The name, address, email and telephone number of the applicant and the applicant's agent, if any;	✓	Melissa Beltran 1127 N 300 E thesweetfork@yahoo.com (801) 739-4168
The address and parcel identification of the subject property;	✓	1127 N 300 E, Centerville Utah, 84014 Parcel # 02-023-0069
The zone, zone boundaries and present use of the subject property;	✓	R-L
A description of the proposed conditional use;	✓	Exhibit B
A plot plan showing the following;		
Applicant's name;	—	N/A
Site address;	—	N/A
Property boundaries and dimensions;	—	N/A
Layout of existing and proposed buildings, parking, landscaping, and utilities; and	—	N/A

Adjoining property lines and uses within 100 feet of the subject property.		Exhibit C
Traffic impact analysis, if required by the City Engineer, Zoning Administrator, or the Planning Commission;		N/A
A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of 12.21.100 Subsection (e)		
Such other and further information or documentation as the Zoning Administrator or Planning Commission may reasonably deem necessary for proper consideration and determination of whether the application meets the requirements of this Section and applicable provisions of the Zoning Code.		Labels needed to meet Utah State Code 4-5a-104 subsection 3 "Except as provided in Subsection (6), food or food products sold under this section shall be labeled with: (a) the producer's name and address; (b) a disclosure statement indicating that the product is: (i) not for resale; and (ii) processed and prepared without state or local inspection; and (c) a statement listing whether the food or food product contains, or was prepared in a location that also handles, common allergens including milk, soy, wheat, eggs, peanuts or tree nuts, fish, or shellfish."

Exhibit G (2)

Letters of Completeness



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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

October 9, 2024

Melissa Beltran
1127 N 300 E
Centerville, UT 84014
thesweetfork@yahoo.com

Re: Conditional Use Permit, Sweet Fork

Dear Melissa,

We received your application for a Conditional Use Permit on October 1, 2024. With the assistance of various city departments, the Community Development Department has completed a review to determine if your application is incomplete, meaning you have not submitted everything listed on the CUP Checklist Completeness Review Report that was provided to you on October 9, 2024.

We have determined that your application is **COMPLETE**. For more information on why your application has been deemed complete, please refer to the attached Completeness Review Report dated 10-09-2024.

Staff will begin scheduling for this application to be reported to the Planning Commission.

If you have any questions or need to correspond with the City about this application, please direct any communication to the Community Development Department.

Respectfully,

Sydney DeWees
City Planner

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

STAFF MEMORANDUM

To: Melissa Beltran, Applicant
From: Sydney DeWees, City Planner
Subject: Sweet Fork – Conditional Use Permit – Completeness Review

Background:

Application Received: 10/01/2024

Application Reviewed: 1. 10/08/2024
2. 10/09/2024

CONDITIONAL USE PERMIT APPLICATION REQUIRMENTS (CZC 12.21.100 (d)(1))

<u>Item</u>	<u>Status</u>	<u>Comments</u>
The name, address, email and telephone number of the applicant and the applicant's agent, if any;	✓	Melissa Beltran 1127 N 300 E thesweetfork@yahoo.com (801) 739-4168
The address and parcel identification of the subject property;	✓	1127 N 300 E, Centerville Utah, 84014 Parcel # 02-023-0069
The zone, zone boundaries and present use of the subject property;	✓	R-L
A description of the proposed conditional use;	✓	Exhibit B
A plot plan showing the following;		
Applicant's name;	—	N/A
Site address;	—	N/A
Property boundaries and dimensions;	—	N/A

Layout of existing and proposed buildings, parking, landscaping, and utilities; and		N/A
Adjoining property lines and uses within 100 feet of the subject property.		Exhibit C
Traffic impact analysis, if required by the City Engineer, Zoning Administrator, or the Planning Commission;		N/A
A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of 12.21.100 Subsection (e)		
Such other and further information or documentation as the Zoning Administrator or Planning Commission may reasonably deem necessary for proper consideration and determination of whether the application meets the requirements of this Section and applicable provisions of the Zoning Code.		Received 10/09/24 See Exhibit D

Exhibit H

CZC 12.21.100 Conditional Use Permit

12.21.100 Conditional Use Permit

- (a) Purpose. This Section sets forth procedures for considering and approving conditional use permits.
- (b) Authority. The Planning Commission is authorized to issue conditional use permits as provided in this Section.
- (c) Initiation. A property owner may request a conditional use permit as provided in this Section. An agent of a property owner shall provide a notarized authorization.
- (d) Procedure. An application for a conditional use permit shall be considered and processed as provided in this Section.
 - (1) A complete application shall be submitted to the office of the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule. The application shall include at least the following information:
 - (A) The name, address, email and telephone number of the applicant and the applicant's agent, if any;
 - (B) The address and parcel identification of the subject property;
 - (C) The zone, zone boundaries and present use of the subject property;
 - (D) A description of the proposed conditional use;
 - (E) A plot plan showing the following:
 - (i) Applicant's name;
 - (ii) Site address;
 - (iii) Property boundaries and dimensions;
 - (iv) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - (v) Adjoining property lines and uses within 100 feet of the subject property.
 - (F) Traffic impact analysis, if required by the City Engineer, Zoning Administrator, or the Planning Commission;
 - (G) A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of Subsection (e);
 - (H) Such other and further information or documentation as the Zoning Administrator or Planning Commission may reasonably deem necessary for proper consideration and determination of whether the application meets the requirements of this Section and applicable provisions of the Zoning Code.
 - (2) After the application is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report analyzing the application.
 - (3) The Planning Commission shall schedule and hold a public hearing on the proposed conditional use permit application. Public notice of the public hearing and the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. After due consideration the Planning Commission shall approve, approve with conditions, or deny the application pursuant to the standards set forth in Subsection (e).

- (4) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Any conditions of approval shall be limited to conditions needed to conform the conditional use permit to approval standards.
 - (5) After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
 - (6) A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.
- (e) Approval Standards. The following standards shall apply to the issuance of a conditional use permit.
- (1) A conditional use permit may be issued only when the proposed conditional use is allowed by the zone where the conditional use will be located, or by another provision of this Title.
 - (2) Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit.
 - (3) No conditional use permit shall be authorized unless the evidence presented establishes:
 - (A) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - (B) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community;
 - (C) The proposed use will comply with regulations and conditions specified in this Title for such use; and
 - (D) The proposed use will comply with applicable provisions of the General Plan.
 - (4) The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this Subsection can be met.
 - (5) The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
 - (A) The suitability of the specific property for the proposed use;
 - (B) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
 - (C) Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;

- (D) The economic impact of the proposed facility or use on the surrounding area;
 - (E) The aesthetic impact of the proposed facility or use on the surrounding area;
 - (F) The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
 - (G) The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - (H) The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
 - (I) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
 - (J) The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.
- (f) Appeal. Any person adversely affected by a final decision of the Planning Commission regarding the transfer, issuance, revocation or denial of a conditional use permit may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.
- (g) Effect of Approval. A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this Title or any other applicable provisions of the Centerville Municipal Code.
- (1) A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.
 - (2) Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.
- (h) Amendment. The procedure for amending a conditional use permit shall be the same as the original procedure set forth in this Section.
- (i) Revocation. A conditional use permit may be revoked as provided in CZC 12.23.070.
- (1) In addition to the grounds set forth in CZC 12.23.070, any of the following shall be grounds for revocation of a conditional use permit:
 - (A) The use for which a permit was granted has ceased for one year or more;
 - (B) The holder or user of a permit has failed to comply with the conditions of approval or any city, state, or federal law governing the conduct of the use;
 - (C) The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan or map; or
 - (D) The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.
 - (2) No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

- (j) Expiration. A conditional use permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within 180 days after approval, is not substantially completed within two years, or is abandoned.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

Exhibit I

12.62.070 Development Standards - Conditional Use

12.62.070 Development Standards - Conditional Use

The development standards of CZC 12.62.050 shall apply to any home occupation established as a conditional use unless expressly modified by a conditional use permit, except as provided in the following Subsections:

- (a) Employees. A home occupation shall have no employees other than persons who reside on the premises where the home occupation is conducted.
- (b) Neighborhood Disturbance. A home occupation shall not alter the residential character of the premises or unreasonably disturb the peace and quiet of the neighborhood, including radio and television reception, by reason of color, construction, design, lighting, materials, noises, sounds, or vibrations, or excessive traffic.
- (c) Promotional Meetings. Promotional meetings for the purpose of selling merchandise, taking orders, or training shall not be held more than one time per month.
- (d) Utility Demand. A home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

Exhibit J

12.62.050 Development Standards - Permitted Use

12.62.050 Development Standards - Permitted Use

The development standards set forth in this Section shall apply to any home occupation allowed as a permitted use.

- (a) Employees. A home occupation shall be operated only by persons who reside in a dwelling unit where the home occupation is conducted.
- (b) Fire Inspection. Every facility used in a home occupation may be inspected by the South Davis Metro Fire District prior to initial use and shall meet Fire Department standards at all times.
- (c) Hours of Operation. Family child daycare, family child residential certificate care facility, personal care, and personal instruction home occupations shall not be operated before 7 a.m. or after 9 p.m.
- (d) Inventory. Products produced pursuant to the home occupation may be kept on the premises. No other stock in trade, inventory, commodities, or other merchandise shall be kept on the premises for storage, wholesale, or retail sales, except for incidental or sporadic use.
- (e) Modification of Structures. There shall be no visible evidence from the exterior of a dwelling or structure that they are being used for any other purpose than that of a dwelling or accessory building.
- (f) Nuisance. The home occupation shall not create a nuisance by reason of noise, dust, odor, vibration, fumes, smoke, electrical interference, or other causes.
- (g) Product Display. There shall be no external display of products or merchandise.
- (h) Secondary Use. A home occupation shall be conducted entirely indoors and shall be incidental and secondary to the primary use of a dwelling for residential purposes.
 - (1) A home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located.
 - (2) Not more than 20% of a dwelling unit shall be used for a home occupation.
 - (3) A home occupation shall not involve the use of any accessory building, yard space, or activity outside the main building not normally associated with residential use.
- (i) Signs. See CZC 12.54 (Signs).
- (j) Traffic, Parking, and Access. No home occupation shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone where the home occupation is located.
 - (1) Drop off or customer parking shall be located on paved portions of the lot or parcel in accordance with the requirements of CZC 12.52 (Off-Street Parking and Loading).
 - (2) No additional customer parking spaces shall be created.
- (k) Yards. Yards surrounding a dwelling and any accessory building shall not be used for any activities or storage of any materials or equipment associated with the home occupation.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

Amended by Ord. [2018-05](#) on 2/20/2018

Amended by Ord. [2019-08](#) on 5/7/2019

**PLANNING
COMMISSION**

Staff Report
11/13/2024

Item No. 2.

Title: Public Hearing - Zoning Map Amendment - Layton Property - 2090 North 400 West - Public Facilities-Medium (PF-M) to Residential-Low (R-L) - Matthew Layton - Legislative Decision

Initiated By: Matthew Layton, Applicant

Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

The applicant, Matthew Layton, is requesting a zone map amendment associated with the subject property.

RECOMMENDATION:

Consider Recommending City Council Approval of the Rezone Request

BACKGROUND:

The applicant, Matthew Layton, is requesting a zone map amendment associated with the subject property. The property is currently zoned Residential-Low (R-L) and Public Facilities Medium (PF-M). The applicant is requesting to rezone it all to Residential-Low (R-L). There currently is a single-family home located on the 2090 N 400 W.

A public hearing was advertised for this proposed zoning map amendment request. Public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet.

ATTACHMENTS:

1. 11-13-2024 PC Staff Report - Zone Map Amend, 2090 N 400 W from PF-M to R-L, Matthew Layton, Applicant
2. Aerial Zoning Map - Layton Zone Map Amend
3. 11-13-24 Public Hearings Notice PC
4. AFFECTED ENTITIES LABELS
5. Layton Zoning Map Amend App - 2090 N 400 W
6. 10-22-24 Zoning Text Amendment Affidavit

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

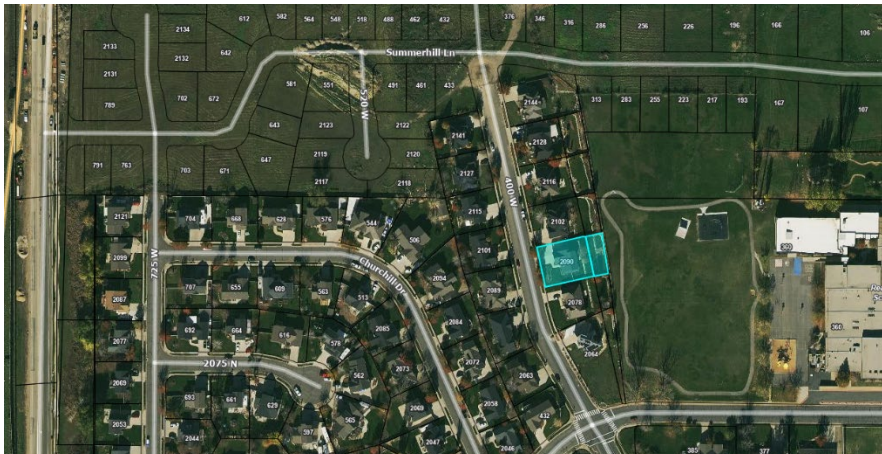
STAFF REPORT
AGENDA: ITEM 2

LAYTON REZONE

PROPERTY OWNER FOR PARCEL:	MATTHEW LAYTON
APPLICANT:	MATTHEW LAYTON 2090 N 400 W CENTERVILLE UT 84014 MJLAYTON@MSN.COM
PROPERTY LOCATION:	2090 N 400 W CENTERVILLE UT 84014
PARCEL NUMBER:	07-225-0417
PARCEL SIZE:	0.27 ACRES TOTAL (UNKNOWN SIZE OF REZONE REQUEST PARCEL ACREAGE)
CURRENT ZONE:	PUBLIC FACILITIES-MEDIUM (PF-M)
PROPOSED ZONE:	RESIDENTIAL-LOW (R-L)
RECOMMENDATIONS:	CONSIDER RECOMMENDING REZONE APPROVAL TO THE CITY COUNCIL

BACKGROUND

The applicant, Matthew Layton, is requesting a zone map amendment associated with the subject property. The property is currently zoned Residential-Low (R-L) and Public Facilities Medium (PF-M). The applicant is requesting to rezone it all to Residential-Low (R-L). There currently is a single-family home located on the 2090 N 400 W.



A public hearing was advertised for this proposed zoning map amendment request. Public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet.

CODE REQUIREMENTS REVIEW & ANALYSIS

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

Yes. The parcel in question is located within the Neighborhood 4, Northwest (between Lund Lane, Main Street, Parrish Lane, and I-15) as described in CMC 12-480-5.

Goal 1: Establish appropriate land-use patterns and land-use transitions

Amending the zoning map to the proposed zoning would match the surrounding residential zoning. The properties located to the north, south, and west are currently zoned R-L and have single-family homes located on these properties. Property located to the east is an elementary school. Therefore, consideration of the proposed rezone would be in alignment with land-use patterns.

Goal 2: Preserve existing areas of semi-rural residential for current property owners.

Based on staff findings, the current use of the property and the surrounding area is predominantly single-family residential, consistent with the established character of the neighborhood. The surrounding land uses, also single-family homes, support the existing low-density development pattern that aligns with the semi-rural character of the area. Rezoning this property would help to preserve and enhance this community's identity by maintaining appropriate density levels and ensuring that future development is compatible with the neighborhood's current form and function.

Goal 3: Preserve viability of area for potential future development.

While this can be interpreted as a directive for land use development, this can also be interpreted as allowing land use owners to develop on their land as they see fit. This property has split zoning; therefore, it allows development on one portion of the property and not the other. For the property owner to use the land as the State of Utah sees as a right, there needs to be concurrency of the property. Rezoning the whole property to a residential low use would rectify the struggle over the past years for the property owner to develop his land.

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

Yes. The subject property is surrounded by mostly single-family homes. The proposed zoning amendment would not change the single-family or low-density character of the area. Per CZC 12.32 Residential Zones, the property would match the use, standards, and applicability of all regulations in this zone.

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

Minimal, to none at all. Staff believes the proposed amendment would have minimal adverse effects, if any, on adjacent properties. Most of the surrounding properties are in the proposed zone and the primary use of the area would not change.

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

All utilities would stay the same, based on this rezone.

The property is a residential parcel adjacent to Reading Elementary School. At an undetermined time in the past, a portion of land was allocated to seven residential properties west of the school property. While records were not disclosed to staff that definitively clarified if the land was granted or purchased, each property owner received a piece of this parcel with the implicit responsibility to incorporate this land into their property lines through boundary line adjustments. Furthermore, it was advised that these adjustments be accompanied by rezoning actions to ensure consistent land use and zoning classifications.

Since this transfer, the applicant, along with four of the other property owners, has successfully merged the additional land into their respective property boundaries with Davis County. However, only one property owner has completed a concurrent rezone with the boundary line merger. The applicant now seeks to rezone a portion of their property, currently classified as "Public Facility Medium," to "Residential Low," ensuring consistency across the entire parcel and aligning the zoning with the existing residential designation.

Allowing this rezone would align the entirety of the applicant's property under a single zoning classification, enhancing clarity for land use and future development. By rezoning from "Public Facility Medium" to "Residential Low Property," the land will better reflect the current and intended residential use. This change will support residential stability in the area while maintaining the neighborhood's character. This rezone addresses the historical intent, whereby these property owners were expected to rezone upon merging the boundary lines. This request aligns with the initial guidance given to property owners regarding the incorporation of these lands into residential properties.

Based on this information Staff believe that the proposed project is consistent with the goals and objectives of the General Plan. The site plan request complies with all city standards and zoning codes.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to recommend to the City Council approval of this request, approval with modifications per the discussion, table the matter to a later date, or recommend denial of the proposed rezone request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 - APPROVE

"I hereby make a motion for the Planning Commission to recommend City Council APPROVE the Zoning Map Amendment for the property located at 2090 N 400 W, known as parcel 07-225-0417, from Public Facilities Medium (PF-M) to Residential Low (R-L) zoning, with the following findings for action:

1. *The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].*
2. *The proposed Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).*
3. *Therefore, the Planning Commission recommends that the City Council grant approval of this Zoning Map Amendment request.”*

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to APPROVE the Zoning Map Amendment for the property located at 2090 N 400 W, known as parcel 07-225-0417, from Public Facilities Medium (PF-M) to Residential Low (R-L) zoning, with the language amendment to the request (as provided by the Planning Commission) as follows, with the following conditions of approval:_____”

#3 - TABLE

“I hereby make a motion for the Planning Commission to TABLE the request of the Zoning Map Amendment for the property located at 2090 N 400 W, known as parcel 07-225-0417, until such a time as _____.”

#4 – DENY

“I hereby make a motion for the Planning Commission to recommend City Council DENY the Zoning Map Amendment for the property located at 2090 N 400 W, known as parcel 07-225-0417, from Public Facilities Medium (PF-M) to Residential Low (R-L) zoning, with the following findings for action:

(findings discussed and agreed upon by the Planning Commission)”





October 31st, 2024

Please see the following public hearing notices for November 13th, 2024

CENTERVILLE CITY

CONDITIONAL USE PERMIT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** 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 request for a home occupation business – microenterprise kitchen on the property located at 1127 N 300 E**. 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>.

CENTERVILLE CITY

ZONING MAP AMENDMENT NOTICE OF PUBLIC HEARING

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CENTERVILLE CITY

CONCEPTUAL SITE PLAN NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **City sponsored conceptual site plan for a public facilities structure on the property located at 1470 Oakridge Drive**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

CENTERVILLE CITY

ZONE CODE AMENDMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** or as soon thereafter as the matter can be heard, at the

Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to CZC 12.55.110 Fences and Walls**, specifically as it relates to the placement of fencing and walls along differences in grade, and **CMC 11.02.040 Parkstrip Visual Obstructions**, specifically as it relates to clear view standards of the street intersection. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

A handwritten signature in black ink, appearing to read "Michael R. Eggert". The signature is fluid and cursive, with a stylized "M" and "E".

Community Development Department

AGRC
C/O MATT PETERS
1 STATE OFFICE BUILDING RM 5130
SALT LAKE CITY UT 84114

GOV BD. SOUTH DAVIS REC CENTER
550 NORTH 200 WEST
BOUNTIFUL UT 84010

EM Notice to Deuel Creek Requested
by Rob Burns on 04-18-2016 to:
rwb62@comcast.net

BOUNTIFUL CITY
795 SOUTH MAIN STREET
BOUNTIFUL UT 84010-6326

GOV. OFFICE MNGMT & BUDGET
UTAH STATE CAPITOL STE 150
PO BOX 142210
SALT LAKE CITY UT 84114-2210

Email Notices to Century Link
representative: joseph.hayes@lumen.com

CENTERVILLE DEUEL CREEK
PO BOX 429
CENTERVILLE UT 84014

IAN BARKER
RMP ESTIMATOR (So Davis)
1569 WEST NORTH TEMPLE
SALT LAKE CITY UT 84116

Email Notices to South Davis Sewer District
Representative: Lanese Hendrickson
lhendrickson@sdsd.us

CENTURYLINK ENGINEER
431 26TH STREET FLR 2
OGDEN UT 84401-2418

SOUTH DAVIS METRO FIRE AGENCY
P O BOX 1547
BOUNTIFUL UT 84011

Email: Public Works, Water, Streets,
Drainage, and City Engineer.

COMCAST COMMUNICATIONS
751 ANTELOPE DRIVE
LAYTON UT 84041

SOUTH DAVIS SEWER DISTRICT
PO BOX 140111
SALT LAKE CITY UT 84114-0111

DAVIS COUNTY
PO BOX 618
FARMINGTON UT 84025

UTAH DEPT OF TRANSPORTATION
PO BOX 141240
SALT LAKE CITY UT 84114-1240

DAVIS COUNTY HEALTH DEPT
PO BOX 618
FARMINGTON UT 84025

UTOPIA FIBER
5858 SOUTH 900 EAST
MURRAY UT 84121

PLANNING DEPARTMENT
DAVIS SCHOOL DISTRICT
PO BOX 588
FARMINGTON UT 84025-0588

WASATCH FRONT REG. COUNCIL
41 NORTH RIO GRANDE STREET
SALT LAKE CITY UT 84101

DOMINION ENERGY
PO BOX 45360
SALT LAKE CITY UT 84145-0360

WEBER BASIN WATER DISTRICT
2837 EAST HIGHWAY 193
LAYTON UT 84040

FARMINGTON CITY
COMMUNITY DEVELOPMENT
160 S MAIN ST
FARMINGTON UT 84025

WEST BOUNTIFUL CITY
550 NORTH 800 WEST
WEST BOUNTIFUL UT 84087

Application Review Status

Pre-Review	Accepted	Date Submitted
Legal	Not Reviewed	10/22/2024
Planning Commission	Reviewing	
Will be on the November 13 Agenda		
City Council	Not Reviewed	
Public Works	Not Reviewed	
Planning & Zoning	Reviewing	
Final-Review	Not Reviewed	

Fees		Payments		
Application Fee	\$400.00	10/22/2024	Online	\$650.00
Professional Services Deposit	\$250.00	Total Paid		\$650.00
Subtotal	\$650.00			
Amount Paid	\$650.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Property Owner First Name or Company Name	Property Owner Last Name	Mailing Address	Phone Number	Email
Mathew	Layton	2090 N 400 W	(801) 631-4162	mjlayton@msn.com

Please upload a notarized signature of all property owners

 10-22-24 Zonoing Text Amendment Affidavit.pdf

Address of Subject Property

2090 N 400 W

Existing Zoning District

PF- M

Proposed Zoning District

R-L

Parcel ID of Subject Property

07-225-0417

Zoning Map Amendment Petition Submittal Information

 10-22-24 Zonoing Text Amendment Affidavit.pdf

Applicant's First Name

Matthew

Applicant's Last Name

Layton

Applicant's Email

mjlayton@msn.com

Phone

(801) 631-4162

Address

2090 N 400 W

City

Centerville

State

UT

Zip Code

84014

Project Title

Layton Rezone

Project Parcel Number

07-225-0417

Signature

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

Electronically Signed

X - 10/22/2024 2:43 pm

Internal Notes

10/23/2024 10:23 am - Sydney DeWees

Paper Application Matt Submitted on 10/22/2024

10/23/2024 10:33 am - Sydney DeWees

Have sent emails back and forth with applicant. See attached.



CENTERVILLE CITY ZONING MAP AMENDMENT PETITION FORM
FOR AMENDING THE ZONING MAP

I / We the undersigned property owner(s) do respectfully request that the Centerville City Zoning Map be amended as follows:

Date Submitted: _____ Parcel Identification Number(s): 072250417
Petitioner: MATTHEW J. LAYTON Phone #: 801-631-4162
Petitioner Address: 2090 N. 400 W. City, St, Zip: CENTERVILLE, UT 84014
Proposed Use of Rezoned Property: RESIDENTIAL

REZONING: FROM: PUBLIC FACILITY MEDIUM TO: R-1 ACREAGE? .27

Owner(s) of Property: MATTHEW + JERANN LAYTON
Mailing Address: 2090 N. 400 W. City, St, Zip: CENTERVILLE, UT 84014
Property Address: 2090 N. 400 W. CENTERVILLE UT 84014

Petitioner Is: ☒ Owner ☐ Owner's Agent ☐ Prospective Buyer
☐ Other, please specify _____

Dated this 22nd day of OCTOBER, 2024

Matthew J. Layton
Petitioner's Signature

Matthew J. Layton
Owner's Signature

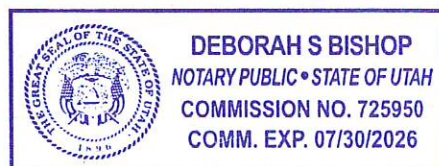
STATE OF UTAH }
COUNTY OF DAVIS } SS.

On the 22 day of OCTOBER, 2024, personally appeared before me
MATTHEW J. LAYTON the signer(s) of the above instrument who

duly acknowledged to me that they executed the same.

Deborah S. Bishop
Notary Public

Seal



**PLANNING
COMMISSION**

Staff Report
11/13/2024

Item No. 3.

Title: Public Hearing - Conceptual Site Plan - Oakridge Water Tank - 1470 North Oakridge Drive - Public Facilities Development - Centerville City Public Works - Administrative Decision

Initiated By: Mike Carlson, Public Works Director, Kevin Campbell, City Engineer

Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

The applicant, City of Centerville, is seeking approval of a Conceptual Site Plan for the property located at 1470 N. Oakridge Drive, known as, parcel number 02-007-0003.

RECOMMENDATION:

Consider Approval of Conceptual Site Plan Request

BACKGROUND:

The applicant, City of Centerville, is seeking approval of a Conceptual Site Plan for the property located at 1470 N. Oakridge Drive, known as, parcel number 02-007-0003. This is an existing Public Facilities High (PF-H) zoning district located on the hillside within the Hillside Overlay Zone. The city is proposing to establish a water storage tank and an electrical building for the water tank.

A public hearing was advertised for this proposed conceptual site plan. Public hearing notice was posted in accordance with State and City Code requirements.

ATTACHMENTS:

1. 11-13-2024 PC Staff Report - Oakridge Tank Concept Site Plan, Centerville City Applicant, 1470 N Oakridge Drive
2. 10-28-2024 Oakridge Tank- Final Site Plan Compliance
3. 11-13-24 Public Hearings Notice PC
4. 10-02-24 - Oakridge Water Tank City App
5. 08-08-24 - City Oakridge Tank Site - Full Legal Description
6. Exhibit A 20 Foot Perpetual Easement for Centerville City
7. Exhibit B Ease Exhibit
8. Exhibit C_Valve Building_Arch Elevations_10-15-24_Rev1
9. Exhibit D 1_Landscaping_Erosion Control Exhibit_10-15-24
10. Exhibit D 2_Landscaping Plant List - Cottonwood Canyons Foundation
11. Exhibit E Rocky Mountain Power - Will Serve - Centerville City Water Tank
12. Exhibit F Water Will Serve Letter Centerville
13. Exhibit H Table Of Use
14. 08-08-24 -Centerville City Oakridge Drive Tank - Bid Plan Set_ STAMPED

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

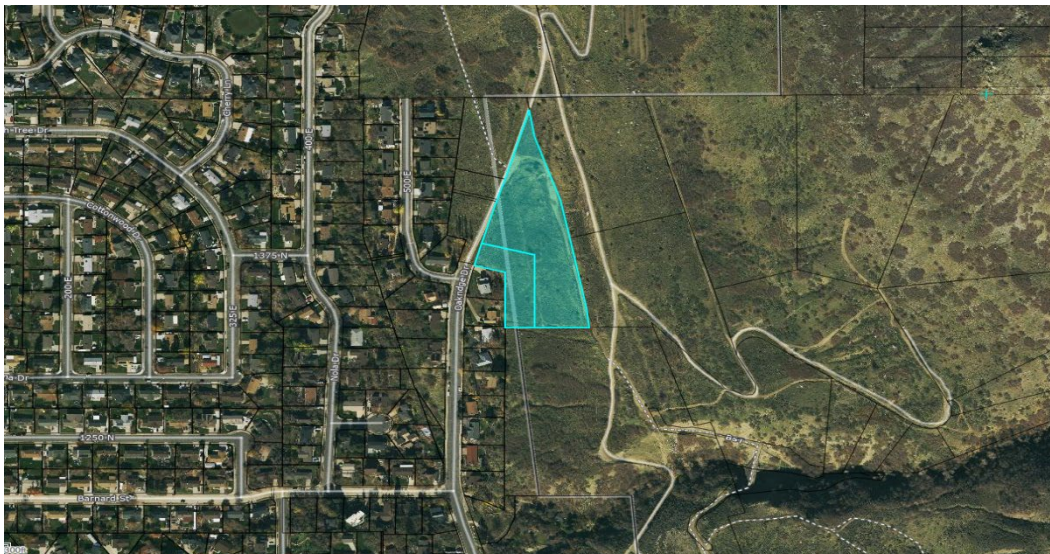
STAFF REPORT
AGENDA: ITEM 3

OAKRIDGE DRIVE WATER TANK

PROPERTY OWNER:	CITY OF CENTERVILLE
APPLICANT:	Public Works Department 250 NORTH MAIN Centerville UT 84014 Mike.carlson@centervilleutah.gov
PROPERTY LOCATION:	Approximately 1470 N. Oakridge Drive Centerville UT 84014
PARCEL NUMBER:	02-007-0003
PARCEL SIZE:	3.29
ZONING DISTRICT:	PUBLIC FACILITIES- HIGH (PF-H)
APPLICATION:	Conceptual site plan
RECOMMENDATIONS:	Consider Approval of Conceptual Site Plan Request

BACKGROUND

The applicant, City of Centerville, is seeking approval of a Conceptual Site Plan for the property located at 1470 N. Oakridge Drive, known as, parcel number 02-007-0003. This is an existing Public Facilities High (PF-H) zoning district located on the hillside within the Hillside Overlay Zone. The city is proposing to establish a water storage tank and an electrical building for the water tank.



A public hearing was advertised for this proposed conceptual site plan. Public hearing notice was posted in accordance with State and City Code requirements.

CODE REQUIREMENTS REVIEW & ANALYSIS

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

Although the General Plan does not specifically call for expanding water resources, Section 12-510 of the Foothills Management Plan (Exhibit G) emphasizes the foothills' critical role as a transition zone between developed land and the mountainous natural environment. This interface area requires careful management of key elements, including fuel control, access, water supply, and other factors to establish protection against or mitigate risks from potential wildland fires. A water tank in this location would align with the goals of the Foothills Management Plan by strengthening fire mitigation efforts and enhancing safety in this vulnerable interface area.

Policy 4: Establish proper mitigation standards for the wildland- urban wildland- urban interface zone.

Establishing a city-owned structure on this property would create a reliable buffer between residential homes and the adjacent wildlands, offering greater predictability and safety than potential residential development. With input from multiple city departments, this location has been selected as the most suitable for the project, considering both land conservation and functional space utilization within city limits. Mitigation measures have been thoughtfully integrated into the project design to respect the natural landscape, ensuring a balanced approach that aligns with the City's priorities for sustainable land use and community safety.

Directive C: Establish adequate fire suppression systems to protect life and property within the Foothills. Such systems include, but are not limited to, access roads, water and fire hydrant supply, building sprinkling systems, and developing fire suppression staging areas.

The location will enable South Davis Metro Fire to access the water tank readily for response to residential, wildland, and agricultural fires, enhancing fire safety for the surrounding community. In addition, the project includes a new street built to EMS standards, with sufficient width and turnaround capability to ensure timely emergency response. The presence of this water tank will be a vital asset for emergency services, contributing to overall public safety and supporting the area's resilience against fire-related hazards.

Policy 5: Establish Specific Land Management Prescriptions Ranging from Acceptable to Undesirable to Describe Future Land Use Expectations Within the Foothills.

This proposed project, developed in collaboration with South Davis Metro Fire, Cottonwood Canyon Foundation, and Davis County, integrates extensive impact mitigation strategies for the area, supporting a balanced approach to development. Staff finds that this project aligns with the Centerville General Plan directives, fulfilling community priorities for responsible land management and ensuring compatibility with established safety and environmental protection standards.

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

Yes. The subject property is surrounded by mostly single-family homes and rural county land. The proposed project would not change the low-density character of the area. Even though the property is zoned as Public Facilities High, the plan matches the standards, and applicability of Public Facilities Low Per CZC 12.33.

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

Minimal, to none at all. Staff believe the proposed project would have minimal adverse effects, if any, on adjacent properties. In fact, the Cottonwood Canyon Foundations will be doing landscaping and upkeep to the property, positively impacting the curb appeal. The surrounding properties are in the residential low, agriculture low, and undeveloped county property. The placement of the water tank was chosen for its foreseen minimal impact to the community and proper landscaping practices have been put into place as to offset any unusual scenes, such as a small building in a residential area.

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

All utility providers have verified that they can serve this property. New infrastructure such as a new road will be built to allow the city to use this without disturbing the soil and causing erosion every time a car drives on the area.

The Table of Use in the City Zoning Code States that a Public Utilities Substation is permitted, which is what this project qualifies as. Per CZC Definitions: “**Public Utility Substation** is any above-ground device of a culinary water, irrigation, sewer, natural gas, electrical, telecommunications (including but not limited to radio, telephone and cellular telephone), cable television, or other public or private utility system.” The project is in adherence with CZC 12.33 Public Facility Zones development standards.

Based on this information Staff believes that the proposed project is consistent with the goals and objectives of the General Plan. The site plan request complies with all City standards and zoning codes.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to recommend to the City Council approval of this request, approval with modifications per the discussion, table the matter to a later date, or recommend denial of the proposed conceptual site plan request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission’s convenience are located below.

#1 - APPROVE

“I hereby make a motion for the Planning Commission to recommend City Council APPROVE the Conceptual Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, with the following findings for action:

1. *The proposed Conceptual Site Plan meets the goals and objectives of the General Plan.*

2. *The proposed Conceptual Site Plan meets the use, standards, and applicability in the CZC 12.33 Public Facility Zones and CZC 12.21.110(d)*
3. *Therefore, the Planning Commission hereby grants approval of this Conceptual Site Plan request as submitted.*

#2 – APPROVE WITH PLANNING COMMISSION MODIFICATION

“I hereby make a motion for the Planning Commission to APPROVE the Conceptual Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, with the language amendment to the request (as provided by the Planning Commission) as follows, with the following conditions of approval: _____”

#3 - TABLE

“I hereby make a motion for the Planning Commission to TABLE the request of the Zoning Map Amendment for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, until such a time as _____.”

#4 – DENY

“I hereby make a motion for the Planning Commission to recommend City Council DENY the Zoning Map Amendment for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, with the following findings for action: _____”

(findings discussed and agreed upon by the Planning Commission)

CENTERVILLE CITY AMENDED SUBDIVISION COMPLIANCE CHECKLIST

Project Name: Oakridge Drive Tank

Date: 10/28/2024

TRACKING HISTORY:

- Application Submitted: October 2, 2024
- Completeness Checklist DRC Meeting (1): October 7, 2024
- Completeness Checklist DRC Meeting (2): October 15, 2024
- Completeness Checklist (3): October 16, 2024 approval.
- Compliance Checklist (1): October 28, 2024

<u>Item</u>	<u>Status</u>	<u>Comments</u>
Site Plan showing the following:		
The name, address, email and telephone number of the applicant and the applicant's agent, if any;	✓	Sheet 1
The uses for which site plan approval is requested;	✓	Permitted
All infrastructure and development facilities related to the project located within 250 feet of the site boundary;	✓	Sheet 4, Sheet 5
Layout, dimensions, and names of existing and future road right-of-way;	✓	Sheet 4
Project name, North arrow, and tie to a section monument;	✓	Sheet 4
The boundary lines of the project site with bearings and distances;	✓	Sheet 4
Layout and dimensions and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;	✓	Chain-link Fence; Sheet 20
Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings; and	✓	Sheet 4, Sheet 5
A tabulation table, showing total gross acreage, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density.	✓	Sheet 4, Sheet 5,
Identification of property, if any, not proposed for development.	-	N/A
Grading and drainage plan showing the following:		
North arrow, scale, and site plan underlay;	✓	Sheet 5, Sheet 9
Topography contours at two-foot intervals;	✓	Sheet 5, Sheet 9
Areas of substantial earth moving with an erosion control plan;	✓	Sheet 9

Location of existing water course, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and wastewater;	✓	Sheet 9
Location of any designated floodplain and/or wetland boundaries; and	✓	Sheet 9
Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities, when necessary, based on adopted City requirements.	✓	Sheet 9
Utility Plan showing the following:		
North arrow, scale, and site plan underlay;	✓	Sheet 12
All existing and proposed utilities including, but not limited to sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;	✓	Sheet 12 no additional street lights will be installed, no irrigation will be installed
Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations;	✓	A fire hydrant is est. 700 ft from the accessory structure. Approved Per Fire Marshal on 10/07/2024
Location and dimensions of all utility easements; and	✓	Exhibit A and B
A letter from sewer and water providers, addressing the feasibility and their requirements to serve the project.	✓	Exhibit E and F
Landscaping plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening)	✓	Exhibit E and F
Building elevations for all buildings showing the following:		
Accurate front, rear, and side elevations drawn to scale;	✓	Sheet 28, sheet 31
Exterior surfacing materials and colors, including roofing material and color;	✓	Exhibit C
Outdoor lighting, furnishings, and architectural accents; and	✓	Exhibit C
Location and dimensions of signs proposed to be attached to the buildings or structure.	✓	CED will submit a sign permit.
Contour and drainage plans, cut and fill specifications, and soil and geologic reports	✓	Sheet 5- 13
Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters.	✓	Exhibits A and B

Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator.	-	N/A
A traffic impact analysis, if requested by the City Engineer or the Planning Commission.	-	N/A
Warranty deed and preliminary title report or other document showing the application has control of the property.	✓	City Owned
Parcel map(s) from the Davis County Recorder's Office showing the subject property and all property within 400 feet thereof.	✓	This information is accessible through the Davis County Assessor Office website.
Payment of fees:	✓	Waived, City Project

FINAL PROJECT COMMENTS & SUMMARY



October 31st, 2024

Please see the following public hearing notices for November 13th, 2024

CENTERVILLE CITY

CONDITIONAL USE PERMIT NOTICE OF PUBLIC HEARING

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CENTERVILLE CITY

ZONING MAP AMENDMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Centerville Zoning Map amendment on the property located at 2090 N 400 W from Public Facilities Medium (PF-M) to Residential Low (R-L)**. 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>.

CENTERVILLE CITY

CONCEPTUAL SITE PLAN NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **City sponsored conceptual site plan for a public facilities structure on the property located at 1470 Oakridge Drive**. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

CENTERVILLE CITY

ZONE CODE AMENDMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **NOVEMBER 13, 2024 at 7:00 PM** or as soon thereafter as the matter can be heard, at the

Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to CZC 12.55.110 Fences and Walls**, specifically as it relates to the placement of fencing and walls along differences in grade, and **CMC 11.02.040 Parkstrip Visual Obstructions**, specifically as it relates to clear view standards of the street intersection. If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

A handwritten signature in black ink, appearing to read "Michael R. Eggen". The signature is fluid and cursive, with a stylized "M" and "E".

Community Development Department

Centerville City, UT - Community Development

Oakridge Drive Tank

10/02/2024 - 10/01/2025

Site Plan, Conceptual

General

Application Status

New

Printed: 10/04/2024

Permit/License #

8486815

Reference Number

871d62f0-810e-11ef-9452-215532b00bcd

Status

Active

Application Review Status

Pre-Review

Reviewing

Date Submitted

Final-Review

Not Reviewed

10/02/2024

Fees

Conceptual Site Plan Fee

\$0.00

Professional Services Deposit

\$0.00

Subtotal

\$0.00

Amount Paid

\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name

Mike

Applicant Last Name

Carlson

Contact Email

mike.carlson@centervilleutah.gov

Phone

(801) 292-8232

Company Name

Centerville City Public Works

Mailing Address (Street)

655 N 1250 W

City**Centerville**

State

UT

Zip

84014

Property Owner Name

Centerville City

Mailing Address

250 N Main St, Centerville, Utah 84014

Email

brant.hanson@centervilleutah.gov

Phone Number

(801) 295-3477

Company Name

Centerville City

Does this property have additional owners?

No

Project Name

Oakridge Drive Tank

Parcel #(s)

02-007-0003

Acreage

3.29

Select your zone below

Public Facility-High

Proposed use of property

Newly developed City Water Tank to increase water supply

Project Address (Street)

Approximately 1470 N. Oakridge Drive

City

Centerville

State

UT

Zip

84014

Please upload Site Plan

 Centerville City Oakridge Drive Tank - Bid Plan Set_08-08-24 STAMPED.pdf

I have shown the location, height and setbacks of all proposed and existing buildings and structures on the subject property and on immediately adjoining properties.



I have indicated the total square footage of the proposed building by floor if more than one floor is proposed.



I have shown the location and height of existing walls and fences on the site, including designation of the type of material.



I have provided a statement of the proposed use of the site and buildings shown.



I have shown the general design of ingress and egress of vehicular and pedestrian traffic that provides a functional on-site traffic flow.



I have included the dimensions, total square footage and orientation of the lot and/or site proposed for development, landscaping location, parking lot location and other general site improvements and proposals.



I have shown the location, name and width of existing and proposed streets and sidewalks.



I have provided general information regarding availability and location of existing and proposed utilities.



I have included a "north arrow" and drawing scale.



I have provided a list of the current owners of property adjacent to the site, as indicated by the Davis County Recorder's Office and a vicinity map showing the site location in relation to the surrounding area.



Provide a development schedule indicating the approximate date when construction of the development or its stages can be expected to begin and be completed.

Construction anticipated to start in the Spring of 2025 and going through year

Provide a full legal description with a copy of the Warranty Deed or the Deed of Trust.

 City Oakridge Tank Site - Full Legal Description.docx

Please upload building elevations and checklist item

 Centerville City Oakridge Drive Tank - Bid Plan Set_08-08-24 STAMPED.pdf

I have included sketches of the proposed building, with height material and other building detail.



I have provided Utility Provider Review Sheets

Signature

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

Electronically Signed

Mike Eggett on behalf of Centerville City & Public Works Department - Invalid date

City Oakridge Tank Site - Full Legal Description **(Parcel 02-007-0003)**

BEG AT A PT WH IS S 88°44'34" W 1599.08 FT & N 1614.71 FT FR S 1/4 COR OF SEC 5-T2N-R1E, SLM; RUN TH W 189.91 FT; TH N 0°19' E 318.57 FT; TH N 74° W 187.40 FT; TH N 15°14'30" E 615.11 FT TO W LINE OF WEBER BASIN WATER EASEMENT; TH ALG SD EASEMENT S 7°59' E 128.67 FT; TH S 14°53' E 290.50 FT; TH S 10°38' E 480.60 FT; TH S 16°59' E 86.96 FT TO POB. CONT. 3.27 ACRES. TOGETHER WITH & SUBJECT TO A R/W

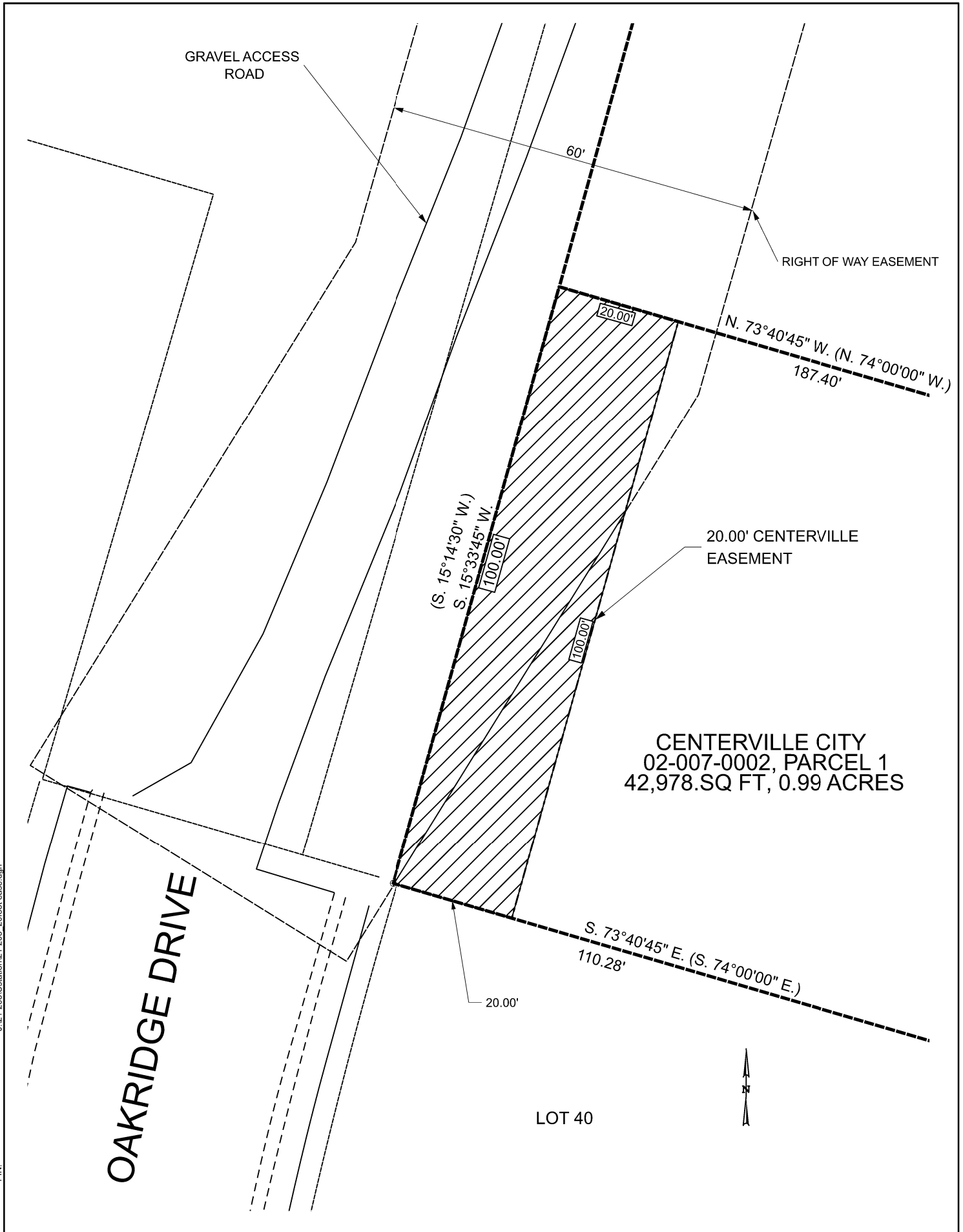
20 Foot Perpetual Easement for Centerville City

Affecting Parcel 02-007-0002

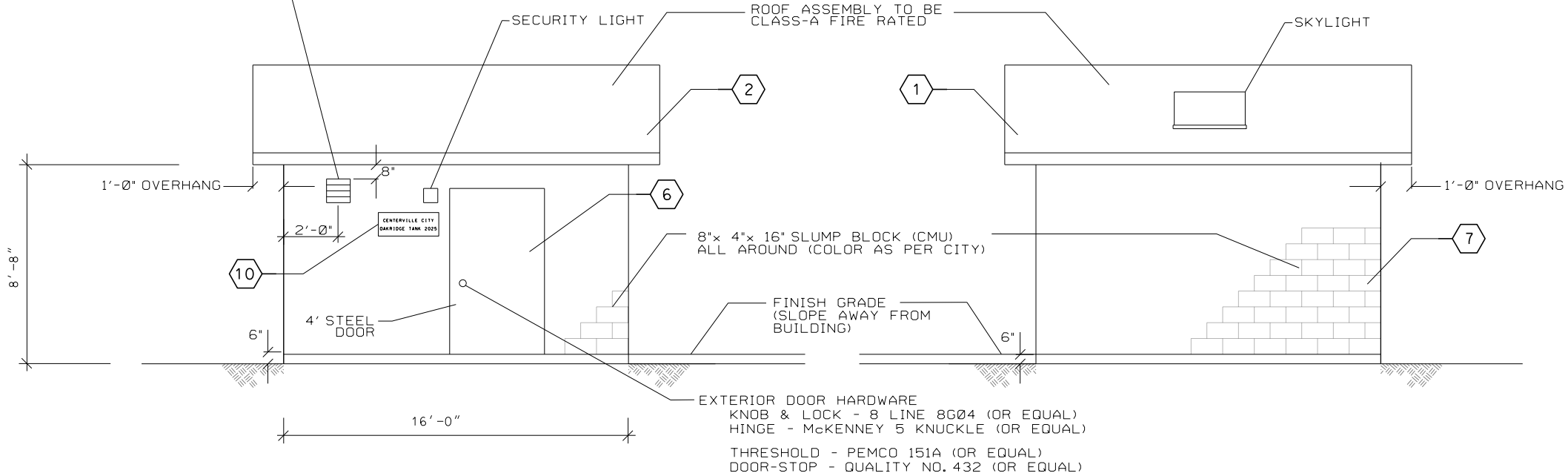
A perpetual easement, being 20 feet in width, upon part of an entire tract of land being situate in the NW1/4 SW1/4 of Section 5, T.2 N., R.1 E., S.L.B.& M., in Davis County, Utah, in the interest of Centerville City for the purpose of installing and maintaining city utilities and appurtenant parts thereof. The boundaries of said part of an entire tract are described as follows:

Beginning at a southwest corner of said entire tract, said corner also being the northwest corner of Lot 40 of the Panorama Subdivision No. 2 as recorded in the Davis County Recorder's Office, said corner being 1993.76 feet S.89°03'52"W. (Record = S.88°44'34"W.) and 1897.07 feet N.00°19'16"E. (Record = North) from the South Quarter Corner of Section 5, Township 2 North, Range 1 East, Salt Lake Meridian, and running thence N.15°33'45"E. (Record = N.15°14'30"E.) 100.00 feet to the northwest corner of said entire tract; thence S.73°40'45"E. (Record = S.74°00'00"W.) 20.00 feet coincident with the northerly boundary line of said entire tract; thence S.15°33'45"W. (Record = S.15°14'30"W.) 100.00 feet to the northerly line of said Lot 40; thence N.73°40'45"W. (Record = N.74°00'00"W.) 20.00 feet coincident with said northerly lot line to the point of beginning. The above described part of an entire tract contains 2,000 sq. ft. or 0.046 acre more or less.

