



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON MARCH 12, 2025 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 - Commercial Subdivision Concept Plan - Legacy Commons Subdivision - 1280 West Parrish Lane - Commercial Subdivision - Wright Development Group - Administrative Decision
Consider Commercial Subdivision Concept Plan for Legacy Commons Subdivision located at approximately 1280 West Parrish Lane consisting of a proposed 2 lot commercial subdivision.
2. Subdivision Final Plat 4th Amendment - Summerhill Lane Subdivision - 2125 North Main Street - Residential Subdivision - Symphony Homes - Administrative Decision
Consider 4th Amendment to Final Subdivision Plat for Summerhill Lane Subdivision located at approximately 2125 North Main Street amending lot boundaries for Lots 121-128.
3. Public Hearing - Zoning Map Amendments and PDO Zoning Plan Amendments - Summerhill Lane PDO - 212 West Summerhill Lane (2125 North) - Residential-Low with Planned Development Overlay (R-L-PDO) to Agricultural-Low (A-L) zoning - Symphony Homes - Legislative Decision
Consider amending the Centerville Zoning Map to rezone approximately 0.31 acres of property located at 212 West Summerhill Lane (2125 North) from Residential-Low with Planned Development Overlay (R-L-PDO) to Agricultural-Low (A-L) for the parcel identified as "Parcel A" on the attached amended plat. This rezone request affects Lots 121-128 of the Summerhill Lane PDO Subdivision.
4. Zoning Code Amendments - Body Art Facilities - CZC 12.12.040, 12.36.040, new 12.55.260, 12.62.040, and 12.62.060 - Legislative Decision
Discussion regarding a future consideration of amendments to various provisions of the Centerville Zoning Code establishing a new definition for body art facilities and establishing such use in various commercial and industrial zones of the City - Ordinance No. 2025-04

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
2. Zoning Code Amendments - Planned Unit Development - CMC 15.06 Requirement for PUD and Non-Residential Subdivisions
Brief discussion and reporting on the need to discuss and consider an amendment to CMC 15.06 for Planned Unit Development proposals

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 - February 26, 2025
Consideration of Planning Commission meeting minutes for February 26, 2025

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
3/12/2025

Item No. 1.

Title: Public Hearing - Commercial Subdivision Concept Plan - Legacy Commons Subdivision - 1280 West Parrish Lane - Commercial Subdivision - Wright Development Group - Administrative Decision

Initiated By: Wright Development Group, applicant

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consider Commercial Subdivision Concept Plan for Legacy Commons Subdivision located at approximately 1280 West Parrish Lane consisting of a proposed 2 lot commercial subdivision.

RECOMMENDATION:

Recommendation to approve Legacy Commons Conceptual Subdivision Plat and Plan

BACKGROUND:

The applicant is requesting approval of a conceptual subdivision plat on 8.55 acres they own on the northwest corner of Parrish Lane and 1250 West. The affected parcels are #06-006-0118 and #06-006-0082 (see inset image for more). The property is currently zoned Commercial Very-High and the future anticipated uses for this property subdivision are conditional and permitted in use for a future development site on proposed Lot 2.

The applicant has provided an application for this request and the supporting documentation as tied to the application (see attached documents from applicant). Further, the Community Development Department has been in recent discussions with the applicant, and the applicant group is interested in moving forward with the subdivision process sooner than later. There is further a site plan submittal request that has been provided to the City, for Lot 2 of this subdivision, that is anticipated to be brought to the Planning Commission for potential consideration during a future meeting.

There is a public hearing requirement for this subdivision request, as outlined in *CMC 15.01.130*. To that point, public hearing notice has been provided in accordance with this section and the property had a sign placed on this property for this public hearing notice. No comments were provided prior to the completion of this report.

ATTACHMENTS:

1. 3-12-2025 PC Staff Report - Legacy Commons (WDG) Concept Subdiv
2. 3-4-2024 - Concept Submittal Complete Status Letter - Legacy Commons Concept Subdiv
3. 2 - DRC Checklist - Compliance Review w Comments - Conceptual Subdivision
4. Legacy Commons Concept Subdiv App - 20250207
5. Supplemental Application Information Page
6. Legacy Commons Plat-02242025
7. ALTA SURVEY - Updated 20250226

8. Vicinity Plan
9. Legacy Commons Concept Subdiv - Public Hearing Notice PC 20250312
10. Onsite Public Notice Legacy Commons Concept Subdiv 20250312

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

**STAFF REPORT – PLANNING COMMISSION MEETING
AGENDA ITEM – CONCEPTUAL SUBDIVISION PLAT/PLAN REQUEST**

PROPERTY OWNER:	WDG PARRISH LANE LLC
APPLICANT:	WRIGHT DEVELOPMNT GROUP LOGAN JOHNSON logan@wrightdevelopment.com
PROPERTY LOCATION:	NW Corner Parrish Lane and 1250 West (Parcels #06-006-0118 and #06-006-0082)
PARCEL SIZE:	8.55 acres
ZONING DISTRICT:	Commercial Very-High (C-VH)
APPLICATION:	CONCEPTUAL SUBDIVISION PLAT/PLAN
RECOMMENDATION:	APPROVE LEGACY COMMONS CONCEPTUAL SUBDIVISION PLAT and PLAN

BACKGROUND

The applicant is requesting approval of a conceptual subdivision plat on 8.55 acres they own on the northwest corner of Parrish Lane and 1250 West. The affected parcels are #06-006-0118 and #06-006-0082 (see inset image for more). The property is currently zoned Commercial Very-High and the future anticipated uses for this property subdivision are conditional and permitted in use for a future development site on proposed Lot 2.

The applicant has provided an application for this request and the supporting documentation as tied to the application (see attached documents from applicant). Further, the Community Development Department has been in recent discussions with the applicant, and the applicant group is interested in moving



forward with the subdivision process sooner than later. There is further a site plan submittal request that has been provided to the City, for Lot 2 of this subdivision, that is anticipated to be brought to the Planning Commission for potential consideration during a future meeting.

There is a public hearing requirement for this subdivision request, as outlined in *CMC 15.01.130*. To that point, public hearing notice has been provided in accordance with this section and the property had a sign placed on this property for this public hearing notice. No comments were provided prior to the completion of this report.

CONCEPTUAL SUBDIVISION PLAT REVIEW – *CMC 15.02.050*

Municipal Code Guidance

Centerville Municipal Code Section 15.02.050 states:

15.02.050 Concept Plan Review And Approval By The Planning Commission

1. The Planning Commission shall schedule and hold a public hearing on the proposed commercial subdivision concept plan. Public notice of the public hearing and the public meeting shall be provided in accordance with the provisions of *CMC 15.01.130*. At the time and place specified, the Planning Commission shall hold a public hearing and review the submitted concept plan for compliance with the General Plan, Zoning Code, Subdivision Ordinance, and other applicable ordinances and regulations. The Planning Commission may approve or reject the proposed commercial subdivision concept plan and may make findings and recommendations regarding the submitted concept plan, specifying any inadequacy in the information submitted, noncompliance with City ordinances or regulations, or noncompliance with applicable engineering standards and requirements.
2. The Planning Commission may require additional information, data or studies to be provided to the Planning Commission by the applicant for the overall development before approval, rejection or referral is made by the Planning Commission regarding the proposed concept plan.
3. Approval of a proposed commercial subdivision concept plan by the Planning Commission shall not constitute an approval or disapproval of the proposed subdivision, but is intended to give the applicant general guidance as to the requirements and constraints for the applicant's proposed subdivision within the City.

As it relates to the requirements noted above, the applicant has submitted a complete and compliant concept plan submittal, as required by *CMC 15.02.020 Concept Plan Submittal Requirements*. During the most recent City Design Review Committee meeting, members discussed multiple elements of this project and provided some early feedback towards the

Preliminary Subdivision process for this project. Those Preliminary Subdivision comments and the Conceptual Subdivision review comments have been provided following this summary.

To that point, staff believes that the applicant group's submittal is compliant with the City General Plan, Zoning Code, Subdivision Ordinance, and other applicable ordinances and regulations at this time, solely as it relates to the requirements for the submittal and review of the Conceptual Subdivision submittal (as required by CMC 15.02.020). The next potential steps in the progression for the subdivision would be a Preliminary Subdivision application and plat submittal. Thereafter there would be a third step which is the Final Subdivision application and plat (which would be anticipated to be reviewed for consideration at a later date by the City Council).