J:\21-203\Ustation\21-203_20foot easse.dgn
PIN: 10/14/2024



COOK 12SP15D FAN (OR EQUAL)
WITH MOTER OPERATED LOUVER &
F.S.C.1006 CFM WITH 1/10" SP,
1050 RPM



FRONT ELEVATION

REAR ELEVATION

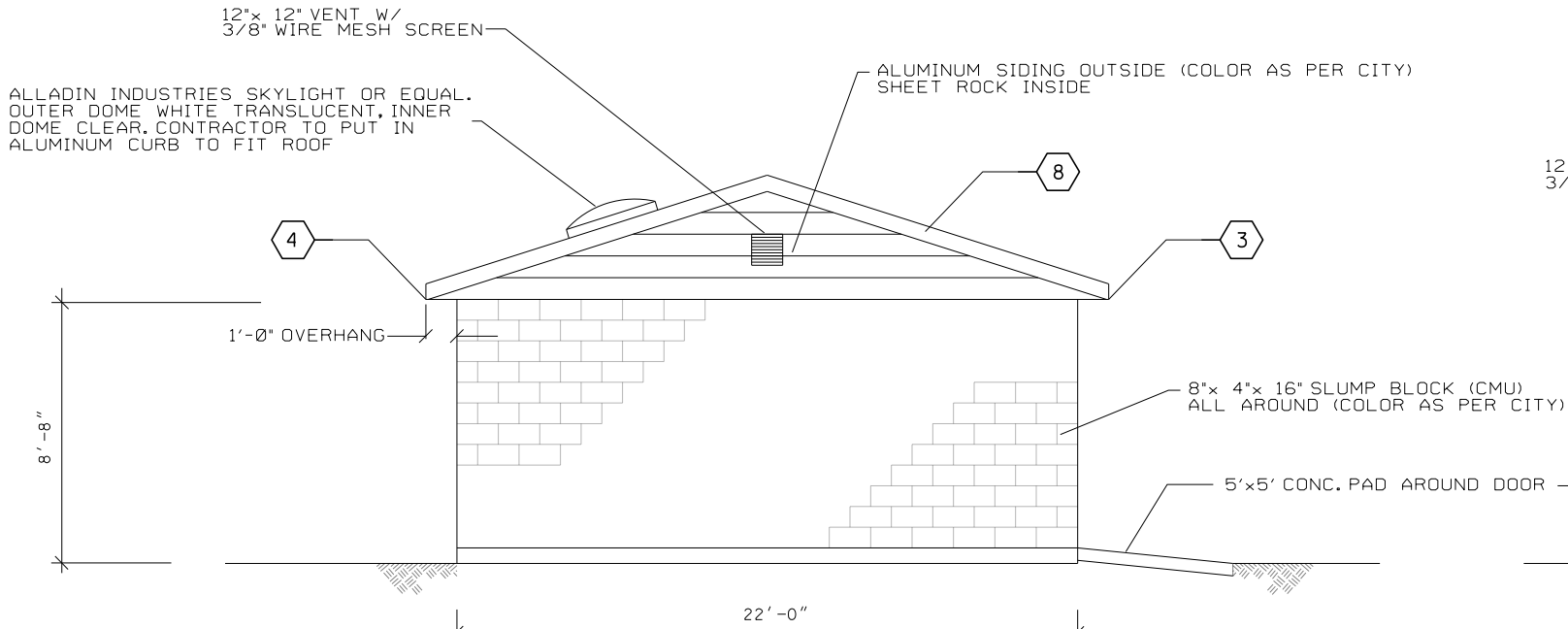
NOTES

1. INSTALL NEW WOOD ROOF JOISTS PER MANUFACTURER'S SPECS. SEE NOTES FOR DESIGN LOADS.
2. INSTALL NEW ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES COORDINATE COLOR WITH CITY.
3. INSTALL CONTINUOUS FULL HEIGHT 1X RIM BOARD, ALUMINIUM SOFFIT AND DRIP EDGE SADDLE TAN COLOR AS PER CITY. MBCI 26 Gg R PANEL PAINTED AND GALVANIZED.
4. INSTALL NEW ALUMINUM RAIN GUTTER AND DOWN SPOUT ON LOW EDGE OF ROOF.
5. INSTALL R-30 BAT INSULATION WITH VAPOR BARRIER AND 3/8" #1 PLYWOOD ON BOTTOM SIDE OF JOISTS.
6. INSTALL NEW 4' X 6'-8" SOLID EXTERIOR METAL DOOR AND HARDWARE. MATCH COLOR TO ROOF AND SOFFIT. TYP.
7. CMU WALLS. SEE STRUCTURAL PLANS FOR DETAILS, BLOCK SIZE, AND REBAR.
8. ROOF ASSEMBLY TO BE CLASS-A FIRE RATED.
9. SEALANT TO BE APPLIED TO CMU BLOCK WALLS.
10. INSTALL NEW SIGN: "CENTERVILLE CITY OAKRIDGE TANK 2025" SIGN TO BE PROVIDED BY THE CITY.

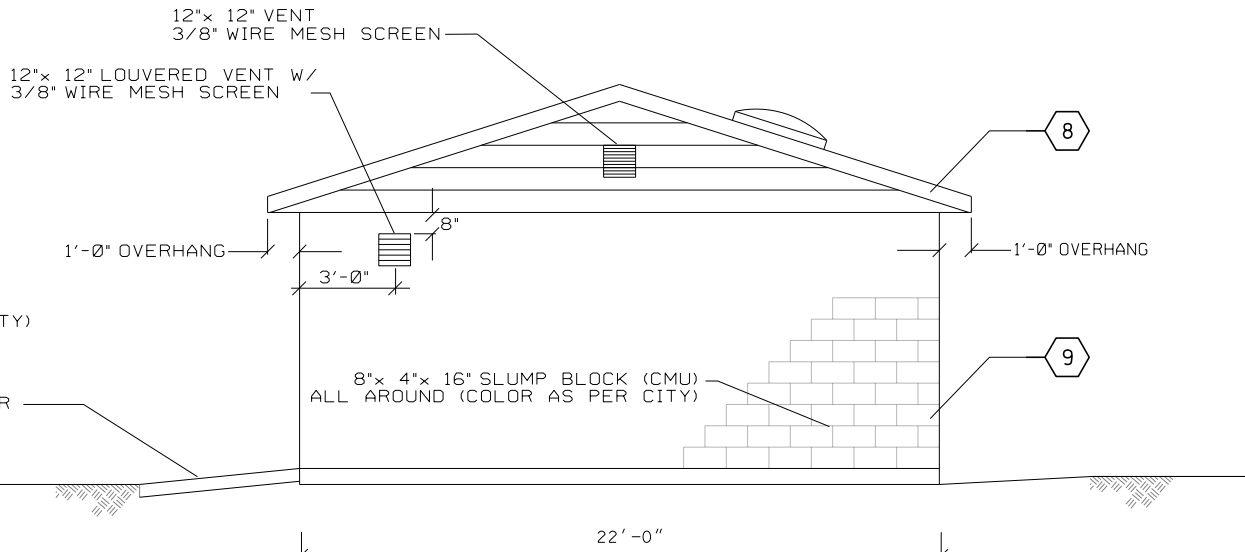
1) THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND ASSUMED EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.

2) THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF EXISTING CONDITIONS OR DIMENSIONS DIFFER FROM THOSE SHOWN IN THE PLANS AND DETAILS

3) THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SUPPORTS AND SHORING. ALL ELEMENTS OF THE BUILDING UNDER CONSTRUCTION SHALL HAVE TEMPORARY SHORING DURING CONSTRUCTION. THE BUILDING SHOULD NOT BE CONSIDERED STABLE UNTIL ALL STRUCTURAL ELEMENTS ARE INSTALLED.



SIDE ELEVATION



SIDE ELEVATION

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				DRAWN KTK
				CHECKED KLC
				DATE 10/2024

VALVE BUILDING
ELEVATIONS AND NOTES

CENTERVILLE CITY PUBLIC WORKS
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY, UTAH 84120
TEL: (801) 263-1752

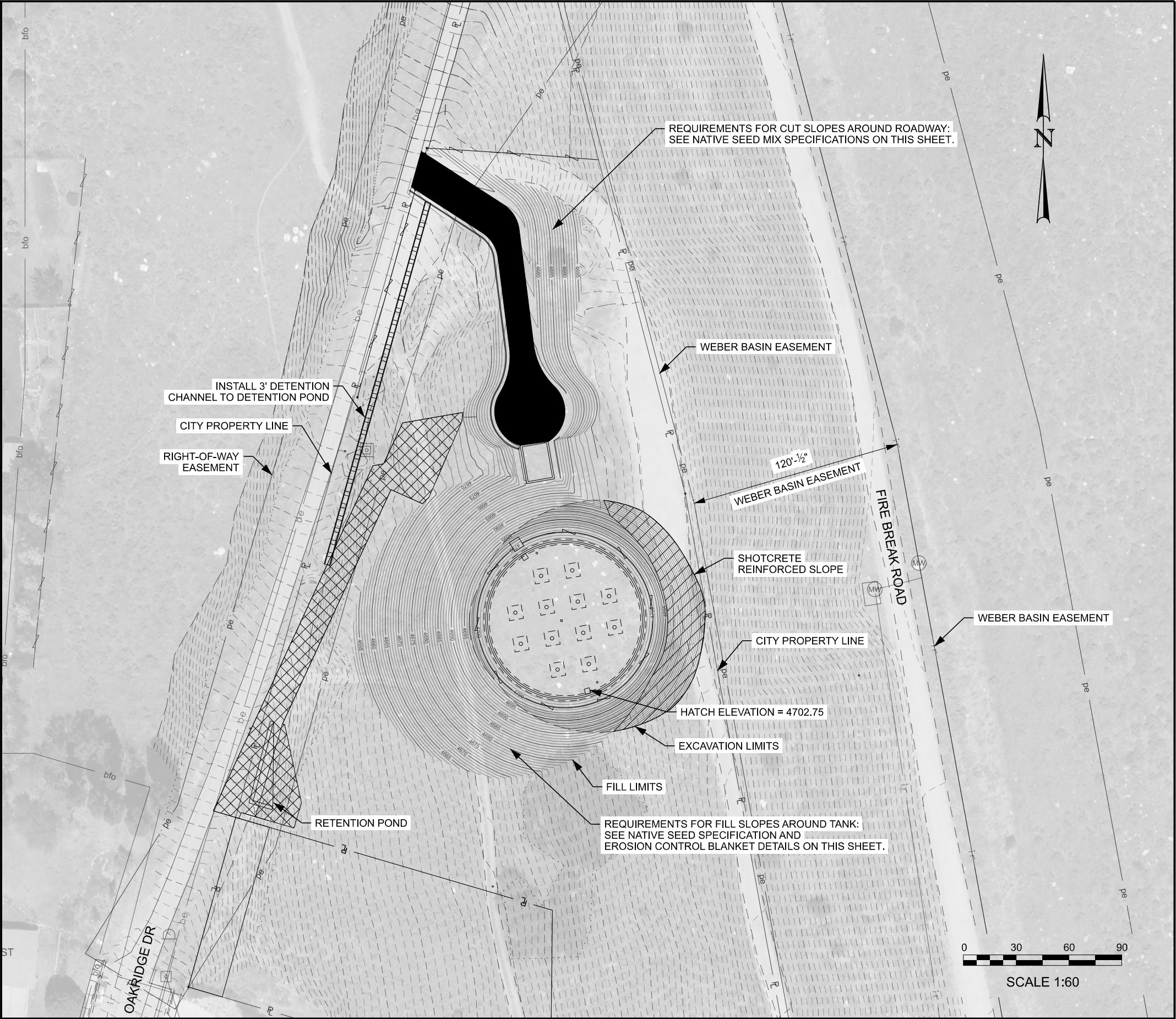
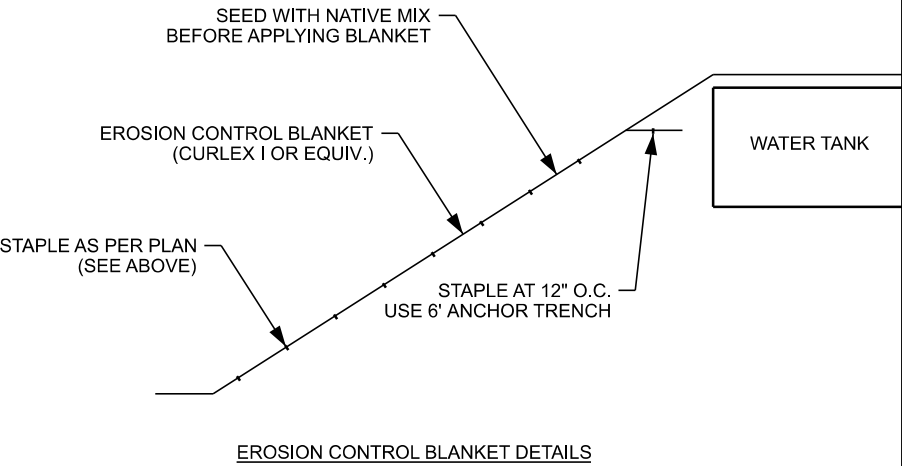
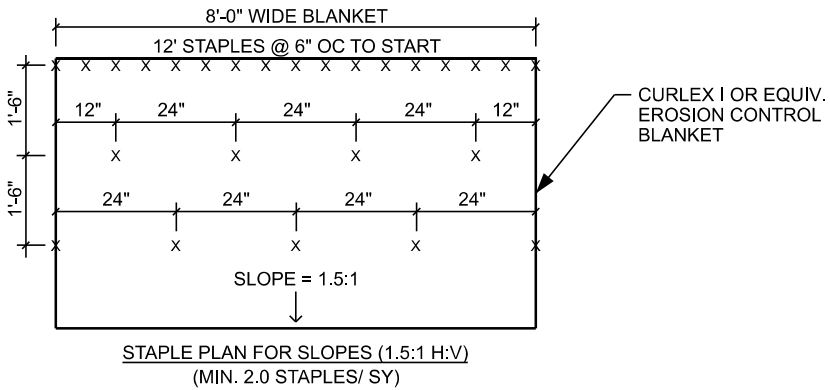
SHEET ARCH-01
OF 1
PROJECT NO.
21-203

NATIVE SEED MIX SPECIFICATION

1. SLENDER WHETGRASS (AGROPYRON TRACHYCAULUM)	18.75%
2. WESTERN WHEATGRASS (AGROPYRON SMITH II)	18.75%
3. SHEEP FESCUE (FESTUCA OVINA)	5.00%
4. SANDBERG BLUEGRASS (POA SANDBERG II)	3.75%
5. THICKSPIKE WHEATGRASS (AGROPYRON DASYSTACHYUM)	18.75%
6. CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	10.00%
7. BLANKET FLOWER (GAILLARDIA ARISTATA)	15.00%
8. BLUE FLAX (LINUM LEWIS II)	10.00%

EROSION CONTROL BLANKET STAPLE PLAN FOR SLOPES

1. USE 6" SIDE SEAM OVERLAP.
2. USE 8" STAPLE LENGTH.
3. USE GALVANIZED STAPLES
4. FINISH GRADE. FERTILIZE & SEED BEFORE APPLYING BLANKETS.
5. LOCATE BEGINNING OF ROLLS USING STARTER SHEET.
6. INSTALL BLANKET IN VERTICAL DIRECTION FROM TOP TO BOTTOM OF SLOPE.
7. MINIMUM 2.0 STAPLES PER SQUARE YARD.
8. SEE EROSION CONTROL BLANKET DETAILS BELOW.



EXHIBIT

LANDSCAPING AND
EROSION CONTROL PLAN

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	1
SHEET TYP.	LAND-01
PROJ. NO.	21-203

Fw: New Reservoir Landscape

From Mike Carlson <mike.carlson@centervilleutah.gov>

Date Fri 10/11/2024 9:14 PM

To Sydney DeWees <sydney.dewees@centervilleutah.gov>; Michael Eggett <michael.eggett@centervilleutah.gov>

Cc Dave Walker <dave.walker@centervilleutah.gov>; Steven Hunt <steven.hunt@centervilleutah.gov>

FYI

Michael Carlson

Centerville City – Public Works Director

801-677-6093

mike.carlson@centervilleutah.gov



From: Joanna Wheelton <jwheelton@cottonwoodcanyons.org>

Sent: Friday, October 11, 2024 6:37 PM

To: Mike Carlson <mike.carlson@centervilleutah.gov>

Cc: kevin.campbell <kevin.campbell@esieng.com>

Subject: Re: New Reservoir Landscape

Hi Mike and Kevin:

Thank you for the email. I will try to provide some clarification in this email, and can meet with you before your October 23 meeting, if that would be of assistance. I have time available on Oct 14, 15, 21, and 22, if that helps.

Soil stabilization/erosion control blanketing and seed. You mentioned at the meeting we had that the contractor would be responsible for this. CCF doesn't have the capacity or resources to assist with this part of the process. The seed mix listed in the plans you provided does provide excellent erosion control. Please have the contractor use that seed mix (or we can consult on a different mix through our vendor, Granite Seed).

Invasive Species Mitigation: CCF can organize weed removal after the disturbance (as I mentioned, we did remove some invasive species from the site this year). Invasive species seed removal has to be done when the plants have seeds (usually between May and October). There will not be much growth in the year of construction, but significant weed growth in years two and three. Some invasive species can be controlled by pulling (or removing seeds), such as Dyer's woad and invasive thistle. Some species, such as cheatgrass (*Bromus tectorum*) and medusahead (*Taeniatherum caput-medusae*), are not effectively managed by pulling (very labor intensive). CCF can coordinate seed removal and weed

mitigation (on a voluntary basis) according to the following schedule. Please note that the area will not be free of weeds, but we will work to mitigate the most noxious weeds in the most effective way:

June 2025, and August 2025

June 2026, and August 2026

June 2027, and August 2027

Native Plants: CCF can provide native plants through our vendor, Dryland Horticulture. A budget of \$4,000 would purchase 1,333 plants. The plants are 1- 3 inch seedlings with a 5 inch plug root. They are hand-planted using a compaction bar. At this elevation and aspect, they need to be watered in the first year, or they will not survive. CCF can provide water (using a backpack sprayer) weekly. This will most likely be accomplished by me. It is difficult to determine where the plants would be planted until we see the completed project. Plants can be planted at a distance of 2 feet, meaning the plants would cover roughly 2,666 square feet. This represents only 3% of the total 2 acre site. We could target areas near the road for the most visual impact. Species to be included include

Big Sagebrush *Artemisia tridentata*

White Sagebrush *Artemisia ludoviciana*

American Vetch *Vicia americana*

Northern Sweetvetch *Hedysarum boreale*

Wasatch Penstemon *Penstemon cyananthus*

Tufted evening primrose *Oenothera caespitosa*

Arrowleaf Balsamroot *Balsamorhiza sagittata*

Transplant individual specimens. As I mentioned, there are several large Wood's rose (*Rosa woodsii*) plants on the parcel to be excavated. We would recommend transplanting a few of these. Transplanting can be done very quickly with the help of a skid steer or other small loader. A new hole is dug, watered in, and the rose is dug and planted with the loader. This will help keep some of the native wildflowers in place. CCF would be happy to consult on this process. This process could easily be done pre-ground breaking in a manner of hours. It is best to do this in winter/early spring when the rose plant is dormant.

Again, I hope this provides clarification. 'Happy to chat over the phone or meet, as mentioned.

With my best,

Jo

--

Joanna Wheelton Campbell

Executive Director, Cottonwood Canyons Foundation

PO Box 712440, Cottonwood Heights, UT 84171-2440

2091 Murray Holladay Road, Holladay. UT 84117

801-703-7574 > www.cottonwoodcanyons.org



*"Supporting the Environment
of the Cottonwood Canyons
Through Stewardship and Education"*

On Wed, Oct 9, 2024 at 8:03 PM Mike Carlson <mike.carlson@centervilleutah.gov> wrote:

Joanna good evening! Kevin and I were wondering if you had some type of a plan for the landscaping on the Reservoir. We have a meeting on October 23 where we need to clarify a few things. What would be nice is if we had like a material list of plants and quantity's and any seed we will be using. We think this meet we can handle it but when we go for final we would like you to be there if you can. I think we have talk about a planting budget, I think we could pull off 4,000.00 with out to much problem. Once we get throught this next stage we will need to plan a few thinks so we will need to get together then. If you have question please reach out to Kevin or me.

Thanks again for your willingness to help

Mike

Michael Carlson
Centerville City – Public Works Director
801-677-6093
mike.carlson@centervilleutah.gov



From: Joanna Wheelton <jwheelton@cottonwoodcanyons.org>

Sent: Saturday, September 14, 2024 2:12 PM

To: Mike Carlson <mike.carlson@centervilleutah.gov>; kevin.campbell <kevin.campbell@esieng.com>

Subject: New Reservoir Landscape

Dear Mike and Kevin:

Thank you very much for your interest in reducing invasive species and supplementing native plants in the new reservoir project.

For a little background, the Cottonwood Canyons Foundation provides trail stewardship, plant stewardship, and watershed education in Little Cottonwood, Big Cottonwood, and Mill Creek Canyons in collaboration with the Salt Lake City Public Utilities and US Forest Service in their watershed protection efforts. We mitigate invasive species, restore areas with native plants, and work to educate the public on how to impact the environment in ways that are more watershed-

friendly. We do work outside of the listed canyons occasionally, for instance we have a project in Farmington Canyon this year.

With regard to invasive plants, a little overview might be helpful. Invasive plants are non-native plants that out-compete or prohibit native plants from growing. We have many non-native plants in our area, but our concern is with the smaller subset of invasive plants. In order to control them, it is helpful to reduce the seed bank. Invasive, fire-friendly plants will grow in disturbed areas without erosion control mats.

For the new reservoir, the current erosion control plans and seeding plans you provided look satisfactory to us. I believe you stated that this would be fulfilled by the contractor. The seed mix does contain a few non-native grass species, but they are not invasive, and they do provide excellent erosion control. They are obviously much preferred to the fire-friendly cheatgrass (*Bromus tectorum*), medusahead (*Taeniatherum caput-medusae*), and ubiquitous and allelopathic Dyer's woad (*Isatis tintoria*) that would grow without the matting and seeding. The wildflower species in the cited seed mix are easily grown by seed and will stay in the soil until a spring with enough precipitation enables germination. All wildflower species listed are self-seeding, meaning they will self-propagate.

As an organization, we would like to suggest a few things that might be beneficial to mitigate invasive species and promote native plant growth.

Transplant individual specimens. There are several large Wood's rose (*Rosa woodsii*) plants on the parcel to be excavated. We would recommend transplanting a few of these. Transplanting can be done very quickly with the help of a skid steer or other small loader. A new hole is dug, watered in, and the rose is dug and planted with the loader. This will help keep some of the native wildflowers in place. CCF would be happy to consult on this process. This process could easily be done pre-ground breaking in a manner of hours. It is best to do this in winter/early spring when the rose plant is dormant.

Minimize disturbance. Weeds grow in disturbed areas. While we recognize that disturbance always occurs with new construction, utilizing the same routes for ingress/egress and staging (as opposed to blanket disturbance over the entire area) will assist with invasive species mitigation. We are not recommending changing plans or reducing efficiency, only being mindful of unnecessary disturbance.

Remove seed bank.

CCF would be interested in working with local groups (the local stake and trails volunteers) to conduct a couple of volunteer weed pulls. This has to be done when the plants have seeds (usually between May and October). This can be done after construction. Some invasive species can be controlled by pulling (or removing seeds), such as Dyer's woad and invasive thistle. Some species, such as the grasses listed above, are not effectively managed by pulling (very labor intensive).

Plant native plants

CCF recommends planting native plants. Our grower uses locally harvested native seed to ensure genetic compatibility. CCF can assist the City with acquiring 3-inch seedlings for approximately \$3.00 per plant. We recommend a variety of species that do well on foothills with this aspect and elevation. We recommend planting Big mountain sage (*Artemisia tridentata*), white sage (*Salvia apiana*), Wasatch penstemon (*Penstemon cyanthus*), Arrowleaf balsamroot (*Balsamorhiza sagittata*),

and many others. All are drought resistant, fire resistant, and deer resistant. All require supplemental watering in the first year (CCF can donate labor to water once a week or so), but these plants should be fine with no supplemental watering thereafter. CCF can organize volunteer planting events.

As few or as many plants can be ordered as needed, or as the budget allows.

We recommend at least a thousand plants (\$3,000), but more could be purchased if the budget allows. We recommend prioritizing Big mountain sage if quantities are low.

Please let me know if you have any questions. I love Centerville. My grandfather laid the foundation to our home on Oakridge Drive the day I was born in 1975. This mountainside means a great deal to us, to our neighbors, and to our community (so many people use Oakridge to access the mountain daily). This undeveloped hillside truly is a treasure. In my world, people know of Centerville (and move to and shop here) purely for its fabulous hiking trails. We hope to be good stewards, and to keep it in good environmental health for as long as possible.

With my best,

Jo

--

Joanna Wheelton Campbell

Executive Director, Cottonwood Canyons Foundation

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October 11, 2024

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **water tank** project located at **about 1450 N Oakridge Dr, Centerville, UT** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.



Rocky Mountain Power Representative

Will serve Letter

From Mike Carlson <mike.carlson@centervilleutah.gov>

Date Tue 10/8/2024 12:01 PM

To Michael Eggett <michael.eggett@centervilleutah.gov>; Sydney DeWees <sydney.deweese@centervilleutah.gov>

Cc kevin.campbell <kevin.campbell@esieng.com>; Steven Hunt <steven.hunt@centervilleutah.gov>

Let it be known that Centerville City Water Department will serve the New Oakridge Tank with water services. If you have any questions please let me know.

Thanks Mike

Michael Carlson
Centerville City – Public Works Director
801-677-6093
mike.carlson@centervilleutah.gov



12.36.030 Table Of Uses For Public And Civic Use

Legend: "P" - permitted use, "C" - conditional use, "N" - not permitted

Public and Civic Uses	Zones														
	A-L	A-M	R-L	R-M	R-H	PF-L	PF-M	PF-H	PF-VH	C-M	C-H	C-VH	I-M	I-H	I-VH
Auditorium or stadium	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
Cemetery	N	N	N	N	N	C	C	C	N	N	N	N	N	N	N
Church or place of worship	C	N	C	C	C	N	N	N	N	C	C	C	N	C	N
Club or service organization	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N
Club, private	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	C	P	P	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Cultural service	N	N	N	N	N	C	P	P	P	C	P	P	N	N	N
Golf course	N	C	N	N	N	N	C	C	C	N	N	N	N	N	N
Government service	N	N	N	N	N	C	P	P	P	P	P	P	N	N	N
Hospital	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N
Park	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N
Post Office	N	N	N	N	N	C	C	P	P	N	C	P	N	N	N
Protective Service	N	N	N	N	N	C	P	P	P	N	C	P	N	N	N
Public utility substation	C	C	C	C	P	C	C	P	P	C	P	P	P	P	P
Reception center	N	N	N	N	N	N	C	P	P	N	C	P	N	C	N
School, elementary, middle, or high	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N
School, vocational	N	N	N	N	N	C	C	P	P	N	P	P	P	P	P
Stable, public	N	P	N	N	N	C	C	P	P	N	N	N	N	N	N
Tobacco, Specialty Retail	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

HISTORY

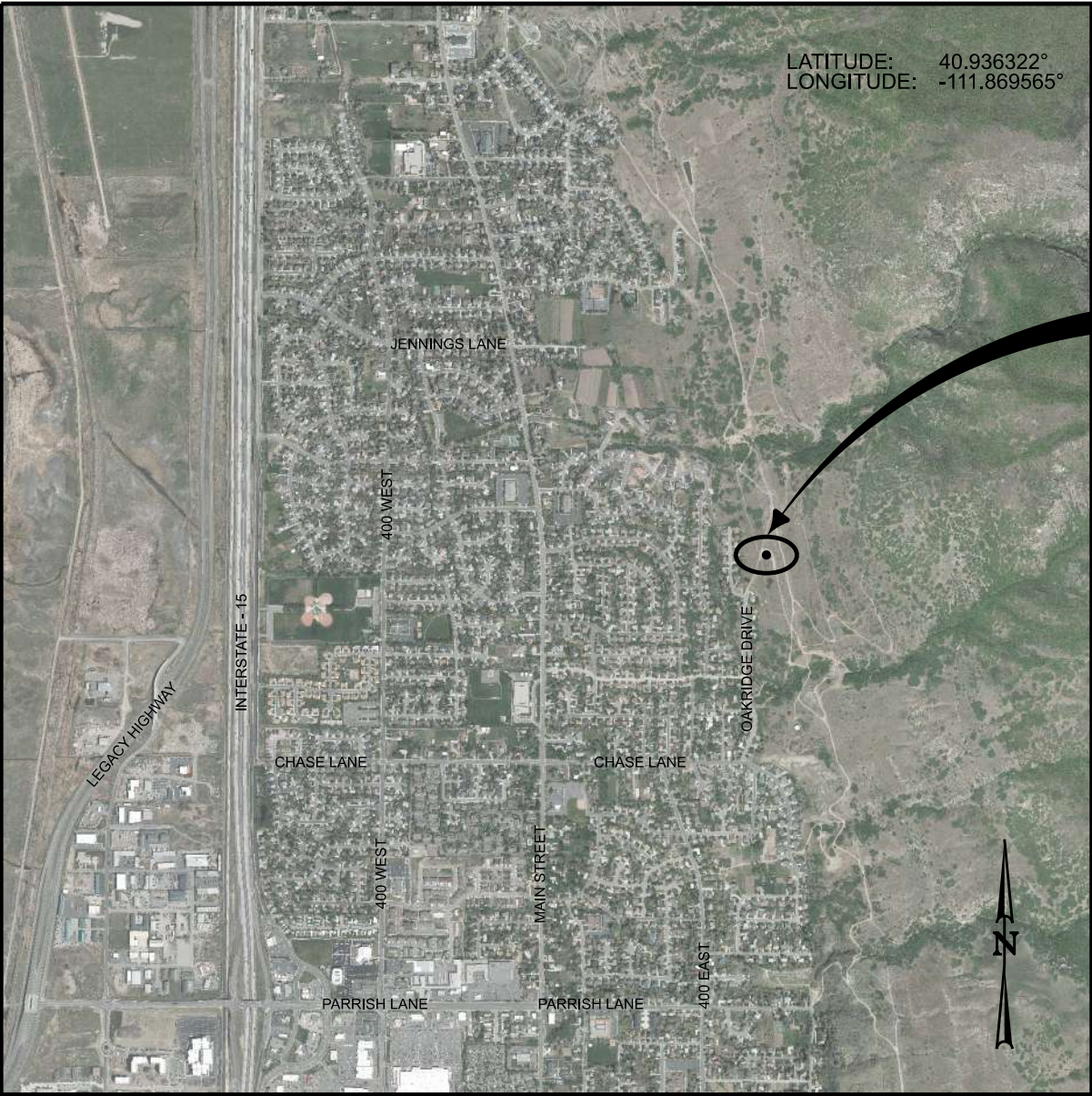
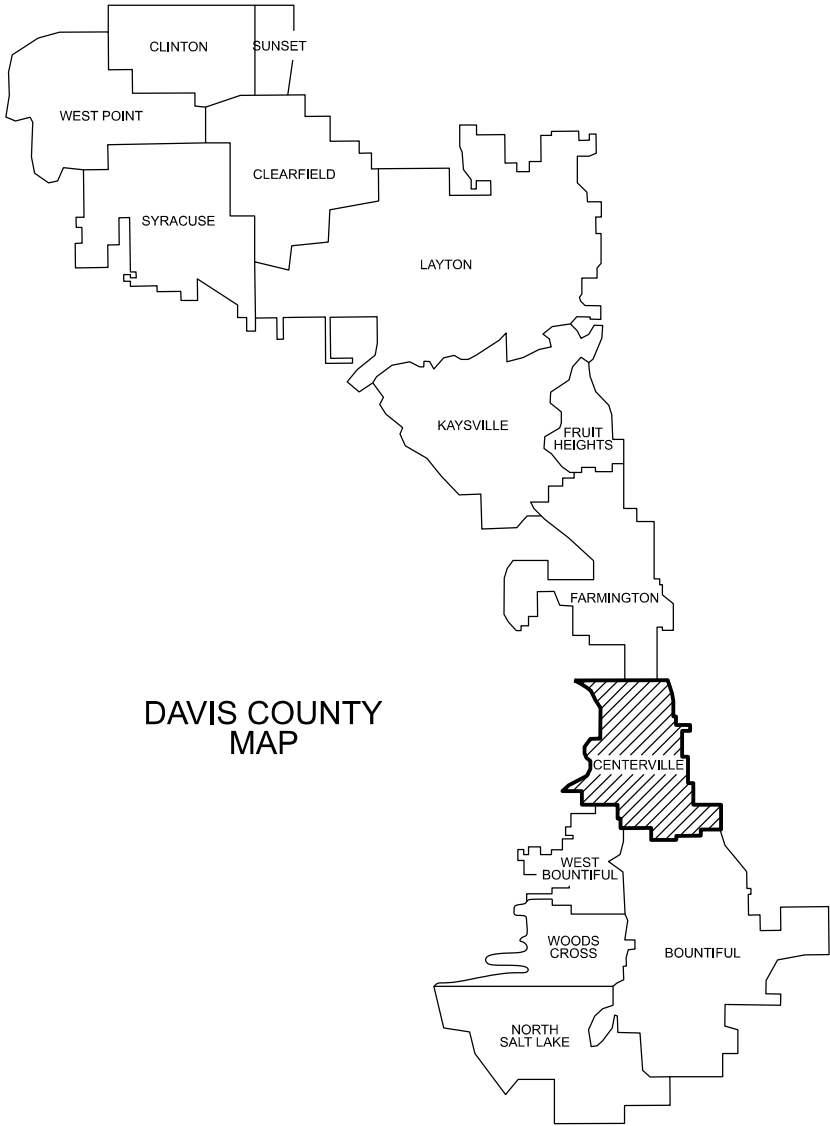
Adopted by Ord. [2016-20](#) on 7/15/2016

Amended by Ord. [2016-33](#) on 11/1/2016

Amended by Ord. [2017-10](#) on 5/2/2017

CENTERVILLE CITY

OAKRIDGE DRIVE TANK (1.0 MILLION GALLON REINFORCED CONCRETE)



LATITUDE: 40.936322°
LONGITUDE: -111.869565°

PROJECT
LOCATION



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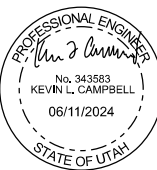


ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEYING
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

DESIGN	KTK	06/2024	CHECK	KLC	06/2024
DRAWN	PSB	06/2024	CHECK	CDP	06/2024
QUANT.	CDP	06/2024	CHECK	KLC	06/2024

APPROVAL RECOMM.	DATE	PROJ. DESIGN ENGINEER
APPROVED	DATE	PUBLIC WORKS DIRECTOR

PROJECT NUMBER 21-203



SHEET NO. 1 OF 34

NO	BY	DATE	REMARKS
REVISIONS			

GENERAL

1. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD DRAWINGS & SPECIFICATIONS OF CENTERVILLE CITY UNLESS OTHERWISE NOTED.
2. EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE EXACT & ALL UTILITIES MAY NOT BE SHOWN. CONTACT BLUE STAKES, SEWER DISTRICT & IRRIGATION COMPANY PRIOR TO EXCAVATION.
3. THE CONTRACTOR(S) SHALL HAVE ON SITE AT ALL TIMES AT LEAST ONE COPY OF THE SIGNED APPROVED PLANS & SPECIFICATIONS, AS WELL AS ALL PERMITS AS REQUIRED TO PERFORM THE WORK.
4. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PREPARING A TRAFFIC CONTROL PLAN & PROVIDING ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED FOR CONSTRUCTION, INCLUDING FLAGGING. TRAFFIC CONTROL PLAN SHALL BE REVIEWED & ACCEPTED BY CENTERVILLE CITY. ALL TRAFFIC SHALL CONFORM TO THE MOST RECENT VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES & CENTERVILLE CITY STANDARDS.
5. THE CONTRACTOR(S) MUST OBTAIN A PERMIT FROM THE BUILDING DEPARTMENT FOR CENTERVILLE CITY.
6. BUILDING PERMIT SHALL BE REQUIRED FROM THE BUILDING OFFICIAL. NO FEE SHALL BE ASSESSED.
7. CONSTRUCTION STAKING TO BE PROVIDED BY THE CITY.
8. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED & SHEETED AS PER STATE & FEDERAL REQUIREMENTS FOR SAFETY & PROTECTION OF WORKERS & OTHER UTILITIES. THE CONTRACTOR(S) IS RESPONSIBLE FOR ALL PROJECT SAFETY, INCLUDING BUT NOT LIMITED TO: EXCAVATION & SHORING, TRAFFIC CONTROL & SECURITY.
9. THE CONTRACTOR(S) IS RESPONSIBLE TO COORDINATE & COOPERATE WITH ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ENSURE THAT WORK IS ACCOMPLISHED IN A TIMELY MANNER & WITH MINIMUM DISRUPTION OF SERVICE.
10. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR RECORD DRAWING INFORMATION & SUBMIT TO THE ENGINEER PRIOR TO FINAL PAYMENT.
11. CONTRACTOR(S) SHALL PROTECT & NOT DISTURB PROPERTY ADJACENT TO PROJECT I.E. FENCES, LANDSCAPING, MAIL BOXES, ETC. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY BY CONTRACTORS SHALL BE RESTORED TO EQUAL CONDITION AT CONTRACTORS' EXPENSES.
12. EXISTING DRAINS FROM ADJACENT PROPERTIES ARE TO BE MAINTAINED AND PROTECTED.
13. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE & BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING & GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, & SUCH MATERIAL, WHICH IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS OR CONCRETE. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
14. ALL MATERIALS TO BE REMOVED SHALL BE HAULED AWAY & DISPOSED OF IN A SAFE & LEGAL MANNER BY THE CONTRACTOR(S).
15. CONTRACTOR(S) IS RESPONSIBLE FOR DEWATERING & DIVERSION OF GROUND WATER AS NECESSARY TO COMPLETE WORK.
16. THE CONTRACTOR(S) SHALL EXAMINE THE DRAWINGS & SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
17. THE CONTRACTOR(S) SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS AT THE SITE & SHALL NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS & INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
18. PROPERTY IMPACTED BY PROJECT SHALL BE RESTORED TO EQUAL CONDITION, MATCHING EXISTING MATERIALS, REPLACING SPRINKLERS, DECORATIVE CURBING, ETC.
19. NEW UTILITY ALIGNMENTS SHALL BE ESTABLISHED IN THE FIELD ACCORDING TO POTHOLE FINDINGS OF EX. UTILITY LINES. ENGINEER TO VERIFY NEW UTILITY ALIGNMENT, PRIOR TO MILLING OR SAW-CUTTING OF ASPHALT.

EROSION CONTROL

1. EROSION CONTROL GRAPHICS ARE SCHEMATIC & DO NOT REFLECT EXACT PLACEMENT. ACTUAL PLACEMENT WILL BE DETERMINED IN FIELD.
2. EROSION CONTROL DETAILS PROVIDED ARE FOR REFERENCE ONLY & ARE SUPERSEDED BY THE BMP'S OF CENTERVILLE CITY.
3. ALL EROSION & SEDIMENTATION CONTROL BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE LATEST VERSION OF CENTERVILLE CITY SWPP GUIDELINES.

EROSION CONTROL

4. FIELD MARK LIMITS OF DISTURBANCE FOR ACCEPTANCE BY CENTERVILLE CITY & OBTAIN APPROPRIATE STORM WATER MANAGEMENT PERMIT.
5. INSTALL SEDIMENT CONTROL MEASURES INDICATED IN ALL EXISTING STORM DRAIN INLETS ADJACENT TO THE CONSTRUCTION SITE.
6. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE STABILIZED WITH NATIVE GRASS MATERIAL OUTSIDE THE STREET RIGHT OF WAY & PAVEMENT AREAS OF PARKING & DRIVEWAY AREAS. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES TO BE COMPLETED WITHIN 14 DAYS OF FINISHING AN AREA TO THE FINAL LINES & GRADES INDICATED ON THE GRADING PLAN.
7. LANDSCAPE ESTABLISHMENT, REMOVE TEMPORARY MEASURES & CLEAN STORM DRAIN SYSTEM PRIOR TO RELEASING SYSTEM TO PROJECT OWNER.
8. THE BMP'S & SITE WILL BE MONITORED REGULARLY, & ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR FIELD REVIEWS & INSTALLED ACCORDING TO SPECIFICATIONS.
9. CONTRACTOR(S) TO UTILIZE STABILIZED CONSTRUCTION ENTRANCE FOR VEHICLE TIRE WASH, AS NECESSARY.
10. SWEEP STREETS AS NEEDED OR AS DIRECTED.
11. IT IS NOT INTENDED FOR THE SITE TO RECEIVE ANY ONCOMING FLOW FROM OUTSIDE SOURCES NOT CONTAINED IN EXISTING FLOW STRUCTURES.
12. CONTRACTOR(S) SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST & AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR(S) SHALL ALSO PROVIDE SUITABLE MUD & DIRT CONTAINMENT TO MAINTAIN WORK SITE, ACCESS ROADWAYS, & ADJACENT PROPERTIES. A WATER TRUCK WILL BE MAINTAINED AS NEEDED FOR DUST CONTROL PURPOSES.

GRADING & DRAINAGE NOTES

1. THE GRADING & DRAINAGE PLANS DO NOT IDENTIFY THE CONSTRUCTION METHODS, EQUIPMENT, PROCEDURES, AND/OR SEQUENCING TO BE EMPLOYED BY THE CONTRACTOR(S). ALL GRADING OPERATIONS INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SCARIFICATION, EXCAVATION, OVER-EXCAVATION, PLACEMENT OF FILLS & COMPACTION OF FILLS, SHALL BE PREFORMED BY THE CONTRACTOR(S) IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS & STANDARDS SECTION ON THIS SHEET.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO NOTIFY THE ENGINEER & CENTERVILLE CITY IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE GRADING & DRAINAGE PLANS & ANY FIELD OBSERVATIONS.
3. THE CONTRACTOR(S) SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE & FUNCTIONAL.
4. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENT CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. BACKFILL & GRADE AROUND PERIMETER OF NEW BUILDING WITHIN 10'.

UTILITY NOTES

WATER

1. RAISE ALL UTILITIES, SUCH AS MANHOLES, METER SETTERS, FIRE HYDRANTS, WATER VALVE LIDS, ETC. TO ROADWAY OR PROJECT FINISHED GRADE AS MAY BE APPLICABLE.
2. ALL BACK FLOW ASSEMBLY INSTALLATION & TESTING SHALL COMPLY WITH THE BACK FLOW REQUIREMENTS OF THE JURISDICTIONAL ENTITY.
3. 12 GAUGE COPPER LOCATE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATION PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
4. ALL REMOVED EXISTING WATER UTILITIES SHALL EITHER BE SALVAGED OR PROPERLY DISPOSED OF ACCORDING TO GOVERNING REGULATIONS.

PROJECT SPECIFICATIONS & STANDARDS

1. CENTERVILLE CITY STANDARDS & SPECIFICATIONS LATEST EDITION
2. UTAH DIVISION OF WATER QUALITY(DWQ) UAC R317-2
3. SOUTH DAVIS SEWER DISTRICT DESIGN & CONSTRUCTION STANDARDS LATEST EDITION
4. APWA STANDARDS & SPECIFICATIONS LATEST EDITION

UTILITY NOTES

POWER

1. CONTRACTOR(S) TO FOLLOW BLUE STAKES PROTOCOLS.
2. ALL POWER CONNECTIONS & DESIGN SHALL BE PERFORMED BY LOCAL ENERGY SERVICES. SEE UTILITY CONTACTS SECTION ON THIS SHEET FOR MORE INFORMATION.
3. ANY WORK BEING PERFORMED AT THE REQUEST OF THE LOCAL ENERGY SERVICES SHALL BE PREFORMED TO THE REQUIREMENTS & SPECIFICATIONS OF SAID ENERGY SERVICE.
4. ANY ELECTRICAL DESIGN WORK REQUIRED SHALL BE PERFORMED BY A LICENSED ELECTRICAL ENGINEER UNLESS OTHERWISE CONVEYED AS NOT REQUIRED BY THE LOCAL ENERGY SERVICES.
5. ACCESS TO EXISTING ELECTRICAL EQUIPMENT MUST BE MAINTAINED THROUGHOUT THE PROJECT.
6. CONTACT LOCAL ENERGY SERVICES FOR ANY REQUIRED CHANGES OR CONFLICTS WITH EXISTING ELECTRICAL INFRASTRUCTURE.
7. CHANGES MADE TO EXISTING INFRASTRUCTURE WILL BE DONE TO THE LOCAL ENERGY SERVICES STANDARDS & COMPLETED BY A PRE-QUALIFIED CONTRACTOR(S) OR ENERGY SERVICES.

SEWER

1. ALL NEW SEWER SYSTEMS WILL BE MANDREL & AIR TESTED.
2. SEWER LENGTH & SLOPES ON THE PROFILE VIEWS ARE MEASURED FROM INVERT-INVERT OF MANHOLES.
3. ALL REMOVED EXISTING SEWER UTILITIES SHALL EITHER BE SALVAGED OR PROPERLY DISPOSED OF ACCORDING TO GOVERNING REGULATIONS.

CONTACTS

PUBLIC WORKS

CENTERVILLE CITY
655 N 1250 W
CENTERVILLE, UT 84014
(801) 292-8232
MIKE CARLSON

WATER

CENTERVILLE CITY
WATER DEPARTMENT
655 N 1250 W
CENTERVILLE, UT 84014
(801) 292-8232
STEVEN HUNT

STORM

CENTERVILLE CITY
DRAINAGE UTILITY DIVISION
655 N 1250 W
CENTERVILLE, UT 84014
(801) 292-8232
CAMERON WOODBURY

SEWER

SOUTH DAVIS
SEWER DISTRICT
1800 W 1200 N
WEST BOUNTIFUL, UT 84087
(801) 232-7017
MATT MEYERS

POWER

ROCKY MOUNTAIN POWER
1407 W NORTH TEMPLE ST
SALT LAKE CITY, UT 84116
(800)469-3981

NATURAL GAS

DOMINION ENERGY
1140 W 200 S
SALT LAKE CITY, UT 84145-0360
(800) 323-5517

COMMUNICATION

CENTURY LINK
(801) 685-2105
MATT IVESTER

IRRIGATION

WEBER BASIN
CONSERVANCY DISTRICT
2837 UT-193, LAYTON, UT 84040
(801)771-1677
JESSE MORENO

INTERNET

UTOPIA FIBER
5858 SOUTH 900 EAST
MURRAY, UT 84121
(801) 901-8634
WU XIAOTONG

FEDERAL
ENVIRONMENTAL
PROTECTION AGENCY
(303)312-6417
MATTHEW MULLINS



CAUTION: NOTICE TO CONTRACTOR(S)

THE CONTRACTOR(S) IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR(S) MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE.