This all being said, per CMC 15.02.050(b), the Planning Commission may also "require additional information, data, or studies to be provided to the Planning Commission by the applicant for the overall development before approval, rejection, or referral is made by the Planning Commission regarding the proposed concept plan." So, the Planning Commission is afforded some discretion for more detailed information, data, and/or studies for this project, given there is an explanation as the reasoning for that request. Staff doesn't believe this is necessary at this stage in the process, nevertheless the Planning Commission does have that option available to utilize.

As connected to section CMC 15.02.050(c), any potential approval or denial of the proposed commercial subdivision concept plan and plat is not full approval or disapproval of the proposed subdivision project. The applicant seems to understand this and has been informed that this is the first step in the subdivision consideration process as guided by the CMC Title 15 Subdivision requirements of the City.

The Planning Commission body is the administrative processing decisionmaker for this application and this conceptual plan and plat, as such, is before the Planning Commission for consideration regarding their request.

POSSIBLE MOTIONS

Based on the information provided by the applicant and following the discussion among the Planning Commission, the Commission may make a motion to approve the proposed commercial subdivision concept plan request for the Legacy Commons Conceptual Subdivision Plat, approve the conceptual subdivision plan with any additional conditions or amendments (in addition to those proposed herein), table the matter to a later date, or deny the proposed commercial subdivision concept plan and plat. 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 APPROVE the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat located at the northwest corner of Parrish Lane and 1250 West, affecting parcel numbers 06-006-0118 and 06-006-0082, with the following conditions:

- 1. That the applicant group continue working with the Design Review Committee and City Staff on code conditions and requirements as the applicant moves into the Preliminary Subdivision application process.*
- 2. That the applicant group understands that this approved Legacy Commons Conceptual Subdivision Plat will be subject to terms of Concept Plan Expiration as found in CMC 15.02.060.*
- 3. Any additional conditions as directed by the Planning Commission.*

SUGGESTED REASONS FOR ACTION (FINDINGS):

- a. The applicant has evidenced completeness and compliance with requirements established in CMC 15.02.020 and 15.02.050;*
- b. The applicant has evidenced good cause reasoning to approve the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat and Plan;*
- c. There are no known or identified conflicts or concerns with approving the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat and Plan;*
- d. Therefore, the Planning Commission finds that approval of the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat and Plan should be supported by the Planning Commission.*

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

I hereby make a motion for the Planning Commission to APPROVE the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat located at the northwest corner of Parrish Lane and 1250 West, affecting parcel numbers 06-006-0118 and 06-006-0082, with the language amendment to the request (as provided by the Planning Commission) as follows, and with the following conditions:

- 1. That the applicant group continue working with the Design Review Committee and City Staff on code conditions and requirements as the applicant moves into the Preliminary Subdivision application process.*

2. *That the applicant group understands that this approved Legacy Commons Conceptual Subdivision Plat will be subject to terms of Concept Plan Expiration as found in CMC 15.02.060.*
3. *Any additional conditions as directed by the Planning Commission.*

SUGGESTED REASONS FOR ACTION (FINDINGS):

- a. *The applicant has evidenced completeness and compliance with requirements established in CMC 15.02.020 and 15.02.050;*
- b. *The applicant has evidenced good cause reasoning to approve the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat and Plan;*
- c. *There are no known or identified conflicts or concerns with approving the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat and Plan;*
- d. *Therefore, the Planning Commission finds that approval of the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat and Plan should be supported by the Planning Commission.*

#3 – TABLE

I hereby make a motion for the Planning Commission to TABLE the proposed commercial subdivision concept plan consideration for the Legacy Commons Conceptual Subdivision Plat located at the northwest corner of Parrish Lane and 1250 West, affecting parcel numbers 06-006-0118 and 06-006-0082, until such a time as _____.

#4 – DENY

I hereby make a motion for the Planning Commission to APPROVE the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat located at the northwest corner of Parrish Lane and 1250 West, affecting parcel numbers 06-006-0118 and 06-006-0082, based on the following findings:

1. *Provide findings here to support decision-making*
2. *Therefore, the Planning Commission finds that the applicant's request for a proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat at this location does not comply with the approval standards, as more specifically required in CMC 15.02.050 and other applicable city ordinances.*



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West • Centerville, Utah 84014 • (801) 292-8232 • Fax: (801) 292-825

March 4, 2025

Wright Development Group
Attn: Logan Johnson
1178 W. Legacy Crossing Blvd, Ste 100
Centerville, UT 84014
logan@wrightdevelopment.com

Re: Completeness for Conceptual Subdivision Application – Legacy Commons Subdivision

Dear Mr. Johnson,

We received your application and submittal for a Conceptual Subdivision proposal on February 10, 2025. The Community Development Department has completed a conceptual submittal review to determine if your application is complete, meaning you have submitted everything listed on the Conceptual Subdivision Checklist (as established by *City Municipal Code 15.02.020*), in order to now move toward the next steps in your subdivision application process. This review did not determine full compliance with City ordinances and standards and specifications. It was solely a determination of application completeness. Compliance will be reviewed and discussed with the Planning Commission at their meeting on March 12, 2025. Further, compliance review will be conducted throughout the subdivision application processing (moving on through Preliminary and Final Subdivision review steps as outlined in *City Municipal Code Title 15*).

We have determined that your conceptual application submittal is **COMPLETE**. If you have any questions regarding this review, please refer to the attached Completeness Review Report dated 3-4-2025. On the review report you will notice additional comments. All comments noted are pertinent to the next review processes (preliminary and final submittals).

As to next steps for preliminary application, *CMC 15.03.020* will require that you submit to the City three large sets (24" x 36" sized) of the plat and plan drawings, digital drawings of the plat and full plan set, and digital copies of all of the most current associated reports and supporting documentation necessary to check for compliance with City codes and standards for this proposed development project.

Updated submittal of these documents, application completion, and fees paid for the application to the City will then trigger the start of the preliminary application review process.

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

Respectfully,

A handwritten signature in black ink, reading "Michael Eggett". The signature is written in a cursive style with a horizontal line extending from the end.

Michael Eggett
Community Development Director

CENTERVILLE CITY CONCEPT SUBDIVISION COMPLETENESS/COMPLIANCE CHECKLIST – LEGACY COMMONS

Project Name: Legacy Commons Subdivision

Date: 03/04/2025

TRACKING HISTORY:

- Application Submitted: 01/30/25
- Completeness Checklist DRC Meeting (1): 02/24/25
- Compliance Check DRC Meeting (MAE): 02/28/2025
- DRC Review Comments added from 3-3-2025 DRC meeting

Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED		Completeness/ Compliance Review Comments from City Staff:
Conceptual Submittal Appears to be compliant from a Community Development Perspective		
✓	City application is completely filled out.	Submitted: 01/30/2025
✓	All required fees and deposits paid in full.	\$900.00 paid 2/10/2025
✓	Title report dated and current within 30 days of submittal showing title work and encumbrances for all property located within the subdivision	Title Insurance and Title Report dated February 20, 2025 has been submitted
✓	An American Land and Title Association Survey (“ALTA Survey”) containing information from Table A as required by the City Engineer	Date original: 09-11-2024 Updated date: 02-26-2025
✓	Parcel numbers for all parcels of property located within the subdivision.	06-006-0118 & 06-006-0082
✓	Legal description for all property located within the subdivision.	See Supplemental Application Information
✓	The total acreage of the entire property proposed for subdivision.	8.172 acres+/-
✓	Proposed changes to existing zoning district boundaries or zoning classifications or conditional use permits, if any.	Current Zone: C-VH It is within the Legacy Crossing CDA.
✓	Identification of CDA, PDO, PUD, or special zoning that properties are a part of.	<u>Potential future for a proposed PDO application to the site</u>
✓	The proposed name of the subdivision.	LEGACY COMMONS SUBDIVISION
	A vicinity plan showing:	Provided
✓	north arrow	Shown
✓	significant natural and manmade features on the site and within 500 feet of any portion of it	Shown
✓	the names of adjacent property owners	Shown
✓	topographic contours at no greater interval than five feet;	The contour dimensions and interval elevations