REVISION	DATE	BY	DESCRIPTION	DESIGN	NOTES & CONTACTS	CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE			ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752	SHEET NO. ____2____
				DRAWN KTK						SHEET TYP. ____1-A____
				CHECKED PSB						PROJ. NO. ____21-203____
				DATE KLC						
				05/03/2024						

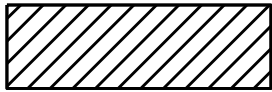
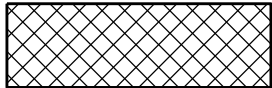
UTILITIES

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM DRAIN	
	CULINARY WATER	
	IRRIGATION WATER	
	GAS	
	ELECTRICAL BELOW	
	ELECTRICAL OVERHEAD	
	INTERNET	
	COMMUNICATIONS BELOW	
	COMMUNICATIONS OVERHEAD	

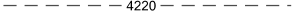
ROW

EXISTING/PROPOSED	
	PROPERTY LINE
	QUARTER CORNER SECTION LINE
	BOUNDARY LINE
	TOWNSHIP LINE
	SECTION LINE
	UTILITY EASEMENT

HATCH PATTERNS

	PROPOSED ASPHALT
	PROPOSED SHOTCRETE
	LIMITS OF DISTURBANCE

SURFACE FEATURES

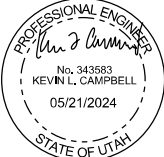
EXISTING/PROPOSED	
	WOOD FENCE
	CHAINLINK/WIRE FENCE
	INTERMEDIATE CONTOUR
	MAJOR CONTOUR
	BREAKLINE
	CURB & GUTTER
	TOP OF DITCH
	FLOW LINE
	CONCRETE

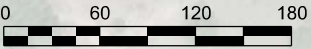
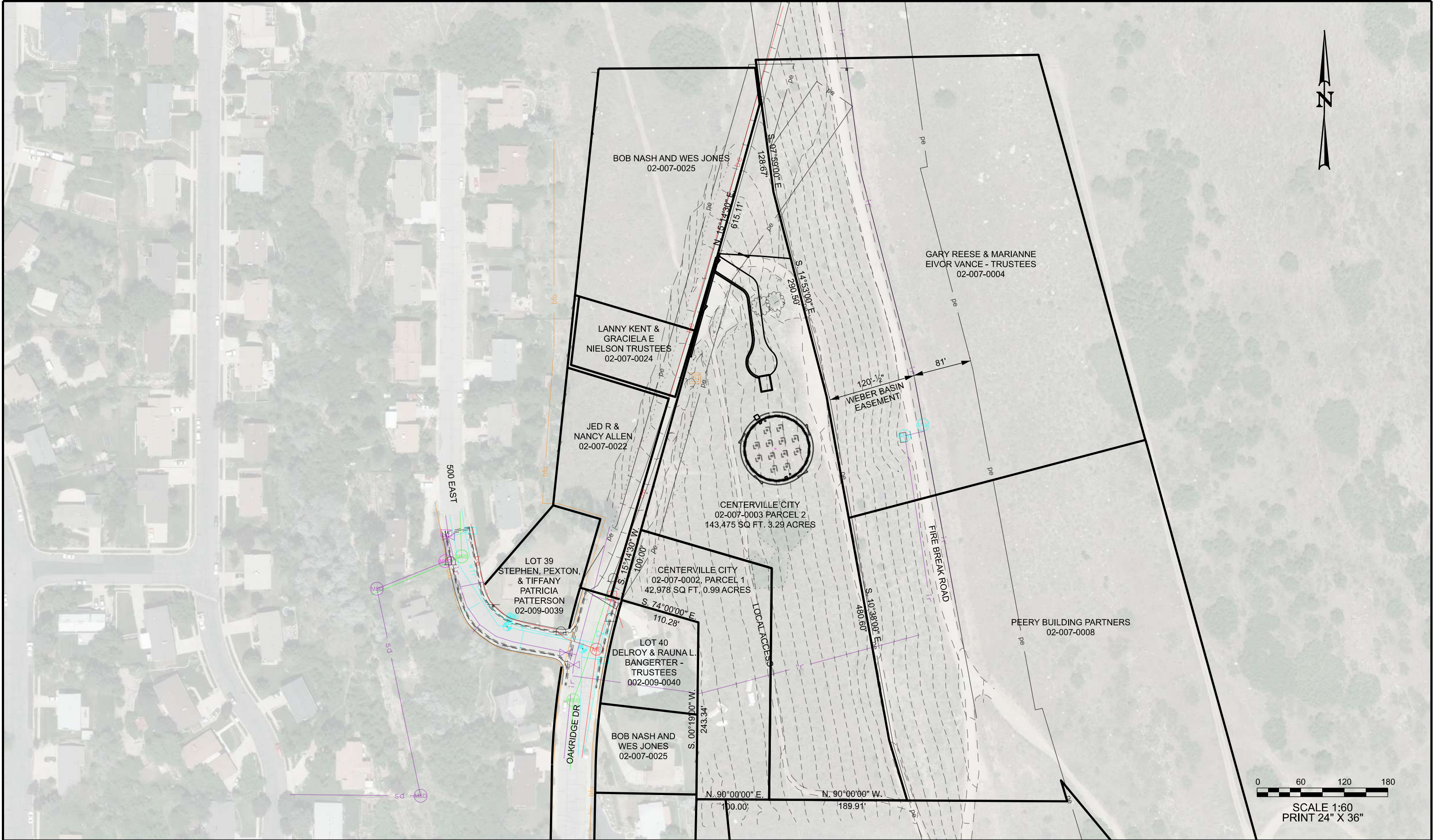
STANDARD SYMBOLS

EXISTING/PROPOSED	
	FIRE HYDRANT
	WATER METER
	CULINARY WATER VALVE
	IRRIGATION VALVE
	IRRIGATION JUNCTION BOX/ METER BOX
	CATCH BASIN
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	TELECOMM. JUNCTION BOX
	TV/PHONE PEDESTAL
	ELECTRICAL POLE
	LIGHT POLE
	ELECTRICAL BOX
	GUY WIRE
	GAS METER
	GAS VALVE
	MAILBOX
	SURVEY MONUMENT
	OIL/WATER-SEDIMENT/GREASE TRAP
	TEE
	90° BEND
	45° BEND
	22.5° BEND
	11.25° BEND
	THRUST BLOCK

ABBREVIATIONS

°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ARCH	ARCHITECT, ARCHITECTURAL
BH	BORE HOLE
BLDG	BUILDING POINT
BM	BENCHMARK
BOB	BOTTOM OF BANK
BOW	BOTTOM OF WALL
BOXCULV	BOX CULVERT
BS	BLUE STAKE
BW	BROKEN WHITE STRIPE
CB	CATCH BASIN
CG	CURB AND GUTTER
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COB	CLEANOUT BOX
COMBO	COMBINATION (BOX)
CONC	CONCRETE
CPC	CORRUGATED PLASTIC PIPE
CW	CURB WALL
DA	DRIVE APPROACH
DIA	DIAMETER
DRIVE	DRIVEWAY
DW	DOUBLE WHITE STRIP
DY	DOUBLE YELLOW STRIPE
E	ELECTRICITY, ELECTRICAL
EB	ELECTRICAL BOX
EBL	EAST BOUND LANE
ECB	ELECTRIC CONTROL BOX
EG	EXISTING GRADE
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EOB	EDGE OF BRUSH
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRASS
EOGR	EDGE OF GRAVEL
EOL	EDGE OF LANE
EOW	EDGE OF WALK
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FT	FEET
GAS	GAS, NATURAL GAS
GB	GRADE BREAK
GR	GUARD RAIL
GV	GAS VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
H2O	WATER
IE	INVERT ELEVATION
IR	IRRIGATION
IRRBOX	IRRIGATION (SPRINKLER) BOX
IRRLV	IRRIGATION VALVE
L	LENGTH
LIP	LIP OF GUTTER
LF	LINEAL FEET
LP	LIGHT POLE
MH	MANHOLE
MHGAS	NATURAL GAS MANHOLE
MHSD	STORM DRAIN MANHOLE
MHSS	SANITARY SEWER MANHOLE
MHTELE	TELEPHONE MANHOLE
MHWTR	WATER MANHOLE
MON	MONUMENT
NBL	NORTHBOUND LANE
NG	NATURAL GROUND
NOTE	NOTE TO FOLLOW (ATTRIBUTE)
PC	CONTROL CODE: STARTS A TANGENTIAL CURVE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
POC	POINT OF CONNECTION
PROP	PROPERTY
PT	CONTROL CODE: ENDS A TANGENTIAL CURVE
R	RADIUS
RAMP	FREEWAY ON/OFF RAMP
RC	REBAR & CAP
RCP	REINFORCED CONCRETE PIPE
RMP	ROCKY MOUNTAIN POWER
ROW	RIGHT OF WAY
RW	RETAINING WALL
RWM	RIGHT OF WAY MARKER
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FEET
SPEC	SPECIFICATION
SPECS	SPECIFICATIONS
SS	SANITARY SEWER
STD	STANDARD
SW	SOLID WHITE STRIPE
SY	SOLID YELLOW STRIPE
TBC	TOP BACK OF CURB
TBS	TOP BACK OF SIDEWALK
TBW	TOP BACK OF WATER WAY
TELE	TELEPHONE
TFS	TOP FRONT OF SIDEWALK
TL	TRAVEL LANE
TOA	TOP OF ASPHALT
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOE	BREAKLINE
TOR	TOP OF RAIL
TOW	TOP OF WALL
TYP	(TYPICAL) REPRESENTATIVE OF ALL SIMILARLY NOTED ITEMS
UTIL	UTILITY
UP	UTILITY POLE
W	WATER
WALK	SIDEWALK
WG	WALK & GUTTER (CONCRETE POURED AS ONE UNIT)
WM	WATER METER
WV	WATER VALVE

REVISION	DATE	BY	DESCRIPTION	DESIGN	LEGEND & ABBREVIATIONS	CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE			ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752	SHEET NO. <u> 3 </u>
				DRAWN KTK						SHEET TYP. <u> 1-B </u>
				CHECKED PSB						PROJ. NO. <u> 21-203 </u>
				DATE KLC						
				05/03/2024						

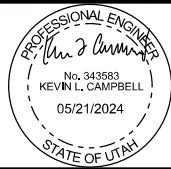


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REVISION	DATE	BY	DESCRIPTION	DESIGN
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				PSB
				CHECKED KLC
				DATE 05/03/2024

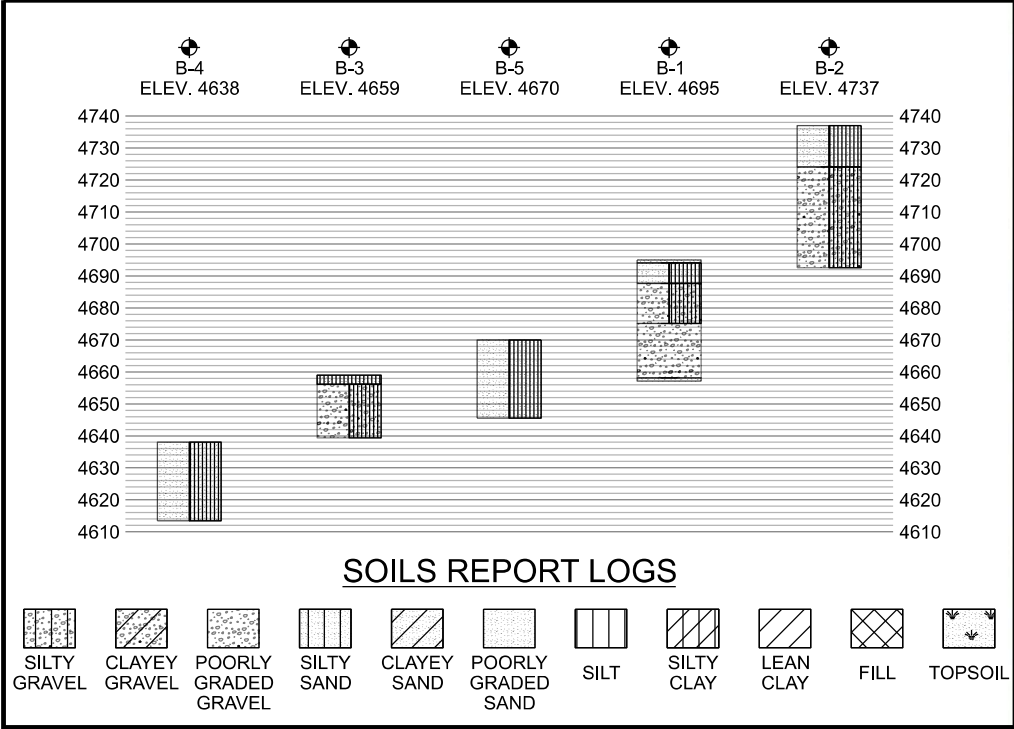
SURVEY CONTROL

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	4
SHEET TYP.	SC-01
PROJ. NO.	21-203



- SOILS REPORT NOTES:**
1. THE BORINGS WERE DRILLED ON NOVEMBER 2021 WITH 8-IN DIAMETER AUGER.
 2. LOCATIONS OF THE BORINGS WERE LOCATED WITH GPS.
 3. ELEVATIONS OF THE BORINGS WERE MEASURED BY AUTOMATIC LEVEL AND REFER TO THE BENCHMARK SHOWN ON FIGURE 1 OF THE REPORT.
 4. THE BORING LOCATIONS AND ELEVATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
 5. THE LINES BETWEEN THE MATERIALS SHOWN ON THE BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
 6. NO FREE WATER WAS ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING.
 7. WC = WATER CONTENT (%); DD = DRY DENSITY (PCF);

- CONSTRUCTION NOTES**
1. INSTALL ACCESS GATE. SEE CDT-07
 2. INSTALL 7' HIGH CHAINLINK FENCE. SEE CDT-07
 3. INSTALL ROAD W/ 8" ROAD BASE & 4" HMA. SEE CDT-09
 4. INSTALL STANDARD CURB & GUTTER. SEE CDT-05
 5. INSTALL PUMP HOUSE. SEE ST-04
 6. INSTALL OVERFLOW AIR GAP STRUCTURE. SEE CDT-06
 7. INSTALL CONCRETE FOOTINGS FOR TANK. SEE ST-02
 8. INSTALL 1.0 MG REINFORCED TANK. SEE ST-02 TO ST-03
 9. INSTALL AIR VENT. SEE CDT-07

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
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				DATE
				05/03/2024

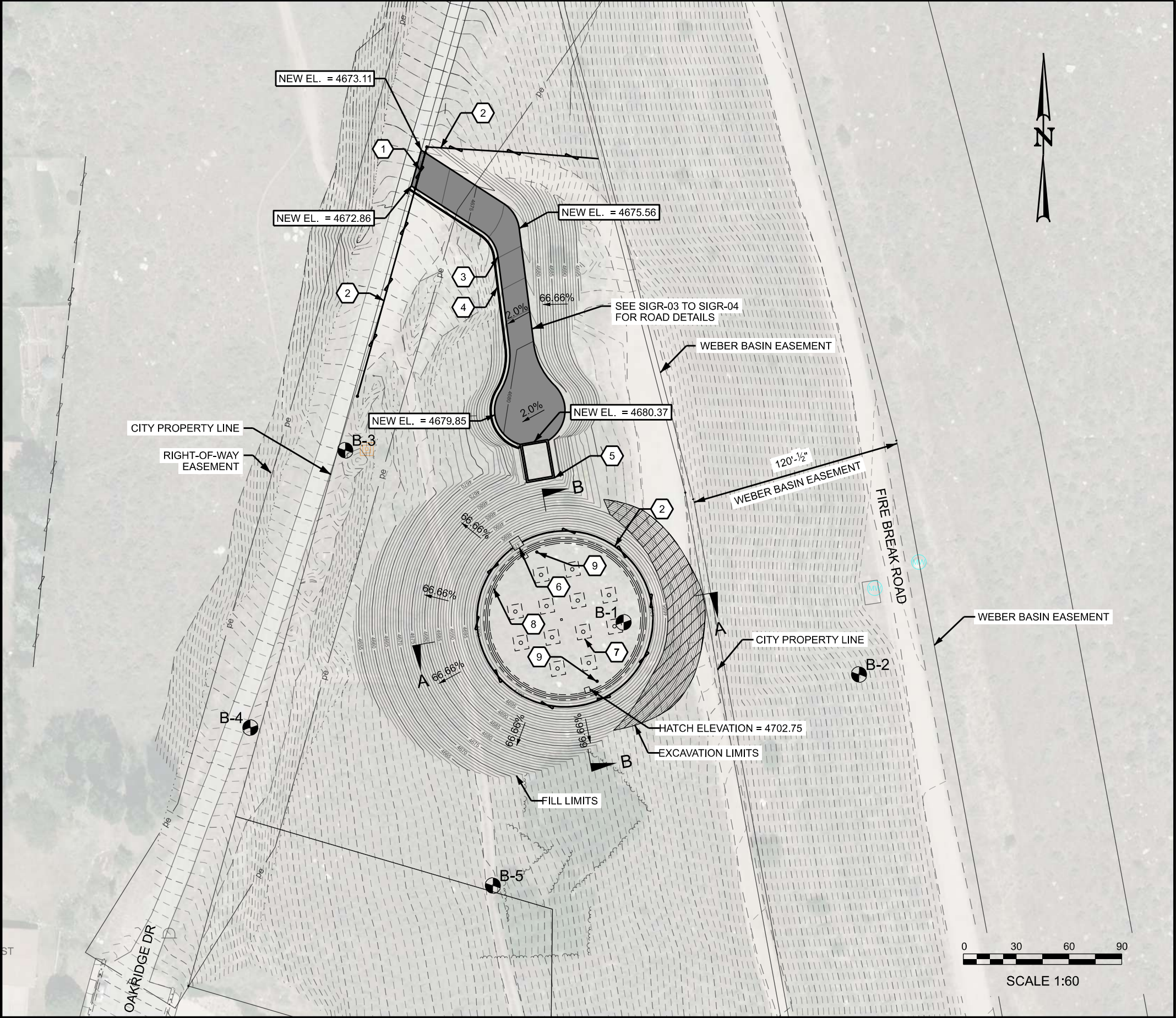
**SITE & GRADING
PLAN VIEW**

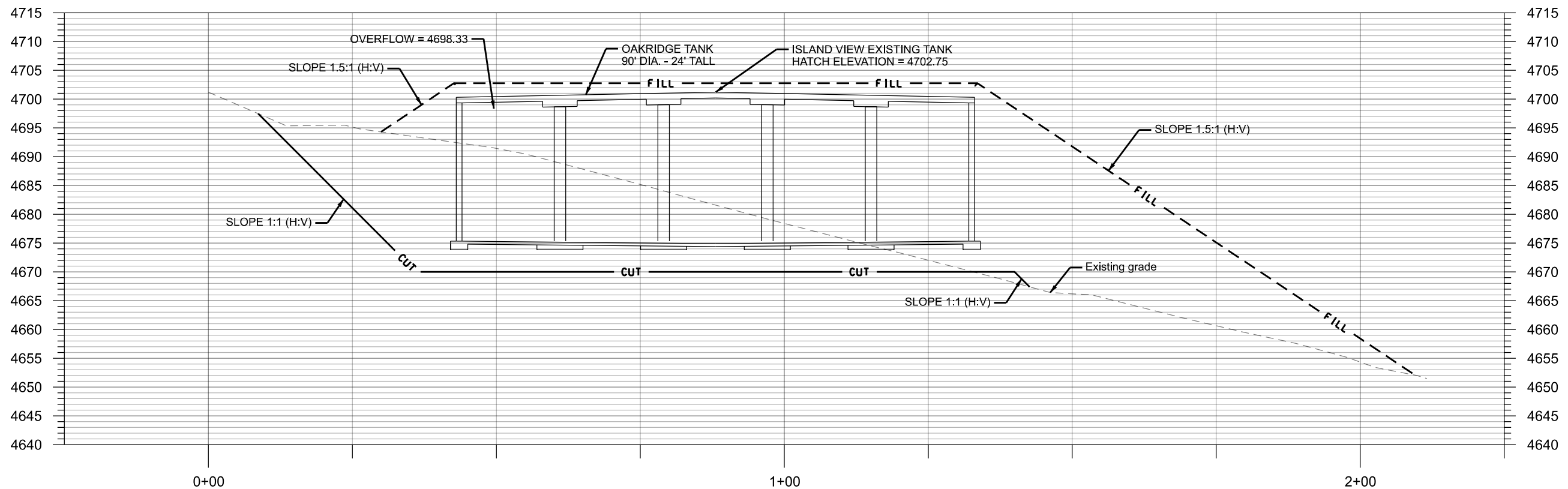
**CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE**



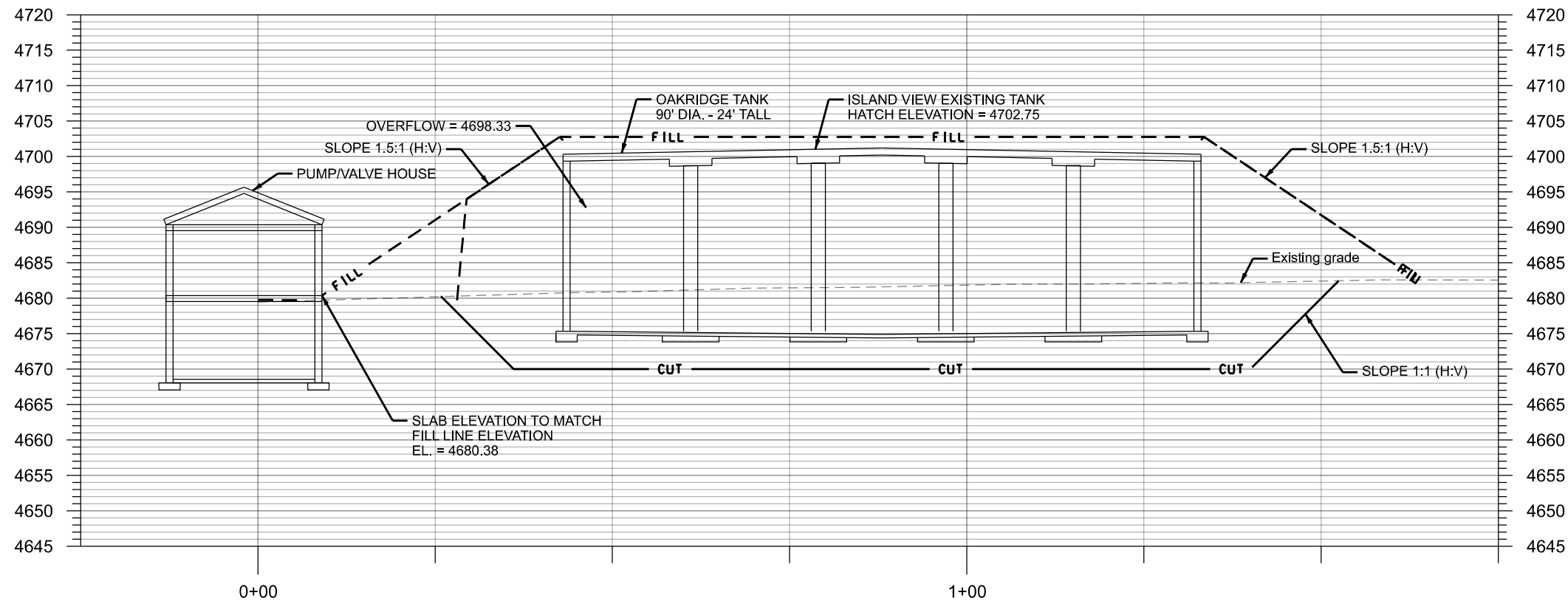
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SHEET NO.	5
SHEET TYP.	SIGR-01
PROJ. NO.	21-203





SECTION A-A

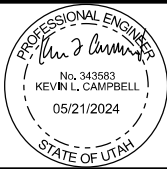


SECTION B-B

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				PSB
				KLC
				DATE
				05/03/2024

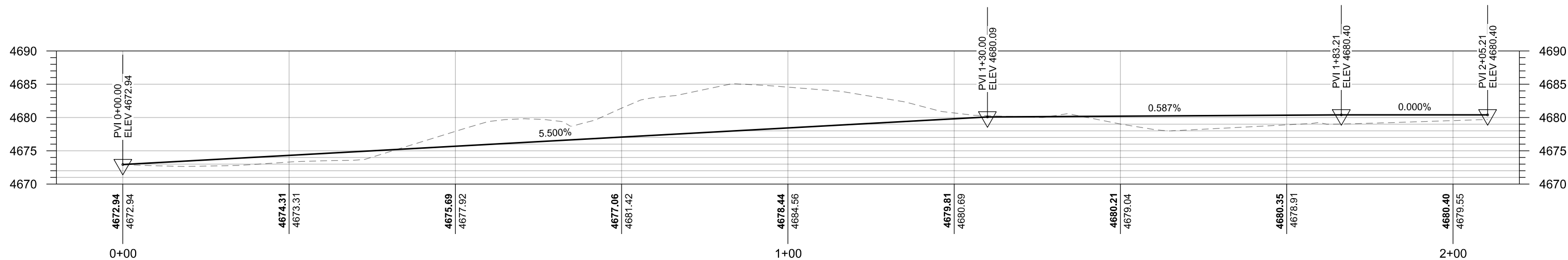
SITE & GRADING
TANK SECTIONS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
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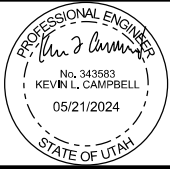
SHEET NO.	6
SHEET TYP.	SIGR-02
PROJ. NO.	21-203



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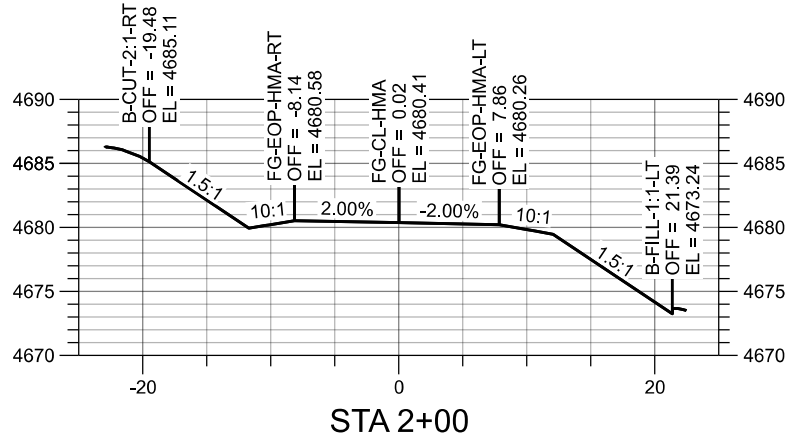
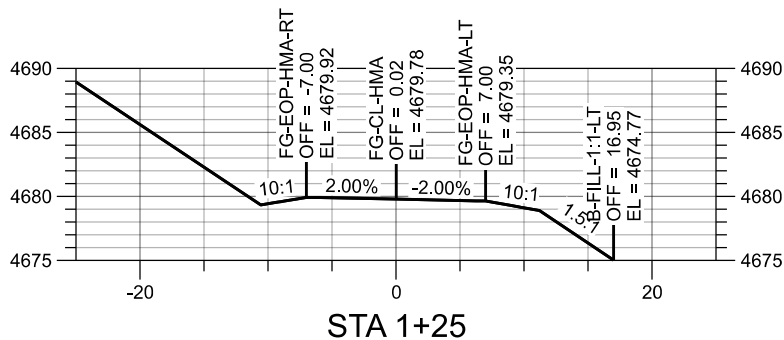
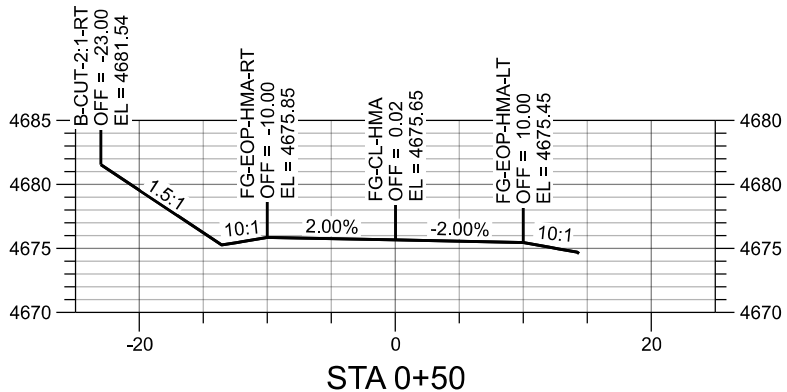
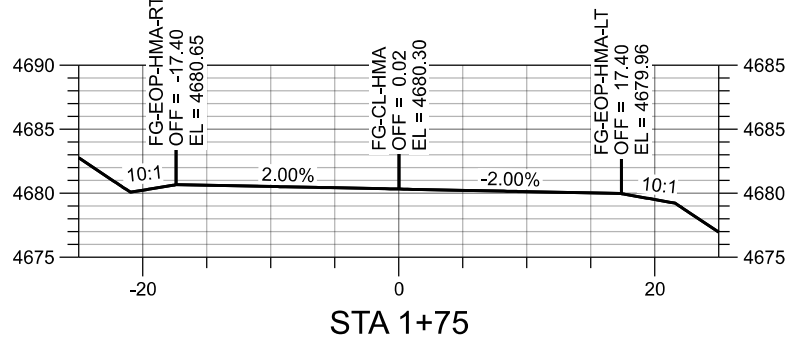
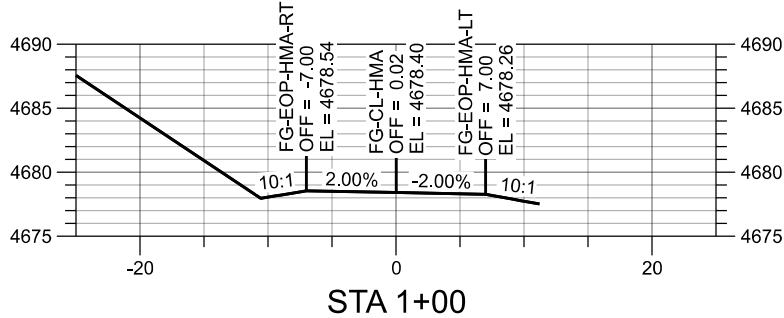
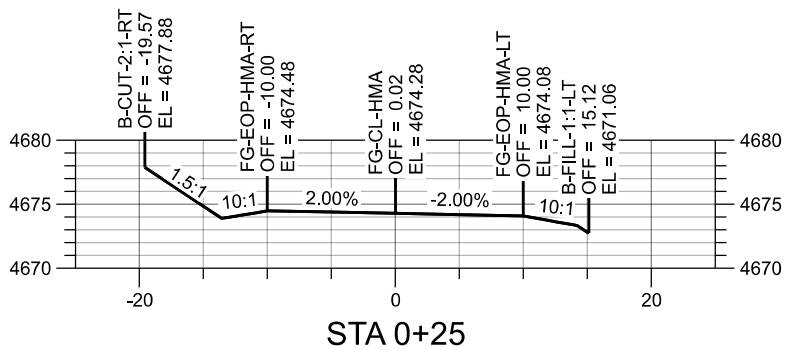
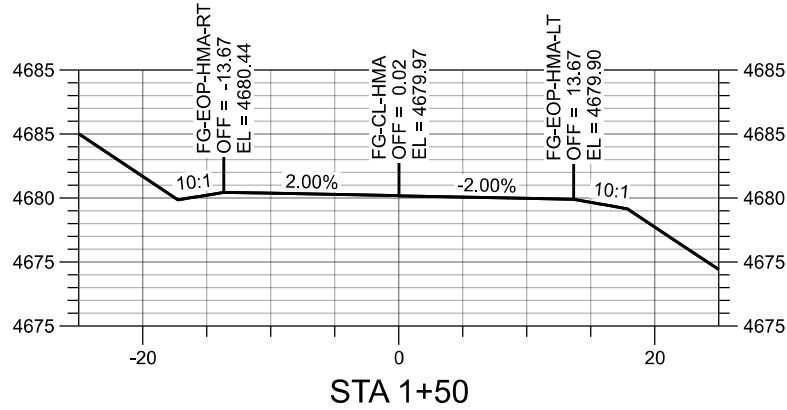
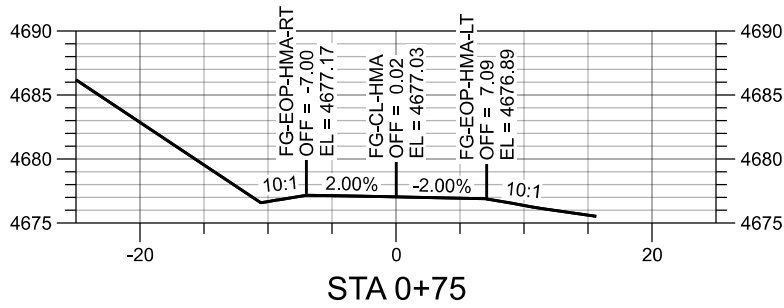
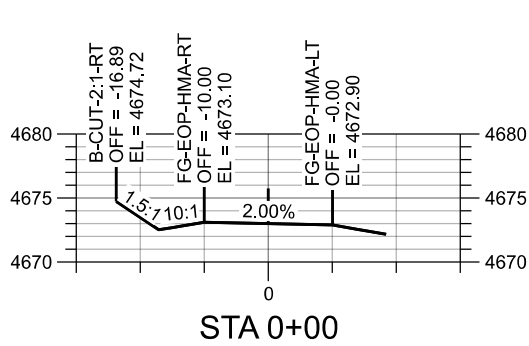
SITE & GRADING
ACCESS ROADWAY PROFILE

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
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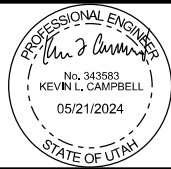
SHEET NO.	7
SHEET TYP.	SIGR-03
PROJ. NO.	21-203



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SITE & GRADING
ACCESS ROADWAY CROSS SECTIONS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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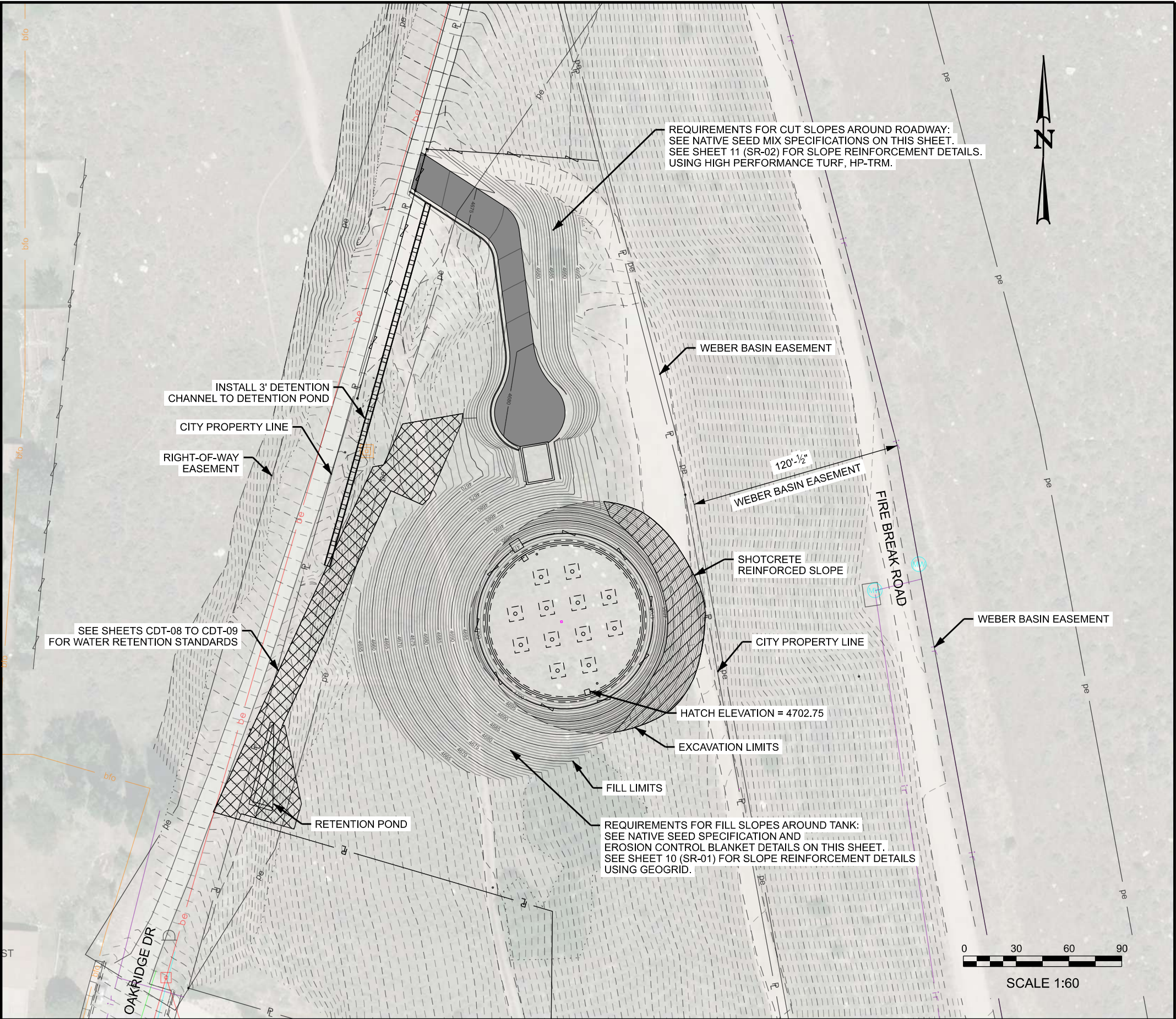
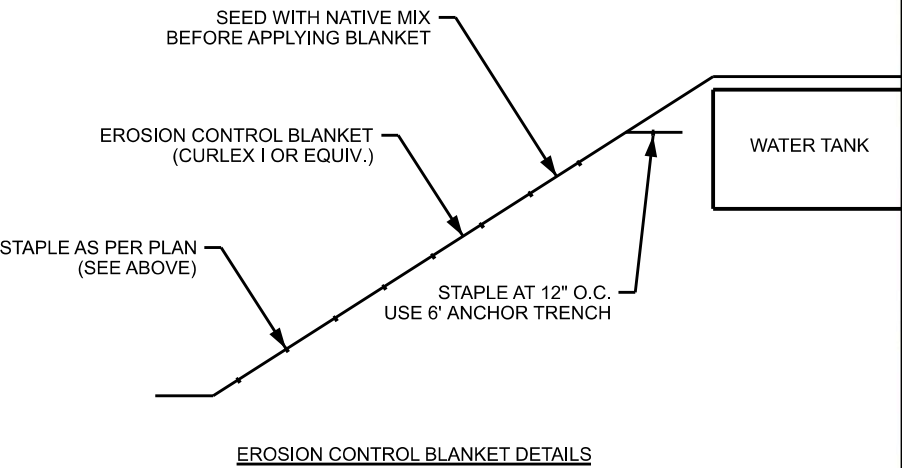
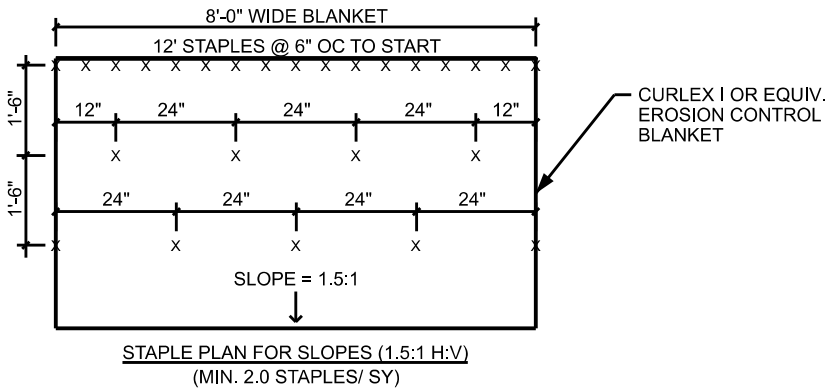
SHEET NO.	8
SHEET TYP.	SIGR-04
PROJ. NO.	21-203

NATIVE SEED MIX SPECIFICATION

1. SLENDER WHETGRASS (AGROPYRON TRACHYCAULUM)	18.75%
2. WESTERN WHEATGRASS (AGROPYRON SMITH II)	18.75%
3. SHEEP FESCUE (FESTUCA OVINA)	5.00%
4. SANDBERG BLUEGRASS (POA SANDBERG II)	3.75%
5. THICKSPIKE WHEATGRASS (AGROPYRON DASYSTACHYUM)	18.75%
6. CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	10.00%
7. BLANKET FLOWER (GAILLARDIA ARISTATA)	15.00%
8. BLUE FLAX (LINUM LEWIS II)	10.00%

EROSION CONTROL BLANKET STAPLE PLAN FOR SLOPES

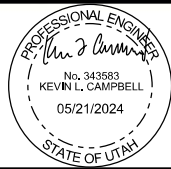
1. USE 6" SIDE SEAM OVERLAP.
2. USE 8" STAPLE LENGTH.
3. USE GALVANIZED STAPLES
4. FINISH GRADE. FERTILIZE & SEED BEFORE APPLYING BLANKETS.
5. LOCATE BEGINNING OF ROLLS USING STARTER SHEET.
6. INSTALL BLANKET IN VERTICAL DIRECTION FROM TOP TO BOTTOM OF SLOPE.
7. MINIMUM 2.0 STAPLES PER SQUARE YARD.
8. SEE EROSION CONTROL BLANKET DETAILS BELOW.



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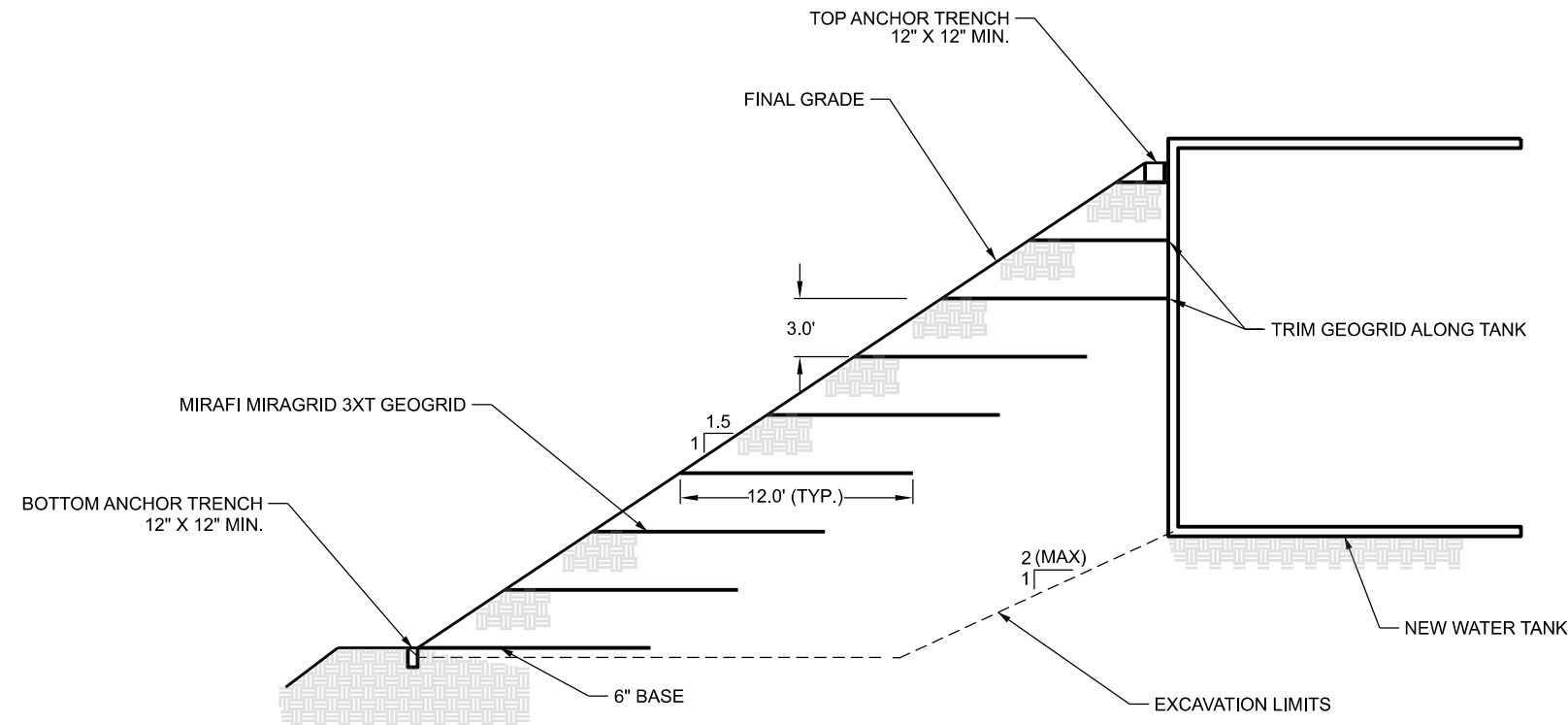
EROSION CONTROL
& SWPP PLAN

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE

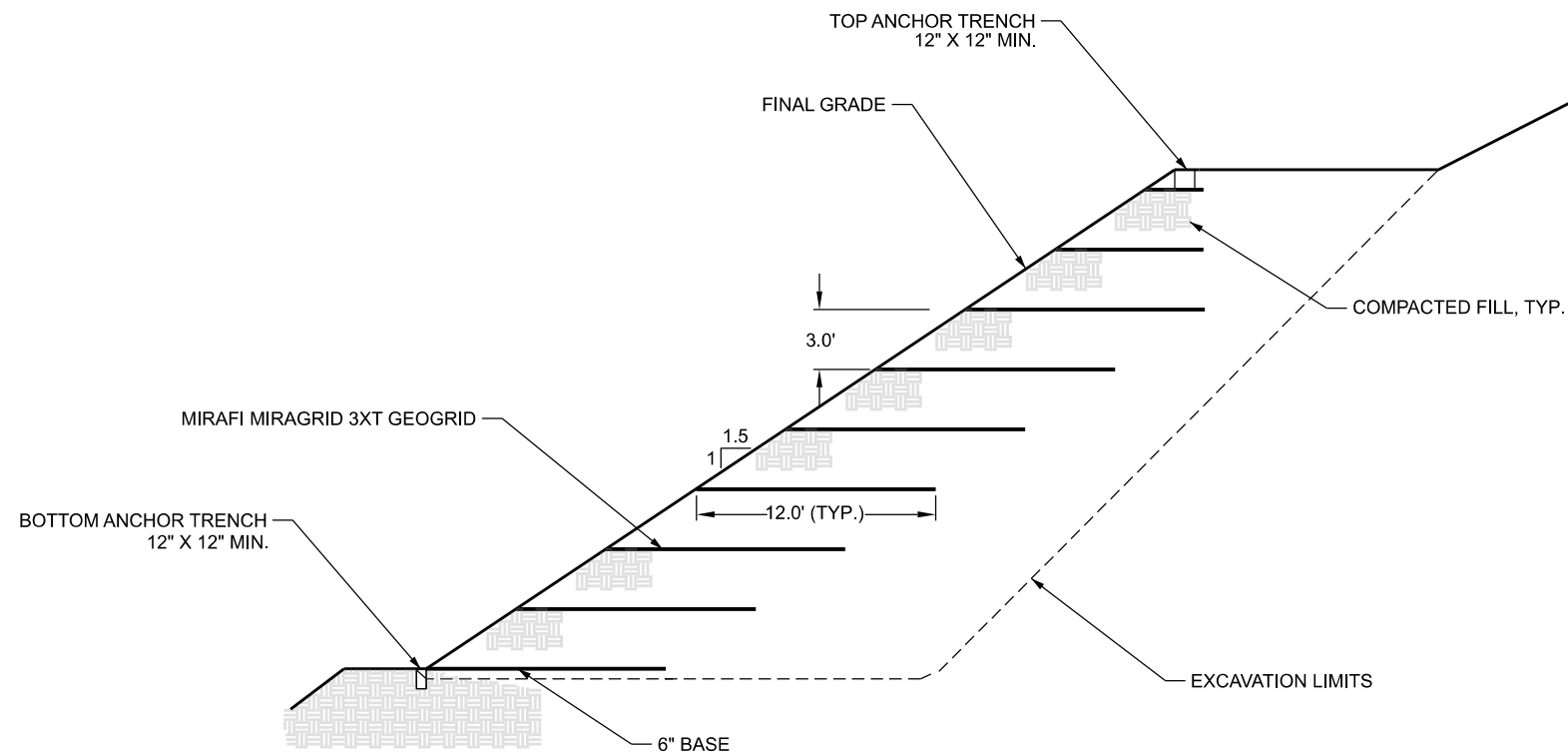


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SHEET NO.	9
SHEET TYP.	EC-01
PROJ. NO.	21-203



SLOPE REINFORCEMENT - ELEVATION VIEW 1



SLOPE REINFORCEMENT - ELEVATION VIEW 2

SLOPE REINFORCEMENT SPECIFICATIONS AND NOTES

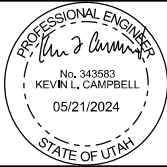
- INTRODUCTION
 - COMPLY WITH ALL ASPECTS OF OSHA 1926 SUBPART P APP B, SLOPING AND BENCHING FOR ALL EXCAVATED SLOPES.
- FABRIC WRAPPED WALL MATERIALS
 - GEOGRID SOIL REINFORCEMENT
 - MIRAFI MIRAGRID 3XT
 - REINFORCED BACKFILL SOILS
 - APPROVED, IMPORTED, GRANULAR BACKFILL BORROW OR APPROVED GRANULAR NATIVE SOILS THAT HAVE BEEN SCREENED AND PROCESSED COMPLYING WITH THE FOLLOWING CRITERIA;
 - GRANULAR MATERIALS CONTAINING LESS THAN 35% FINES
 - MAXIMUM NOMINAL PARTICLE SIZE OF 4 INCHES
 - PI OF 6 OR LESS
 - pH GREATER THAN 3 BUT LESS THAN 9
 - REASONABLY FREE FROM FROZEN, ORGANIC, OR OTHER DELETERIOUS MATERIALS (<5%)
 - MINIMUM EFFECTIVE FRICTION ANGLE PER SOILS REPORT.
- CONSTRUCTION
 - FIELD-VERIFY PROPOSED FINISHED GRADE AT BOTTOM OF SLOPE TO PROVIDE A MINIMUM WALL EMBEDMENT OF SHOWN ON THE TYPICAL SECTION DRAWING.
 - GRADE AND COMPACT FOUNDATION SUBGRADE SOILS FOR THE FULL LENGTH OF THE SLOPE AND THE REINFORCED SECTION PRIOR TO PLACEMENT OF ANY BACKFILL.
 - REMOVE ANY FOUNDATION SOILS FOUND TO BE SOFT, LOOSE, UNSUITABLE OR UNSTABLE AND REPLACE WITH APPROVED GRANULAR FILL COMPLYING WITH THE CRITERIA OUTLINED IN THE SECTIONS ABOVE.
 - INSTALL GEOGRID AT ELEVATIONS SHOWN ON THE TYPICAL SECTION DRAWING.
 - PLACE BACKFILL IN 12-INCH MAXIMUM LIFTS. COMPACT TO 95% MODIFIED PROCTOR VALUE (ASTM D1557).
- CONSTRUCTION OBSERVATION
 - TO FULFILL ANY APPLICABLE CITY, COUNTY, AND/OR STATE AGENCY REQUIREMENTS, AND TO PROTECT THE CONTRACTOR AND DESIGN ENGINEER, WE RECOMMEND THAT A LOCAL CIVIL ENGINEERING FIRM SHOULD BE RETAINED TO PERFORM PERIODIC CONSTRUCTION OBSERVATIONS AND VERIFY THAT THE DESIGN CONTAINED HEREIN WAS FOLLOWED.
 - GEOGRID REINFORCED SLOPE - ITEMS FOR OBSERVATION:
 - OBSERVE THAT THE EXCAVATED RETAINED AND FOUNDATION SOILS ARE AS SHOWN IN THE DESIGN, AS FOLLOWS:
 - SOIL TYPE - PER SOILS REPORT.
 - SOIL FRICTION ANGLE - PER SOILS REPORT.
 - SOIL COHESION - PER SOILS REPORT.
 - ASSESS THE SUITABILITY OF THE FOUNDATIONS SOILS. ESI SHOULD BE CONTACTED IF ANY SIGNS OF SPRINGS, STANDING WATER, OR EXISTING FILL IS OBSERVED.
 - OBSERVE THE INSTALLATION OF THE REINFORCED AND RETAINED BACKFILL.
 - VERIFY THAT THE SELECT BACKFILL MATERIALS MEET THE REQUIREMENTS SET FORTH IN PROJECT SPECIAL PROVISIONS.
 - OBSERVE FILL PLACEMENT AND COMPACTION.
 - ASSESS LOOSE LIFT THICKNESS.
 - OBSERVE OPERATION OF COMPACTION EQUIPMENT.
 - NOTE OUT-OF-TOLERANCE BEHAVIOR REGARDING MINIMUM ALLOWABLE OPERATING DISTANCE BEHIND BACK OF RETAINING WALL BLOCKS.
 - ASSESS COMPACTED BACKFILL MATERIAL FOR COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE SECTIONS ABOVE.
 - OBSERVE THE COMPLETED SLOPE STABILIZATION SYSTEM.
 - ASSESS THE FINISHED RETAINING WALL HEIGHT AND BATTER.
 - VERIFY THAT BACKSLOPE AND TOESLOPE GRADING CONDITIONS DO NOT EXCEED DESIGN GEOMETRY TOLERANCES.
 - ASSESS SUITABILITY OF EROSION CONTROL MEASURES INSTALLED ABOVE THE RETAINING WALL.

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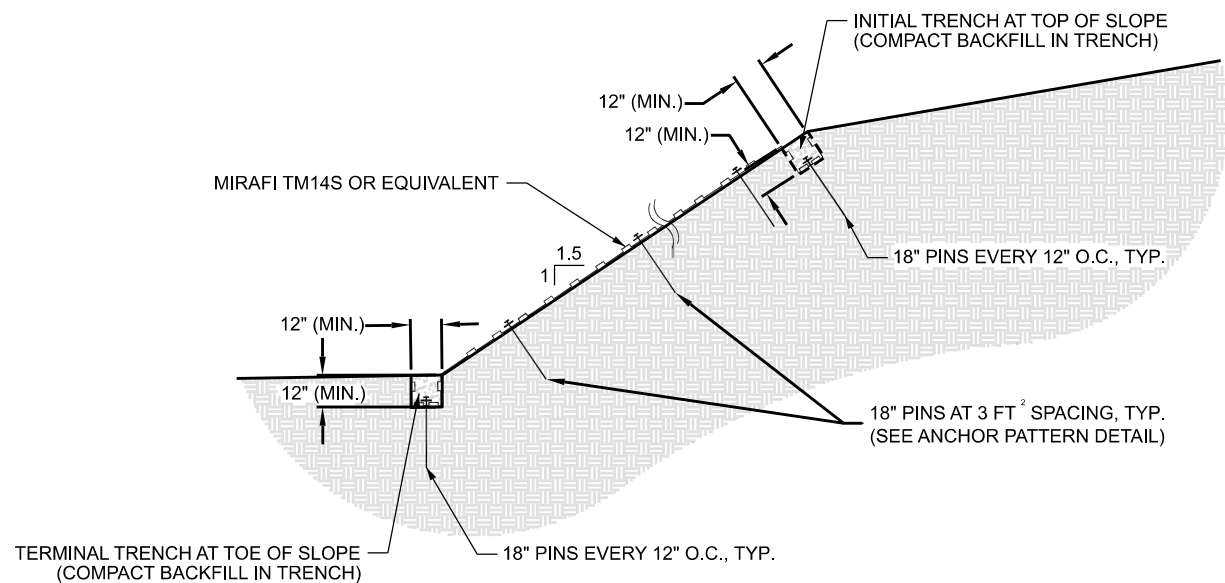
SLOPE REINFORCEMENT

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE

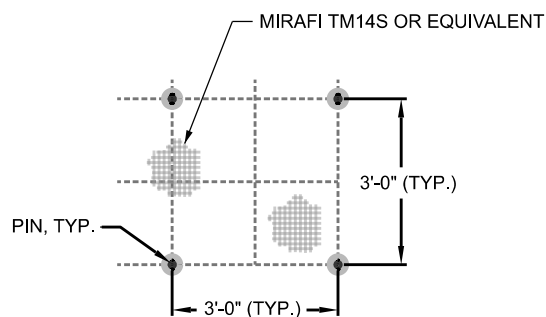


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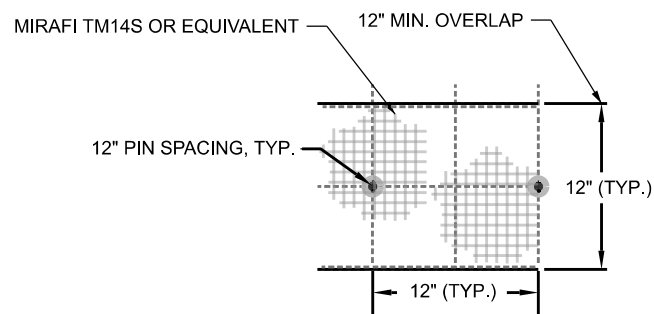
SHEET NO.	10
SHEET TYP.	SR-01
PROJ. NO.	21-203



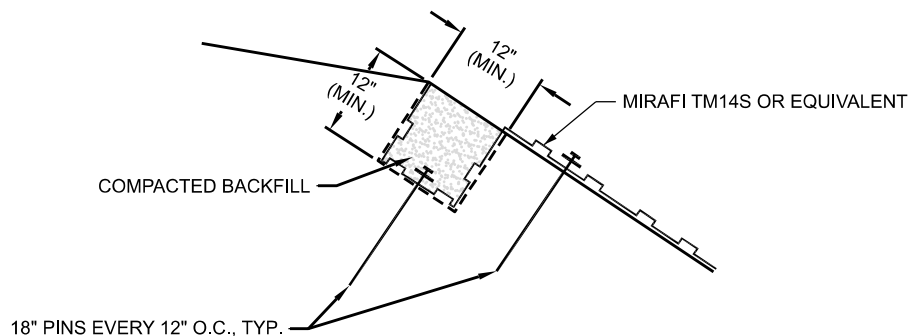
ELEVATION VIEW
N.T.S



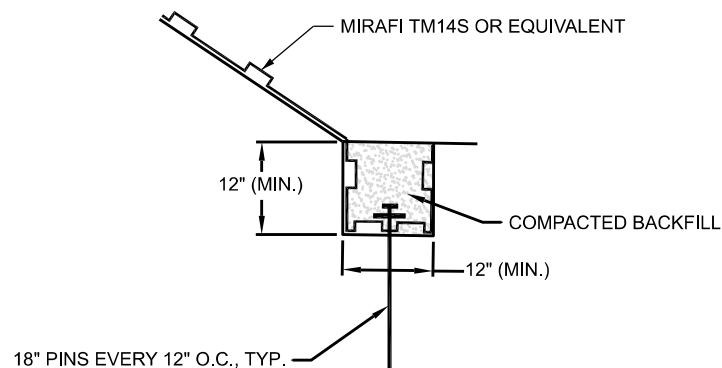
ANCHOR PATTERN DETAIL
N.T.S



OVERLAP AT ENDS DETAIL
N.T.S



TOP/ INITIAL TRENCH DETAIL
N.T.S



BOTTOM/ TERMINAL TRENCH DETAIL
N.T.S

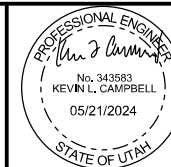
HIGH PERFORMANCE TURF REINFORCEMENT (HP-TRM) INSTALLATION SPECIFICATIONS:

1. SITE PREPARATION
 - 1.1. GRADE AND COMPACT THE AREA THAT WILL RECEIVE THE HIGH PERFORMANCE TURF REINFORCEMENT (HP-TRM). REMOVE DEBRIS, ROCKS, CLODS, VEGETATION OR OTHER OBJECTS SO THAT THE SLOPE WILL BE SMOOTH SUCH THAT THE INSTALLED MAT WILL HAVE DIRECT CONTACT WITH THE SOIL SURFACE.
 - 1.2. PREPARE SEEDBED AS NEEDED BY LOOSENING THE TOP 2-3 INCHES OF SOIL, INCORPORATE AMENDMENTS SUCH AS LIME AND FERTILIZER AND/OR WET THE SOIL, IF NEEDED. DO NOT MULCH AREAS WHERE MAT IS TO BE PLACED.
2. SEEDING
 - 2.1. APPLY SEED TO SOIL SURFACE BEFORE INSTALLATION OF HP-TRM. DISTURBED AREAS SHALL BE RE-SEEDED. CONSULT PROJECT PLANS AND/OR LOCAL OR STATE SEEDING REQUIREMENTS FOR SEED TYPES AND APPLICATION RATES.
3. ANCHOR TRENCH
 - 3.1. SEE SECTION VIEW, TOP AND BOTTOM TRENCH DETAILS, AND PERSPECTIVE VIEW FOR ANCHOR TRENCH DETAILS.
 - 3.2. EXCAVATE THE INITIAL TRENCH AND TERMINAL TRENCH AS SHOWN IN THE DETAILS ACROSS THE TOP AND BOTTOM OF THE SLOPE.
4. MATERIALS
 - 4.1. HP-TRM
 - 4.1.1. HP-TRM SHALL CONSIST OF MIRAFI TM14S OR ENGINEER-APPROVED EQUIVALENT.
 - 4.1.2. COLOR SHALL BE TAN.
 - 4.2. PINS
 - 4.2.1. SOIL ANCHORS SHALL BE 18 INCH, MIN. LONG MIRAFI ANCHORS.
5. INSTALLATION OF HP-TRM
 - 5.1. SECURE HP-TRM IN INITIAL TRENCH AT THE TOP OF THE SLOPE. INSTALL 12-INCH PIN WITHIN INITIAL TRENCH AND A SECONDARY PIN LOCATED JUST BELOW THE TRENCH EVERY 12 INCHES ON CENTER (SEE PIN AND TRENCH DETAILS). BACKFILL AND COMPACT SOIL INTO INITIAL ANCHOR TRENCH.
 - 5.2. ROLL HP-TRM DOWN THE SLOPE FROM THE ANCHOR TRENCH. SECURE HP-TRM TO SLOPE WITH 18 INCH PINS AT 1 SQUARE YARD PATTERN (SEE PIN PATTERN DETAIL). MORE PINS MAY BE REQUIRED TO ENSURE HP-TRM IS SUFFICIENTLY SECURED TO THE SLOPE. FURTHER, CRITICAL POINTS AS DETERMINED BY THE PROJECT ENGINEER, MAY REQUIRE ADDITIONAL PINS.
 - 5.3. CONTINUE INSTALLATION OF HP-TRM, OVERLAPPING ADJACENT ROLLS AS FOLLOWS:
 - 5.3.1. ROLL EDGE OVERLAP: 6 INCH MINIMUM OVERLAP WITH UPSLOPE HP-TRM MAT ON TOP. SECURE WITH ONE ROW OF PINS LOCATED EVERY 12 INCHES ON CENTER.
 - 5.3.2. ROLL END OVERLAP: 18 INCH MINIMUM OVERLAP WITH UPSLOPE MAT ON TOP. SECOND WITH TWO ROWS OF PINS STAGGERED APART ON 24 INCHES CENTERS (SEE HP-TRM OVERLAP DETAIL AT END OF ROLL).
 - 5.4. SECURE HP-TRM IN THE TERMINAL TRENCH AT THE TOE OF THE SLOPE. INSTALL 18-INCH PIN WITHIN TERMINAL TRENCH EVERY 12 INCHES ON CENTER. BACKFILL AND COMPACT SOIL INTO THE TERMINAL ANCHOR TRENCH.
 - 5.5. PIN PLACEMENT NOTE: PINS SHOULD BE A MINIMUM OF 18 INCHES IN LENGTH. THE LENGTH MUST BE SUFFICIENT GROUND PENETRATION TO RESIST PULLOUT. LONGER PINS MAY BE REQUIRED FOR LOOSER SOILS AND HEAVIER METAL STAKES MAY BE REQUIRED FOR ROCKY SOILS.
6. SOIL FILLING
 - 6.1. INSTALLED HP-TRM SHALL BE RE-SEEDED AND SOIL-FILLED.
 - 6.2. AFTER SEEDING, SPREAD AND LIGHTLY RAKE 1/2-INCH TO 3/4-INCH OF FINE SITE SOIL OR TOPSOIL INTO THE MAT AND COMPLETELY FILL THE VOIDS USING BACKSIDE OF RAKE OR OTHER FLAT TOOL.
 - 6.3. IF EQUIPMENT MUST OPERATE ON THE MAT, MAKE SURE IT IS RUBBER-TIRED. NO TRACKED EQUIPMENT OR SHARP TURNS ARE ALLOWED ON THE MAT.
 - 6.4. AVOID ANY TRAFFIC OVER THE MAT IF LOOSE OR WET SOIL CONDITIONS EXIST.
 - 6.5. SMOOTH SOIL-FILL IN ORDER TO JUST EXPOSE THE TOP OF THE HP-TRM. DO NOT PLACE EXCESSIVE SOIL ABOVE THE MAT.
 - 6.6. BROADCAST ADDITIONAL SEED AS NEEDED ABOVE THE SOIL-FILLED MAT.
 - 6.7. IRRIGATE AS NECESSARY TO ESTABLISH/MAINTAIN VEGETATION. DO NOT OVER IRRIGATE.

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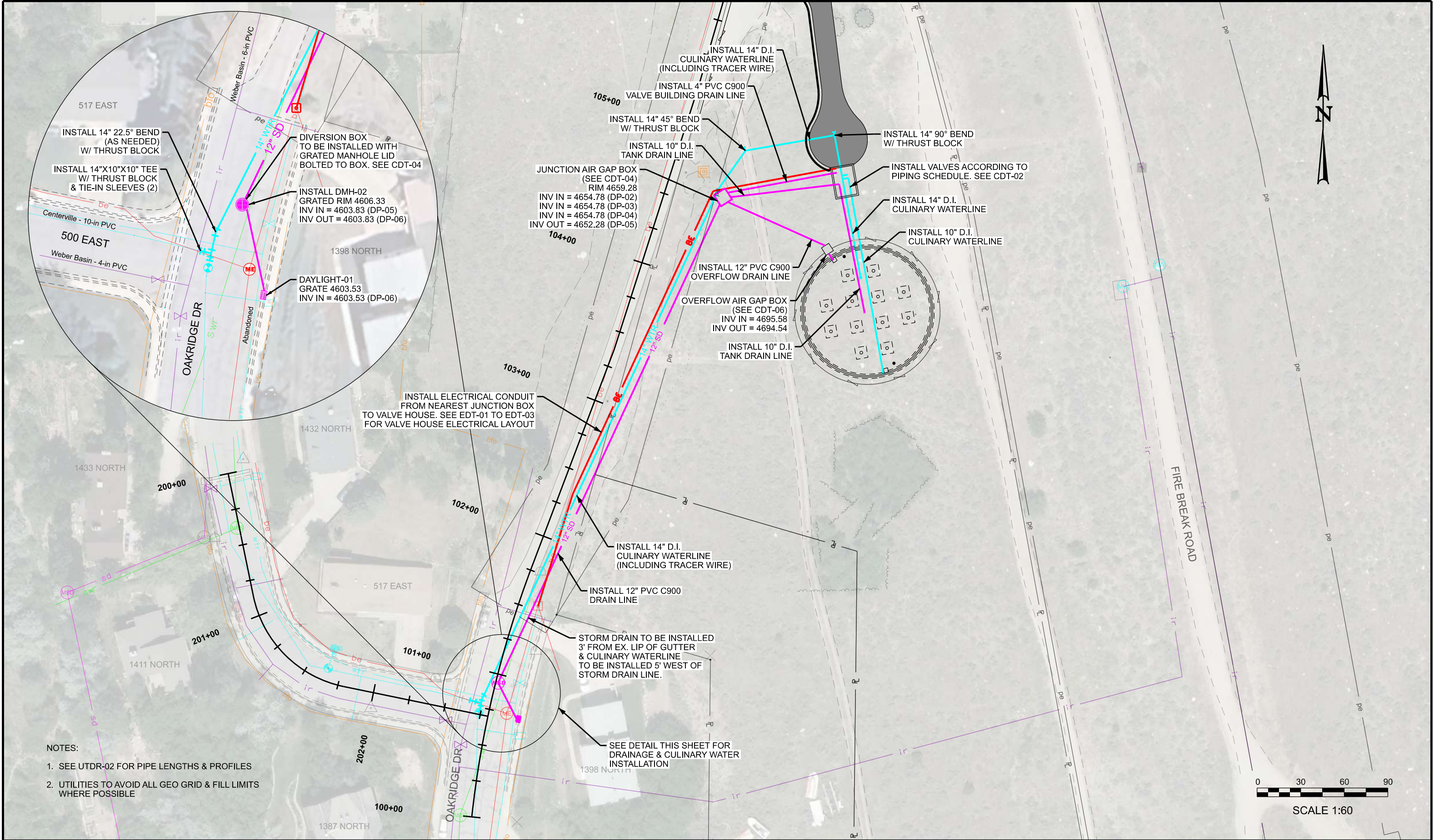
SLOPE REINFORCEMENT

**CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE**



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SHEET NO.	11
SHEET TYP.	SR-02
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- NOTES:
1. SEE UTDR-02 FOR PIPE LENGTHS & PROFILES
 2. UTILITIES TO AVOID ALL GEO GRID & FILL LIMITS WHERE POSSIBLE

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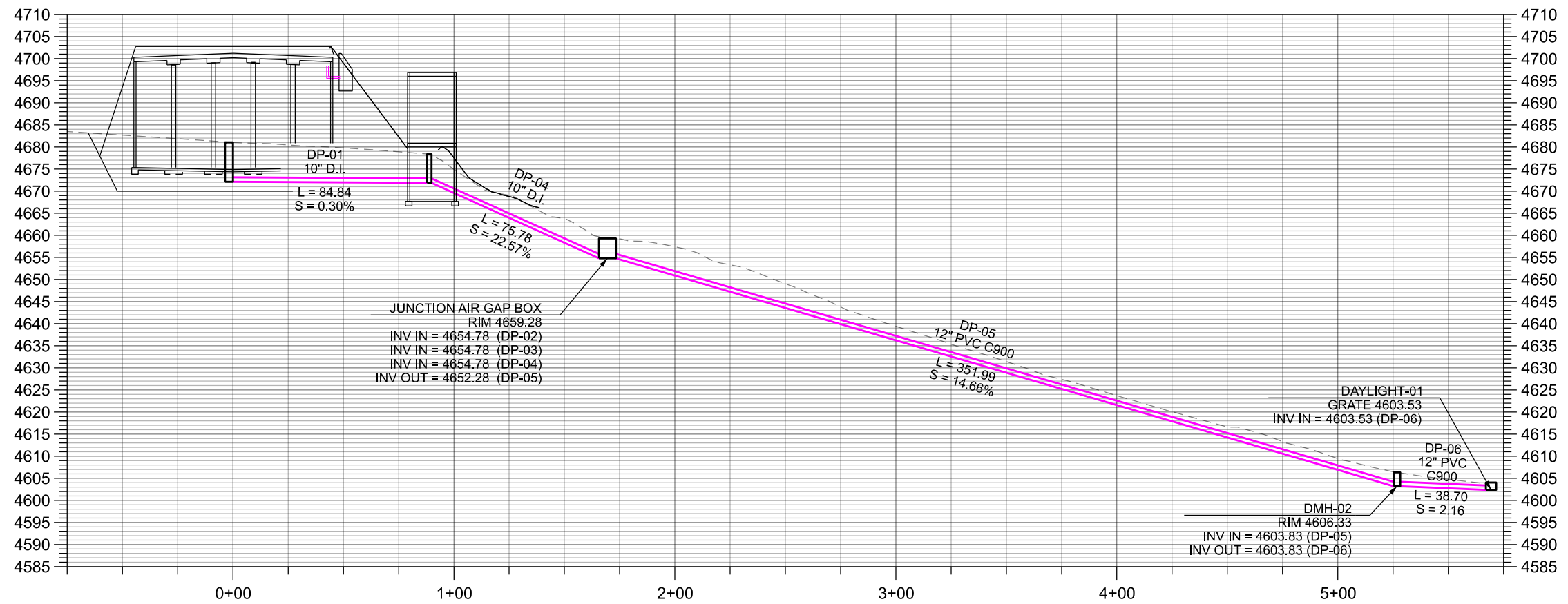
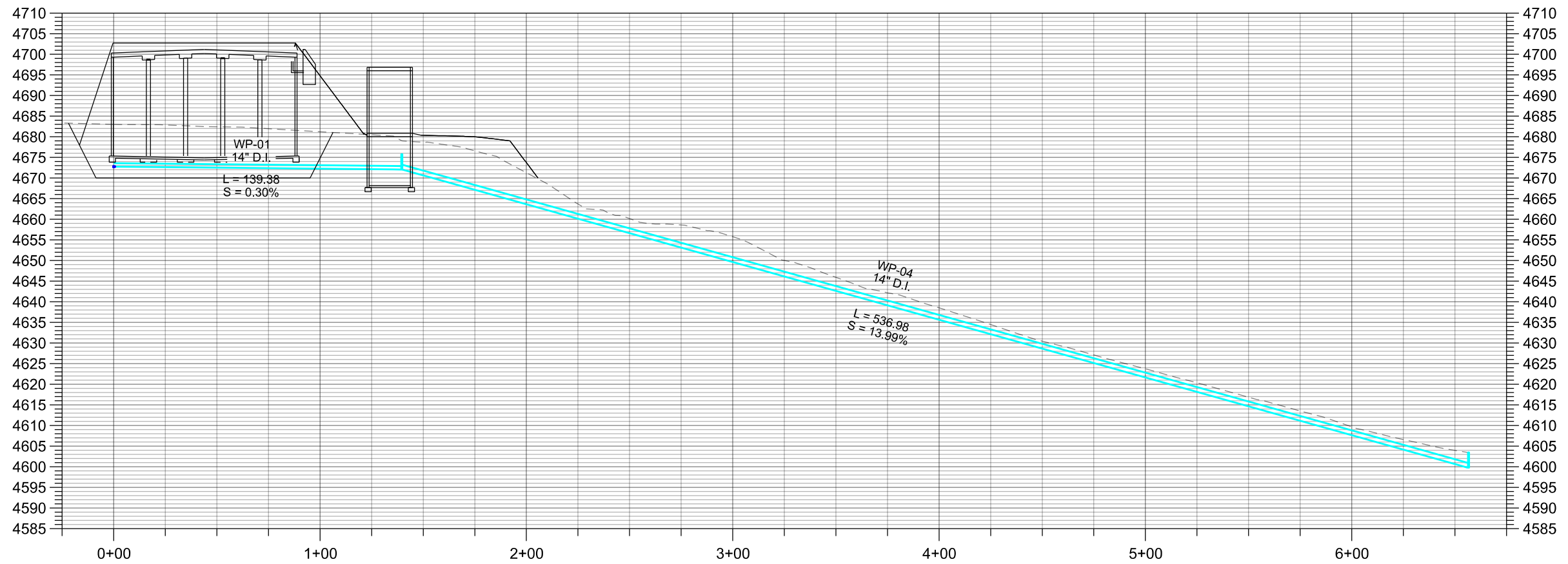
UTILITY & DRAINAGE
PLAN VIEW

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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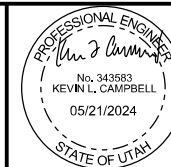
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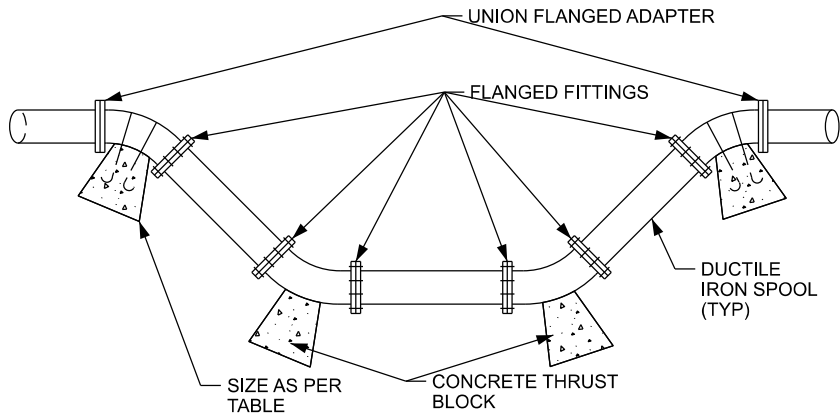
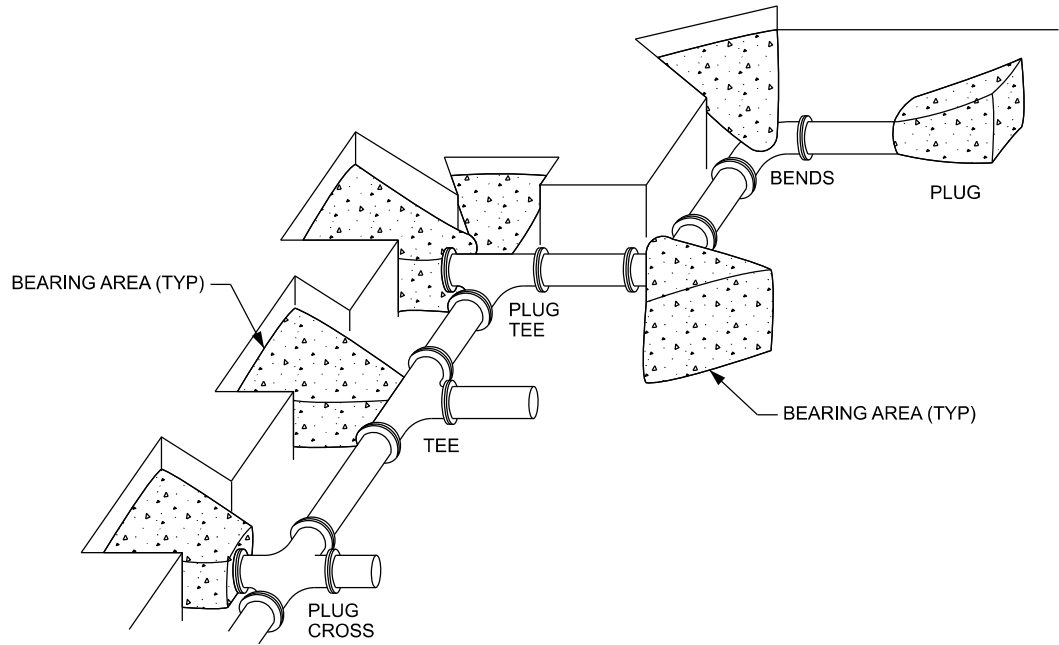
UTILITY & DRAINAGE
PROFILE VIEWS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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SHEET NO.	13
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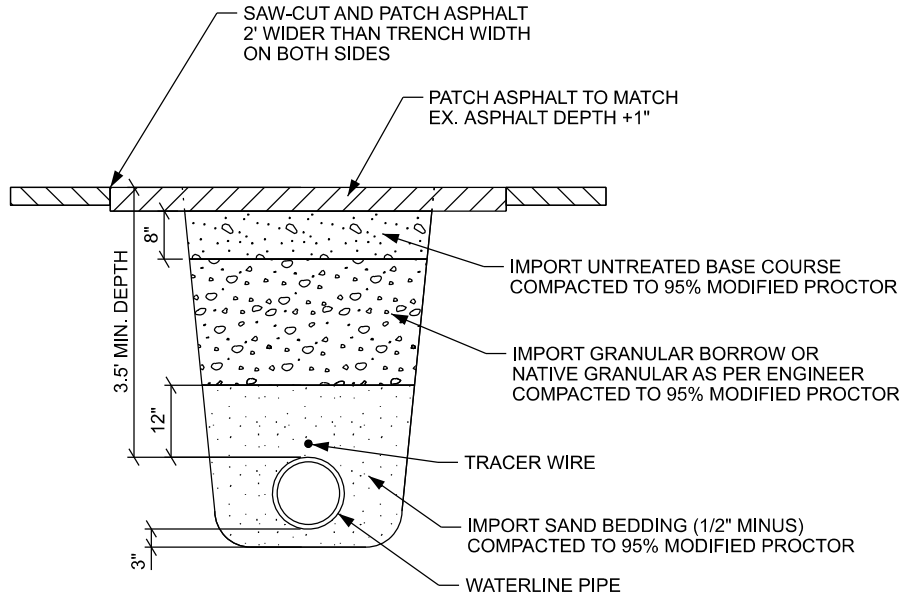


MINIMUM BEARING AREA IN SQ. FT					
SIZE OF PIPE	TEE VALVE, DEAD END	90° BEND	45° BEND	22½° BEND	11¼° BEND
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
10"	10	14	8	4.25	2.5
12"	14	20	11	5.50	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53

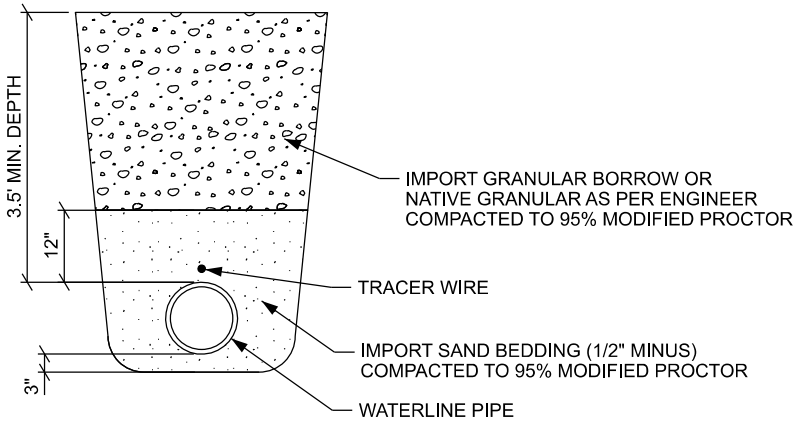
RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERTATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 200 PSI, AND A MINIMUM SOIL BEARING STRESS OF 2,000 PSF. OPERATING PRESSURES INEXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.

A THRUST BLOCKING & VERTICAL REALIGNMENT DETAIL

NTS SEE PLAN



- NOTES:
- 1) DROPPING PIPE INTO TRENCH IS PROHIBITED
 - 2) SEE DETAIL D FOR MORE INFORMATION.



- NOTES:
- 1) DROPPING PIPE INTO TRENCH IS PROHIBITED
 - 2) SEE DETAIL D FOR MORE INFORMATION.

- NOTES:
- 1) MINIMUM WATER MAIN SIZE: 8" DIAMETER.
 - 2) WATER MAIN LINES SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42" & MAXIMUM COVER OF 60".
 - 3) ALL MECHANICAL JOINT FITTINGS SHALL BE TORQUED BETWEEN 75 - 90 FT. LBS.
 - 4) ALL BEVELED ENDS SHALL BE CUT OFF BEFORE BEING CONNECTED TO A MECHANICAL JOINT FITTING.
 - 5) CONCRETE SHALL NOT BE PLACED AROUND BOLTS & VISQUINE SHALL BE WRAPPED BETWEEN THE CONCRETE & THE FITTING.
 - 6) THE CITY MAY REQUIRE THRUST BLOCK SIZES INCREASED DEPENDING ON THE SOIL BEARING CAPACITY.
 - 7) ALL THRUST BLOCKS MUST REST AGAINST UNDISTURBED SOIL.
 - 8) MIN. CONCRETE STRENGTH FOR THRUST BLOCKS SHALL BE 4,000 PSI.
 - 9) WHERE CORROSIVE OR CONTAMINATED AREAS ARE ENCOUNTERED, USE MATERIALS RESISTANT TO CORROSION AND/OR CONTAMINATION.

B TYPICAL CULINARY WATERLINE PATCH TRENCH SECTION

NTS SEE PLAN

C TYPICAL CULINARY WATERLINE TRENCH SECTION

NTS SEE PLAN

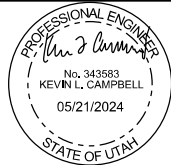
D CULINARY WATER & THRUST BLOCK NOTES

NTS SEE PLAN

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				PSB
				CHECKED KLC
				DATE 05/03/2024

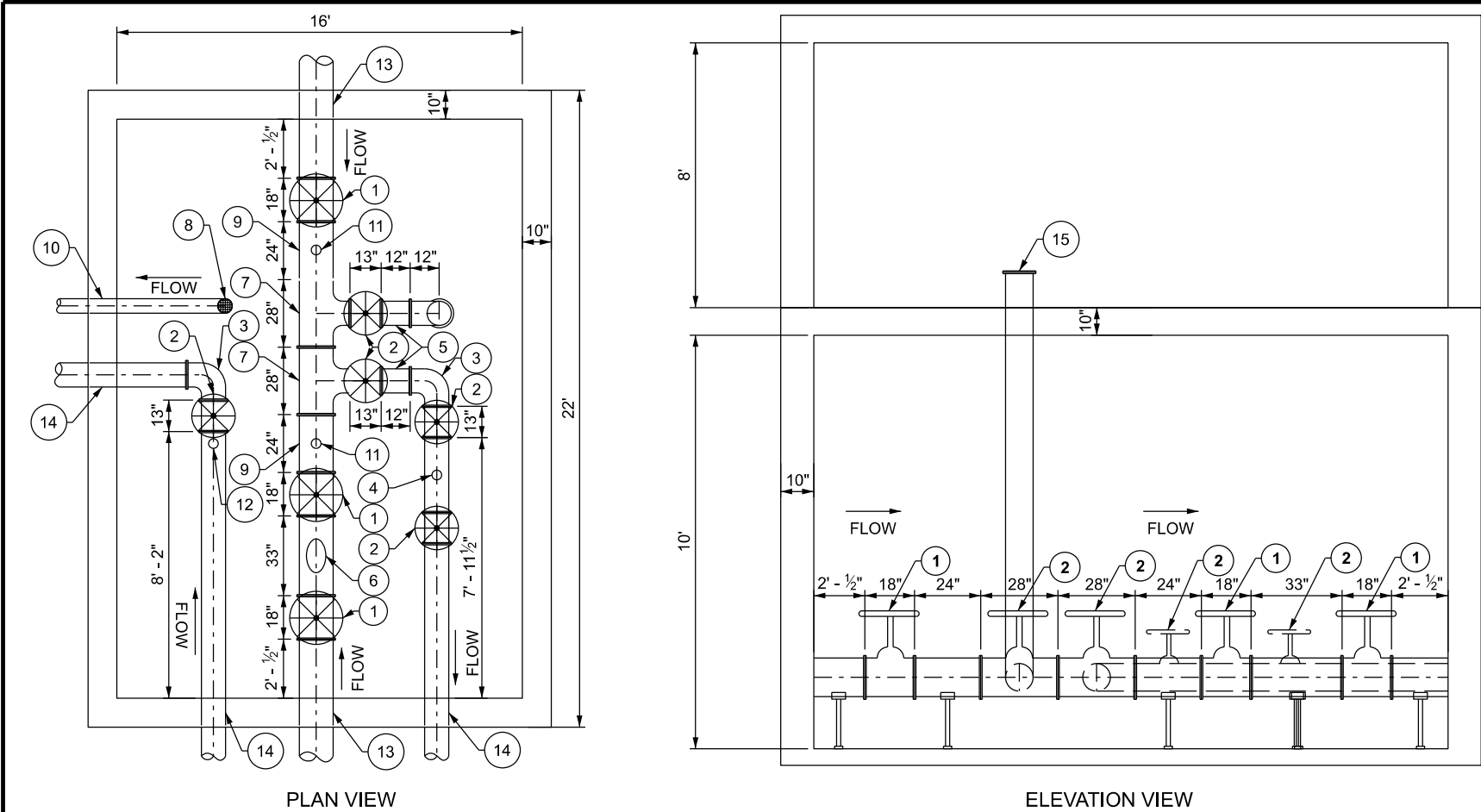
CIVIL DETAILS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



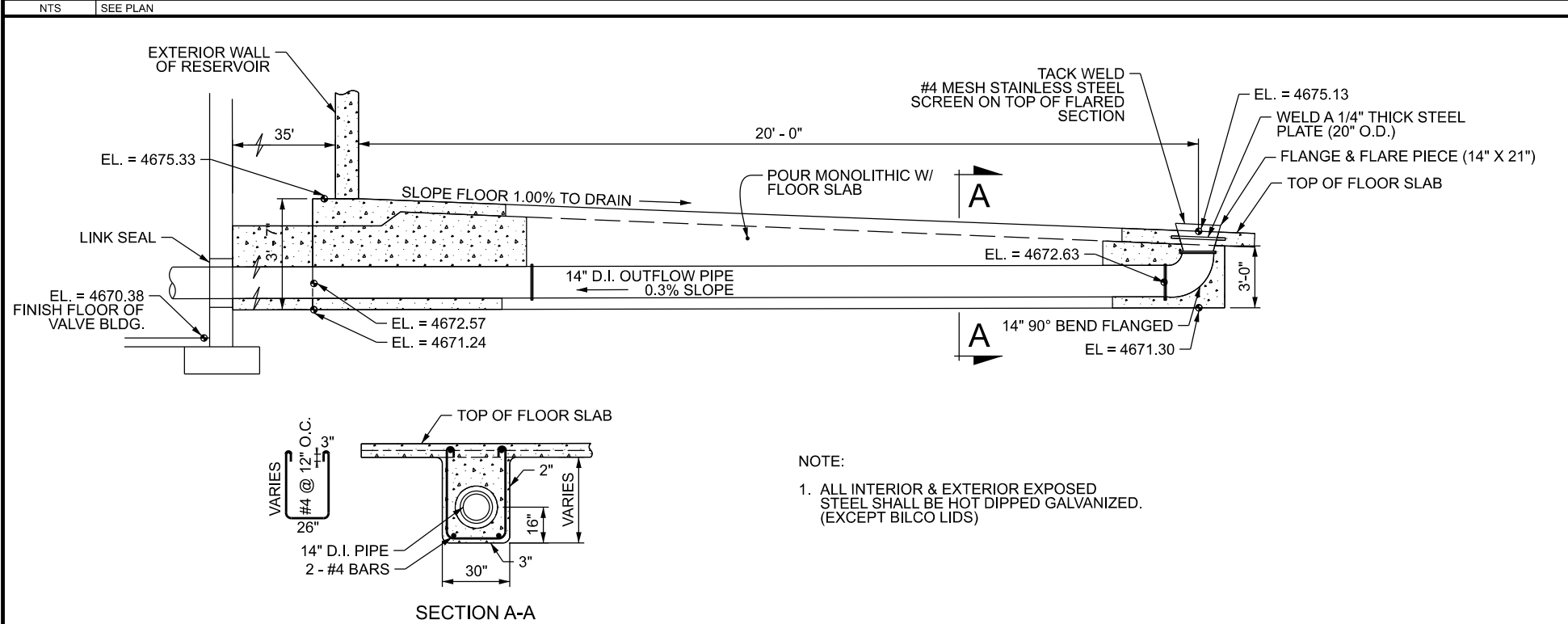
ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	14
SHEET TYP.	CDT-01
PROJ. NO.	21-203

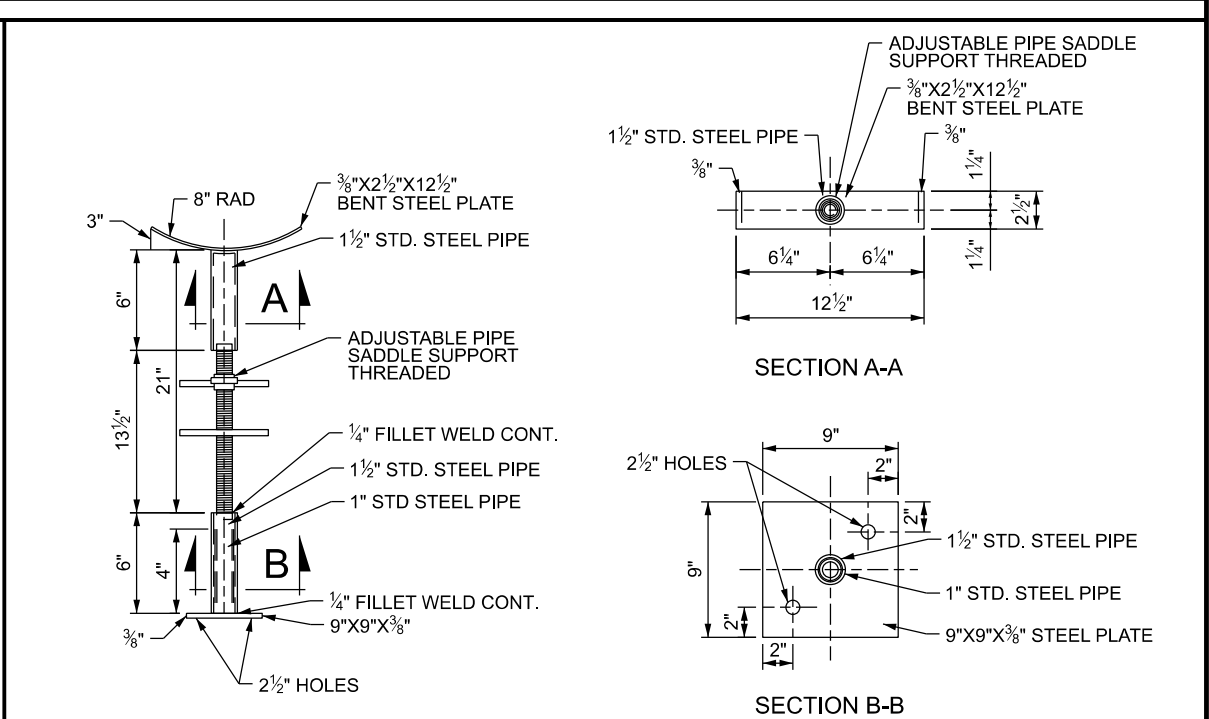


PIPE SCHEDULE			
NO.	DESCRIPTION	SIZE	QUANTITY
1	GATE VALVE W/ WHEEL	14" DIA.	3
2	GATE VALVE W/ WHEEL	10" DIA. OR 12" DIA.	4
3	FLANGED 90° ELBOW	10" DIA. OR 12" DIA.	2
4	CONTROL VALVE	10" DIA.	1
5	FLANGED SPOOL	10" DIA. LENGTH VARIES	2
6	CHECK VALVE	14" DIA.	1
7	FLANGED TEE	14"X14"X10"	2
8	FLOOR DRAIN INLET	6" DIA.	1
9	SPOOL	14" DIA.	2
10	FLOOR DRAIN PIPE	6" DIA.	1
11	COMBO AIR VACUUM/ AIR RELEASE VALVE	2"	1
12	PRESSURE GAUGE	N/A	1
13	LINK SEAL	14" DIA.	2
14	LINK SEAL	10" DIA.	3
15	FLANGED CAP	10" DIA.	1

A VALVE BUILDING PLAN DETAILS



B OUTFLOW PIPE SECTION



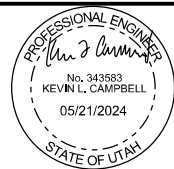
C ADJUSTABLE PIPE SUPPORT

REVISION	DATE	BY	DESCRIPTION

DESIGN	KTK
DRAWN	PSB
CHECKED	KLC
DATE	05/03/2024

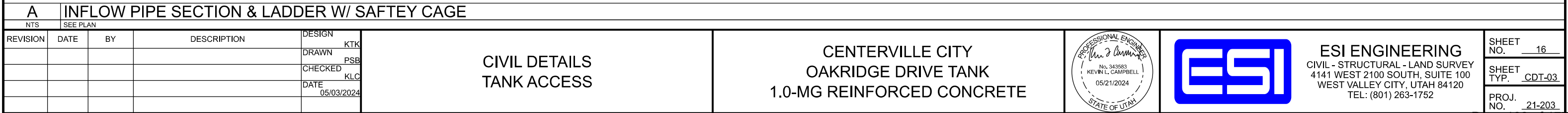
CIVIL DETAILS
VALVE BUILDING

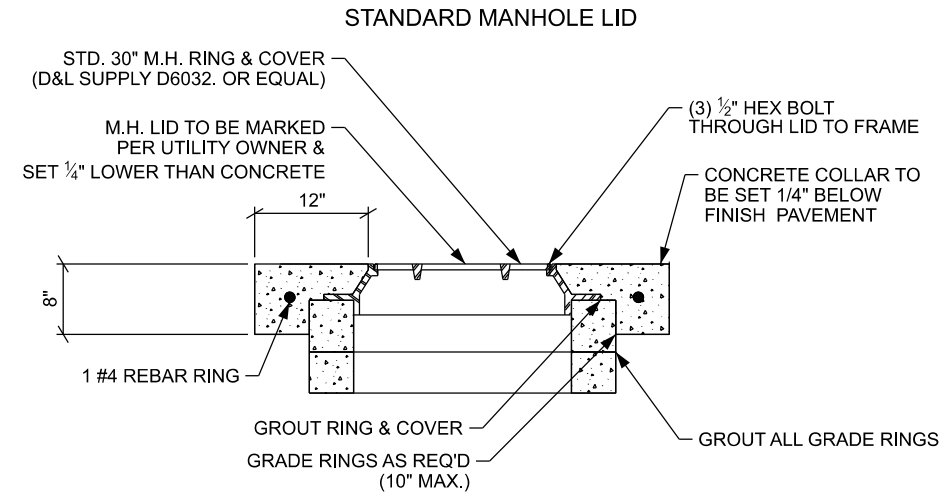
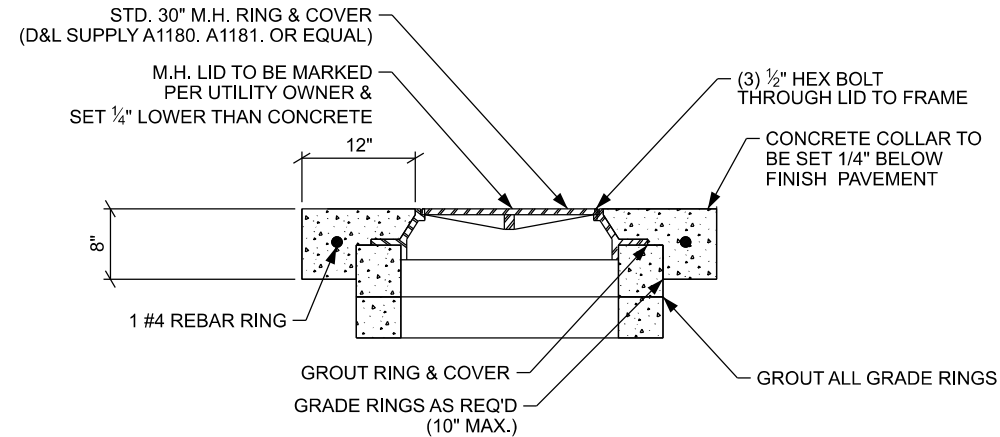
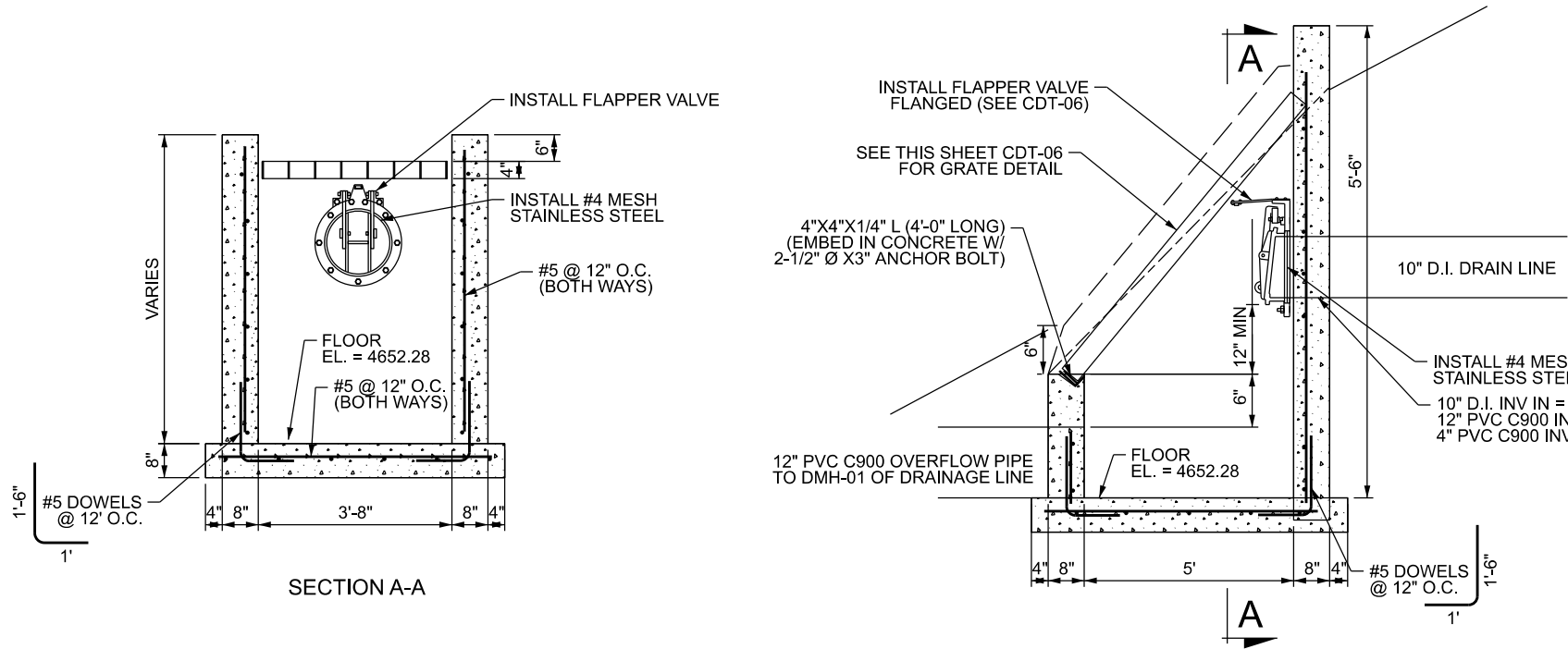
CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

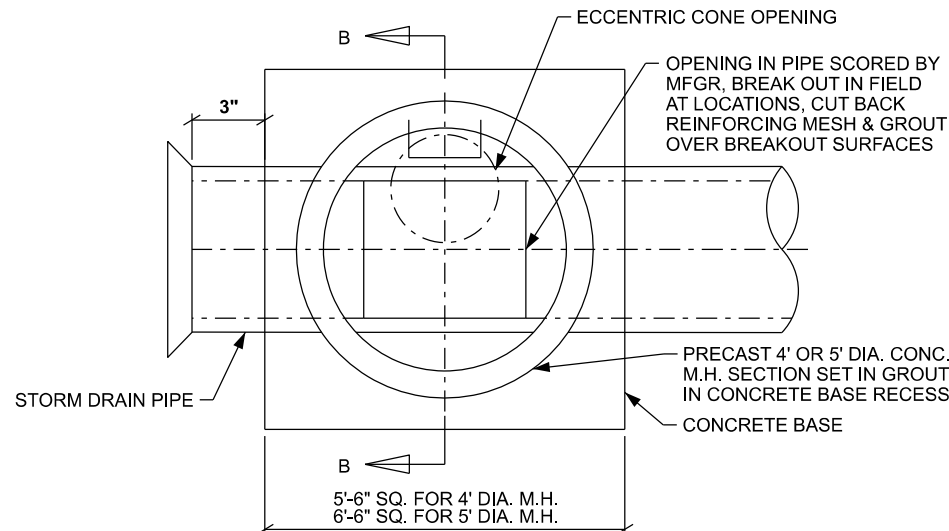
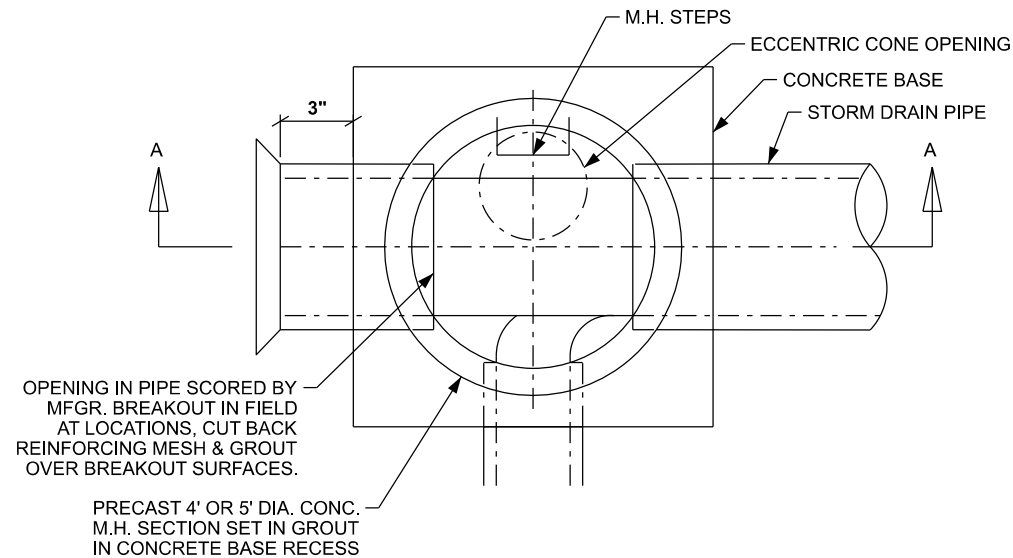
SHEET NO.	15
SHEET TYP.	CDT-02
PROJ. NO.	21-203





NOTE:
1. USE HOT DIPPED GALVANIZED STEEL FOR GRATE & FRAME.

A JUNCTION AIR GAP BOX, GRATED MANHOLE LID & STANDARD MANHOLE LID



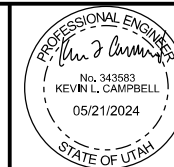
NOTES:
1) USE SAME CONCRETE COLLAR AROUND STORM DRAIN MANHOLE RING & COVER
2) CAST-IN-PLACE BASES MAY BE PLACED WITH PRE CAST BASES (SEE SPECS.)
3) ALL CONCRETE TO BE CLASS 4000
4) ALL COLLARS TO BE GROUTED SEAL AT ALL MANHOLES, INLET BOXES, CLEANOUT BOXES, & COMBO BOXES

B STORM DRAIN CLEANOUT BOX PLAN VIEWS

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				PSB
				KLC
				DATE 05/03/2024

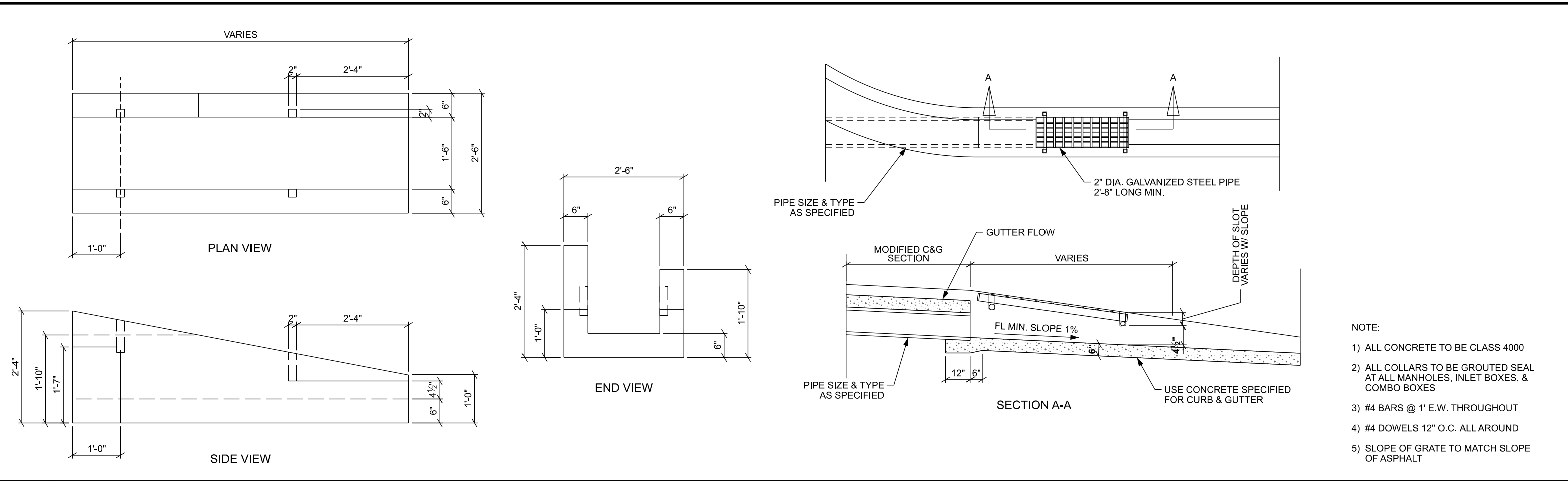
CIVIL DETAILS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



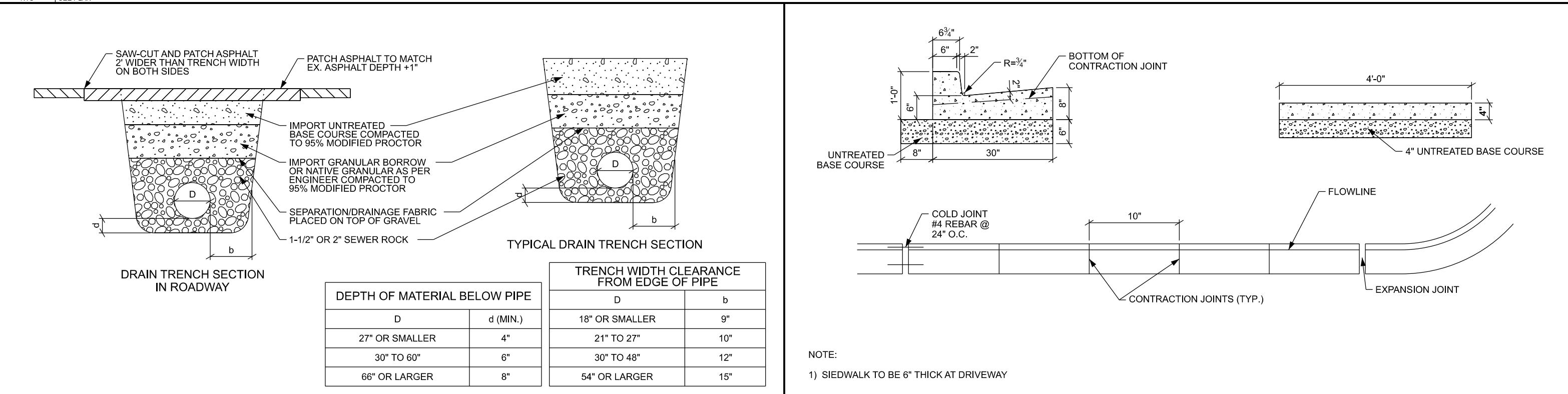
ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	17
SHEET TYP.	CDT-04
PROJ. NO.	21-203



A

DIPSTONE DAYLIGHT OUTLET BOX



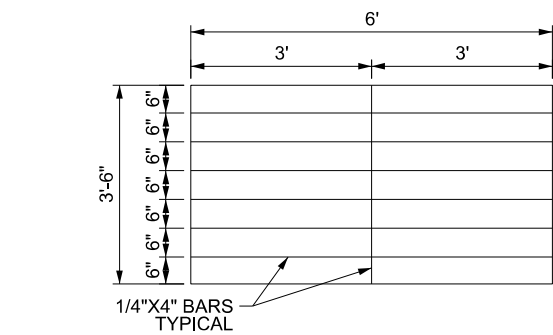
B

TYPICAL TRENCH SECTION & PATCH TRENCH SECTION

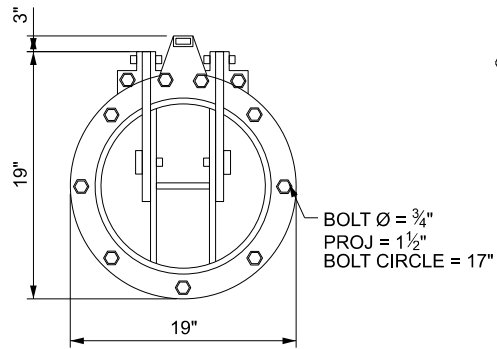
C

SIDEWALK, CURB & GUTTER SECTIONS & CURB & GUTTER JOINT

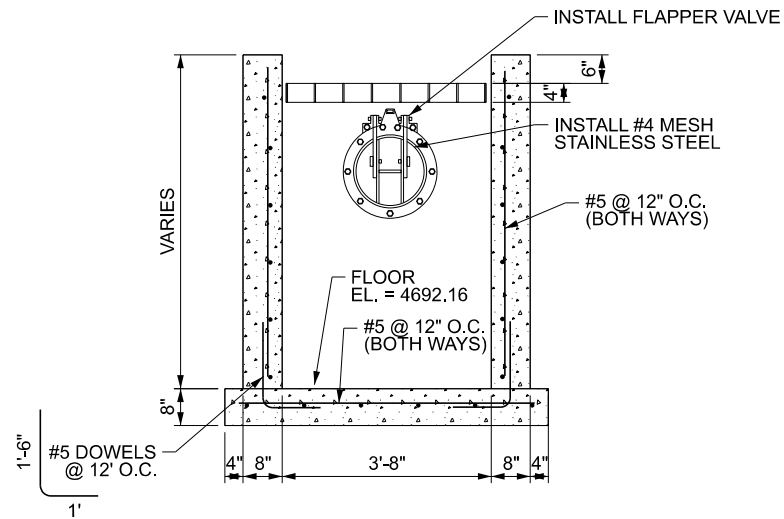
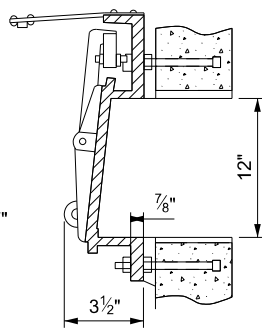
REVISION	DATE	BY	DESCRIPTION	DESIGN	CIVIL DETAILS	CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE			ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752	SHEET NO. 18
				DRAWN KTK						SHEET TYP. CDT-05
				CHECKED PSB						PROJ. NO. 21-203
				DATE 05/03/2024						



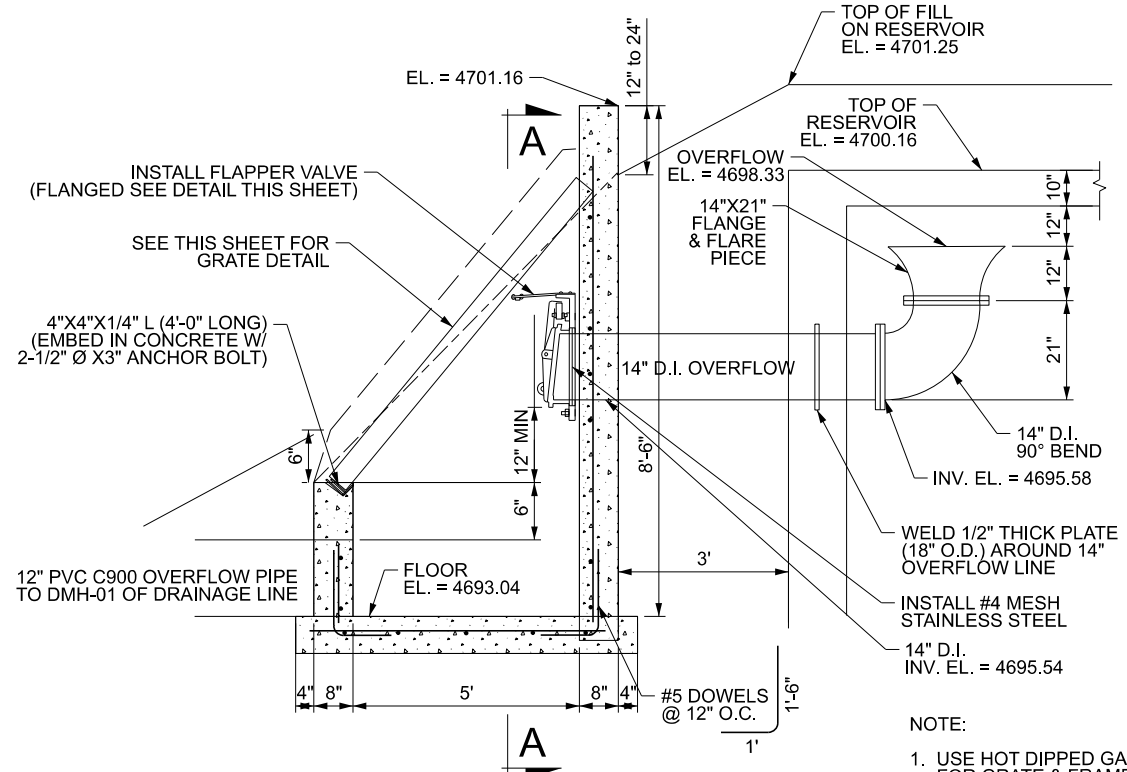
GRATE



FLAPPER



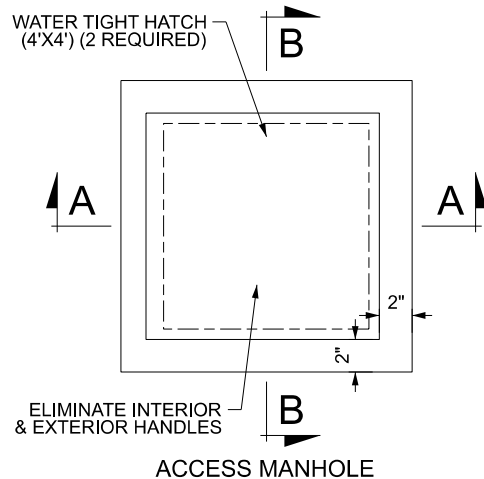
SECTION A-A



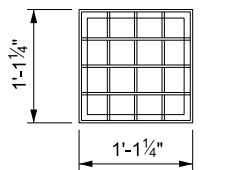
NOTE:
1. USE HOT DIPPED GALVANIZED STEEL FOR GRATE & FRAME.

A OVERFLOW AIR GAP BOX & OVERFLOW PIPING

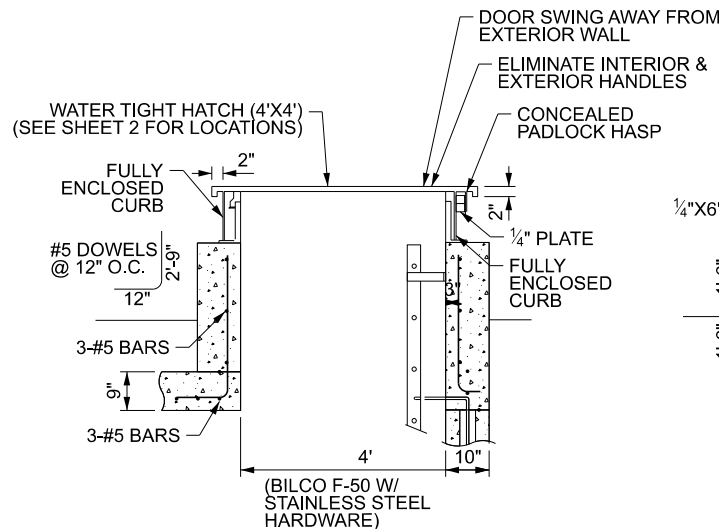
NTS SEE PLAN



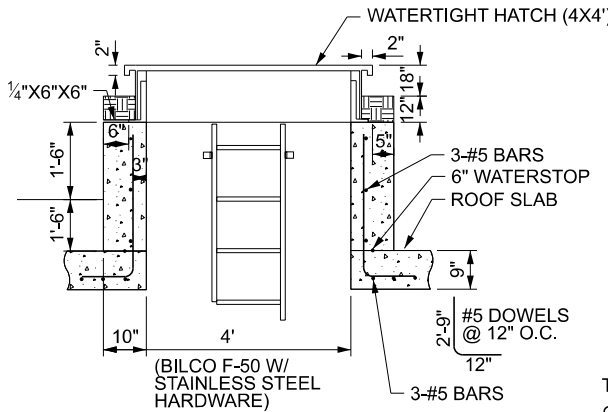
ACCESS MANHOLE



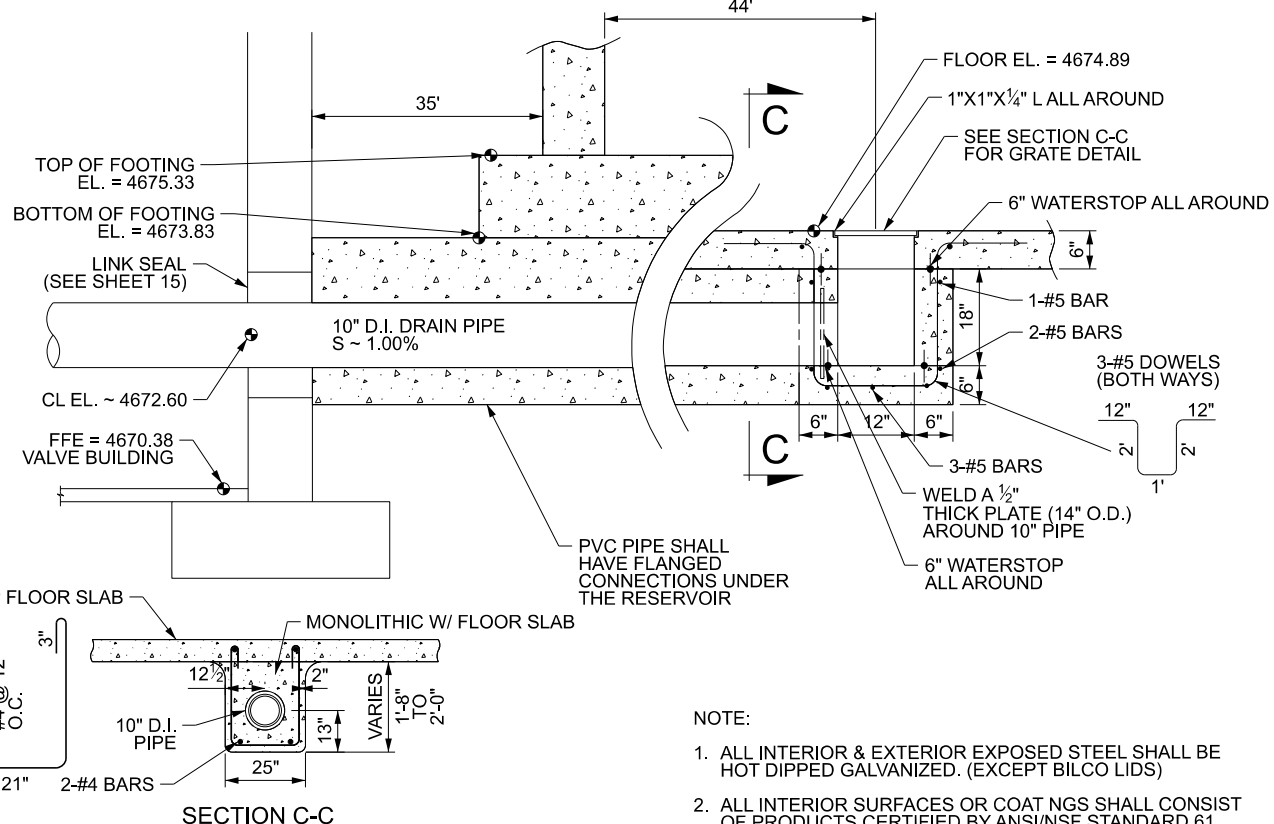
SECTION C-C GRATE



SECTION A-A



SECTION B-B



NOTE:
1. ALL INTERIOR & EXTERIOR EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED. (EXCEPT BILCO LIDS)
2. ALL INTERIOR SURFACES OR COAT NGS SHALL CONSIST OF PRODUCTS CERTIFIED BY ANSI/NSF STANDARD 61.

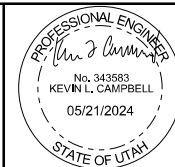
B 12" PVC RESERVOIR DRAIN LINE & HATCH DETAILS

NTS SEE PLAN

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				PSB
				KLC
	05/03/2024			

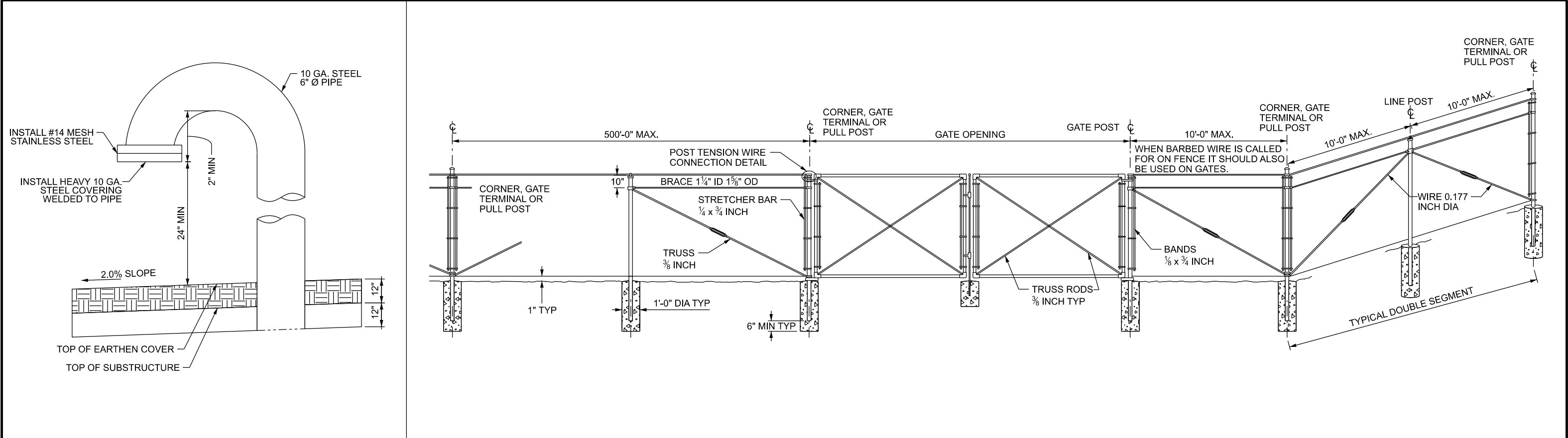
CIVIL DETAILS
OVERFLOW & HATCH

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
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TEL: (801) 263-1752

SHEET NO.	19
SHEET TYP.	CDT-06
PROJ. NO.	21-203



C
NTS

AIR VENT
SEE PLAN

D
NTS

TYPICAL MULTIPLE BAY SEGMENT
SEE PLAN

TWISTED & BARBED SELVAGE TYPE 1

POST TENSION WIRE CONNECTION DETAIL

BRACE & TRUSS CONNECTIONS

GATE HINGE DETAIL BOTTOM

GATE HOLD BACK DETAIL

DEPTH OF POSTS	LENGTH OF END CORNER OR PULL POSTS	LENGTH OF LINE POSTS	SIZE OF POSTS									
			END, CORNER, & PULL POSTS				LINE POST MIN. SIZE					
			NOM SIZE	OUTSIDE DIA	PIPE WEIGHT ASTM F 1083	TRIPLE COAT	NOM SIZE	OUTSIDE DIA	PIPE WEIGHT ASTM F 1083	TRIPLE COAT	OUTSIDE DIMENSIONS C-SECTION	WT/FT
3 FT	10 FT	9'-8"	2 1/2"	2.875"	5.80	4.64	2"	2.375"	3.65	3.11	1.875 x 1.625	2.40
3 FT	9 FT	8'-8"	2"	2.375"	3.65	3.11	1 1/2"	1.9000"	2.72	2.28	1.875 x 1.625	1.85
3 FT	8 FT	7'-8"	2"	2.375"	3.65	3.11	1 1/2"	1.9000"	2.72	2.23	1.875 x 1.625	1.85
2 FT	6 FT	5'-8"	2"	2.375"	3.65	3.11	1 1/2"	1.9000"	2.72	2.23	1.875 x 1.625	1.85
2 FT	5 FT	4'-8"	2"	2.375"	3.65	3.11	1 1/2"	1.9000"	2.72	2.23	1.875 x 1.625	1.85

TOP GATE HINGE

DROP ROD ASSY

PIPE POST TIE

GATE STOP DETAIL

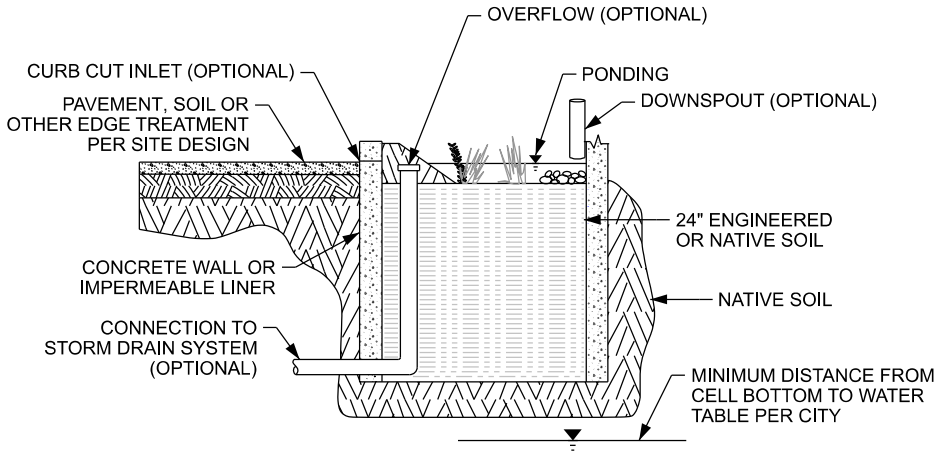
HEIGHT	GATE OPENING	GATE POST	GATE FRAME
6 FT AND OVER *	SINGLE TO 6 FT OR DOUBLE TO 12 FT	2 1/2"	1 1/2"
	SINGLE TO 6 FT TO 13 FT OR DOUBLE OVER 12 TO 24 FT	3 1/2"	
	SINGLE OVER 13 TO 18 FT OR DOUBLE OVER 24 TO 36 FT	6"	
	SINGLE OVER 18 FT OR DOUBLE OVER 36 FT	8"	

* GATES OVER 6 FT IN HEIGHT AND WIDER THAN 12 FT WILL REQUIRE (3) INDUSTRIAL PRESSED STEEL HINGES.

NOTES:

- POSTS: SCHEDULE 40 PIPE, TRIPLE COATED HIGH TENSILE STEEL PIPE OR ROLL-FORMED C-SECTION OF THE SIZE SHOWN IN THE CHART AND AS DEFINED IN THE ASTM F 1043 GROUP II. WEIGHT IN lb/ft WITH TOLERANCE OF 10 PERCENT. OTHER TYPES OF POSTS WITH EQUAL OR GREATER SECTION MODULUS MAY BE USED IF APPROVED, IN ADVANCE, BY THE ENGINEER.
- FABRIC HEIGHTS LESS THAN 5 FT. TRUSS RODS AND BRACES NOT REQUIRED.
- USE TRIPLE COATED HIGH TENSILE STEEL PIPE CONFORMING TO ASTM F 1043 GROUP IC.

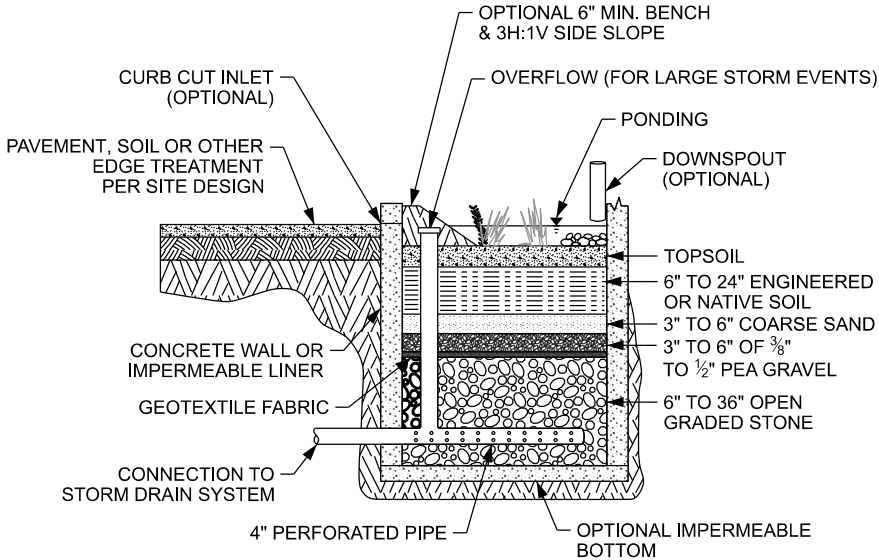
BIORETENTION CELL DESIGN PARAMETERS			
PARAMETER	MIN. VALUE	MAX. VALUE	NOTES
DEPTH TO GROUNDWATER	2-FT	NO MAX.	-
PONDING DEPTH	NO MIN.	18-IN	-
DRAWDOWN TIME	12-HOURS	72 HOURS	24 TO 48 HOURS PREFERRED; DRAWDOWN TIME MAY ALSO DEPEND ON LOCAL MOSQUITO ABATEMENT REGULATIONS
INFILTRATION RATE	0.25-IN/HR	6-IN/HR	FIELD TESTING REQUIRED FOR FINAL DESIGN; INFILTRATION RATE SHALL BE LOW TO ALLOW BIOFILTRATION PROCESS TO OCCUR
FREEBOARD	NO MIN.	NO MAX	FREEBOARD PER CITY; FOR PUBLIC SAFETY, A MIN. OF 6-IN REQ'D EMBANKMENT WHEN PONDING DEPTH GREATER THAN 6-IN



- NOTE:
- 1) CONSIDER FOREBAY OR OTHER PRETREATMENT.
 - 2) CONSIDER UPSTREAM BYPASS FOR LARGE STORM EVENTS.

A BIORETENTION CELL IN NATIVE OR ENGINEERED SOILS

NTS SEE PLAN



- NOTES:
- 1) OVERFLOW ELEVATION MUST BE BELOW ELEVATION OF INLET (CURB CUT, DOWNSPOUT, OR OTHER PER SITE DESIGN).
 - 2) DIMENSIONS SHOWN MAY VARY BASED ON SITE CONDITIONS.
 - 3) CONSIDER FOREBAY OR OTHER PRETREATMENT.

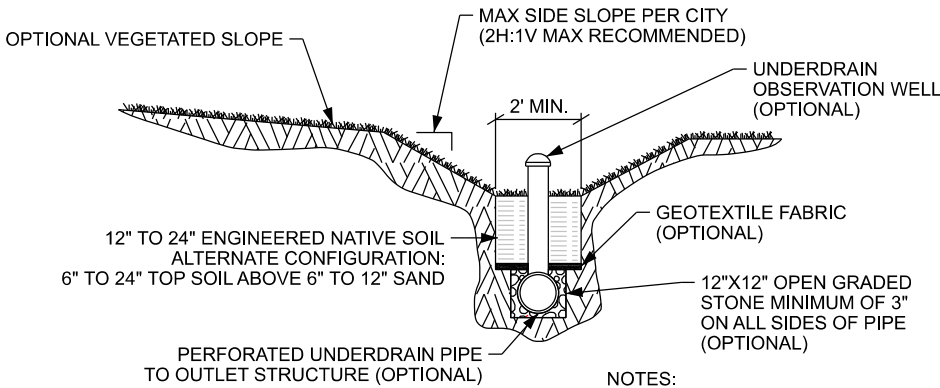
C BIORETENTION CELL WITH UNDERDRAIN SYSTEM

NTS SEE PLAN

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				DRAWN PSB
				CHECKED KLC
				DATE 05/03/2024

CIVIL DETAILS

BIOWALE DESIGN PARAMETERS			
PARAMETER	MIN. VALUE	MAX. VALUE	NOTES
LENGTH	HYDRAULIC RESIDENCE TIME	NO MAX	-
LONGITUDINAL SLOPE	0.50%	5%	UNDERDRAIN RECOMMENDED BELOW MINIMUM SLOPE
BOTTOM WIDTH	2-FT	NO MAX	-
SIDE SLOPE	NO MIN.	3H:1V	PER CITY REQUIREMENTS
FLOW VELOCITY	NO MIN.	1.0-FT/S	MAXIMUM PERMISSIBLE SHEAR STRESS MAY ALSO DICTATE MAX. FLOW VELOCITY
FLOW DEPTH	NO MIN.	2/3 VEGETATION HEIGHT	FLOW DEPTHS GREATER THAN VEGETATION HEIGHT WILL BYPASS BIOFILTRATION
FREEBOARD	NO MIN.	NO MAX	PER CITY REQUIREMENTS
VEGETATION COVERAGE	>65%		REQUIRED FOR BIOFILTRATION SUCCESS
HYDRUALIC RESISTANCE TIME	5 MIN.	NO MAX	-

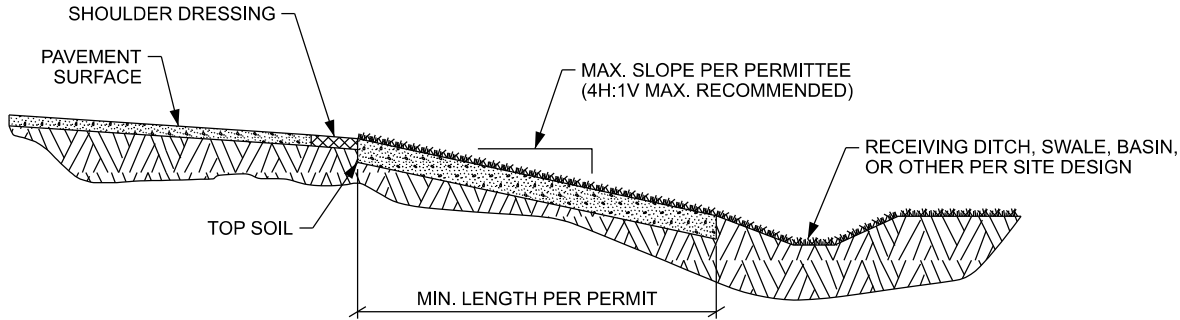


- NOTES:
- 1) ENGINEERED SOIL MAY IMPROVE FILTRATION.
 - 2) UNDERDRAIN RECOMMENDED FOR LONGITUDINAL SLOPES < 1%.
 - 3) (OPTIONAL) ITEMS SHOWN FOR USE WITH UNDERDRAIN.
 - 4) DIMENSIONS SHOWN MAY VARY BASED ON SITE CONDITIONS.

B BIOSWALE

NTS SEE PLAN

VEGETATED STRIP DESIGN PARAMETERS			
PARAMETER	MIN. VALUE	MAX. VALUE	NOTES
LENGTH (FLOW DIRECTION)	15-FT	NO MAX.	-
LONGITUDINAL SLOPE	NO MIN.	4H:1V	PER CITY REQUIREMENTS
FLOW VELOCITY	NO MIN.	1-FT/S	MAXIMUM PERMISSIBLE SHEAR STRESS MAY ALSO DICTATE MAX. FLOW VELOCITY
FLOW DEPTH	NO MIN.	2/3 VEGETATION HEIGHT	FLOW DEPTHS GREATER THAN VEGETATION HEIGHT WILL BYPASS BIOFILTRATION
FREEBOARD	NO MIN.	NO MAX.	PER CITY REQUIREMENTS
VEGETATION COVERAGE	>65%		REQUIRED FOR BIOFILTRATION SUCCESS

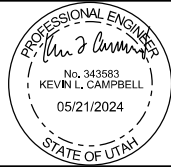


- NOTE:
- 1) DIMENSIONS SHOWN MAY VARY BASED ON SITE CONDITIONS.

D VEGETATED STRIP

NTS SEE PLAN

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



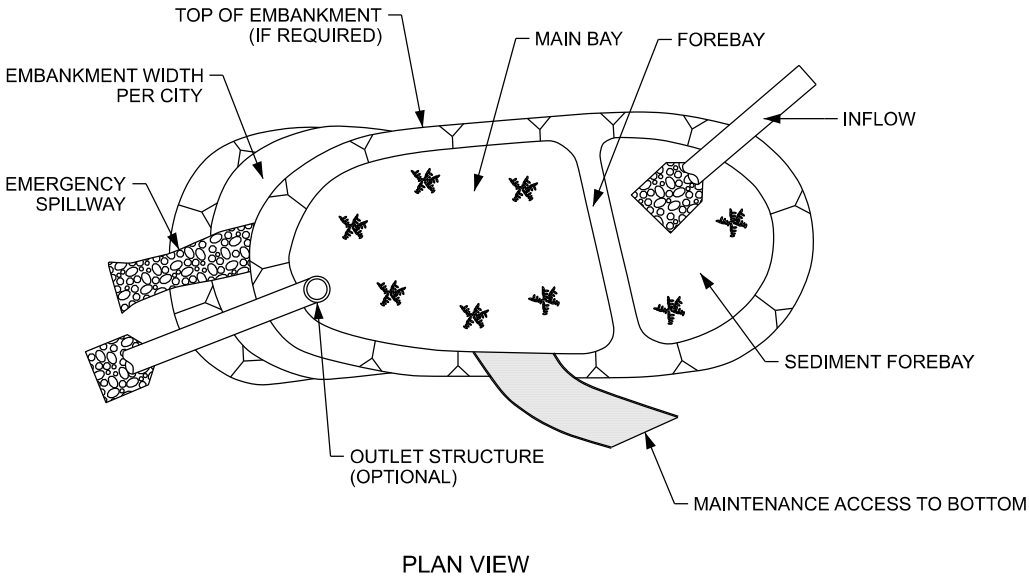
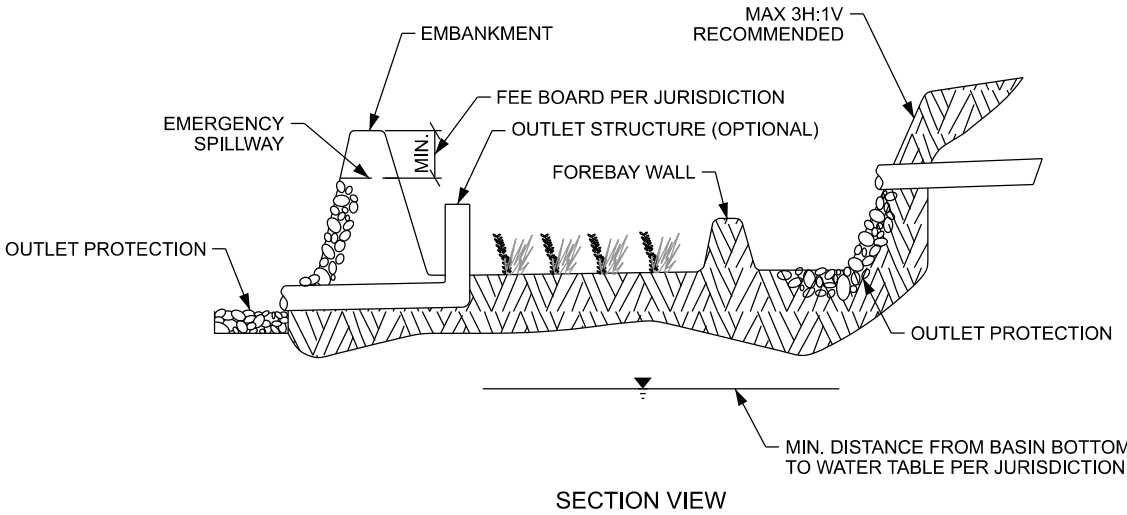
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4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	21
SHEET TYP.	CDT-08
PROJ. NO.	21-203

INFILTRATION BASIN DESIGN PARAMETERS			
PARAMETER	MIN. VALUE	MAX. VALUE	NOTES
WATER QUALITY VOLUME	0.1-AC-FT (4356CF)	NO MAX.	-
FEEBOARD	1-FT	-	-
OVERFLOW SPILLWAY LENGTH	3-FT	-	-
INVERT SLOPE	0% (FLAT BASIN BOTTOM)	-	-
INTERIOR SIDE SLOPES	NO MIN.	3H:1V	-
DRAWDOWN TIME	24-HOURS	72-HOURS	48-HOURS RECOMMENDED
DESIGN INFILTRATION RATE	0.25-IN/HR	6-IN/HR	FIELD TESTING REQUIRED FOR FINAL DESIGN
DEPTH TO GROUNDWATER	2-FT	NO MAX.	PER CITY REQUIREMENTS

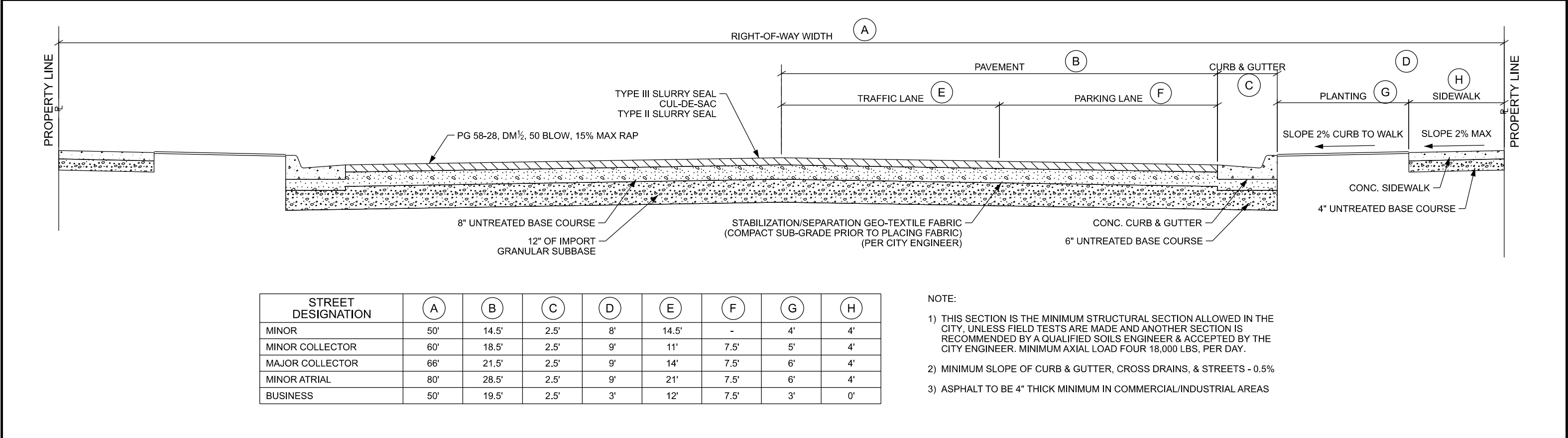
NOTES:

- 1) DIMENSIONS SHOWN MAY VARY BASED ON SITE CONDITIONS.
- 2) FOREBAY CONNECTION TYPE TO MAIN BAY WILL VARY: OUTLET PIPE; BARION WALL, NOTCHED CONCRETE WALL & OTHERS ARE ACCEPTABLE.
- 3) CONSIDER UPSTREAM BYPASS FOR LARGE STORM EVENTS.



A

INFILTRATION BASIN



- NOTE:
- 1) THIS SECTION IS THE MINIMUM STRUCTURAL SECTION ALLOWED IN THE CITY, UNLESS FIELD TESTS ARE MADE AND ANOTHER SECTION IS RECOMMENDED BY A QUALIFIED SOILS ENGINEER & ACCEPTED BY THE CITY ENGINEER. MINIMUM AXIAL LOAD FOUR 18,000 LBS, PER DAY.
- 2) MINIMUM SLOPE OF CURB & GUTTER, CROSS DRAINS, & STREETS - 0.5%
- 3) ASPHALT TO BE 4" THICK MINIMUM IN COMMERCIAL/INDUSTRIAL AREAS

B

STANDARD ROADWAY SECTION

REVISION	DATE	BY	DESCRIPTION

DESIGN	KTK
DRAWN	PSB
CHECKED	KLC
DATE	05/03/2024

CIVIL DETAILS

CENTERVILLE CITY

OAKRIDGE DRIVE TANK

1.0-MG REINFORCED CONCRETE

PROFESSIONAL ENGINEER

No. 343583

KEVIN L. CAMPBELL

05/21/2024

STATE OF UTAH

ESI

ESI ENGINEERING

CIVIL - STRUCTURAL - LAND SURVEY

4141 WEST 2100 SOUTH, SUITE 100

WEST VALLEY CITY, UTAH 84120

TEL: (801) 263-1752

SHEET NO.	22
SHEET TYP.	CDT-09
PROJ. NO.	21-203

DESIGN CRITERIA

1. GOVERNING BUILDING CODE: 2021 IBC: ASCE 7-16; ACI 350.3-20
2. GRAVITY LIVE LOADS USED IN DESIGN:

A. GROUND SNOW

50.0 PSF + DRIFT; ELEVATION = 4800 FT
(PG=50.0 PSF; PF=35.0 PSF; I=1.25; CE=1.0; CT=1.0)
TANK: 100 PSF; VALVE BLDG: 20PSF (SNOW CONTROLS)
TANK: SLAB SELF WT + 1FT FILL (125 PSF);
VALVE BLDG: 20 PSF

B. ROOF LIVE LOAD

C. ROOF DEAD LOAD
3. SEISMIC LOADING:

S.D.C. = "D" (SS=1.26; S1=0.47; FA=0.9; FV=1.5; SDS=0.76; SD1=0.47)
R = 3.25 (ACI 350.3-20); I = 1.5; CS = 0.32; APPROX TA = 0.22 SEC
R = 5.0 (SRMSW); I = 1.5; CS = 0.25; APPROX TA = 0.10 SEC
BASE V: SEE STRUCTURAL CALCS
4. WIND LOADING:

VELOCITY = 150 MPH (3 SEC GUST); EXPOSURE = "c"
MWFRS PNET = 46.0 PSF: ROOF GROSS UPLIFT = 33.5 PSF:
5. OCCUPANCY CATEGORY = 1V
IMPORTANCE FACTORS: SNOW I = 1.25; SEISMIC I = 1.5.
6. SOIL BEARING PRESSURE: REFER TO THE GEOTECHNICAL REPORT BY GEOSTRATA
DATED JANUARY 03, 2022. ALLOWABLE SOIL BRNG = 3500 PSF.
ALL FOOTINGS SHALL BE ON A MINIMUM OF 12" OF STRUCTURAL
FILL EXTENDING DOWN TO SUITABLE NATIVE EARTH.

GENERAL

1. CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON DRAWINGS
AND AT SITE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE
WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION
OF THE CONTRACTING OFFICER, THE ARCHITECT AND/OR STRUCTURAL ENGINEER
BEFORE PROCEEDING WITH ANY WORK INVOLVED.
2. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO
BE TYPICAL AND SHALL APPLY TO SAME CONDITIONS ELSEWHERE.
3. SHORING AND BRACING REQUIREMENTS:

A. FLOOR AND ROOF STRUCTURES: THE GENERAL CONTRACTOR IS
RESPONSIBLE FOR THE METHOD AND SEQUENCE OF ALL STRUCTURAL ERECTION. HE
SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION
REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. SHORING AND
BRACING SHALL REMAIN IN PLACE AS THE CHOSEN METHOD REQUIRES UNTIL ALL
PERMANENT MEMBERS ARE IN PLACE AND ALL FINAL CONNECTIONS ARE COMPLETED,
INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. THE BUILDING SHALL NOT BE
CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETE.
4. THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES ANY AND
ALL ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM.
OPENINGS OR PENETRATIONS THROUGH, OR ATTACHMENTS TO THE STRUCTURAL
SYSTEM THAT ARE NOT INDICATED ON THESE DRAWINGS SHALL BE THE
RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE COORDINATED WITH
THE ARCHITECT/ENGINEER. THE ORDER OF CONSTRUCTION IS THE RESPONSIBILITY
OF THE GENERAL CONTRACTOR. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE
ITEMS NECESSARY FOR HIS CHOSEN PROCEDURE.
5. OBSERVATION VISITS TO THE SITE BY THE ENGINEER OR THEIR
REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF
CONSTRUCTION.
6. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF
THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
7. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN
THE STRUCTURAL ENGINEER AND THE CITIES WRITTEN APPROVAL,
PRIOR TO ANY CHANGES, MODIFICATIONS, OMISSIONS AND/OR SUBSTITUTIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND
AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.

FOUNDATION NOTES

1. REFER TO THE GEOTECHNICAL REPORT BY GEOSTRATA DATED JANUARY 03, 2022
FOR ALL EARTH PREPARATION REQUIREMENTS. ALLOWABLE SOIL BRNG = 3500 PSF.
ALL FOOTINGS SHALL BE SUPPORTED ON PREPARED EARTH EXTENDING DOWN TO
SUITABLE NATIVE EARTH.
2. THE ENTIRE BASE OF THE TANK SHALL BEAR ON A MINIMUM OF 12" COMPACTED
ENGINEERED STRUCTURAL FILL AT 95% ASTM D-1557. FILL SHALL BE PLACED ON
PROOF ROLLED SUITABLE NATIVE EARTH APPROVED BY THE GEOTECHNICAL ENGINEER.
3. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
4. EXTERIOR WALL FOOTINGS SHALL BEAR AT A MINIMUM DEPTH OF 2'-6" BELOW
FINISHED EXTERIOR GRADE. CONFIRM FROST DEPTH WITH local BUILDING DEPARTMENT.

WOOD FRAMING NOTES

1. WOOD MATERIAL SPECIFICATIONS:

A. GLUE-LAMINATED BEAMS: DF/DF 24F 1.8E; FB = 2.4KSI; FV = 0.24KSI; E = 1800KSI.
- USE V4 AT SIMPLE SPANS - USE V8 AT CONTINUOUS SPANS AND CANTILEVERS.

B. LVL VERSA-LAM BEAMS AND JOISTS: FB = 2.8 KSI; FV = 0.285 KSI; E = 2.0

C. LVL VERSA-LAM STUDS AND COLUMNS: FB = 2.4 KSI; FV = 0.285 KSI; E = 1.7

D. FRAMING LUMBER: DOUGLAS FIR LARCH (SURFACED DRY NOT TO EXCEED 19%
MAXIMUM MOISTURE CONTENT), CONFORMING TO 2015 I.B.C. 2015 N.D.S. AND
APPLICABLE STANDARDS IN THE FOLLOWING GRADES (UNLESS NOTED OTHERWISE
ON PLANS):
DIMENSIONED LUMBER - BEAMS, JOISTS: #1 OR BETTER
(FB = 1000 PSI, FV = 180 PSI, E = 1600 KSI)
ROUGH SAWN - BEAMS, STRINGERS: SELECT STRUCTURAL
(FB = 1350 PSI, FV = 180 PSI, E = 1800KSI)
POSTS, TIMBERS: #1 OR BETTER
(FB = 1000 PSI, FV = 180 PSI, E = 1600 KSI)
STUDS: D-F #2 BTR
(FB = 900 PSI, FC = 180 PSI, E = 1500 KSI)
2. PROVIDE FULL HEIGHT SOLID BLOCKING AT LEAST 1-1/2" THICK AT ENDS AND AT EACH
SUPPORT OF JOISTS AND TRUSSES. PROVIDE APPROVED BRIDGING AT A MAXIMUM OF 8'-0"OC
BETWEEN SUPPORTS OR AS REQUIRED BY THE TRUSS MANUFACTURER.
3. NAILING SHALL CONFORM TO STANDARD NAILING SCHEDULE 2304.9.1 OF INTERNATIONAL
BUILDING CODE 2015, UNLESS NOTED OTHERWISE ON PLANS OR SCHEDULES.
ALL NAILS SHALL BE COMMON NAILS.
4. ALL METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON" OR EQUAL.
5. CONCRETE WALL PLATE SHALL BE FOUNDATION GRADE PRESSURE TREATED
DOUGLAS FIR LARCH (FC = 900 PSI), WHEN IN CONTACT WITH CONCRETE.
6. SECURE PLATE TO CONCRETE WITH 5/8" X 12" A.B. @ 32" O.C. UNLESS
NOTED OTHERWISE ON PLANS.
7. NOTCHING OR DRILLING THROUGH ANY LUMBER MEMBER WILL NOT BE ALLOWED
WITHOUT SPECIFIC APPROVAL OF STRUCTURAL ENGINEER.
8. ROOF SHEATHING:

(A) APA RATED STRUCTURAL I, EXTERIOR, 5/8" PANEL INDEX #40/20
(B) NAIL WITH 10d @ 4" OC AT PANEL EDGES, 8" OC AT INTERIOR SUPPORTS.
SEE PLANS FOR SOLID BLOCKING REQUIREMENTS
9. SECONDARY FRAMING:

(A) ALL PRIMARY ROOF FRAMING SHALL BE ENTIRELY AND CONTINUOUSLY
SHEATHED BEFORE ADDING SECONDARY FRAMING.
(B) ALL NAILERS FOR SECONDARY FRAMING SHEATHING SHALL BE 2X10'S LAID FLAT AND
NAILED WITH TWO ROWS OF 16D NAILS INTO EACH SUPPORT MEMBER BELOW.
10. WOOD ROOF TRUSSES:

PRE-FABRICATED AND PRE-ENGINEERED TRUSSES.
(A) ALL ROOF TRUSSES ARE TO BE PRE-ENGINEERED BY OTHERS AND FACTORY PRE-FABRICATED.
FACTORY IS TO REVIEW THESE DRAWINGS AND PROVIDE TRUSS ENGINEERED CALCULATIONS
AND SHOP DRAWINGS STAMPED BY A CURRENT AND VALID UTAH STRUCTURAL ENGINEER.

(B) PRIOR TO FABRICATION, THE FACTORY IS TO OBTAIN, FROM EITHER A SITE VISIT OR FROM THE
GENERAL CONTRACTOR, ACTUAL AS-BUILT DIMENSIONS OF ALL SUPPORT WALLS AND BEAMS AND MODIFY
EACH TRUSS DIMENSION AND DESIGN ACCORDINGLY.

(C) TRUSSES WITH OVERBUILD AREAS ABOVE SHALL BE DESIGNED WITH AN ADDITIONAL 10 PSF
DEAD LOAD OVER AND ABOVE THE "ROOF TRUSS LOADING" LOADS SHOWN BELOW.

(D) THE FACTORY IS TO VERIFY AND DESIGN GIRDER LOCATIONS, OVERBUILD TRUSSES, TRUSSED HIP
CORNERS AND MONO TRUSSES AT ENDS OF TRUSSED ROOF AREAS AS INDICATED ON THE PLANS. THE
FACTORY IS TO DESIGN THESE TRUSS GIRDERS AND HIP TRUSSED COMPONENTS. PROVIDE
SHOP DRAWINGS AND CALCULATIONS.

(E) THE FACTORY IS TO SIZE AND PROVIDE ALL TRUSS AND GIRDER HANGERS. THE HANGER SHALL
BE SUITABLE FOR ATTACHMENT TO THE SUPPORTING MEMBER.

(F) THE CONTRACTOR SHALL INSTALL ALL HORIZONTAL AND DIAGONAL BRACING FOR TRUSS WEB
AND CHORD MEMBERS AS PER TRUSS MFR REQUIREMENTS. AS A MINIMUM THE CONTRACTOR SHALL
INSTALL BRACING AS PER IBC CHAP 23. (1) HORIZONTAL 2X4 BRACE FOR EVERY 4FT OF LENGTH
OF THE TRUSS WEB, WITH DIAGONAL 2X4 BRACES EXTENDING FROM THE HORIZONTAL BRACE TO THE
TOP AND BOTTOM CHORDS OF ADJACENT TRUSSES AT 12FT OC MAXIMUM. THESE ARE PERMANENT BRACES
AND SHALL REMAIN IN PLACE.
11. ROOF TRUSS LOADING:

(A) GRAVITY LOADING:
STD SNOW: 40 PSF
TOP CHORD DL: 12 PSF
BOTTOM CHRD DL: 8 PSF

(B) LATERAL LOADING:
SEISMIC BOTTOM CHORD COMPRESSION / TENSION LOADING = 250 LB

STRUCTURAL STEEL

1. MATERIAL

A. TUBES: ASTM A500, GRADE B (FY = 46 KSI)
B. WIDE FLANGE: ASTM A992, (FY = 50 KSI)
C. ANCHOR BOLTS (AB's): ASTM A1557 WITH ASTM A563 HEAVY HEX NUTS AND
HARDENED WASHERS, GRADE A, UNLESS NOTED OTHERWISE.
D. STEEL PLATE AND SHAPES (OTHER THAN W.F.): A-36 (fy = 36ksi)
E. ASSEMBLIES AND ANCHOR BOLTS EXPOSED TO CULINARY WATER:
ALL ELEMENTS SHALL BE ASTM A-316 SS
F. ASSEMBLIES AND ANCHOR BOLTS EXPOSED TO WEATHER OR SOILS:
ALL ELEMENTS SHALL BE ASTM A-36 HOT DIPPED GALVANIZED
2. FABRICATION AND CONSTRUCTION SHALL COMPLY WITH THE LATEST
EDITION OF THE FOLLOWING CODES AND STANDARDS

A. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "SPECIFICATION
FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL
FOR BUILDING," WITH "COMMENTARY".
B. AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR
A490 BOLT".
C. AMERICAN WELDING SOCIETY (AWS), STRUCTURAL WELDING CODE
(SPECIFIC ITEMS DO NOT APPLY WHEN THE CONFLICT WITH AISC REQUIREMENT)
D. AMERICAN IRON AND STEEL INSTITUTE (AISI), "SPECIFICATION FOR THE
DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
3. A. ALL FABRICATION SHALL BE PERFORMED IN A CERTIFIED FABRICATION SHOP.
B. ALL STEEL ERECTION SHALL BE BY A CERTIFIED ERECTOR.
C. ALL STRUCTURAL STEEL WELDING SHALL BE PERFORMED BY CURRENT AWS CERTIFIED WELDERS
WELD CERTIFICATION SHALL BE SUBMITTED TO THE EOR PRIOR TO FABRICATION
4. CONTRACTOR REQUIREMENTS

A. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO
PURCHASING STEEL OR FABRICATION
B. THE CONTRACTOR SHALL SUBMIT STEEL FABRICATION DRAWINGS TO THE EOR PRIOR
TO START OF FABRICATION
5. STEEL COMPOSIT FLOOR DECK

A. MATERIAL: VERO 18 Ga. PLB/B FORMLOK GALVANIZED DECK. (OR EQUAL)
TOTAL THICKNESS = 6"; 4000 PSI NORMAL WT. CONCRETE; #4 @ 12"OC AT CENTER OF TOPPING.
I = 0.306in⁴/ft; S = 0.331in³/ft
B. INSTALLATION VALVE BUILDING FLOOR: (ASD FV REQUIRED = 2400 PLF)
TYPE 1: 36/7 (7)1/2" DIA WELDS AT SUPPORTS: 1-1/2" T.S.W. / VSC @ 24"OC.

REVISION	DATE	BY	DESCRIPTION	DESIGN	STRUCTURAL NOTES	CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE			ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752	SHEET NO. <u>23</u>
				DRAWN KTK						SHEET TYP. <u>ST-01A</u>
				CHECKED PRR						PROJ. NO. <u>21-203</u>
				DATE 05/20/2024						

Special Inspectors Shall:

- Be approved by the Building Official prior to performing any duties;
- Provide proof of licensure as a special inspector by the State of Utah for each type of inspection;
- Inspection reports are to meet the requirements of IBC 1704.2.4.
- Inspection reports are to be submitted to the GC code consultant, Architect, and SEOR within 48 hours of performing inspections;
- A final inspection report shall be submitted following completion of the project documenting the types of special inspections performed and a statement indicating that the structure is in compliance with the approved construction documents and applicable codes (see IBC 1704.2.4).

SOILS CONSTRUCTION (IBC 1705.6)			
Item:	Detailed Instructions and Frequencies:		
Verify subgrade is adequate to achieve design bearing capacity	Continuous ☐	Periodic ☒	Prior to placement of concrete.
Verify excavations extend to proper depth and material	Continuous ☐	Periodic ☒	Prior to placement of compacted fill or concrete.
Verify that subgrade has been appropriately prepared prior to placing compacted fill	Continuous ☐	Periodic ☒	Prior to placement of compacted fill.
Perform classification and testing of compacted fill materials	Continuous ☐	Periodic ☒	All materials shall be checked at each lift for proper classifications and gradations not less than once for each 10,000ft² of surface area.
Verify proper materials, densities and lift thicknesses during placement and compaction.	Continuous ☒	Periodic ☐	

CONCRETE CONSTRUCTION (IBC 1705.3 & 1705.12.1)			
Item	Detailed Instructions and Frequencies		
Reinforcing steel	Continuous ☐	Periodic ☒	Verify prior to placing concrete that reinforcing is of specified type, grade and size; that it is free of oil, dirt and rust; that it is located and spaced properly; that hooks, bends, ties, stirrups and supplemental reinforcement are placed correctly; that lap lengths, stagger and offsets are provided; and that all mechanical connections are installed per the manufacturer's instructions and/or evaluation report.
Welding of reinforcing steel	Continuous ☐	Periodic ☒	Visually inspect all welds and also verify weldability of reinforcing steel based upon carbon equivalent and in accordance with AWS D1.4.
Cast-in bolts & embeds	Continuous ☐	Periodic ☒	Inspection of anchors or embeds cast in concrete is required when allowable loads have been increased or where strength design is used.
Post-installed anchors or dowels	Continuous ☐	Periodic ☒	All post-installed anchors/dowels shall be specially inspected as required by the approved ICC-ES report. Horizontally or upwardly inclined anchors that resist sustained tension loads require continuous inspection and approved installers.
Use of required mix design	Continuous ☐	Periodic ☒	Verify that all mixes used comply with the approved construction documents; ACI 318: Ch. 19, 26.4.3, 26.4.4; and IBC 1904.1, 1904.2, 1908.2, 1908.3.
Concrete sampling for strength tests, slump, air content, and temperature	Continuous ☒	Periodic ☐	
Concrete & shotcrete placement	Continuous ☒	Periodic ☐	
Curing temperature and techniques	Continuous ☐	Periodic ☒	Verify that the ambient temperature for concrete is kept at > 50°F for at least 7 days after placement. High-early-strength concrete shall be kept at > 50°F for at least 3 days. Accelerated curing methods may be used (see ACI 318: 26.4.7-26.4.9). The ambient temperature for shotcrete shall be > 40°F for the same period of time as noted for concrete. Shotcrete shall be kept continuously moist for at least 24 hours after shotcreting. All concrete materials, reinforcement, forms, fillers, and ground shall be free from frost. In hot weather conditions ensure that appropriate measures are taken to avoid plastic shrinkage cracking and that the specified water/cement ratio is not exceeded.
Pre-stressed concrete	Continuous ☒	Periodic ☐	
Erection of precast concrete	Continuous ☐	Periodic ☒	Verify that all precast elements are lifted, assembled and braced in accordance with the approved construction documents.
Strength verification	Continuous ☐	Periodic ☒	Verify that adequate strength has been achieved prior to the removal of shores and forms or the stressing of post-tensioned tendons.
Formwork	Continuous ☐	Periodic ☒	Verify that the forms are placed plumb and conform to the shapes, lines, and dimensions of the members as required by the approved construction documents.

CONCRETE MATERIAL SPECIFICATIONS

LOCATION	FOOTINGS	WALLS	COLUMNS	SLABS SEE NOTES S-001
CONCRETE STRENGTH	F'C = 4000 PSI	F'C = 4000 PSI	F'C = 4000 PSI	F'C = 4000 PSI
AIR %	3% +/- 1.5%	5% +/- 1.5%	5% +/- 1.5%	INT 3% +/- 1.5% EXT 5% +/- 1.5%
TYPE II PORTLAND CEMENT; AGG = 3/4"; WATER/CEMENT = 0.45; SLUMP = 4" MAX				
REBAR	GRADE = 60 KSI	#4 LAP = 24"	#5 LAP = 30"	#6 LAP = 36"

CONCRETE NOTES

1. PERFORM ALL CONCRETE WORK IN ACCORDANCE WITH IBC 2021 AND ACI 318-19
2. ALL CONCRETE SHALL BE STONE AGGREGATE AND HAVE A MINIMUM COMPRESSIVE STRENGTH AS SHOWN ON CONCRETE MATERIAL SPECIFICATION SCHEDULE. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT.

2B.TANK CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:

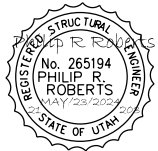
F'C	= 4000 PSI
W/C RATIO	= 0.4 MAX (SUBMIT FLOW ADDITIVES AS REQUIRED)
CEMENT	= TYPE II PORTLAND CEMENT
	: TOP AND BOTTOM SLABS SHALL HAVE XYPEX ADMIX C-1000
	AT A RATE 2% OF CEMENT WEIGHT
AGGREGATE	= 3/4" MAX STONE AGGREGATE
AIR	= TOP SLAB: 4.5% +/- 1.5%; ALL OTHERS: 3% +/- 1.5%

3. ALL METAL REINFORCEMENT SHALL CONFORM TO ASTM A615 AND SUPPLEMENT (S1), GRADE 60, WITH A MINIMUM YIELD STRENGTH OF 60 KSI.
4. ALL REINFORCING BARS SHALL BE DETAILED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH ACI 315, 318, AND PUBLICATION SP-66.
5. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED TO THE FORMS AND SPACED FROM THEM AS FOLLOWS:
(A) FOR CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER, 2" IN SLABS, JOISTS AND WALLS ;2" IN PIERS, COLUMNS, BEAMS, AND GIRDERS.
(B) FOR CONCRETE EXPOSED TO THE GROUND OR WEATHER, 2" IN WALLS, PIERS AND COLUMNS. 3" IN ALL FOOTINGS.
6. ALL SPLICES IN CONTINUOUS REINFORCING BARS SHALL LAP AS SHOWN. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS SHOWN OTHERWISE.
(A) #4 BAR - 24"; #5 BAR - 30"; #6 BAR - 36"; #7 BAR - 48"; #8 BAR - 60";
D-WWF - TWO BAR SPACINGS (12" MIN)
7. SEE FOUNDATION SCHEDULE AND DETAILS FOR CONCRETE WALL REINFORCING.
8. PLACE REINFORCEMENT IN CENTER OF WALL UNLESS SHOWN OTHERWISE AND DOWEL TO FOOTING OR TO STRUCTURE ABOVE AND BELOW WITH SAME DOWEL SIZE AND SPACING AS VERTICAL REINFORCEMENT.
9. ALL DOWELS SHALL HAVE AT LEAST 48 BAR DIAMETER EMBEDMENT AND/OR STANDARD HOOK AT ENDS.
10. PROVIDE STD. CORNER BARS AT ALL INTERSECTING CORNERS OF WALLS AND FOOTINGS. USE SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.

REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				KTK
				PRR
				DATE 05/20/2024

STRUCTURAL NOTES
& SPECIAL INSPECTIONS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO.	24
SHEET TYP.	ST-02A
PROJ. NO.	21-203

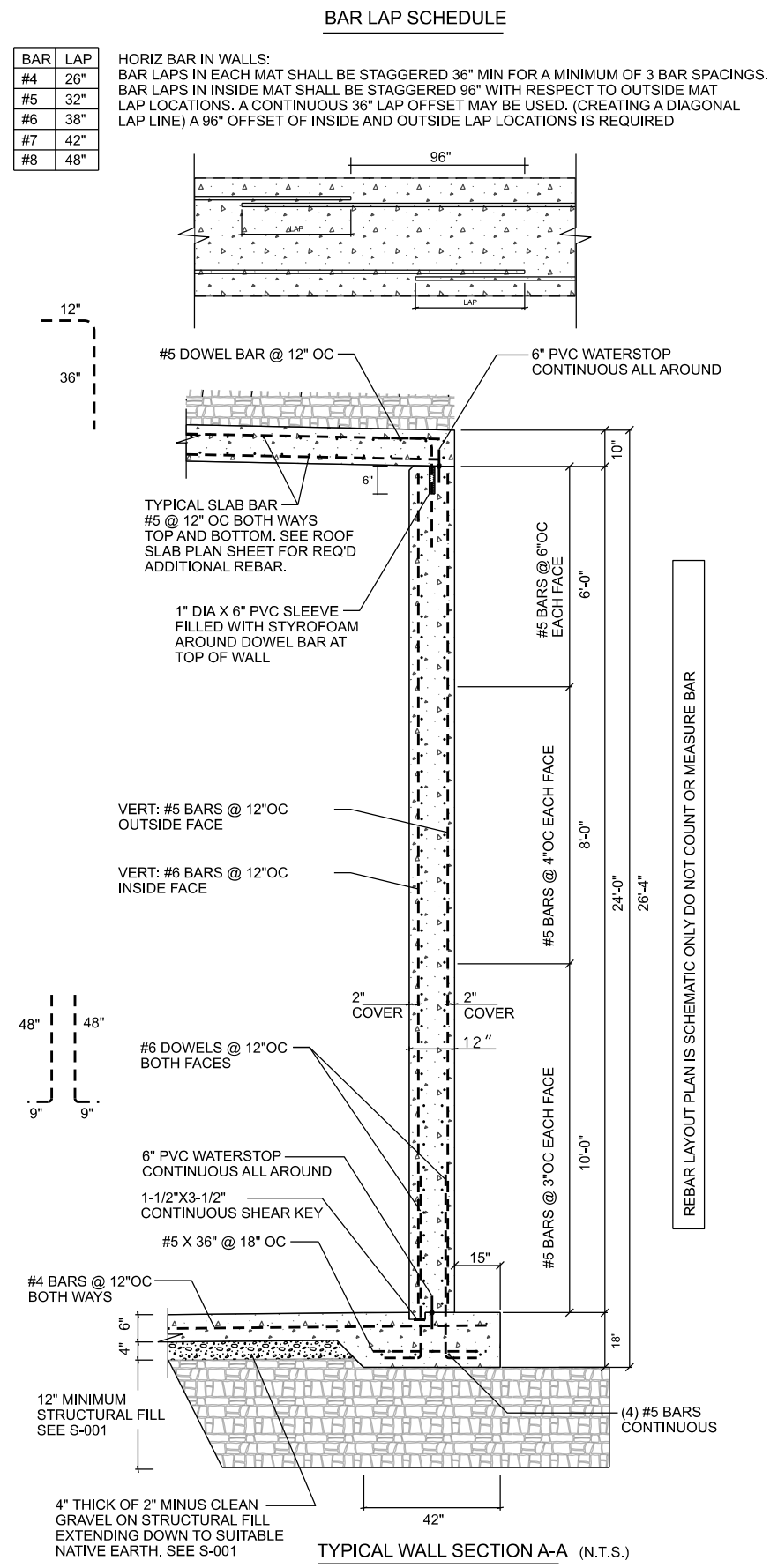
REINFORCED UNIT MASONRY NOTES

1. PERFORM ALL MASONRY WORK IN ACCORDANCE WITH IBC 2021 AND TMS 402-16
- A. ALL MASONRY SHALL BE CONCRETE MASONRY UNITS GRADE N WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 psi ASTM C 90 TYPE I.
- B. MORTAR AND GROUT SHALL BE MADE WITH PORTLAND CEMENT ASTM C 150 TYPE I, MASONRY CEMENT ASTM C91, HYDRATED LIME ASTM C207 TYPE S AND AGGREGATE ASTM C404.
- C. MORTAR PROPORTIONED BY VOLUME SHALL BE TYPE S; f' MORTAR = 2000 PSI MIN
- D. GROUT PROPORTIONED BY VOLUME SHALL BE f' GROUT = 2000 PSI MIN
- E. DETAILING: ALL REINFORCING SHALL BE DETAILED, BOLSTERED & SUPPORTED. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON DRAWINGS.
2. LAP SPLICE LENGTH SHALL BE AS FOLLOWS:
A. #4 BAR - 26" #5 BAR - 32" #6 BAR - 52"
3. ALL EMBEDMENTS AND DOWELS SHALL BE SECURELY TIED TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE OR GROUT.
4. TIE / ANCHOR REINFORCEMENT BARS PRIOR TO PLACING GROUT.
5. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING. UNLESS NOTED OTHERWISE, CORNER BAR LAP SPLICE LENGTHS SHALL CONFORM WITH THE REINFORCING BAR LAP SPLICE LENGTHS AS NOTED ABOVE.
6. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOUNDATION WALLS DOWELS SHALL BE THE SAME SIZE AND AT THE SAME SPACING AS THE VERTICAL WALL OR COLUMN REINFORCING SCHEDULED (OR DETAILED) FOR THE WALL OR COLUMN ABOVE. LAP SPLICE LENGTHS SHALL COMPLY AS NOTED ABOVE OR AS SHOWN IN THE DRAWINGS. DOWELS EXTENDING INTO FOOTINGS SHALL TERMINATE WITH A 90 DEG STANDARD ACI HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING. FOOTING DOWELS (#8 BARS AND SMALLER) WITH HOOKS NEED NOT EXTEND MORE THAN 20" INTO FOOTINGS.
7. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT ENDS OF WALLS, CORNERS AND OPENINGS INTO THE FAR END OF THE JAMB COLUMN WITH A 90 DEGREE HOOK PLUS A 12 BAR DIAMETER EXTENSION, UNLESS SHOWN OTHERWISE. LAP HORIZONTAL BAR SPLICES AS NOTED ABOVE AS SHOWN IN THE DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS. SPLICES IN HORIZONTAL REINFORCEMENT SHALL BE STAGGERED. SPLICES INTO CURTAINS, WHERE USED, SHALL NOT OCCUR IN THE SAME LOCATIONS.
8. PLACE (2) #5 BARS AROUND ALL OPENINGS 8" OR LARGER IN ANY DIRECTION, AND EXTEND THE REINFORCING BARS A MINIMUM OF 24" BEYOND THE CORNER OF THE OPENING, UNLESS NOTED OTHERWISE. WHERE 24" IS NOT AVAILABLE, EXTEND BARS AS FAR BEYOND THE OPENING AS POSSIBLE AND TERMINATE THEM WITH A 90' - STANDARD ACI HOOK. ALL RECESSES IN WALLS THAT INTERRUPT REINFORCING SHALL BE REINFORCED THE SAME AS OPENING.
9. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, INSERTS AND OTHER EMBEDDED

MASONRY CONSTRUCTION (IBC 1705.4)			Detailed Instructions and Frequencies:	
Item:				
PRIOR TO CONSTRUCTION (ARTICLE 3.1.1, TMS-402/ACI 530.1-13):				
Review material certificates, mix designs, test results and construction procedures	Continuous ☐	Periodic ☒	Verify that materials conform to the requirements of the approved construction documents. Mix design, test results, material certificates, and construction procedures should be submitted for review. Mortar mix designs shall conform to ASTM C 270 while grout shall conform to ASTM C 476. Material certificates shall be provided for the following: reinforcement; anchors, ties, fasteners, and metal accessories; masonry units; mortar and grout materials. Construction procedures for cold-weather or hot-weather construction shall be reviewed.	
AS CONSTRUCTION BEGINS (TABLE 3.1.2, TMS-402/ACI 530-13):				
Proportions of site-prepared mortar	Continuous ☐	Periodic ☒	Verify that mortar is of the type and color specified on the construction documents, that it conforms to ASTM C 270, and that it is mixed in accordance with Article 2.6 A of TMS-602	
Construction of mortar joints	Continuous ☐	Periodic ☒	Verify that mortar joints comply with Article 3.3 B of TMS-602.	
Grade and size of prestressing tendons and anchorages	Continuous ☐	Periodic ☒	Verify that prestressing tendons comply with Article 2.4 B of TMS-602 and that anchorages, couplers, and end blocks comply with Article 2.4 H.	
Location of reinforcement, connectors, and prestressing tendons and anchorages	Continuous ☐	Periodic ☒	Verify that reinforcement is placed in accordance with Article 3.4 of TMS-602. Prestressing tendons shall be placed per Article 3.6 A.	
Prestressing technique	Continuous ☐	Periodic ☒	Verify that prestressing technique complies with Article 3.6 B of TMS-602.	
Properties of thin-bed mortar for AAC masonry	Continuous ☐	Periodic ☒	Verify that mortar complies with Article 2.1 C of TMS-602.	
PRIOR TO GROUTING (TABLE 3.1.2, TMS-402/ACI 530-13):				
Grout space	Continuous ☐	Periodic ☒	Verify that grout space is free of mortar droppings, debris, loose aggregate, and other deleterious materials and that cleanouts are provided per Article 3.2 D and 3.2 F of TMS-602. Continuous inspection is required for Risk Category IV buildings	
Grade, type, and size of reinforcement and anchor bolts, and prestressing tendons and anchorages	Continuous ☐	Periodic ☒	Verify that reinforcement, joint reinforcement, wall ties, anchor bolts and veneer anchors comply with the approved construction documents and Section 1.6 of TMS 402.	
Placement of reinforcement, connectors, and prestressing tendons and anchorages	Continuous ☐	Periodic ☒	Verify that reinforcement, joint reinforcement, wall ties, anchor bolts and veneer anchors are installed in accordance with the approved construction documents and Articles 3.2 E, 3.4, and 3.6 A of TMS 602. Continuous inspection is required for Risk Category IV buildings.	
Proportions of site-prepared grout and prestressing grout for bonded tendons	Continuous ☐	Periodic ☒	Verify that grout is proportioned per ASTM C 476 and has a slump between 8-11 inches. Self-consolidated grout shall not be proportioned onsite. (see Articles 2.6 B and 2.4 G.1.b of TMS 602.) Continuous inspection is required for Risk Category IV buildings.	
Construction of mortar joints	Continuous ☐	Periodic ☒	Verify that mortar joints are placed in accordance with Article 3.3 B of TMS 602.	

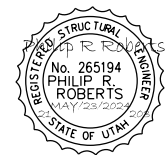
DURING MASONRY CONSTRUCTION (TABLE 3.1.2, TMS-402/ACI 530-13):			
Size and location of structural elements	Continuous ☐	Periodic ☒	Verify the locations of structural elements with respect to the approved plans and confirm that tolerances meet the requirements of Article 3.3 F of TMS 602.
Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.	Continuous ☐	Periodic ☒	Verify that correct anchorages and connections are provided per the approved plans and Sections 1.16.4.3 and 1.17.1 of TMS 402. Continuous inspection is required for Risk Category IV buildings.
Welding of reinforcement	Continuous ☒	Periodic ☐	
Preparation, construction, and protection of masonry during cold weather (<40°F) or hot weather (>90°F).	Continuous ☐	Periodic ☒	Verify that cold-weather construction is performed in accordance with Article 1.8 C of TMS 602 and hot weather construction per Article 1.8 D of TMS 602.
Application and measurement of prestressing force	Continuous ☒	Periodic ☐	
Placement of grout and prestressing grout for bonded tendons is in compliance	Continuous ☐	Periodic ☒	
Placement of AAC masonry units and construction of hin-bed mortar joints	Continuous ☐	Periodic ☒	Verify that mortar is placed in accordance with Article 3.3 B.8 of TMS-602.
Observation of grout specimens, mortar specimens, and/or prisms	Continuous ☐	Periodic ☒	Confirm that specimens/prisms are performed as required by Article 1.4 of TMS-602. Continuous inspection is required for Risk Category IV buildings.

MINIMUM TESTING:			
Verification of Slump Flow and Visual Stability Index (VSI) for self-consolidating grout	Continuous ☐	Periodic ☒	Compressive strength tests should be performed in accordance with ASTM C 1019 for slump flow and ASTM C 1611 for VSI.
Verification of f'm and f'AAC	Continuous ☐	Periodic ☒	Determine the compressive strength for each wythe by the "unit strength method" or by the "prism test method" as specified in Article 1.4 B of TMS 602 prior to construction. For Risk Category IV buildings this should be verified at every 5,000ft² of construction.
Verification of proportions of materials in premixed or pre-blended mortar and grout	Continuous ☐	Periodic ☒	Verify that proportions for mortar meet ASTM C 270 and proportions for grout meet ASTM C 476. This applies to Risk Category IV buildings only.



REVISION	DATE	BY	DESCRIPTION	DESIGN
				DRAWN KTK
				CHECKED KTK
				DATE PRR
				05/20/2024

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE

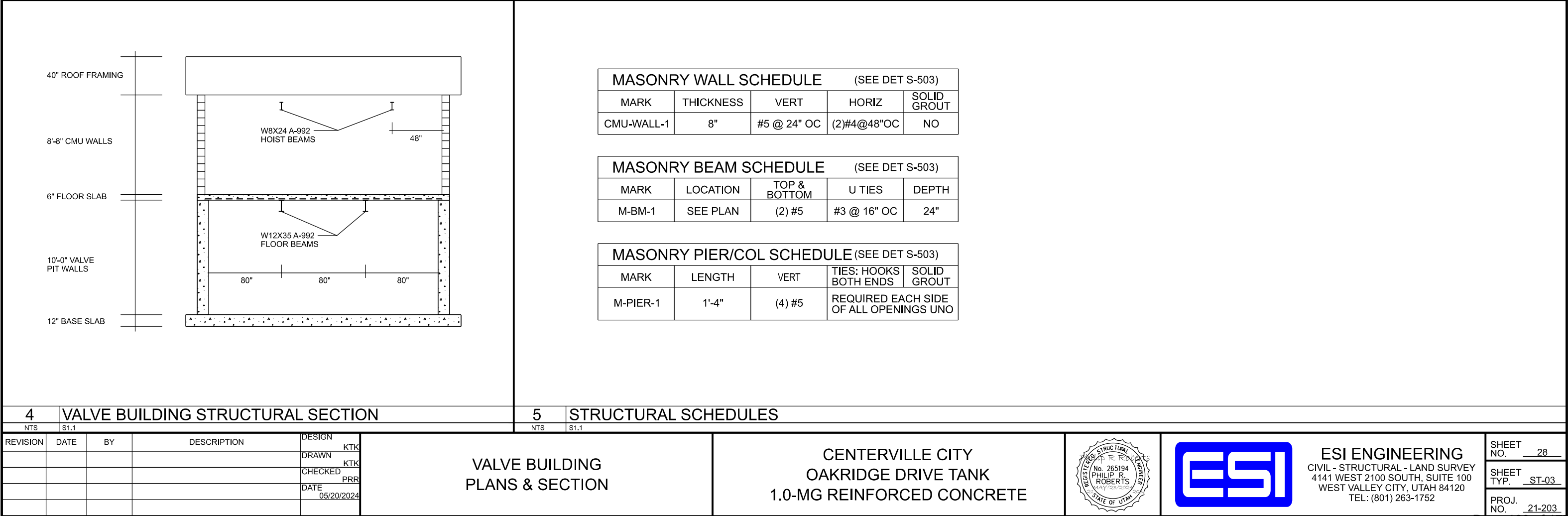
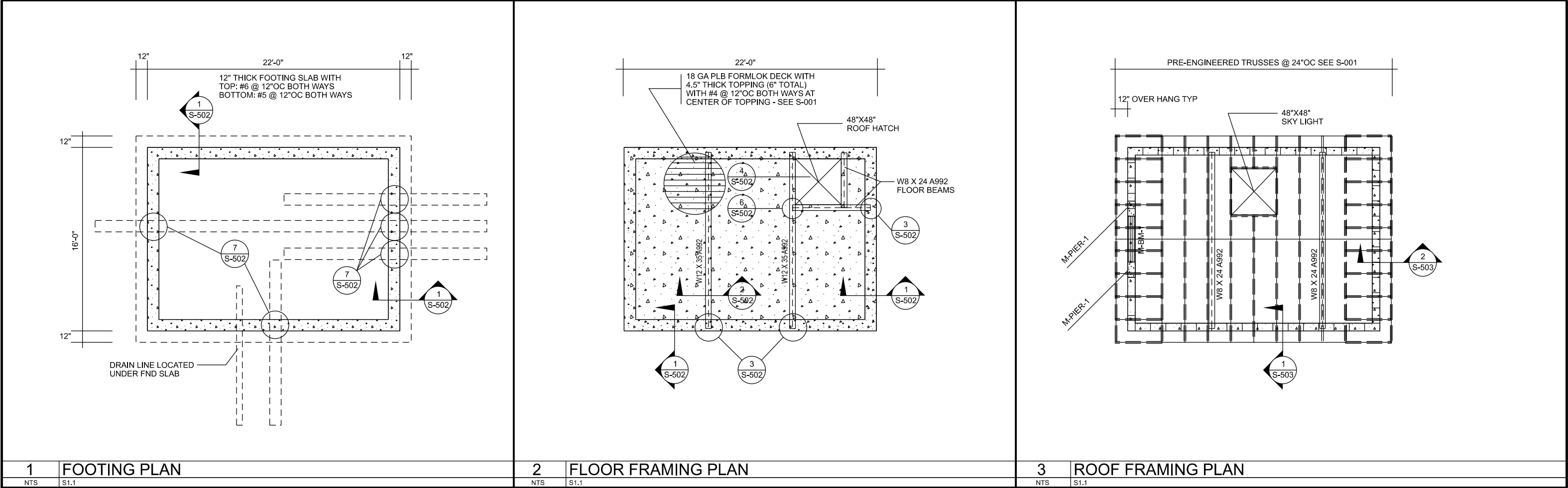


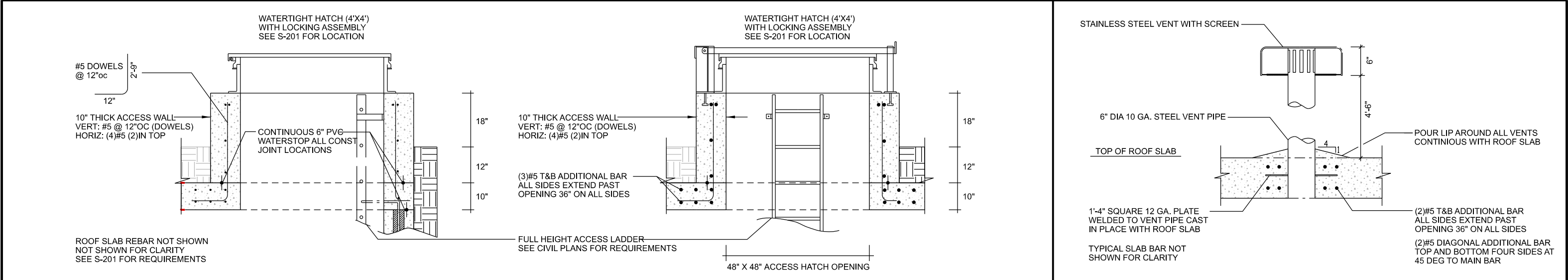
ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 100
WEST VALLEY CITY, UTAH 84120
TEL: (801) 263-1752

SHEET NO. 26

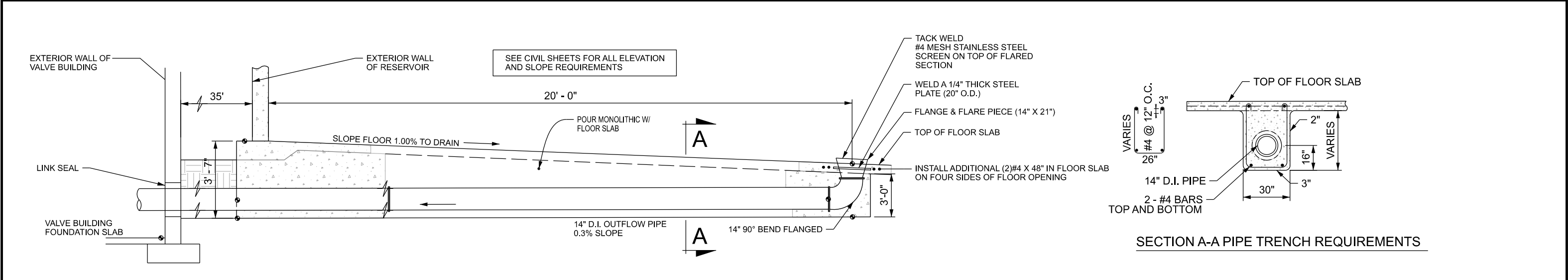
SHEET TYP. ST-01

PROJ. NO. 21-203

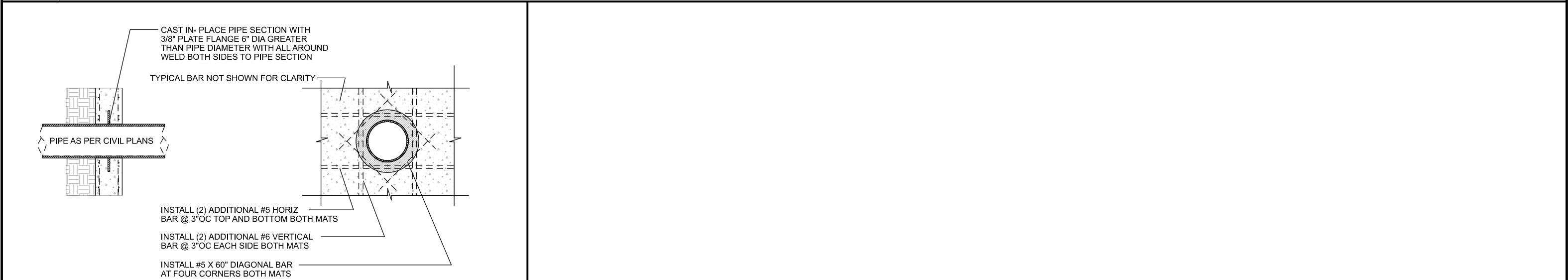




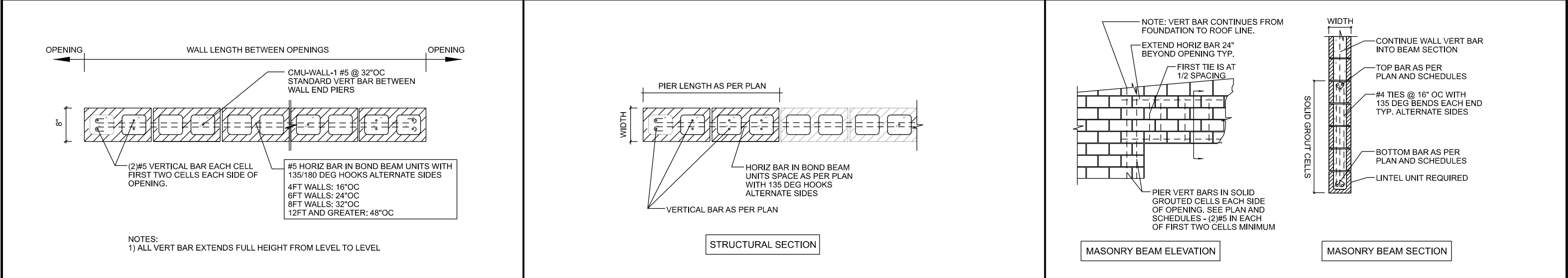
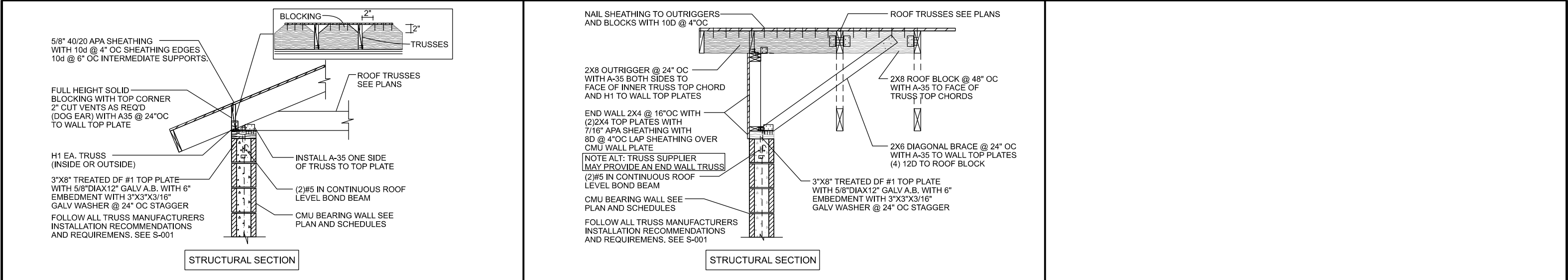
1	ROOF HATCH - STRUCTURAL SECTION	2	ROOF VENT - STRUCTURAL SECTION
NTS	S1.1	NTS	S1.1



3	PIPE PENETRATION THROUGH TANK FLOOR WITH PIPE TRENCH REQUIREMENTS
NTS	S1.1



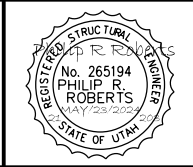
4		PIPE PENETRATION THROUGH TANK WALL - TYP. SECTION				5		SPACE NOT USED										
NTS		S1.1				NTS		S1.1										
REVISION	DATE	BY	DESCRIPTION	DESIGN	MISCELLANEOUS DETAILS				CENTERVILLE CITY OAKRIDGE DRIVE TANK 1.0-MG REINFORCED CONCRETE						 ESI ENGINEERING CIVIL - STRUCTURAL - LAND SURVEY 4141 WEST 2100 SOUTH, SUITE 100 WEST VALLEY CITY, UTAH 84120 TEL: (801) 263-1752		SHEET NO. 29	
				DRAWN KTK													SHEET TYP. ST-04	
				CHECKED PRR													PROJ. NO. 21-203	
				DATE 05/20/2024														



REVISION	DATE	BY	DESCRIPTION	DESIGN
				KTK
				KTK
				PRR
				DATE
				05/20/2024

VALVE BUILDING
ROOF CONNECTIONS &
CMU WALL DETAILS

CENTERVILLE CITY
OAKRIDGE DRIVE TANK
1.0-MG REINFORCED CONCRETE



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4141 WEST 2100 SOUTH, SUITE 100
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TEL: (801) 263-1752

SHEET NO. 31

SHEET TYP. ST-06

PROJ. NO. 21-203

ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DESCRIPTION	NOTES	MOUNTING HEIGHT TO CENTER OF DEVICE
	ARCHITECTURAL ROOM NUMBER		
	LIGHT FIXTURE DESIGNATION (LETTER DESIGNATES TYPE)	16.	
	DIVISION 15 EQUIPMENT NUMBER DESIGNATION		
	SINGLE POLE SWITCH	2.	+3'-10" MAX.
	SINGLE POLE SWITCH	2. 4.	+3'-10" MAX.
	THREE-WAY SWITCH	2.	+3'-10" MAX.
	BI-LEVEL SWITCHING	12.	+3'-10" MAX.
	THERMAL OVERLOAD SWITCH WITH PILOT LIGHT		+3'-10" MAX.
	VARIABLE INTENSITY SWITCH		+3'-10" MAX.
	MOTION SENSOR LIGHT SWITCH	6. 14.	+3'-10" MAX.
	PHOTO-ELECTRIC CONTROL, TORK 2000		
	TIME CLOCK, SEE DETAIL FOR TYPE		+5'-0"
	1 CIRCUIT HOME RUN (1 HOT, 1 NEUTRAL, 1 GROUND)		
	2 CIRCUIT HOME RUN (2 HOT, 1 NEUTRAL, 1 GROUND)		
	3 CIRCUIT HOME RUN (3 HOT, 1 NEUTRAL, 1 GROUND)		
	DUPLEX RECEPTACLE	2. 11.	+1'-4"
	DUPLEX RECEPTACLE	2. 9.	
	WEATHERPROOF RECEPTACLE	P&S WPD-8	+2'-0"
	SPLIT WIRED/SWITCHED DUPLEX RECEPTACLE		
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE	2. 9. 11.	+1'-4"
	FOURPLEX RECEPTACLE	2. 9. 11.	+1'-4"
	220 VOLT RECEPTACLE		
	SPECIAL PURPOSE OUTLET	10. WITH CAP	
	FLASH FLOOR OUTLET W/ DUPLEX RECEPTACLES		
	PANEL BOARD		TOP AT +5'-0"
	MAIN DISTRIBUTION PANEL		+2'-0" OR AS NOTED
	METER BASE		
	CT ENCLOSURE		
	TELEVISION OUTLET	11. 13.	+1'-4"
	TELEPHONE/DATA OUTLET COMBINATION	11. 17.	+1'-4"
	TELEPHONE TERMINAL BOARD		
	JUNCTION BOX	2. 11.	
	MOTOR OUTLET		TO SUIT EQUIP.
	PUSH BUTTON		+4'-6"
	NON-FUSED DISCONNECT SWITCH	2. 5.	+5'-0"
	FUSED DISCONNECT SWITCH	2. 5.	+5'-0"
	MAGNETIC STARTER/FUSED COMBINATION	2. 7.	+5'-0"
	FIRE ALARM MANUAL STATION		+3'-10" MAX.
	FIRE ALARM SIGNAL HORN WITH STROBE LIGHT	2.	+7'-6"
	FIRE ALARM STROBE LIGHT		+7'-6"
	DOORBELL CHIME - INCLUDE TRANSFORMER		
	MAGNETIC DOOR HOLDER		
	SMOKE DETECTOR COMBINATION WITH ALARM 120V AND BATTERY		CEILING
	DUCT SMOKE DETECTOR	COORD. W/DW. 15	MTD. IN DUCT
	HEAT DETECTOR		CEILING
	CARBON MONOXIDE DETECTOR		
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH ALARM 120V-AC AND BATTERY		
	FLOW SWITCH	COORD. W/DW. 15	
	TAMPER SWITCH	COORD. W/DW. 15	
	BELL		
	DROP CORD RECEPTACLE WITH STRAIN RELIEFS		PENDANT

LIGHTING FIXTURE SCHEDULE				
SYMBOL	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMPS
	VISION ENG VCL - L1 - 1100 - 40K - WH - JBX	SURFACE - WET LABEL	SURFACE 120V	LED
	ENVIROLUX EES-WP-1K23-L1-4K-GL-PC1-PC2	SURFACE - WET LABEL	WALL 120V - WITH PHOTO CELL	LED

MADE IN THE UNITED STATES

SYMBOL NOTES:

- See fixture schedule for type, mounting, and wattage.
- "WP" indicates weatherproof device.
- Refer to drawings for directional arrows.
- Subscript keys switch to fixtures controlled.
- NEMA type "ND" non-fused unless noted "f" (fused). use "HD" 480 v.
- Dual technology sensor.
- Provide H.O.A. and S.S. push buttons as required.
- Double arrows denote a double face unit.
- Coordinate with shop drawings and/or architectural plans for mounting height.
- Subscript denotes NEMA configuration.
- "f" indicates floor mounted device.
- Inner/outer lamps switched separately, two ballasts required.
- Provide TV jack and coax cable to demark.
- "c" indicates ceiling mounted device.
- Coordinate J-Box size with manufacturer.
- For fixture type and description see fixture schedule.
- Provide telephone jack and telephone cable to demark.

GENERAL NOTES:

- The electrical contractor shall review and coordinate with architectural, civil, structural, mechanical, plumbing and other drawings prior to bid.
- Submit shop drawings in accordance with the specifications bound in a three ring binder, indexed in a neat and orderly manner with type and model numbers indicated. Submittals shall include but not be limited to: lighting fixtures, lamps, wiring devices, occupancy sensors, contactors, time clocks, photocells, relays, switchboards, panelboards, motor control centers, safety switches, motor starters, overcurrent protection devices, transformers, conductors over 600 volts, and all special systems such as fire alarm, fighting controls, security systems, sound systems, etc.
- It is the intent of these drawings and specifications to establish a standard of quality. Manufacturers catalog numbers are listed as a basis of design. Electrical contractor shall submit product information that deviates from original design and specification.
- Contractor shall secure and pay for all necessary building permits and inspection fees.
- All impact fees associated with city, utility, or service companies for, but are not limited to, power, telephone, fiber optic & internet shall be the responsibility of the owner.
- The electrical contractor shall be responsible to coordinate with the general contractor to provide and install temporary power for project construction as required. All energy costs are the responsibility of the general contractor.
- Do not scale drawings, verify dimensions in field prior to making any rough-ins.
- Electrical contractor shall review all architects elevations, sections, and floor plans prior to rough in of electrical device junction boxes.
- Consult architects reflected ceiling plans for exact locations of lighting fixtures, speakers, smoke detectors, etc.
- Electrical contractor shall meet with the ceiling and mechanical contractors to coordinate locations, clearances, ceiling types, and rough-in requirements of all lighting fixtures prior to duct, piping, and ceiling installations.
- Verify exact location of equipment to be furnished by others prior to rough-in.
- Electrical contractor shall verify all equipment dimensions and locations before beginning rough-ins. Consult contract document drawings and shop drawings to verify and maintain required clearances.
- Contractor shall verify actual electrical loads from nameplate ratings of each piece of equipment requiring power. Bring any discrepancies to the attention of the project engineer.
- Work shall be performed in a workmanlike manner, per industry standard and to the satisfaction of the architect and engineer.
- Work, materials, and equipment shall conform to the latest editions of local, state, and national codes, standards, and ordinances.
- Final connections to equipment shall be made as per manufacturers written instructions and approved wiring diagrams and details. It shall be the contractors responsibility to provide all materials and equipment compatible with equipment actually supplied.
- All empty raceway systems shall have a 200lb rated pull cord installed and shall be identified at each junction, pull and termination point, using permanent marker in the box. ID shall indicate intended use of conduit, origination and termination points of each individual conduit.
- All penetrations of fire rated floors, ceiling, and walls shall be sealed with UL listed and rated fire stop material to maintain fire rating of assembly.
- Electrical boxes shall not be located in masonry or concrete columns, bond beams or grouted cells of masonry walls adjacent to openings without coordination with the masonry contractor.
- Wire for general use shall be copper 75° c rated. Wiring for hid fixtures within 3" of fluorescent ballast shall be copper, minimum 90° c rated. Conductor sizes indicated are for installation in a maximum 30° c ambient temperature environment. Conductor ampacity shall be derated for higher ambient installations.
- Conductors have been sized for voltage drop as per plans and direct routing. Any deviation in conduit routing may increase the wire and conduit size. Electrical contractor is responsible to insure proper operating voltage on all circuits both interior and exterior. The voltage drop shall not exceed 3% for branch circuits and 2% for feeders for a total of 5% combined together of branch and feeder circuits to the farthest outlet.
- Electrical contractor shall provide all utility metering equipment to comply with the standards of the local or project specific power company.
- Verify exact locations of all new and existing underground site utilities, piping, and raceway systems prior to trenching. A utility locating company such as "Blue Stake" or equal shall be used to verify and mark utilities before trenching. Provide necessary trenching, backfill excavation, supports, service feeders, (conduit and/or wire), pull boxes, transformer pads, soil cutting, and patching concrete paving etc. required. Backfill trenches to 95% compaction. Patching shall match existing surrounding surfaces. Contractor shall obtain and verify utility company drawings and requirements for all site utilities. Electrical contractor shall also coordinate electrical related utilities with the civil, mechanical, and site excavation contractors.
- Pullboxes, cabinets, etc. mounted on the exterior of the building shall be weatherproof type with hinged, gasketed, lockable covers secured with tamperproof screws.
- Splices in exterior pullboxes and manholes shall be made waterproof using "scotcast" splice kit or approved equal. Seal ends of conduits and ducts entering boxes with "ductseal" or equal.
- Electrical contractor shall test and verify all systems with project engineer during final inspection to insure proper operation. If tests result in defect the contractor shall make any corrections necessary at no additional costs to the owner.
- Provide record drawings in accordance with the project specifications.
- The contractor shall guarantee the installation against defects in materials and workmanship, which may occur under normal usage for a period of one year after substantial completion. Defects shall be promptly corrected.
- All receptacles 120v shall be tamper-resistant.
- Provide power, circuiting and breaker for HVAC fire/smoke dampers and smoke detectors. Make proper connections to fire alarm system.
- Verify with power company the available fault current and adjust AIC at equipment before ordering.

ELECTRICAL SPECIFICATIONS

SECTION 16000 – GENERAL PROVISIONS

Work consists of furnishing labor, materials, equipment and services required for the complete installation of electrical work shown in the contract documents and specified in division 16.

Include all parts and labor, which are incidental and necessary for a complete and operable installation even though not specifically mentioned in the contract documents. Such items include nuts, bolts, anchors, brackets, sleeves, offsets in conduit, fittings, relays, etc.

Request inspections as required by regulating agencies and/or regulations. Pay all charges for inspections by regulating agencies of installations of plans and specifications.

Include state and local sales taxes in the bid. Keep accurate records of these taxes and furnish such records to the owner upon request.

Meet or exceed all current applicable codes, ordinances and regulations for all installations. Comply with NEC. Promptly notify the engineer, in writing, if the contract documents appear to conflict with governing codes and regulations. Contractor assumes all responsibility and costs for correcting non-complying work installed without notifying the engineer.

Higher quality of workmanship and materials indicated in the contract documents takes precedence over that allowed in referenced codes and standards.

The terms defined below apply to all work included in division 16.

- The work – as defined in the 1997 AIA document A201: "the term "work" means the construction and services required by the contract documents whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the contractor to fulfill the contractors obligations. The work may constitute the whole or a part of the project."
- Furnish – to obtain in new condition ready for installation into the work.
- Install – to store, set in place, connect and place into operation into the work.
- Provide – to furnish and install.
- Connect – to bring service to the equipment and make final attachment including necessary switches, outlets, boxes, terminations, etc.
- Conduit – includes in addition to conduit, all fittings, pull boxes, hangers and other supports and accessories related to such conduit.
- Concealed – hidden from sight in chases, furred spaces, shafts, hung ceilings, embedded in construction, in crawl spaces, or buried.
- Exposed – not installed underground nor concealed as defined above.

The drawings and specifications constitute the contract documents. Any item noted in the specification or shown on the drawings is included in the contract documents.

All electrical details and drawings are diagrammatic, unless specifically noted. Field verify all dimensions and notify the engineer of any conflicts or discrepancies, in writing, prior to installation.

Initiate, maintain, and supervise all safety precautions required with this work in accordance with the regulations of the occupational safety and health administration (OSHA) and other governing agencies.

Do not remove or disturb any asbestos containing materials from the project. Immediately stop work and notify the tenant if asbestos containing materials are suspected.

Before submitting a proposal on the work contemplated, examine the site of the proposed work and become thoroughly familiar with existing conditions and limitations. No extra compensation will be allowed because of misunderstanding as to the amount of work involved nor bidders lack of knowledge of existing conditions which could have been discovered or reasonably anticipated prior to bidding.

Consult the drawings and specifications of mechanical and other trades for correlating information and lay out work so that it will coordinate with other trades. Verify dimensions and conditions (i.e., finished ceiling heights, footing and foundation elevations, beam depths, etc) with the architectural and structural drawings. Notify the architect/engineer of any conflicts that cannot be resolved, in the field, by affected trades. Replacement of work due to lack of coordination and failure to verify existing conditions will be completed at no cost to the owner.

Install all conduit, cable tray, busduct, equipment, etc. allowing proper code and maintenance clearances and to avoid blocking passageways and access panels.

Where work must be replaced due to failure of the contractor to verify the conditions existing on the job, such replacement must be accomplished at no cost to the owner. This applies to shop fabricated work as well as to work fabricated in place.

Throughout the course of the work, minor changes and adjustments to the installation may be requested by the engineer. The contractor shall make adjustments without additional cost to the owner, where such adjustments are necessary to the proper installation and operation within the intent of the contract documents. This does not include work already completed.

Obtain exact location of connection to equipment, furnished by others, from the person furnishing the equipment. Drawings and specifications are complementary and what is called for in either one is as binding as if called for in both.

Include the better quality, greater quantity or higher cost for an item or arrangement where a disagreement exists in the drawings and specifications.

Guarantee and maintain the stability of work and materials and keep same in perfect repair and condition for the period of one (1) year after the final completion of the work as evidenced by issuance of the final certificate by the owner.

Defects of any kind due to faulty work or materials appearing during the above mentioned period must be immediately made good by the contractor at his own expense to the entire satisfaction of the owner. Include damage to the finish or the building resulting from the original defect or repairs.

Replace all receptacles, switches, cover plates, etc. damaged by any contractor during the course of construction.

Materials furnished for the temporary light and power system remain contractors property. Remove when there is no longer any need for temporary light and power.

Store all equipment and material in a place and manner that minimizes congestion and is approved by the owner.

Provide new material and equipment, unless noted otherwise. Protect equipment and material from damage, dirt and the weather.

Provide the highest quality workmanship and perform all work only by skilled mechanics. Install material and equipment in accordance with manufacturers recommendations, instructions and current NECA standards.

The owner reserves the right to reject material or workmanship not in accordance with the specifications, before or after installation.

Perform all cutting and patching necessary to work, unless specifically delegated to the general contractor. Obtain special permission from the landlord before cutting structural members or finished material. Perform all patching in such a manner as to leave no visible trace and return the area affected to the condition of undisturbed work. Perform all patching by workers experienced, skilled, and licensed for the particular type of work involved. Inferior work will not be accepted.

Patch all holes left as a result of demolition of electrical equipment and devices.

Prevent the spread of dust, debris, and other material into adjacent areas.

Refinish all electrical equipment damaged during shipping and/or installation to its original condition. Remove all rust, prime, and paint per manufacturers recommendations for finish equal to original.

After tests have been made and accepted, clean light fixtures, panels and other equipment installed by the contractor, leaving the entire work area in a clean and complete working order.

Operate equipment and systems in all their operating modes, to verify proper operation, prior to final inspection and owner instructions. Notify the engineer, in writing, that all systems have been tested and are functioning and operating properly.

Contractor is responsible for any damage to electrical equipment or materials until final acceptance of the entire project by the owner.

SECTION 16050 – BASIC MATERIALS AND METHODS

Encase all conductors in a continuous raceway system except where NM cable without conduit is allowed by the city or other authority having jurisdiction. Provide pull and junction boxes as required by the NEC. Size all raceway per the NEC. Provide junction boxes or gutter at branch panel and route EMT conduit into panel board.

Provide expansion fittings where raceway crosses building expansion joints.

Coordinate the location of all outlets with mechanical drawings before installation.

Provide wire and cable with insulation voltage rating equal to or greater than the applied system voltage. Provide solid or stranded copper conductors with type THWN, THHN, or XHHN insulation for no. 12 AWG and no. 10 AWG conductors. Provide minimum no. 12 AWG conductor size, unless noted otherwise. Use the minimum conductor size when no size is indicated. All conductors to be color-coded.

SECTION 16501 – BUILDING LIGHTING

Provide lighting fixtures as scheduled C/W housing lamps, lamp holders, reflectors, ballasts & wiring.

Fluorescent lamp ballast for T8 & T5 lamps shall be electronic CBM certified w/ THD less than 20% rapid start.

Support all recessed lighting fixtures w/ 4# 12ga. wires independent from ceiling support system.

SECTION 16501 – BUILDING LIGHTING

Provide lighting fixtures as scheduled C/W housing lamps, lamp holders, reflectors, ballasts & wiring.

Fluorescent lamp ballast for T8 & T5 lamps shall be electronic CBM certified w/ THD less than 20% rapid start.

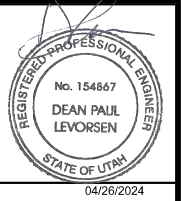
Support all recessed lighting fixtures w/ 4# 12ga. wires independent from ceiling support system.

DATE: 03-13-2024	CHK: C.L.
REV. #	DESCRIPTION



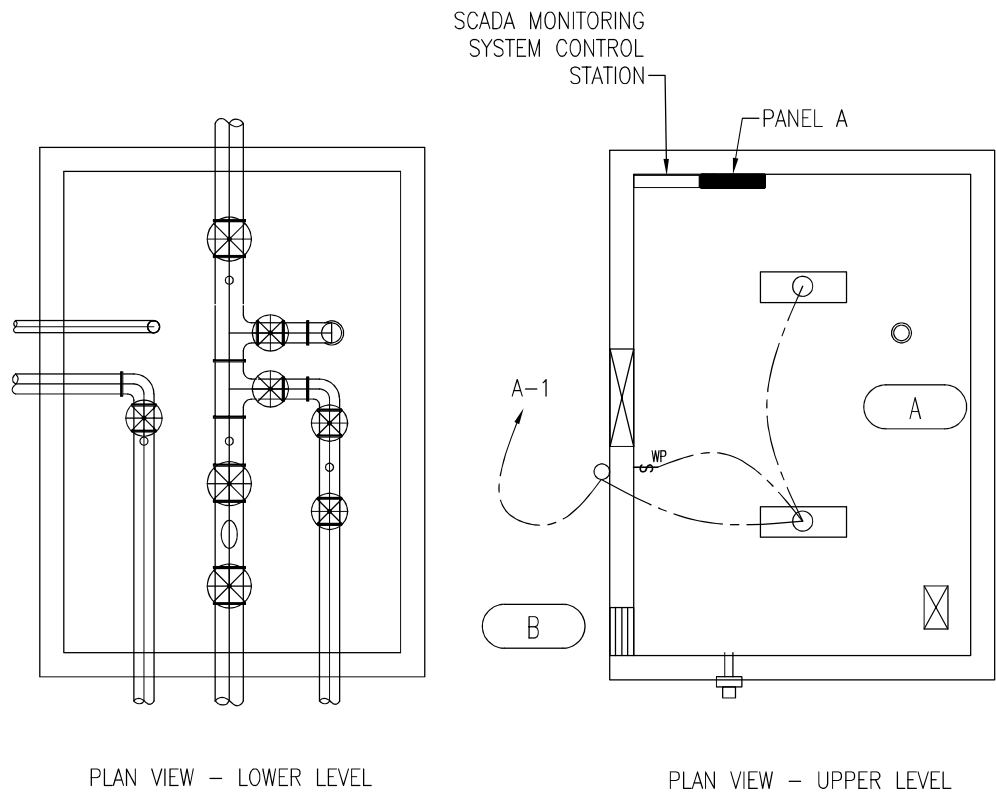
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CENTERVILLE CITY
OAKRIDGE DRIVE TANK
ELECTRICAL NOTES & SCHEDULES



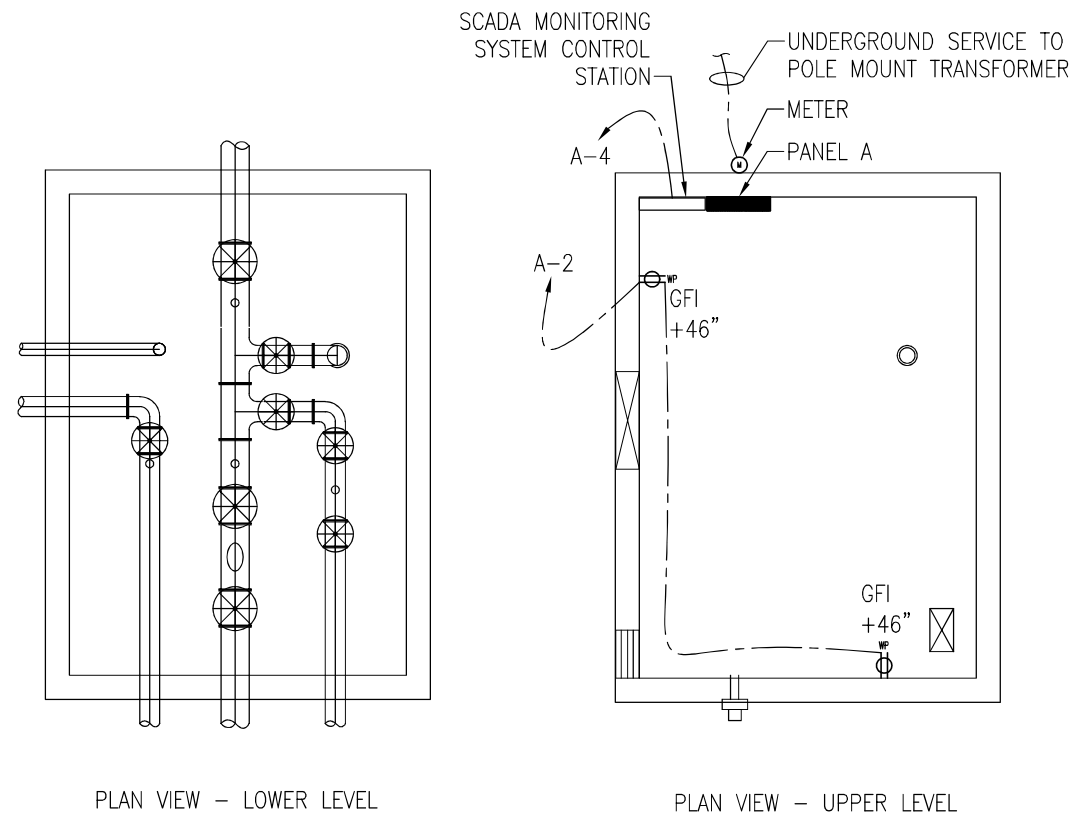
U6179.0001231

E1



LIGHTING PLAN

3/8" = 1'-0"



- NOTE:
- THIS PROJECT MUST MEET BABA (BUILD AMERICAN BUY AMERICAN) REQUIREMENTS. ALL PARTS AND MATERIALS MUST BE CERTIFIED "PRODUCED IN UNITED STATES."

POWER PLAN

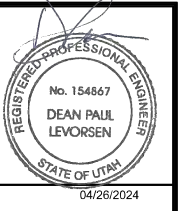
3/8" = 1'-0"

REV. #	DATE	BY	DESCRIPTION

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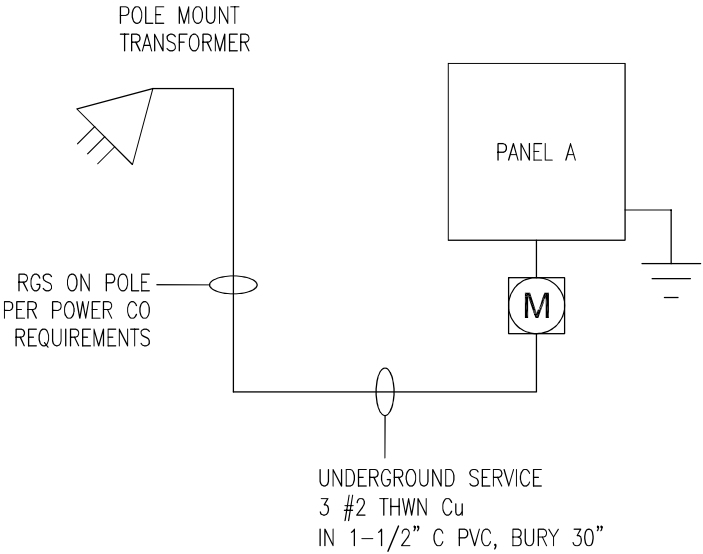
CENTERVILLE CITY
OAKRIDGE DRIVE TANK
ELECTRICAL PLANS



U6179.0001.231

E2

PANELBOARD SCHEDULE													
PANEL: B				120/240 VOLTS						1 PH 3 W			
MOUNTING: SURFACE – NEMA 3R				AMP 100 MB									
AIC RATING: 22,000													
BRANCH BREAKERS													
ITEM	AMPS	POLE	CIR. NO.	LEFT PHASE LOAD			RIGHT PHASE LOAD			CIR. NO.	AMPS	POLE	ITEM
				A		C	A		C				
LIGHTS	20	1	1	400			1000			2	20	1	RECEPTACLES
SPARE	20	1	3							4	20	1	SCADA
SPARE	20	1	5						1000	6	20	1	SPARE
SPARE	20	1	7							8	20	1	SPARE
SPARE	20	1	9							10	20	1	SPARE
SPARE	20	1	11							12	20	1	SPARE
SPARE	20	1	13							14	20	1	SPARE
SPARE	20	1	15							16	20	1	SPARE
SPARE	20	1	17							18	20	1	SPARE
SPARE	20	1	19							20	20	1	SPARE
				400		0	1000		1000				
TOTAL				1400		1000				LOAD TOTAL: 2,400 FLA: 10			



LINE DIAGRAM

REV. #	DATE	BY:	ENS/DPL	DWG: TWF	CHK: C.L.

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ENGINEERS

DRAPER, UTAH

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CENTERVILLE CITY

OAKRIDGE DRIVE TANK

PANEL BOARD SCHEDULES

REGISTERED PROFESSIONAL ENGINEER

No. 154867

DEAN PAUL LEVORSEN

STATE OF UTAH

04/26/2024

U6179.0001.231

E3

**PLANNING
COMMISSION**

Staff Report
11/13/2024

Item No. 4.

Title: Public Hearing - Zoning Code Text Amendment - Fences and Walls - CZC 12.12.040 (Definitions), CZC 12.55.110 (Fences and Walls), CZC 12.55.230 (Visual Obstructions), & CMC 11.02.040 (Parkstrip Visual Obstructions) - Legislative Decision

Initiated By: Mike Eggett, Community Development Director

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

The petitioner, the Centerville City Community Development Department (CDD), desires to amend the Centerville Zoning Code and the Centerville Municipal Code to alter sections of code in the “Definitions”, “Fences and Walls”, and “Visual Obstructions” Ordinances as found in CZC 12.12.040, CZC 12.55.110, CZC 12.55.230, and CMC 11.02.040.

RECOMMENDATION:

Consider Recommending Approval of Zoning Text Amendment to City Council

BACKGROUND:

The petitioner, the Centerville City Community Development Department (CDD), desires to amend the Centerville Zoning Code and the Centerville Municipal Code to alter sections of code in the “Definitions”, “Fences and Walls”, and “Visual Obstructions” Ordinances as found in CZC 12.12.040, CZC 12.55.110, CZC 12.55.230, and CMC 11.02.040. The Centerville CDD is seeking to amend sections of the zoning and municipal codes as follows:

- (1) amend standards to better define fences and clarifying that retention walls are not considered to be fences as it relates to CZC 12.55.110;
- (2) amend standards in CZC 12.55.230 and CMC 11.02.040 to clarify how trees should be located and maintained within the clear view areas (site triangles) of intersection streets and along sidewalk locations of a property; and
- (3) amend standards in CZC 12.55.110 to update how fencing height along a grade differential between property lines, direction on tilted preconstructed fencing panels, a new section of code standards for retention walls and retention wall type structures.

ATTACHMENTS:

1. 11-13-2024 PC Staff Report Zone Text Amendment - 12.55.110, Fences & Walls Ord Amend, CDD Applicant
2. Fencing Codes Prop Update Language - 20241113
3. Retention Wall-Structure Centerville City Standards Sheet - 20241024
4. Part 12-435 Buffering and Screening Guidelines (PDF)

5. Fence Notes
6. Update Fence Code Comparison

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

STAFF REPORT
AGENDA: ITEM 4

PETITIONER:	COMMUNITY DEVELOPMENT DEPARTMENT C/O MIKE EGGETT 655 NORTH 1250 WEST CENTERVILLE, UT 84014 <u>michael.eggett@centervilleutah.gov</u>
APPLICATION:	ZONING CODE TEXT AMENDMENT
APPLICANT REQUEST:	AMEND THE ZONING CODE TEXT REGARDING DEFINITIONS FOR FENCES (<i>CZC 12.12.040</i>), FENCES AND WALLS (<i>CZC 12.55.110</i>), VISUAL OBSTRUCTIONS (<i>CZC 12.55.230</i>), and PARKSTRIP VISUAL OBSTRUCTIONS (<i>CMC 11.02.040</i>)
RECOMMENDATION:	CONSIDER RECOMMENDING APPROVAL OF ZONING TEXT AMENDMENT TO THE CITY COUNCIL

BACKGROUND

The petitioner, the Centerville City Community Development Department (CDD), desires to amend the Centerville Zoning Code and the Centerville Municipal Code to alter sections of code in the “Definitions”, “Fences and Walls”, and “Visual Obstructions” Ordinances as found in CZC 12.12.040, CZC 12.55.110, CZC 12.55.230, and CMC 11.02.040. The Centerville CDD is seeking to amend sections of the zoning and municipal codes as follows:

(1) amend code standards to better define fences and clarifying that retention walls are not considered to be fences as it relates to CZC 12.55.110;

(2) amend standards in CZC 12.55.230 and CMC 11.02.040 to clarify how trees should be located and maintained within the clear view areas (site triangles) of intersection streets and along sidewalk locations of a property; and

(3) amend standards in CZC 12.55.110 to update how fencing height along a grade differential between property lines, direction on tilted preconstructed fencing panels, a new section of code standards for retention walls and retention wall type structures.

The CDD is requesting to modify these sections of the associated Ordinances to provide for more clarity, understanding, and additional tools to be accessible to the public regarding fencing and retention walls. Further, the CDD is requesting to amend sections of Ordinance to clarify and better resolve visual obstructions and the maintenance of visual obstructions that may exist along city streets, as outlined in CZC 12.55.230 and CMC 11.02.040. Please be aware that there are additional identified needs for further clean-up and clarification within the Fences and Walls Ordinance, 12.55, that will need to be reviewed by City Staff and legal, and then brought back for a Zoning Text Amendment request at a future date.

STAFF ANALYSIS AND COMMENTS

CZC 12.21.080(e) provides four factors to consider when reviewing a Zoning Code or Zoning Map Amendment Application. Only the first factor applies to Zoning Code Amendments. Factor number one considers “whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives, and policies of the General Plan”. There are not any directly applicable statements of the General Plan applicable to this zoning text amendment, other than a broader application to Part 12-420 Residential Development, Part 12-430 Commercial and Industrial Development, and Part 12-480 Neighborhood Planning Policies. There is also a direct call out to buffering and fencing within Part 12-435 Buffering and Screening Guidelines. This section of the General Plan has been included with the packet for reference.

As it relates to the General Plan analysis, please note that the City has started the process of comprehensively updating the General Plan. This process may lead to the establishment of updated minor commentary and directives for fencing and wall standards within the General Plan and the thereafter potential impacts to zoning codes. These updates may lead to further analysis and possible amendments to the Fences and Walls Ordinances (in CZC 12.55).

In summary, the zoning text amendment proposal to these specified sections of the Centerville Zoning Code and Centerville Municipal Code are intended to provide more clear code definition (for application) and to provide a benefit to property owners within the City, as well as the overall health, safety, and welfare of the community at large.

Therefore, staff is of the opinion that the applicant's zoning text submittal (as found in the meeting packet) is in the City's best interests because it will provide clarity, flexibility, and better functionality and application of these City codes. It is for this reason that City Staff has provided the current recommendation in response to the applicant's request.

POSSIBLE MOTIONS

Based on the information provided by the Planning Staff and following the discussion among the Planning Commission, the Planning Commission may make a motion to recommend to the City Council approval of this request as submitted, approval of the request with any additional amendment, table the matter to a later date, or recommend denial of the proposed amendment. With any of these decisions appropriate findings of facts should be provided. Sample motions for the Planning Commission's convenience are located below.

#1 – APPROVE

I hereby make a motion for the Planning Commission to recommend to the City Council APPROVAL of the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.12.040 "Definitions", CZC 12.55.110 "Fences and Walls", CZC 12.55.230 "Visual Obstructions", and CMC 11.02.040 "Parkstrip Visual Obstructions", with the following 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 the community to provide clarity, flexibility, and better application of fencing and wall standards.*
- 3. The Planning Commission finds that the proposed text amendments are in the best interests of the community to provide clarity and better understanding of visual obstructions standards and maintenance expectations within Centerville City.*
- 4. The Planning Commission finds that the proposed text amendments will provide additional tools to be utilized by property owners in the community for the establishment of fencing along property lines.*
- 5. The Planning Commission finds that the proposed text amendments are in the best interests of the overall community within Centerville City.*
- 6. Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.12.040 "Definitions", CZC 12.55.110 "Fences and Walls", CZC 12.55.230 "Visual Obstructions", and CMC 11.02.040 "Parkstrip Visual Obstructions" should be positively recommended to the City Council.*

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

I hereby make a motion for the Planning Commission to recommend to the City Council APPROVAL of the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.12.040 “Definitions”, CZC 12.55.110 “Fences and Walls”, CZC 12.55.230 “Visual Obstructions”, and CMC 11.02.040 “Parkstrip Visual Obstructions”, with the language amendment to the request (as provided by the Planning Commission) as follows, with the following conditions of approval:_____.

- 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 the community to provide clarity, flexibility, and better application of fencing and wall standards.*
- 3. The Planning Commission finds that the proposed text amendments are in the best interests of the community to provide clarity and better understanding of visual obstructions standards and maintenance expectations within Centerville City.*
- 4. The Planning Commission finds that the proposed text amendments will provide additional tools to be utilized by property owners in the community for the establishment of fencing along property lines.*
- 5. The Planning Commission finds that the proposed text amendments are in the best interests of the overall community within Centerville City.*
- 6. Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.12.040 “Definitions”, CZC 12.55.110 “Fences and Walls”, CZC 12.55.230 “Visual Obstructions”, and CMC 11.02.040 “Parkstrip Visual Obstructions” should be positively recommended to the City Council.*

#3 – TABLE

I hereby make a motion for the Planning Commission to TABLE the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.12.040 “Definitions”, CZC 12.55.110 “Fences and Walls”, CZC 12.55.230 “Visual Obstructions”, and CMC 11.02.040 “Parkstrip Visual Obstructions” until such a time as

_____.

#4 – DENY

I hereby make a motion for the Planning Commission to recommend to the City Council DENIAL of the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.12.040 “Definitions”, CZC 12.55.110 “Fences and Walls”, CZC

12.55.230 “Visual Obstructions”, and CMC 11.02.040 “Parkstrip Visual Obstructions”, with the following reasons for action (findings):

- 1. The Planning Commission finds that the proposed text amendments are inconsistent with the goals, objectives, and policies of the General Plan.*
- 2. The Planning Commission finds that the proposed text amendments are not in the best interests of the community as it relates to fencing and wall standards and visual obstructions expectations.*
- 3. The Planning Commission finds that the proposed text amendments are not needed to provide additional tools to be utilized by property owners in the community for the establishment of fencing along property lines.*
- 4. The Planning Commission finds that the proposed text amendments are not in the best interests of the overall community within Centerville City.*
- 5. Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.12.040 “Definitions”, CZC 12.55.110 “Fences and Walls”, CZC 12.55.230 “Visual Obstructions”, and CMC 11.02.040 “Parkstrip Visual Obstructions” should be recommended for denial by the City Council.*

FENCING CODES UPDATE DISCUSSION

SUMMARY – NOVEMBER 13, 2024

Definitions Proposed Change (CZC 12.12.040 “Definitions”):

Fence: ~~Any~~A structure and/or screening (including a wall) serving as an enclosure, barrier, or boundary, which defines an outdoor space. This does not include retention walls and retention wall type structures located anywhere on a property.

Fence, Sight-Obscuring: A fence which permits vision through not more than 10% of each square foot more than eight inches above the ground.

Fence, Open: A fence which permits vision through more than 50% of each square foot more than eight inches above the ground.

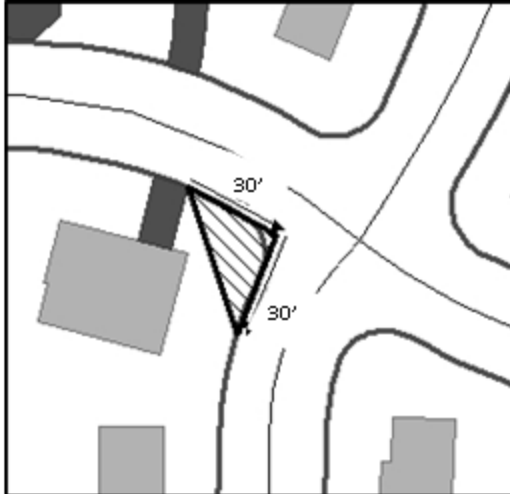
Site Triangle Proposed Change:

Proposed Code Language change to “CZC 12.55.230 Visual Obstructions”

To avoid creating a visual obstruction and to promote public safety, a fence, wall, sign, or other similar structure or landscaping located in a required front yard shall meet the following requirements:

1. Clear View of Intersecting Street. In all zones, no fence, wall, sign, or other similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street curb lines, except for public safety signs and equipment. Tree canopies pruned to ~~seven-eight~~ feet above the grade of the sidewalk and tree canopies pruned to thirteen feet above the grade of the street are permitted provided no tree trunk shall be located inside the clear view area. Trees existing as of the date of adoption of this Ordinance with trunks located within the clear view area defined herein may remain at the discretion of the City based upon safety and visibility standards, but may not be replaced once removed.

Figure 2. Street Intersection Sight Triangles.



Proposed Code Change to remove conflict to “CMC 11.02.040 Parkstrip Visual Obstructions”

The following regulations shall apply to all structures, improvements, landscaping, and hardscaping within parkstrips:

(d) Clear View of Intersection Street. In all zones, no fence, wall, sign, or similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street/curb lines measured at the joint of the asphalt and gutter line and a line connecting them at points 50-30 feet from the intersection of the street/curb lines, except for public safety signs and equipment. Deciduous trees within the 50-foot triangle from the intersection of the street/curb lines shall be allowed by permit approved by the Public Works Director. Evergreen trees are not allowed within the a 50-foot triangle from the intersection of the street/curb lines. Trees planted without a permit shall be subject to removal by the Public Works Department. Trees existing as of the date of adoption of this Ordinance with trunks located within the clear-view area defined herein may remain at the discretion of the City based upon safety and visibility standards, but may not be replaced once removed.

Difference in Grade/Elevation for Fences and Walls Summary of options for proposed change:

Summary in order of popularity during September 25, 2024 meeting

1.) Shawn, Matt, Mason, Larae, Layne

Bountiful: All fences and walls:

- may be erected to the maximum height permitted on either side of the property line
- a pre-manufactured rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths (0.2) of a foot above grade level for each linear foot of fence panel.

2.) *Mason, Larae, Layne*

West Bountiful: may be erected or allowed to the maximum height permitted as measured from the higher grade.

3.) *Mason, Larae, Layne*

Park City: Allowed to the maximum height permitted on either side of the property line.

4.) *Shawn, Layne*

Farmington: All fences and walls shall be located on useable land and in areas less than twenty percent (20%) slope before and after grading and excavation (note: grading and excavation is not allowed in areas with slopes over thirty percent (30%)). Fences may be approved in areas with slopes between twenty and thirty percent (20% to 30%) if approved as a special exception.

5.) *Shawn, Layne*

South Jordan: fence height may be increased along with the grade as to not exceed the shortest of the two property maximum permitted height

Layne Comment: Support any of these ordinances but want to minimize and/or remove any view obstruction with code change proposal.

Note: Planning Commissioners Moss and Jorgensen were not present during this meeting.

Potential Code Language Proposal to “CZC 12.55.110 Fences and Walls”

12.55.110 Fences And Walls

- (a) Height of Fences and Walls. No fence, wall, or other similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this Title, except as provided below.

- (1) When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall ~~be measured from~~ follow these standards:

- (A) ~~The average elevation of the finished grade of adjoining properties at the fence line~~ All fences and walls may be erected to the maximum height permitted on either side of the property line; ~~or and~~
- (B) ~~If excavated or filled, the native elevation~~ A pre-manufactured rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths (0.2) of a foot above grade level for each linear foot of fence panel.

- (2) No fence need be less than 48 inches in height.

- (3) The Planning Commission may approve a fence, wall or similar structure not to exceed 10 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use, and is in the City's best interest.
- (4) The Zoning Administrator may approve a fence, wall, or similar structure not to exceed a height of eight feet, as a buffering element, where a differing zone district boundary is present. Such fence shall be subject to the following:
 - (A) A "permitted use" application shall be submitted to the City for any fence higher than six feet.
 - (B) The increased height placement shall be limited to placement or location along a zone district boundary between two differing zones, when and where there is a difference in zone intensity and the higher intensity zone is missing the buffering element of CZC 12.51.070 or between any A-L and R-L Zone boundary.
 - (C) In no case shall the increased height be placed, located, or extended into any front yard or street side yard setback requirement of any zone.
 - (D) Where utility easements are present, the "permitted use" request shall comply with CZC 12.55.100 Easements.
 - (E) All fencing above six feet in height shall comply with any or all applicable building code regulations and/or shall meet the adopted applicable wind loading regulations.
- (5) South side of Porter Lane, from 400 West to Main Street. For all legally approved rear yard fronting lots along the creek channel, the fence height shall not exceed eight feet in height along the rear yard lot line.
- (6) Street Side Yard, Corner Lots. For residential zones, fencing up to 6 feet in height may be allowed within the street side yard portion of a corner lot, as measured from an interior lot line of the lot to a line intersecting at the Front Yard Setback line of the lot along the other street. Exception, fences shall not exceed 4 feet in height for a minimum distance of at least 12 feet, when a driveway on an adjacent lot is located within 12 feet of the interior lot line of the corner lot (see Figure 1.1 for a visual reference).

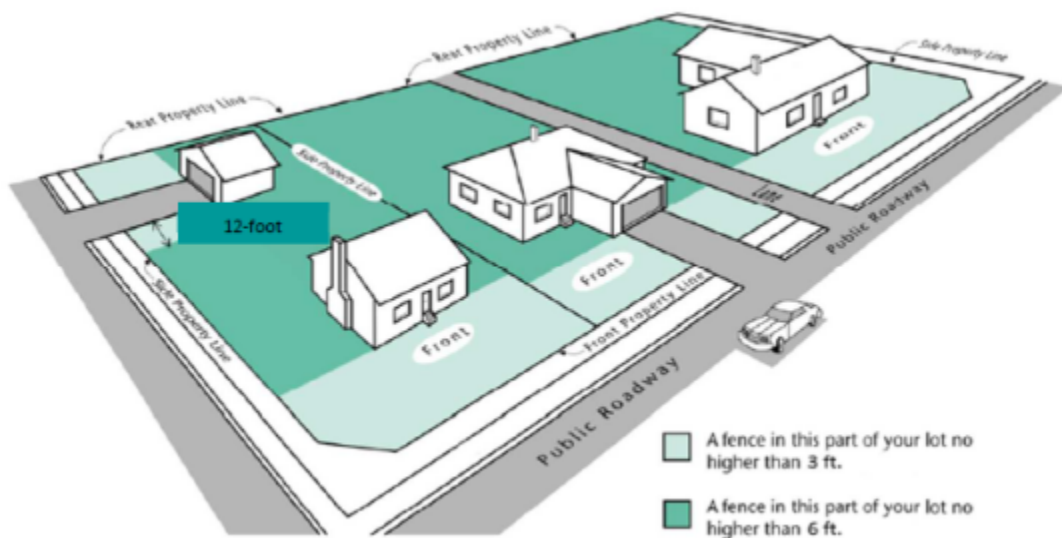


Figure 1.1

(b) Fences in Front Yard and Street Side Yard. Except as otherwise provided herein, no fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard or a street side yard.

(b)(c) Retention Walls and Retention Wall Type Structures. Any construction, erection, development, and/or installation of a retention wall or similar retention like structures is subject to following the current requirements as established in the Centerville City Standard Details guide, specifically the “Rock Retaining Walls Details” sheet.

PART 12-435

BUFFERING AND SCREENING GUIDELINES

12-435-1. LOCATION OF BUFFERS.

1. Incompatible Use Areas

Buffers should be used between incompatible land uses including, but not limited to, industrial, commercial, residential, and high density or low density uses. It is not desired that these uses occur in close proximity, but if they do, the adverse impacts of one use on the other shall be mitigated with distance, visual screening, access control, sound control, and other mitigation and buffering techniques.

2. Traffic Areas

Buffers should be used between traffic areas such as pedestrian ways, roadways, parking lots and other areas which concentrate people and where views of unsightly conditions can impact their impression and image of an area or use. Trash collection areas, service docks, loading docks, outdoor storage areas, mechanical equipment, etc. should be screened and buffered using the guidelines set forth herein.

12-435-2. KINDS OF BUFFERS

1. Visual Barriers

Visual barriers such as fences, dense landscape, earthforms (berms or mounds), or some combination of these may be used as a means of controlling views that may be undesirable and incompatible with adjacent uses.

2. Sound Barriers

Sound barriers such as block or concrete walls or dense landscaping may be used as a means of controlling the impact of sound on adjacent uses. Generally, barriers such as block and concrete walls

are the most effective and can be used in the smallest amount of space. Such barriers should be constructed of graffiti resistant materials or surfaces. Dense landscaping and berms can also be used as sound barriers, but they must be of considerable depth and height in order to be effective.

Generally, thirty feet (30') to fifty feet (50') of area, planted with dense evergreen vegetation of varying heights in conjunction with berms or mounds of earth, are needed to create an effective landscaped sound barrier.

12-435-3. MATERIALS

1. Landscaped buffers should specify a width and the size of plant materials to be provided at initial planting. The size of plant materials can affect the initial impact and effectiveness of the buffer and a determination must be made regarding whether or not an immediate buffer is desired. If an immediate buffer is necessary, landscaping is probably not the best choice or may be required to be used in combination with other buffer or screening instrument provided herein.

2. Fences and Walls

Visually obstructing materials such as fences constructed of wood, composite materials, concrete or masonry are typically used. In determining the appropriate choice, maintainability and vulnerability to the elements, graffiti and other forms of vandalism, should be considered. Wood and composite materials are more vulnerable to vandalism and destruction and are more difficult to clean. Concrete and masonry construction is much more vandal resistant and may be constructed of graffiti-resistant surfaces which make removal of graffiti or resurfacing easier. Smooth, clean, lightly colored surfaces are more attractive to vandals and should be avoided. Textured surfaces, combined with landscape materials and plants

which restrict access to the barrier, have a deterrent effect on vandalism and graffiti and should be used appropriate. In any event, walls and fences should be compatible with the design of the structures.

12-435-4. OTHER COMMUNITY USES

Screens and buffers of a useful size can also be used to provide pedestrian access between neighborhoods and use areas. Pedestrian and bicycle access can reduce traffic congestion thereby increasing air quality within the City. Wherever possible, pedestrian, equestrian, and bicycle paths should be considered within a development and, if provided, should access other public right-of-ways.

CENTERVILLE CITY GENERAL PLAN
435

SECTION 12-

12-435-5. MAINTENANCE.

Buffered areas should be maintained by the developer or property owner, unless otherwise agreed to by the City.

codemast/genplan.fin

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Looking over the municipal code listed below are all the areas where fencing/ fence is referenced

Municipal Code:

[12.12.040 Definitions](#)

[12.55.110 Fences and Walls](#)

[12.21.110 Site Plan Review](#)

[12.22.080 Other Nonconformity](#)

[12.41.090 Density](#)

[12.41.100 Development Standards](#)

[12.42.050 Development Standards](#)

[12.46.110 Development Standards](#)

[12.47.120 SCP-Mixed Node Development Plan](#)

[12.48.100 General Development Standards](#)

[12.51.060 Landscaping Design Guidelines](#)

[12.51.070 Landscaping Requirements](#)

[12.51.110 Screening Requirements](#)

[12.54.090 Temporary Signs](#)

[12.55.240 Raising Of Chickens And/Or Rabbits](#)

[12.55.250 Apiaries \(Beekeeping\)](#)

[12.63.040 Architecture](#)

[12.63.080 Streetscape Standards](#)

[12.67.060 Development Standards - Permitted Use](#)

[12.67.080 Development Standards - Conditional Use](#)

[12.68.040 Design Principles](#)

[12.68.050 Design Standards](#)

Here are some definitions that the public would have to know in order to interpret our municipal code and adhere to the standards properly

Alley: A public thoroughfare for the use of pedestrians and vehicles providing a secondary means of access to the rear of abutting properties.

Average Slope: The average deviation of a lot or parcel from horizontal expressed as a percentage according to the following formula:
$$S = (.0023 \times I \times L) \div A$$
where: S = average slope; .0023 = conversion factor of square feet to acres; I = contour interval; L =total length of contour lines within the subject area; and A = area of the subject property in acres.

Berm: A mound of earth, generally two to six feet high, used to shield, screen, and buffer undesirable views and to separate land uses.

Clear View Area: Areas at intersecting streets and driveways where unobstructed vision is maintained as required by this Title.

Fence: A structure serving as an enclosure, barrier, or boundary, which defines an outdoor space.

Fence, Sight-Obscuring: A fence which permits vision through not more than 10% of each square foot more than eight inches above the ground.

Fence, Open: A fence which permits vision through more than 50% of each square foot more than eight inches above the ground.

Lot, Corner: A lot or parcel abutting two intersecting or intercepting streets where the interior angle of intersection or interception does not exceed 135 degrees. Corner lots shall have two front yards and two side yards.

Lot, Double Frontage: A lot or parcel abutting two parallel or approximately parallel streets.

Lot, Interior: A lot or parcel other than a corner lot.

Lot Line, Front: A lot or parcel line separating a lot or parcel from an existing street right-of-way or, where a new street is proposed, the proposed street right-of-way line as shown on the Master Street Plan. For an interior lot or parcel, the lot line adjoining the street; for a corner lot, the lot or parcel lines adjoining both streets; for a double frontage lot, a lot or parcel line adjoining one of the streets as elected by the City.

Lot Line, Rear: The lot line generally opposite and most distant from the front lot line, except in the case of a triangular or gore shaped lot or parcel, a “constructive” line 10 feet in length within the lot or parcel, parallel to the front lot line which intercepts the side lot lines at points most distant from the front lot line.

Lot Line, Side: Any lot or parcel line that is not a front lot line or rear lot line. A side lot line separating one lot or parcel from another is an interior side lot line.

Setback: The distance on a lot or parcel between a building line and a property or designated right-of-way line as shown on the Master Street Plan.

Structure: Any building, shelter, sign, wall, fence, pole or other improvement with a fixed location on the ground above grade constructed or installed by man and permanently attached to the ground, but not including poles, lines, cables, pipelines, or other transmission or distribution facilities of utilities.

Yard: An open space on a lot or parcel that is unoccupied and unobstructed from the ground upwards by buildings, except as specifically provided in this Title.

Yard, Front: A space extending across the full width of a lot or parcel between the front building line and the front lot line. The depth of the front yard is the minimum distance required by this Title between the front lot line and the front building line.

Yard Measurement: In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between a lot line and a building.

Yard, Rear: A space extending across the full width of a lot or parcel between the rear building line and rear lot line. The depth of the rear yard is the minimum distance required by this Title between the rear lot line and rear building line.

Yard, Side: A space extending from the front yard to the rear yard between the side building line and the side lot line. The width of the side yard is the minimum distance required by this Title between the side lot line and the side building line.

Zone: An area of the incorporated territory of the City which has been given a designation which regulates and restricts the erection, construction, reconstruction, alteration, repair or use of buildings or structures, or the use of land all as set forth in this Title.

How are other cities doing it

West Bountiful: [West Bountiful : Municipal Code \(municipalcodeonline.com\)](http://municipalcodeonline.com)

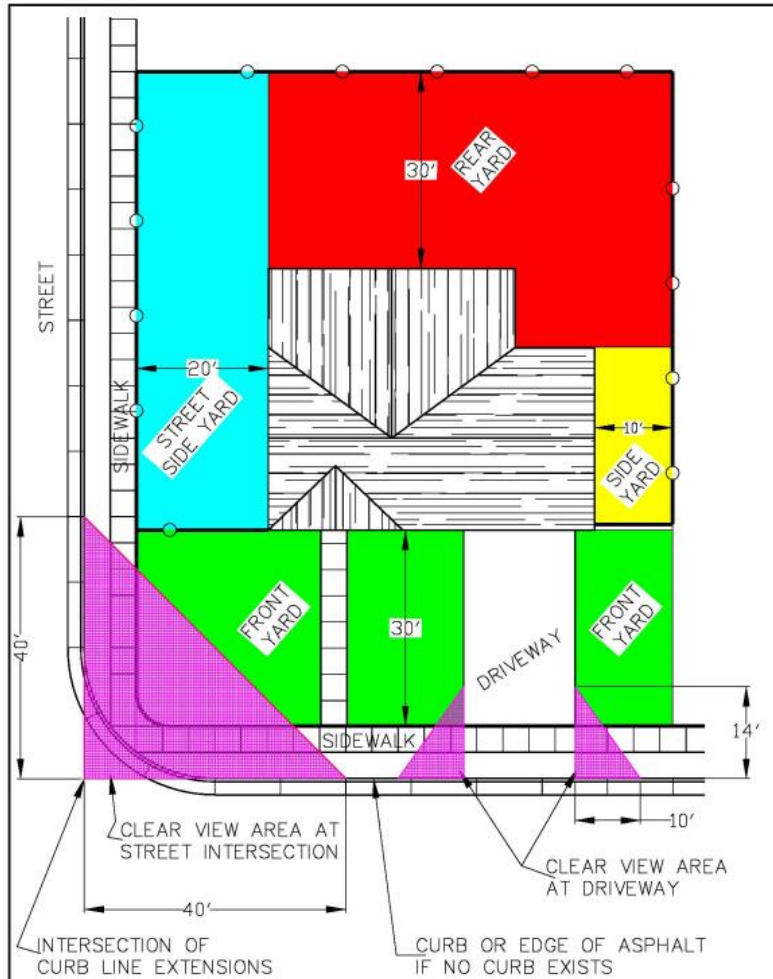
Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing” and setbacks

Their code is based on mixing blanket design standards and zones, it's based on setbacks for each zone and the fence openness

Grade differential: *When a fence, wall, or hedge is located along a property line separating two lots and there is a difference in the grade of the properties on the two sides of the property line, the fence, wall or hedge may be erected or allowed to the maximum height permitted as measured from the higher grade.*

CLEAR VIEW AREA DIAGRAM



Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks, design standards

Their code does not base it on zones, there is a blanket setback standards (residential and non-residential), fence openness, and blanket design standards unless noted on PDO

Grade differential: In instances where there is a grade differential along a property line separating two (2) lots as a result of a retaining wall or topographic feature, a fence, hedge, wall, or other permitted screening device may be erected to the maximum height permitted on either side of the property line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths (0.2) of a foot above grade level for each linear foot of fence panel. The area beneath the bottom of the fence and the ground may be filled or remain open, and the panel height may be the maximum permitted on either side of the property line

NO DIAGRAM WAS GIVEN

Farmington: [11-19-150: FENCING AND RETAINING WALLS: \(amlegal.com\)](#)

Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks, design standards

Their code is heavily based on zones. Fencing portion references each zones design and building standards for guidance. The setbacks are based on what zone the property is in, the design standards vary by zone, and the heights vary by zone. PDO takes precedence over zoning standards.

Grade differential: All fences and walls shall be located on useable land and in areas less than twenty percent (20%) slope before and after grading and excavation (note: grading and excavation is not allowed in areas with slopes over thirty percent (30%)). Fences may be approved in areas with slopes between twenty and thirty percent (20% to 30%) if approved as a special exception.

NO DIAGRAM WAS GIVEN

Layton: [civiclínQ Code Hosting](#)

Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks, design standards,

Their code is based on mixing blanket design standards and zones, it's based on setbacks for each zone and the fence openness. PDO takes precedence over zoning standards

Grade differential: In instances where there is a grade differential along a property line separating two lots as a result of a retaining wall or topographic feature, a fence, wall, or other permitted screening device may be erected to the maximum height permitted on either side of the property line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured rectangular fence panel of up to ten feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths of a foot above grade level for each linear foot of fence panel. The area beneath the bottom of the fence and the ground may be filled or remain open, and the panel height may be the maximum permitted on either side of the property line.

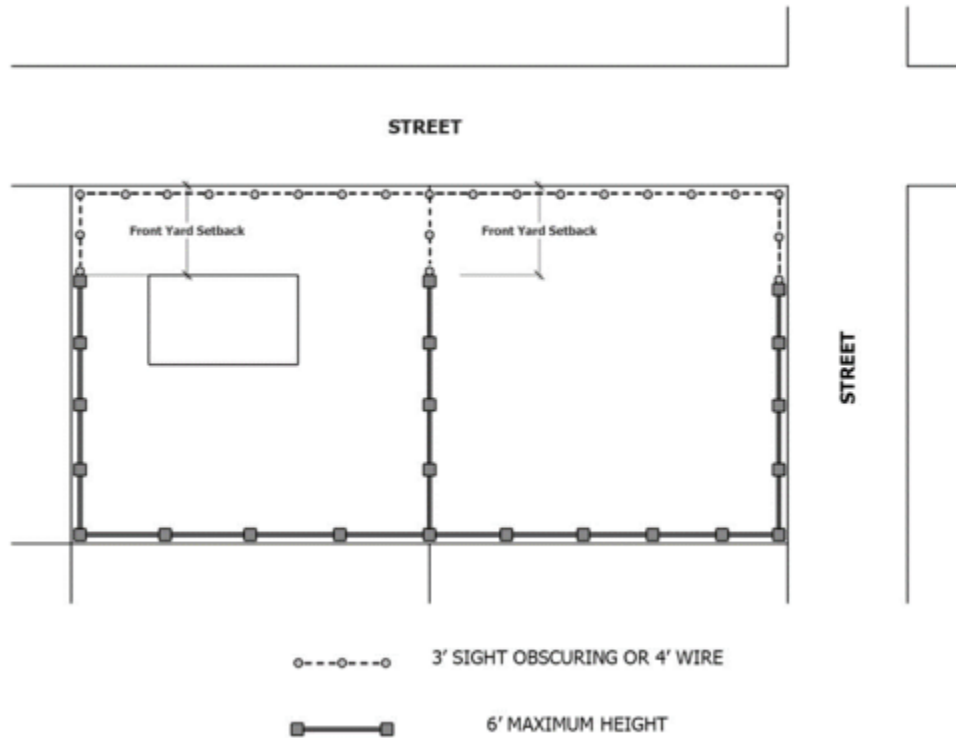
NO DIAGRAM WAS GIVEN

Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks

Their code is based on mixing blanket design standards and zones, it's based on setbacks for each zone and the fence openness.

Grade differential: None Indicated



South Jordan: [City of South Jordan : Municipal Code \(municipalcodeonline.com\)](#)

Determining Residential fencing standards: visibility/openness “open fencing”, street abutting property, and setbacks

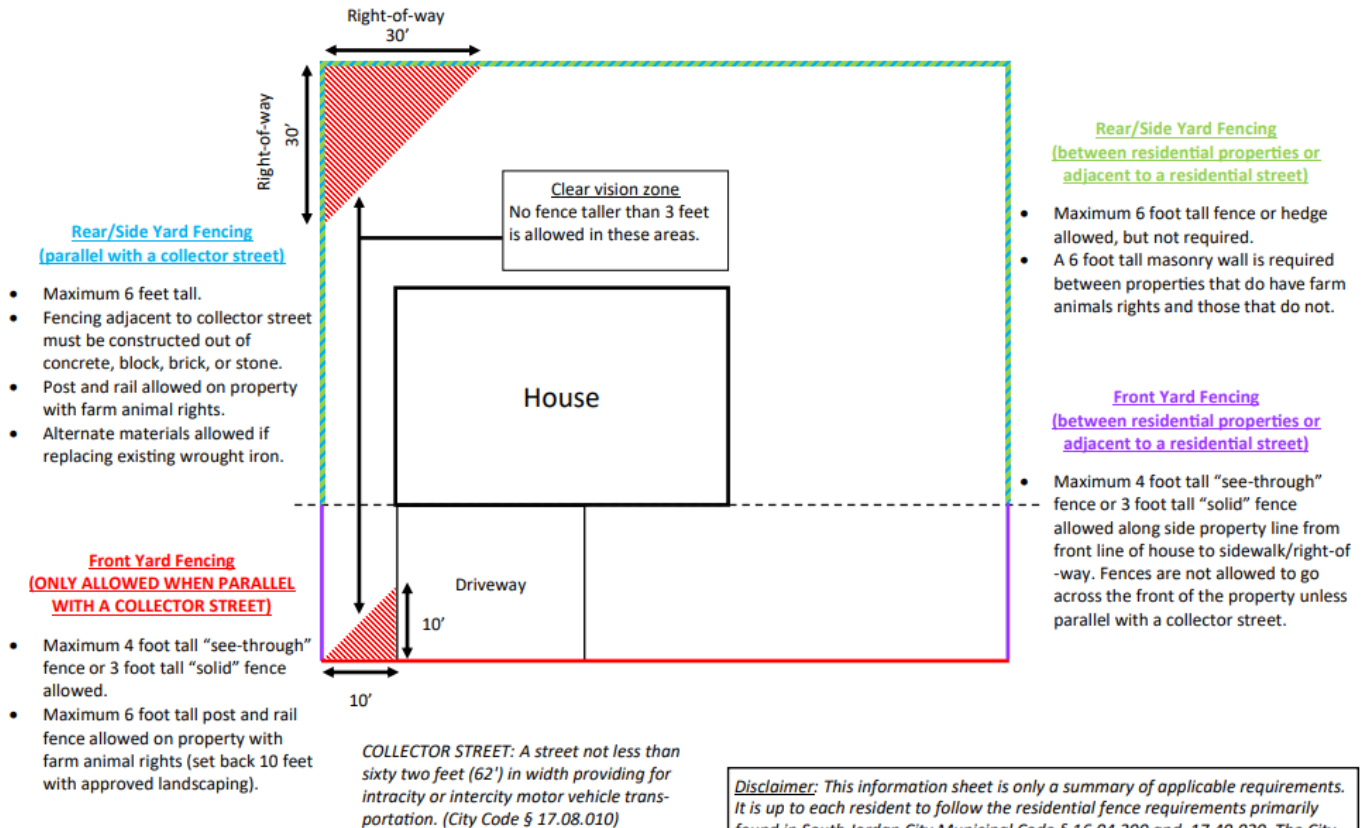
Determining Non-residential fencing standards: “open fencing”, street abutting property, use of property, and setbacks

Their code is based on the use of the property NOT the zoning of the property, there is a blanket design standard for each zone but in each zone, there are standards for the use that is permitted in that zone.

Grade differential: *Fence height may be increased along with the grade to not exceed the shortest of the two properties' maximum permitted height*

Residential Fence Requirements

HEIGHT, FENCE: The vertical distance from the ground to the top of the fence panel (portion of fence between the fence poles or supports). Minimal fence poles or supports may extend no higher than six inches (6") above the fence panel. Fencing constructed above a retaining wall shall be located a minimum of three feet (3') from the top of said retaining wall. (City Code § 17.08.010)



Park City: [Park City : Municipal Code \(municipalcodeonline.com\)](http://municipalcodeonline.com)

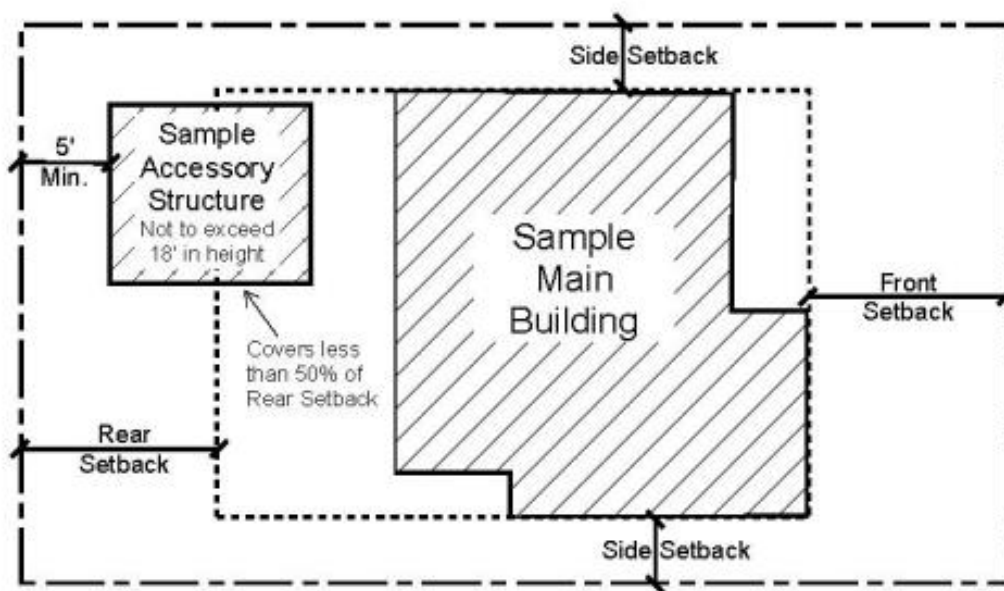
Determining Residential fencing standards: visibility/openness “open fencing” and setbacks

Determining Non-residential fencing standards: “open fencing”, setbacks

Their code is based on mixing blanket design standards and zones, for every zone there are different setbacks, heights, and design standards.

Grade differential: Where a Fence or retaining wall occurs along a Property Line separating two (2) Lots and there is a difference in the Grade of the Properties, the Fence or retaining wall may be erected or allowed to the maximum height permitted on either side of the Property Line.

Illustration:



How is Centerville doing it?

Determining Residential fencing standards: setbacks

Determining Non-residential fencing standards: setbacks

Their code is based on mixing blanket design standards and zones, it's based on setbacks for each zone. PDO take implements design standards and overrides zoning regulations.

Grade differential: *When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured from: The average elevation of the finished grade of adjoining properties at the fence line; or If excavated or filled, the native elevation.*

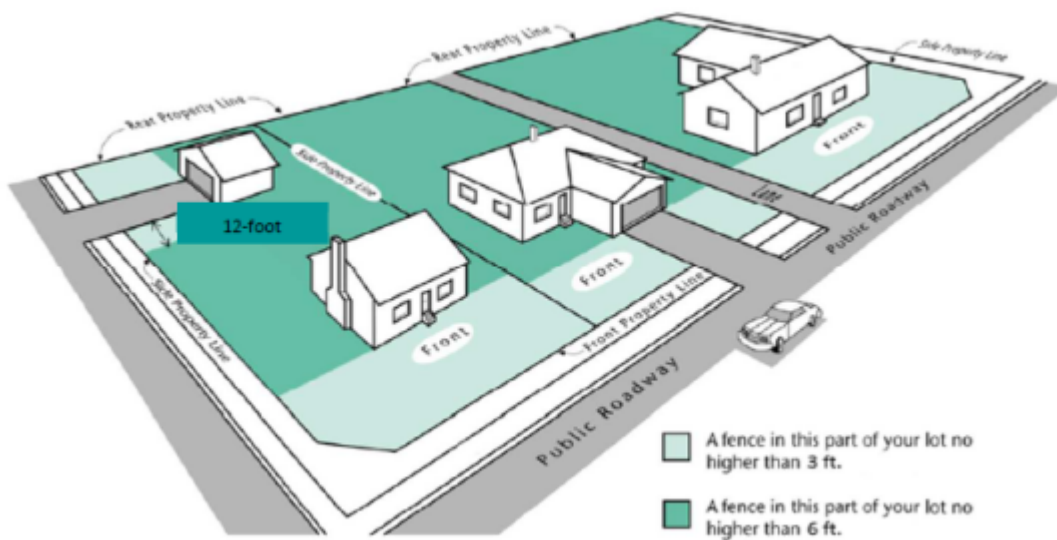


Figure 1.1

	City	Link to Code	Traditional Residential Lot Provisions			Corner Lot Provisions				
			Front Yard Max Height	Side Yard Max Height	Rear Yard Max Height	Front Yard Max Height	Side Yard Max Height	Rear Yard Max Height	Street Intersections "Sight Triangles"	Exceptions
	Centerville	Centerville : Zoning Code (municipalcodeonline.com)	4 ft	6 ft	6 ft	4 ft	6 ft, 20 ft setback from road abutting the front yard	6 ft	2 ft max in 30 ft setback from intersection along both roads	4 ft in the 12 ft setback along the road from the driveway
0	West Bountiful	West Bountiful : Municipal Code (municipalcodeonline.com)	•view obstructing- 4ft with 3 ft setback •non-view obstructing- 4ft •6ft with 15 ft setback All front yard fences need building permit	6ft (No building permit needed if it is below 6ft)	6 ft (No building permit needed if it is below 6ft)	•view obstructing- 4ft with 3 ft setback •non-view obstructing- 4ft •6ft with 15 ft setback	•view obstructing- 4ft with 3 ft setback •non-view obstructing- 4ft •6ft with 15 ft setback	6 ft	•view obstructing- 2 ft in 40 ft setback from intersection along both roads. •non-view obstructing- 4ft in 40 ft setback intersection along both roads.	-
	Bountiful	Bountiful City Planning and Zoning (bountifulutah.gov/https://www.bountifulutah.gov/file/b76d27a8-0111-4fd2-9232-be18176d8354)	• Single/ Duplex Family Dwelling Units: view obstructing- 3ft non-view obstructing- 4ft • All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 6 ft	• Single/ Duplex Family Dwelling Units: view obstructing- 6ft non-view obstructing- 8ft •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 6 ft	• Single/ Duplex Family Dwelling Units: view obstructing- 6ft non-view obstructing- 8ft •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 6 ft	• Single/ Duplex Family Dwelling Units: view obstructing- 3ft then drop down to 2 ft when in Clearview triangle non-view obstructing- 4ft •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 6 ft	• Single/ Duplex Family Dwelling Units: view obstructing- 6ft , needs to have a 3 ft setback non-view obstructing- 8ft, needs to have a 3 ft setback •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 8ft	- Single/ Duplex Family Dwelling Units: view obstructing- 6ft non-view obstructing- 8ft •All other Development: in 20ft setback obstructing- 3ft in 20ft setback non-view obstructing- 4ft out of 20ft setback - 8ft	•view obstructing- 2 ft in 40 ft setback from intersection along both roads. - non-view obstructing- 4ft in 40 ft setback intersection along both roads.	-

	Woods Cross	Municipal Code - Woods Cross City, Utah	•Residential sight-obscuring: 3 ft Non-sight obscuring 4 ft •Non-residential: 8 ft	6 ft	6 ft	3 ft	6ft	6 ft	3 ft in 30 ft setback from intersection, 25 miles per hour or more will allocate larger sight triangles per city engineer recommendations	Planning Commission may designate a front yard that is different than proposed by the property owner or developer.
	Farmington	https://codelibrary.amlegal.com/codes/farmingtonut/latest/farmington_ut/0-0-0-17160	4 ft	8 ft	8ft	4 ft then 2 ft in sight triangle; Only permitted at the start of the setback	Residential: 6 ft with 8 ft setback All other zoning: 8 ft with 8 ft setback	8 ft	2 ft max in 30 ft setback from intersection along both roads	-
	Layton	civiclinQ Code Hosting	•view obstructing- 3 ft from Right of way to building line •non-view obstructing- 4ft from Right of way to building line	8 ft	8 ft	•view obstructing- 3 ft from Right of way to building line •non-view obstructing- 4ft from Right of way to building line	6ft, 30' when intersecting with a collector or arterial street;	8 ft	3ft above the level of the sidewalk, within 30' when intersecting with a collector or arterial street; non-view obstructing fences (75% open) 6 ft, within 30' when intersecting with a collector or arterial street;	-

	South Jordan	City of South Jordan : Municipal Code (municipalcodeonline.com)	1. Residential Based on the street type; not permitted unless on a collector street 2. Non residential based on property use and street No fencing shall be allowed for commercial and/or office uses abutting a public right-of-way or between similar and adjacent commercial or office uses;	6 ft	6ft	4 ft no obscuring 3ft obscuring, 10 ft setback will allow for a 6ft with landscaping	6 ft, 20 ft setback from road abutting the front yard	6 ft	3ft in 30 ft setback from intersection along both roads	—
	Park City	Park City : Municipal Code (municipalcodeonline.com)	4 ft Only permitted at the star start of the setback	6 ft Only permitted at the star start of the setback	6ft	3ft	3ft, 25 ft setback from road abutting the front and side yards	6 ft	3 ft max in 25 ft setback from intersection along both roads	—

All lot Applicability						Nonconforming Codes
Different Grade/ Elevation	Minimum Fence Height	Driveway Visual Obstruction	Between Incompatible Uses or Hazardous Areas	Exceptions	Material Standards	Conditional Use Zones
The average elevation of the finished grade of adjoining properties at the fence line; or if excavated or filled, the native elevation	48 inch	2 ft max height in 12 ft setback from driveway along abutting road	8ft zoning buffer between two different zones	—	—	A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH
may be erected or allowed to the maximum height permitted as measured from the higher grade.	—	•view obstructing- 2 ft in 10 ft setback from intersection along both roads. •non-view obstructing- 4ft in 10 ft setback intersection along both roads.	planning commission may approve the erection of a fence to a height greater than six (6) feet within any required rear yard or side yard upon a showing that the increased height is reasonably necessary to protect the property from an adjacent incompatible land use	—	—	All
• may be erected to the maximum height permitted on either side of the property line •a pre-manufactured rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths (0.2) of a foot above grade level for each linear foot of fence panel.	—	•view obstructing- 3 ft in 10 ft setback from intersection along both roads. •non-view obstructing- 4ft in 10 ft setback intersection along both roads.	A solid screening device or wall of masonry, wood, vinyl or similar material shall be constructed along property lines which are located within twenty (20) feet of a residential dwelling or zone. Such wall shall be a minimum of six (6) feet in height, except for areas within twenty (20) feet of a public street property line, where it shall be the maximum height allowed in a single-family residential zone.	—	Non Residential: constructed of, or finished with, materials to match or compliment the main building material of the site.	All

Height from origin	—	driveways shall remain unobstructed from the ground upwards: (1) Fences and walls; (2) Landscaping elements, including trees, shrubs and other plants; and (3) Appurtenances required for utility services.	any fence located on the boundary of a nonresidential lot or zone and a residential lot or zone shall be at least six (6) feet in height and shall not exceed eight (8) feet in height.	—	—	—
All fences and walls shall be located on useable land and in areas less than twenty percent (20%) slope before and after grading and excavation (note: grading and excavation is not allowed in areas with slopes over thirty percent (30%)). Fences may be approved in areas with slopes between twenty and thirty percent (20% to 30%) if approved as a special exception.	—	commercial: 6ft setback, 8ft high residential 6 ft then 2 ft in the sight triangle. Or 6ft setback with 8 ft high	6 ft Fencing between primarily residential areas and commercial areas	1. Fencing within multi-family areas within a CMU zone between buildings or along streets is not permitted. 2.Fencing around the perimeter of a master planned project may be constructed up to 4 ft	Farmington stone, precast molded concrete panels embossed and stained with a stone pattern (both sides of wall), wrought iron or colored masonry. Solid wood or solid vinyl fencing is not permitted. Fencing should be augmented by a substantial landscape buffer.	
•Fence height shall be measured from the finished grade to the highest point of the fence. "Finished grade" means the average finished grade of the property nearest the fence.	—	3ft above the level of the sidewalk, within 20' when intersecting with a collector or arterial street; non-view obstructing fences (75% open) 6 ft, within 20' when intersecting with a collector or arterial street;	Grade Differential. In instances where there is a grade differential along a property line separating two lots as a result of a retaining wall or topographic feature, a fence, wall, or other permitted screening device may be erected to the maximum height permitted on either side of the property line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured rectangular fence panel of up to ten feet in length or less may be installed horizontally to vertical posts such that one end of the panel is at grade level, and the other end is no more than two-tenths of a foot above grade level for each linear foot of fence panel. The area beneath the bottom of the fence and the ground may be filled or remain open, and the panel height may be the maximum permitted on either side of the property line.	gate entrance into the front yard from the street may be taller than the maximum height, and may include features such as an overhead trellis or cover feature, but in no case shall exceed nine feet.		Commercial and Industrial Zones

fence height may be increased along with the grade as to not exceed the shortest of the tow property maximum permitted height	—	3 ft max in 10 ft setback from driveway along abutting road	Minimum 6ft	•Commercial And Office Uses Abutting A Public Right-Of-Way: No fencing shall be allowed for Commercial And/or Office Uses Abutting A Public Right-Of-Way or between similar And adjacent Commercial or Office uses. •No chain-link Fences are permitted. •No wall, fence or screening material shall be erected between A street And A front or street side building line in Industrial Zones	Reinforced no obscuring vinyl picket or split rail, decorative wrought iron, or a decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry fence and/or wall, with an approved cap.	Residential
Allowed to the maximum height permitted on either side of the property line	—	—	—	—	—	All

Conditional Use Max Height	Conditional Use Approval	Permitted Use Zones	Permitted Use Max Height	Permitted Use Approval
10 ft (rear or side yards)	Planning Commission	ALL	8ft (between two different zones)	Zoning Administrator (staff)
the erection of a fence to a height greater than six (6) feet within any required rear yard or side yard upon a showing that the increased height is reasonably necessary to protect the property from an adjacent incompatible land use	Planning Commission	All	A fence enclosing a recreational facility (whether private or public), such as a tennis court, swimming pool, or ball diamond, may be allowed up to fourteen (14) feet in height, as long as it is "open style" and not site obscuring, is located at least five (5) feet away from the property line, and is not within the clear view area or minimum front	Building Inspector (staff)
A fence greater than ten (10) feet in height and/or closer than five (5) feet to a property line may be permitted	City Council & Planning Department Review	All	1. A fence enclosing a recreational facility (whether private or public), such as a tennis court, swimming pool, ball diamond, etc., may be allowed up to ten (10) feet in height, as long as it is "open style" and not site obscuring, is located at least five (5) feet away from the property line, and is not within the minimum front yard setback area. 2. A wall of six (6) feet in height shall be required along the rear lot line of a reverse frontage lot. In conjunction with a subdivision plat or Planned Unit Development a fence along the rear lot line of a reverse frontage lot may have a maximum height of eight (8) feet 3. driveway clear-view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked and that accesses the rear yard	1. Planning Department Review 2. Planning Commission 3. Planning Department Director

		yards that abut the Interstate 15 or Legacy Highway rights-of-way, Ranch or farm fences	8 ft	Zoning Staff
			modify the requirement of the eight foot (8') setback or the four foot (4') front yard height limit where it can be demonstrated that the construction of a fence, wall, hedge or similar device closer to the property line at the street frontage, will not adversely affect the safety of pedestrians nor obstruct the view of or impact the safety of vehicular traffic or adversely affect adjacent properties.	The Zoning Administrator
8 ft to screens utilities or intensive industrial	The Zoning Administrator	all	A building permit and engineering specifications are required for a fence over seven feet in height. Fences for uses such as tennis or sports courts may be a maximum of 15' height	The Zoning Administrator

1. Fence height may be increased if the setback from the street is increased when an appropriate combination of landscaping materials are used, and incorporated as part of the fence or wall design. 2. The requirements of this subsection may be waived and/or modified where the City Engineer determines strict compliance with this subsection would result in a practical difficulty upon the owner of such property. Such circumstances may include topographical conditions, location of public utilities, or other unique situations. The City Engineer must find that such practical difficulties cannot be overcome by any feasible alternative other than the exception and relief can be granted in a manner that will not alter the essential character of the area.	1. Planning Commission 2. City Engineer	All	8 ft	City Council
4 ft- 6 ft front yard yards +6 ft side and back yards	4-6 ft Planning Director and City Engineer NO PERMIT NEEDED. +6 ft. Planning Commission BUILDING PERMIT NEEDED	Historic Preservation Zone	4-6 ft	Planning Director with a building permit

**PLANNING
COMMISSION**

Staff Report
11/13/2024

Item No. 5.

Title: Presentation and Discussion - General Plan Comprehensive Update Process Report

Initiated By:

Staff Representative: Mike Eggett, Community Development Director, Sydney DeWees, Assistant Planner

SUBJECT:

Chris Hupp will be presenting an update to the Planning Commission regarding the current status of the Comprehensive General Plan Update and will request feedback and participation by the Planning Commission regarding the current findings and prepared materials for the General Plan Update.

RECOMMENDATION:

No recommendation is necessary as this is a presentation and discussion item.

BACKGROUND:

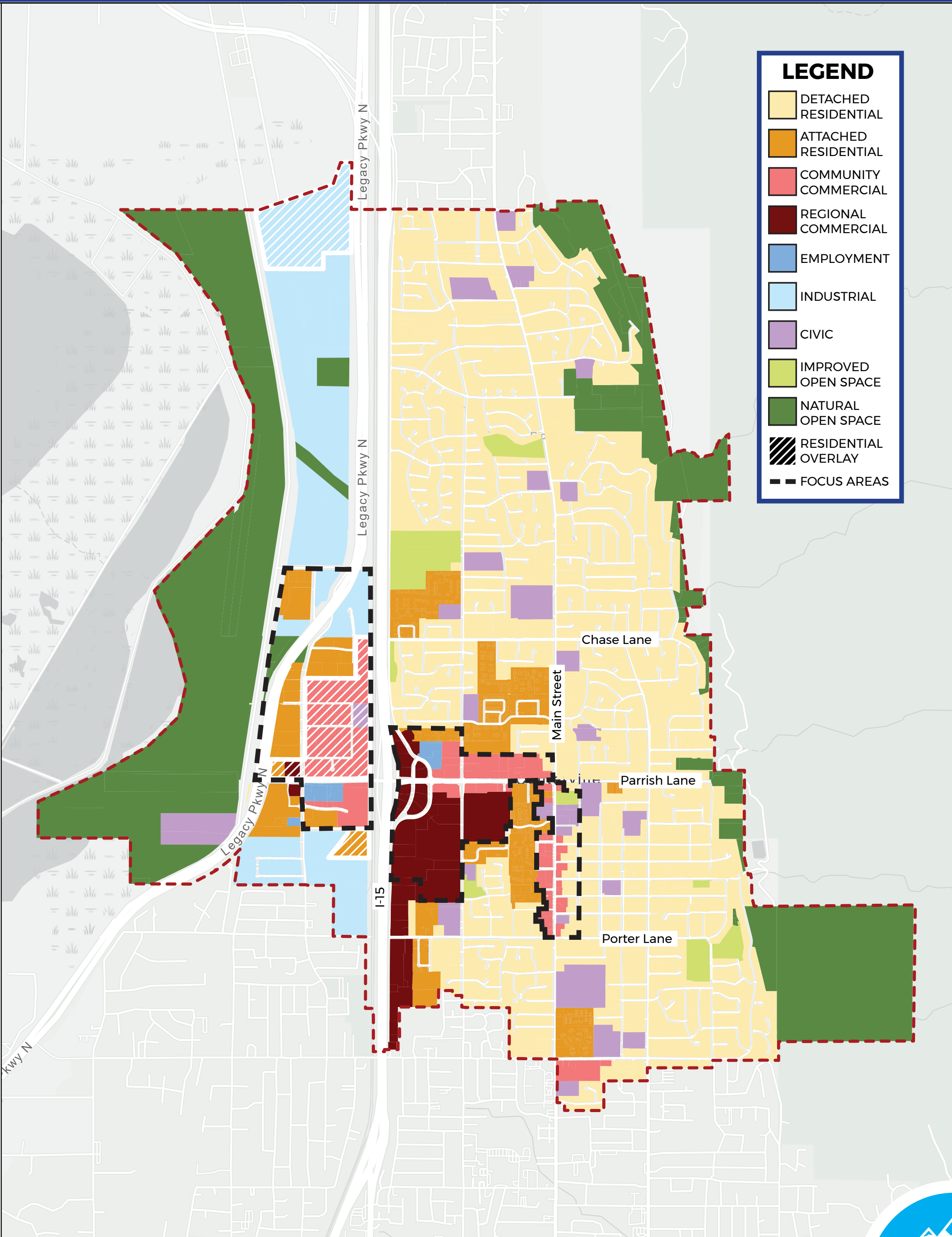
Back in June of this year, Chris Hupp and the Psomas Team were selected to work on a Comprehensive General Plan Update for Centerville City. Since that time, the Psomas Team has participated in community gatherings and provided a webpage wherein members of the community were/are able to provide feedback regarding what the future of Centerville City might look like. As a result of these efforts, the Psomas Team has prepared updated maps and draft materials for further discussion with the Planning Commission, the City Council, and the Centerville Community to better refine the drafts to correctly reflect the interests and long-range expectations for the future of Centerville. Chris Hupp will provide a presentation to the Planning Commission regarding these draft maps and materials, and will then expect to participate in a discussion with the Planning Commission in order to elicit feedback and further direction from the commissioners during the meeting.

ATTACHMENTS:

1. 2024-11-4 Centerville Maps [drafts]

CENTERVILLE CITY

FUTURE LAND USE MAP



LEGEND

DETACHED RESIDENTIAL

ATTACHED RESIDENTIAL

COMMUNITY COMMERCIAL

REGIONAL COMMERCIAL

EMPLOYMENT

INDUSTRIAL

CIVIC

IMPROVED OPEN SPACE

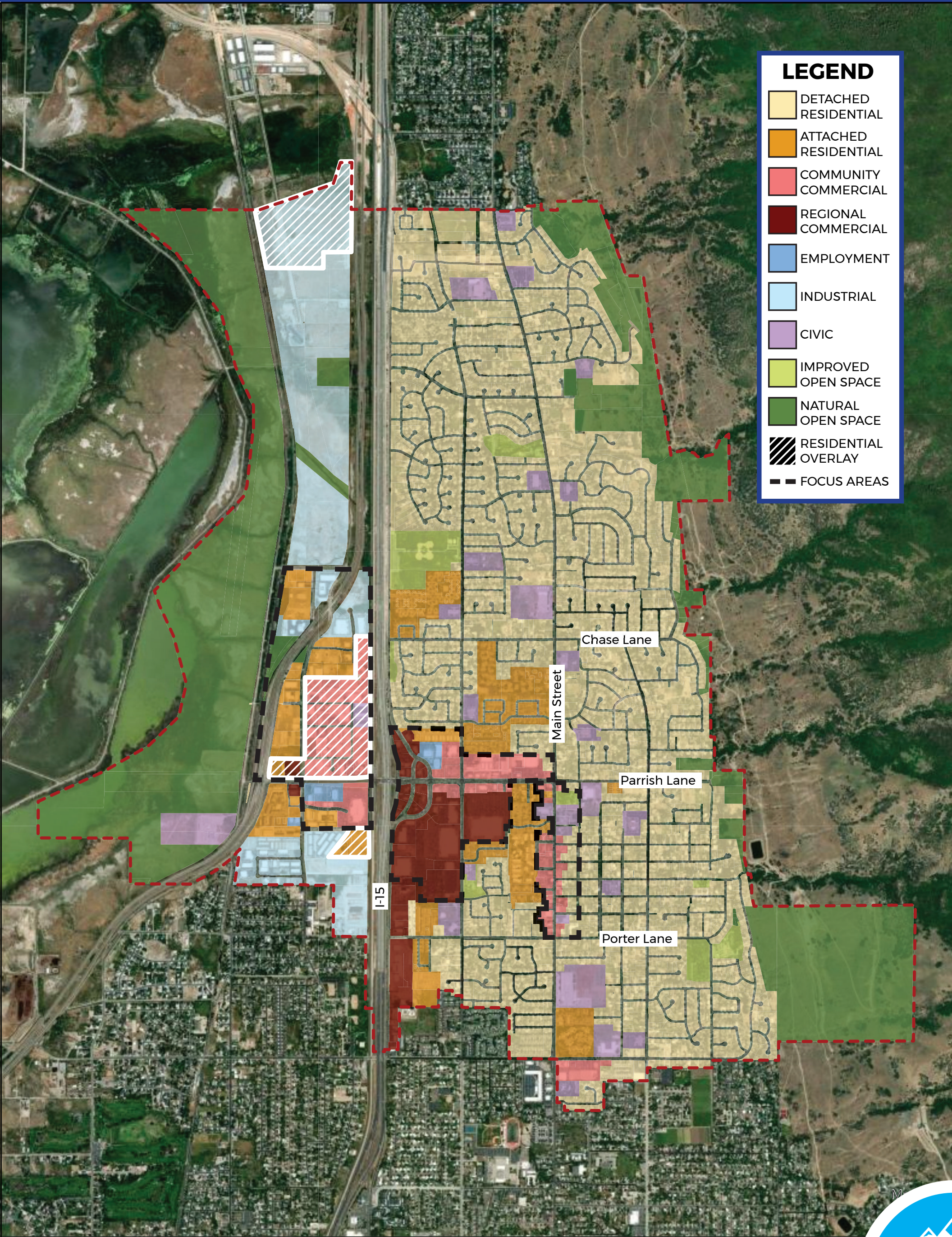
NATURAL OPEN SPACE

RESIDENTIAL OVERLAY

FOCUS AREAS

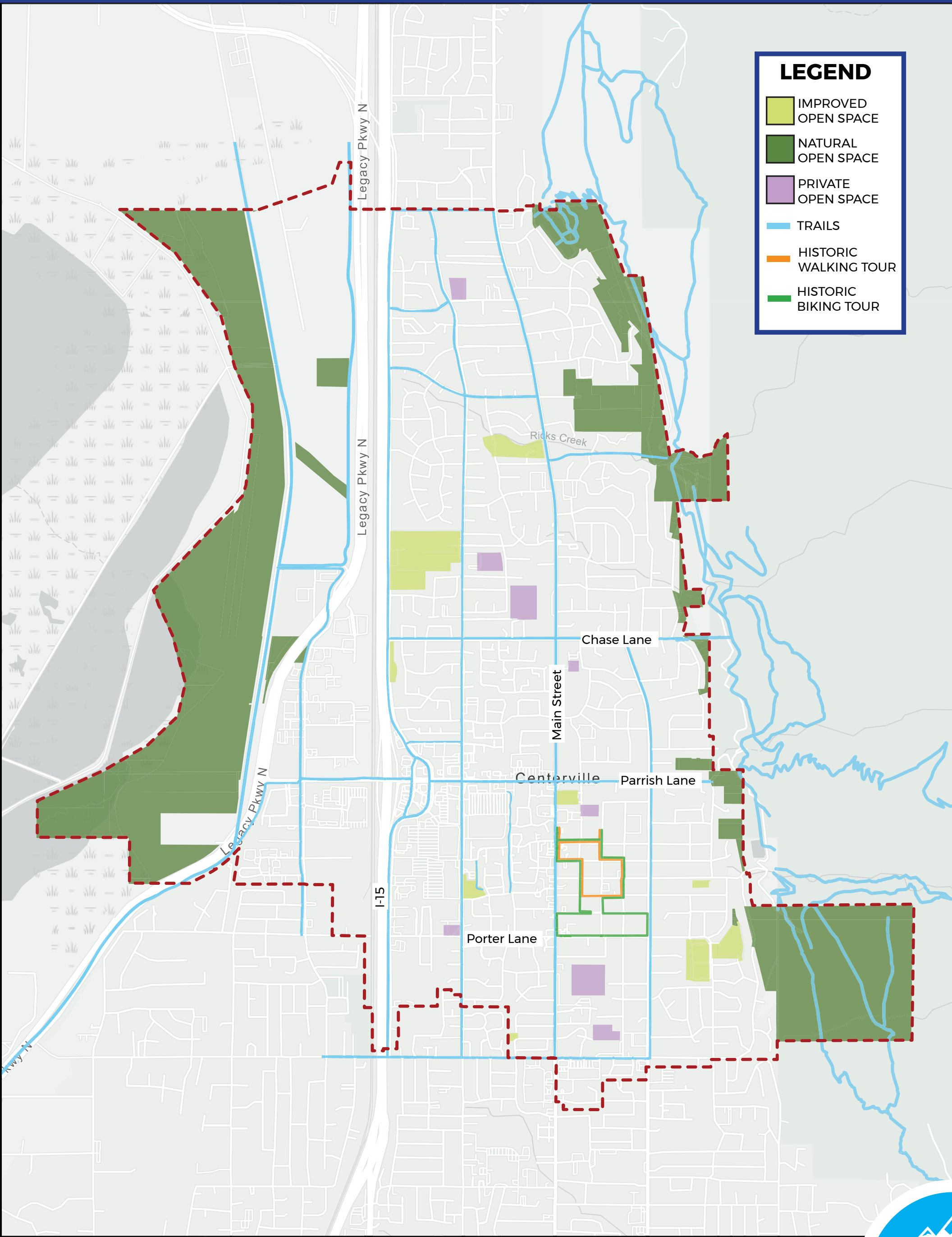
CENTERVILLE CITY

FUTURE LAND USE MAP



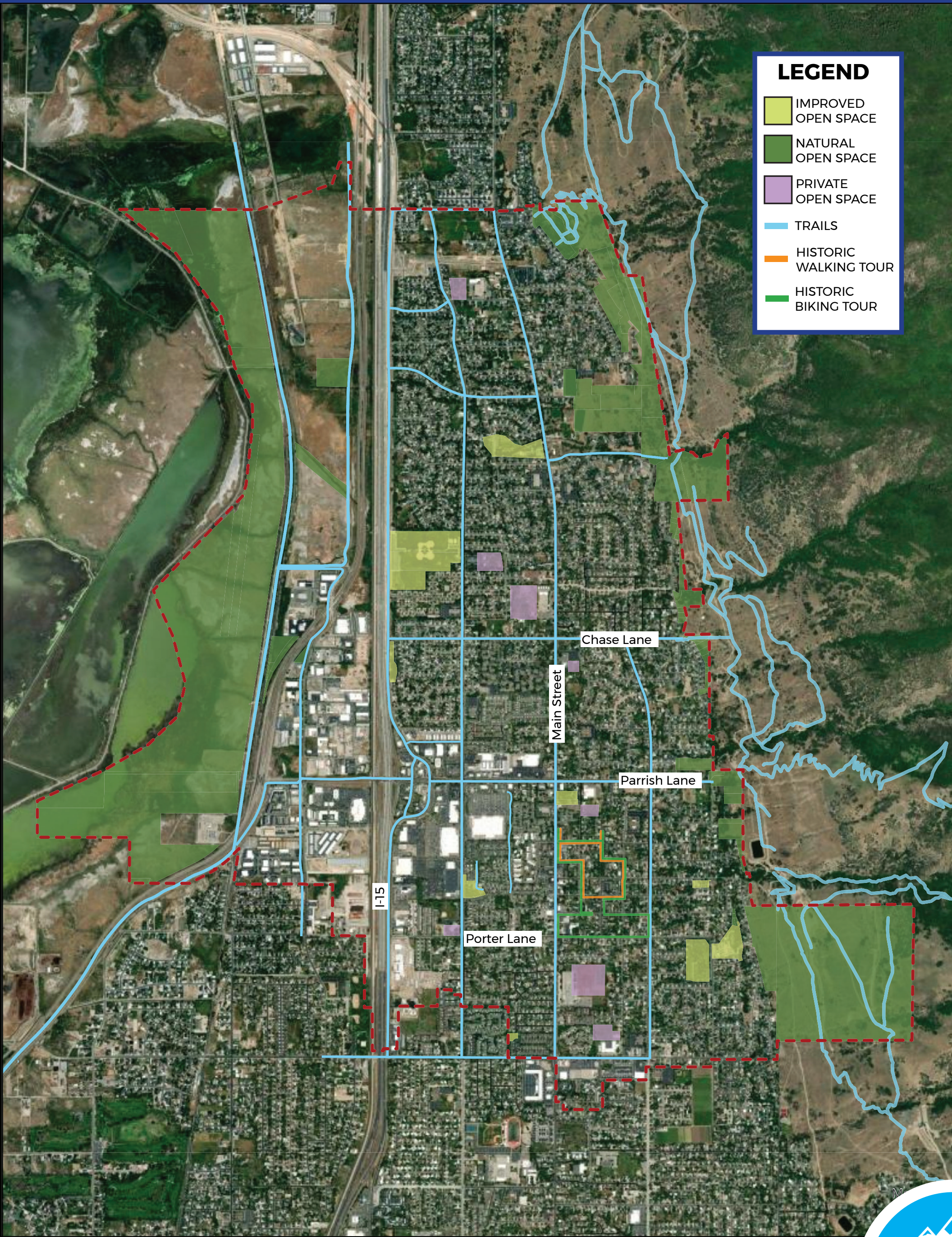
CENTERVILLE CITY

OPEN SPACE & TRAILS MAP



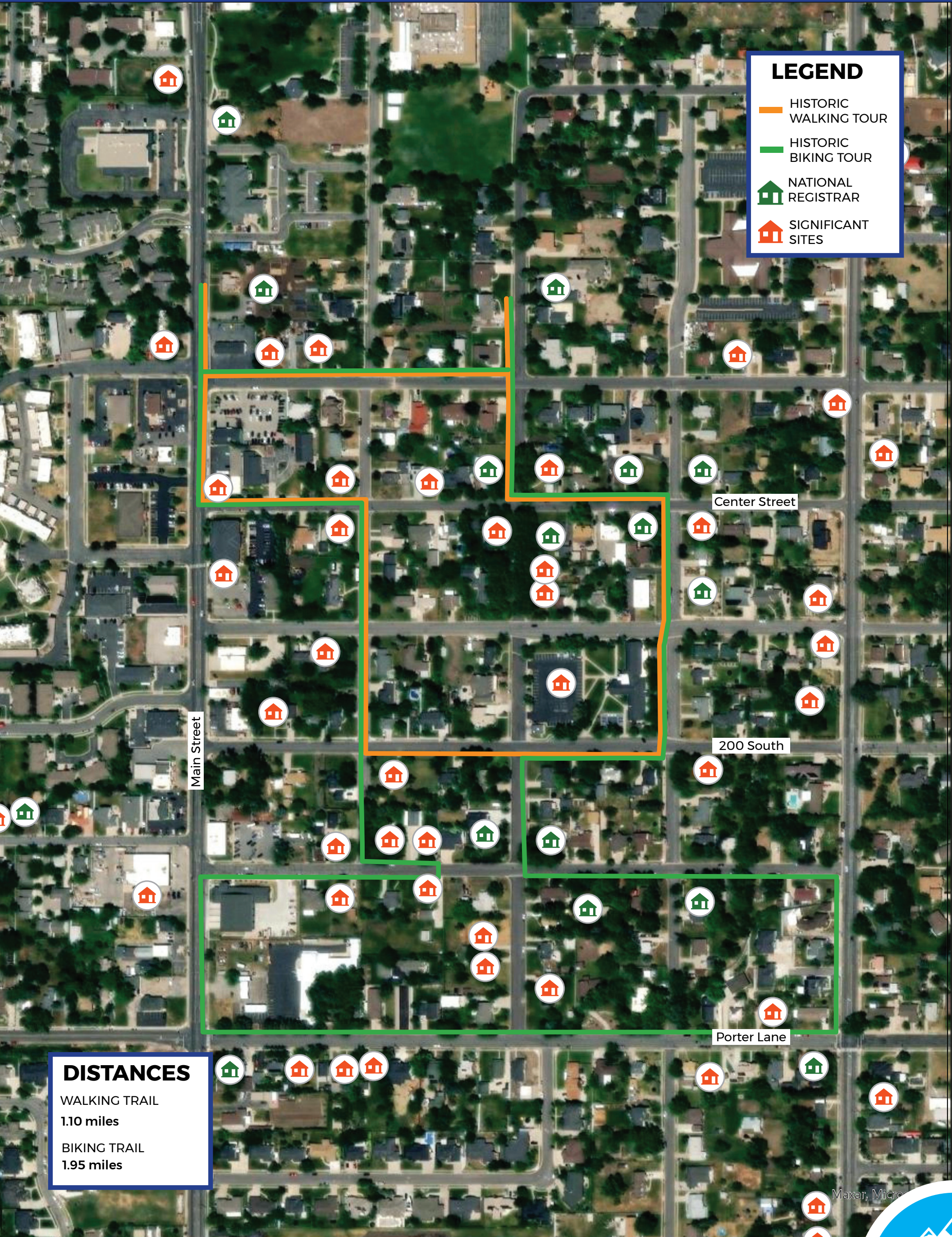
CENTERVILLE CITY

OPEN SPACE & TRAILS MAP



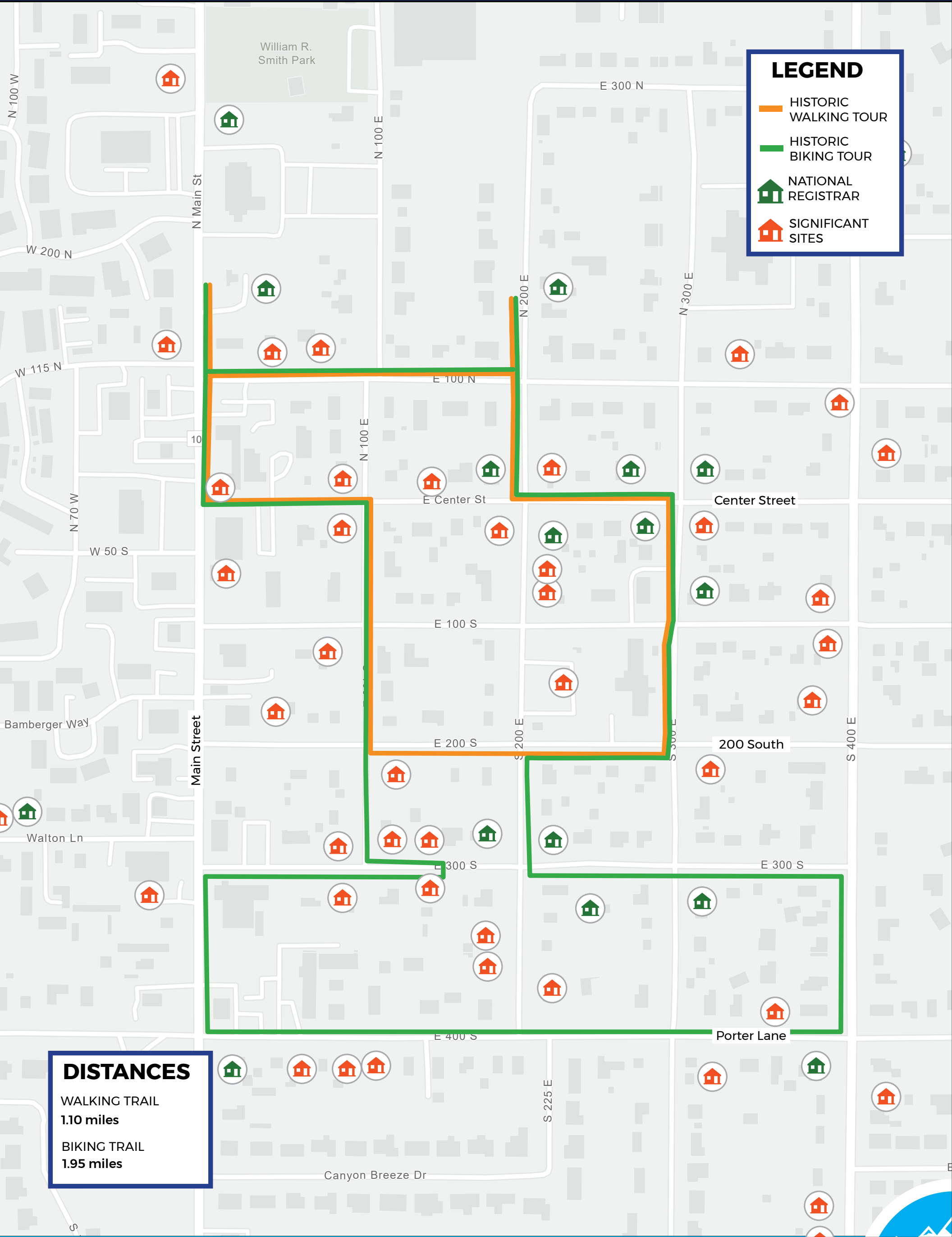
CENTERVILLE CITY

HISTORIC BIKING & WALKING TOURS



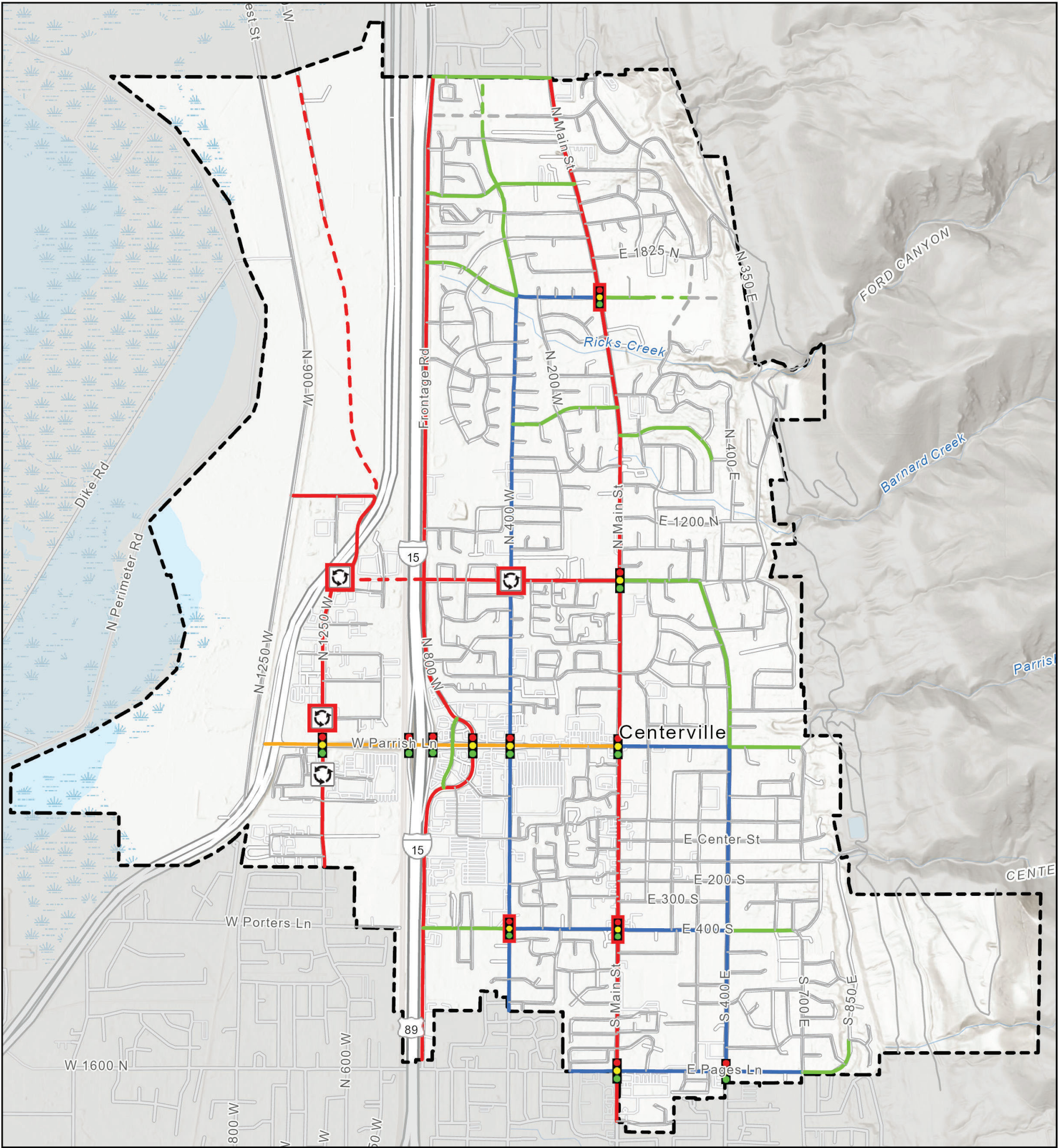
CENTERVILLE CITY

HISTORIC BIKING & WALKING TOUR



CENTERVILLE CITY

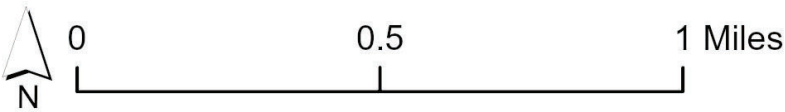
FUTURE TRANSPORTATION MAP



Future Functional Classification and Intersection Control

Legend

- Centerville City Boundary
- Future Intersection Control
 - Existing Roundabout
 - Existing Signal
 - Future Roundabout
 - Future Signal
- Future Functional Class
 - Major Arterial
 - Minor Arterial
 - Future Minor Arterial
 - Major Collector
 - Future Major Collector
 - Minor Collector
 - Future Minor Collector
 - Local
 - Future Local



CENTERVILLE CITY MAIN STREET
CROSS SECTIONS OPTION 1 & 2



10'	2.5' 5'		11'	11'	11'		2.5' 5'	4'
SHARED USE PATH	PARK STRIP	C+G	TRAVEL LANE	CENTER TURN LANE	TRAVEL LANE	C+G	PARK STRIP	SIDE WALK

PROPOSED MAIN STREET CONCEPT – SHARED USE PATH
(62' ROW, 33' ASPHALT)



2.5' 6'		5'	11'	11'	11'	5'		2.5' 4'	4'
SIDE WALK	C+G	BIKE LANE	TRAVEL LANE	CENTER TURN LANE	TRAVEL LANE	BIKE LANE	C+G	PARK STRIP	SIDE WALK

PROPOSED MAIN STREET CONCEPT – BIKE LANE
(62' ROW, 43' ASPHALT)

CENTERVILLE CITY MAIN STREET
CROSS SECTIONS OPTION 3 & 4



6'	2.5' 6'		11'	11'	11'		2.5' 6'	6'
SIDE WALK	PARK STRIP	C+G	TRAVEL LANE	PEDESTRIAN REFUGE ISLAND	TRAVEL LANE	C+G	PARK STRIP	SIDE WALK
PROPOSED MAIN STREET CONCEPT – PEDESTRIAN SAFETY ISLAND								

(62' ROW, 33' ASPHALT)



6'	2.5' 6'		11'	11'	11'		2.5' 6'	6'
SIDE WALK	PARK STRIP	C+G	TRAVEL LANE	CENTER TURN LANE	TRAVEL LANE	C+G	PARK STRIP	SIDE WALK
PROPOSED MAIN STREET CONCEPT – SIDEWALK AND PARK STRIP								

(62' ROW, 33' ASPHALT)

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
11/13/2024

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

**PLANNING
COMMISSION**

Staff Report
11/13/2024

Item No. 1.

Title: Minutes Review and Approval Consideration - October 23, 2024

Initiated By:

Staff Representative:

SUBJECT:

Planning Commission meeting minutes review and approval consideration.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 10-23-24 PC DRAFT

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, October 23, 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

LaRae Patterson, Vice Chair
Shawn Hoth
Matt Larsen
Mason Kjar, Chair

MEMBERS ABSENT

Tyler Moss
Layne Jenkins
Amanda Jorgensen

STAFF PRESENT

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

VISITORS

Interested citizens

LEGISLATIVE THOUGHT/PRAYER Commissioner Patterson

PLEDGE OF ALLEGIANCE

**PUBLIC HEARING – ZONING CODE TEXT AMENDMENTS – BODY ART
STUDIO/TATTOO ESTABLISHMENT – CZC 12.12.040 (DEFINITIONS) AND 12.36.040
(TABLE OF USES FOR COMMERCIAL USES) – LEGISLATIVE DECISION**

Community Development Director Mike Eggett presented proposed amendments to zoning codes concerning the categorization of body art studios and tattoo establishments. The petitioner, Nicole Hutchins, requested amendments to include body art, such as cosmetic permanent makeup and tattooing for medical reconstruction purposes. The proposal suggested redefining existing terms and altering codes to permit body art studios in commercial zones.

Staff outlined key concerns, including ambiguity in definitions and administrative challenges, noting that existing ordinances differentiate between permanent cosmetics and tattoos, complicating the proposed new definitions. It was also mentioned that zoning ordinances currently prohibit tattoo establishments in any zone, mandating clarity in regulatory terms if changes were to proceed.

The Planning Commission discussed these points, emphasizing current code limitations and the regulatory landscape including legal precedents on tattooing as free speech.

The applicant, Nicole Hutchins, advocated for the legalization of tattooing in Centerville, emphasizing its importance as a form of self-expression and cultural significance. She highlighted the economic benefits of an open tattoo culture, including job creation and community inclusivity, and mentioned the therapeutic role of tattoos in healing journeys, particularly through medical tattooing. Mrs. Hutchins urged local officials to amend regulations to reflect evolving values,

fostering acceptance and supporting local entrepreneurs while enhancing the city's cultural landscape.

Chair Kjar opened a public hearing for this item.

Carrie Montoya, Centerville resident, shared that the Utah Health Department differentiates between tiny, fine-line tattoos and traditional body art, with the latter requiring a three-month apprenticeship for licensing. She also mentioned the increase in body art permits in Salt Lake County and the LDS church's relaxed stance on tattoos since 2022.

Karen and Dale George, Centerville residents, have been the owners of NuTrends in Centerville for 40 years. They seek to expand their services to include permanent makeup and tattooing. They emphasize their commitment to beautifying the community and note that they have already received a permit from the Davis County Health Department for these new services. The owners hope for support from the commission to move forward with the changes.

Adrienne Lawrence, Centerville resident, asked some clarifying questions, including if the wording of the application is the major issue, if the demographic an issue, and if professionals can have tattoos, why can't the city have a facility to provide tattoos. She emphasized the need for community support for entrepreneurs and the importance of economic growth.

Cody Hutchins, Centerville resident, reflected on the city's significant growth since his childhood and expresses support for the inclusion of tattooing as a form of self-expression. He noted that tattoos are no longer just associated with outlaws and highlighted that people of all ages, including seniors, are embracing them. He advocated for changing local laws to accommodate this evolving perception of tattooing in the community.

Brooke Cake, Centerville resident, shared how her tattoo represented her reasons to stay alive during her struggles with depression. She highlighted how the tattoo has opened conversations about mental health and suicide awareness, helping to reduce stigma. Brooke expressed gratitude for the tattoo's positive impact on her life and the importance of recognizing the benefits of such expressions.

Al Harrison, Centerville resident, shared his views on tattooing, emphasizing its personal significance as a way to tell stories about family and faith. He recounted the emotional pain of being shunned by family and friends for his tattoos and urged the audience to consider the impact of their judgments on young people. He stressed that modern tattoos represent personal expression and identity, rather than negative stereotypes from the past.

Chair Kjar closed the public hearing.

The Planning Commission answered questions from the public comment, and further discussed the points raised by the applicant and staff. The Commission debated whether to forward the proposal to City Council with approval, denial, or request further refinement of definitions to better align with city zoning policies.

Commissioner Kjar **moved** to deny the application on the basis that the current language as proposed by the applicant does not have a tailored enough approach for the City to be able to understand the ramifications of the language. He stated that it is such a broad solution that the proposed language does not meet either the general plan or the administrative needs as expressed in the staff report. Commissioner Hoth seconded the motion which passed by a unanimous vote (4-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1
2 Mr. Eggett announced upcoming public hearing items and their potential impacts on future
3 meetings. Topics included area rezonings, conditional uses, and updates to the general plan. He
4 also mentioned ongoing work on walls and fences frameworks influenced by public input and
5 Planning Commission decisions.

6
7 **MINUTES REVIEW AND APPROVAL**

8
9 Minutes of the October 9, 2024 Planning Commission Meeting were reviewed.
10 Commissioner Larsen **moved** to approve the minutes as written. Chair Kjar seconded the motion,
11 which passed by unanimous vote (4-0).

12
13 **ADJOURNMENT**

14
15 At 8:53 p.m., Commissioner Patterson **moved** to adjourn the meeting. Chair Kjar
16 seconded the motion which passed by unanimous vote (4-0).

17
18
19
20
21 _____
Jennifer Robison, City Recorder

Date Approved