✓		are shown on the Alta Survey; there is also a vicinity plan provided showing the contour lines without the elevations
	the property boundaries of the proposed subdivision and adjacent properties	Shown
✓	A proposed lot and street layout.	None proposed during the subdivision; improvements to the 1250 West right-of-way for the roundabout are shown
✓	A depiction of the type of culinary and irrigation water system(s) proposed and documentation of water rights and secondary water shares.	-No secondary irrigation planned for subdivision; anticipated water impacts on site plan process -Culinary water is available in 1250 West and shown on ALTA survey; no new water connections, these are anticipated for the site plan process -No proposed water shares for subdivision
✓	A depiction of the size and location of sanitary sewer and storm water drain lines and subsurface drainage	See ALTA survey
✓	A description of those portions of the property which are included in the most recent flood insurance rate maps prepared by FEMA	This property is not located in a FEMA floodplain, other than Zone X like other nondelineated areas in the City

Additional Staff Comments:

Please address the following items on the Preliminary Subdivision submittal (as applicable to the Subdivision):

- Review the City Details and Drawings [1701822707_Centerville City - Standard Details \(2023\)-adopted.pdf](#)

Additional Noted Compliance Comments:

These comments were provided to Community Development Staff during the DRC meeting on 3-3-2025. These comments will be substantive items that will need to be further discussed and addressed by the applicant as this subdivision project advances into Preliminary Subdivision submittal and potentially into Final Subdivision submittal.

- Subdivider will need to show mainline stubs to both Lots 1 and 2 for the following utilities (per *CMC 15.05.050 and 15.05.060*): water sewer, and storm drainage.
- Subdivider will need to show on the plan the location for all improvements, easements, and systems locations planned for Lot 2 and where possible for Lot 1.

- A note will need to be added to the subdivision plat that states that “no building permit will be issued without the establishment of easements, fire hydrants, and other utility systems”.
- Subdivider will need to show the location of new fire hydrants along 1250 West and Parrish Lane for Lot 1 and then Lot 2. The requirement is for one new fire hydrant placement along 1250 West and one new fire hydrant along Parrish Lane for each lot.
- Fire hydrants on each lot are to be spaced in accordance with city spacing standards of 400 feet. The City Engineer suggests locations for fire hydrants along 1250 West to have one just south of the roundabout location on Lot 2 and one south of the north property line on Lot 1.
- Subdivider will need to meet with staff to discuss the pedestrian easements along property and also public access (sidewalks and trails) along the right-of-way.
- Subdivider will have the responsibility to place drainpipe in open drainage areas on Lot 2 and Lot 1 respectively and enclose open ditch drainage areas.
- Subdivider will need to provide a right turn pocket from 1250 West turning onto Parrish Lane, on the southeast corner of Lot 2.

The Planning Commission shall schedule and hold a public hearing on the proposed commercial subdivision concept plan (which will be for March 12, 2025). The Planning Commission may approve or reject the proposed commercial subdivision concept plan and may make findings and recommendations regarding the submitted concept plan, specifying any inadequacy in the information submitted, noncompliance with City ordinances or regulations, or noncompliance with applicable engineering standards and requirements.

Once a concept plan for a commercial subdivision has been approved by the Planning Commission the applicant may apply for preliminary plat approval consistent with the concept plan. Concept plan approval for a commercial subdivision shall expire and have no further force or effect if a complete application for preliminary plat approval is not submitted within twelve (12) months from the date of approval of the concept plan. This time period may be extended for up to six (6) months for good cause shown if the applicant petitions the Planning Commission for an extension prior to the expiration date. Only one extension may be granted for each approved commercial subdivision concept plan.

Application Review Status

Pre-Review	Approved	
DRC March 3rd		01/30/2025
Will go to PC Meeting on March 12th for Concept Consideration.		
Follow-up DRC on March 17 with WDG Team		03/04/2025
South Davis Metro Fire Agency	Not Reviewed	
Engineering	Not Reviewed	
Planning Commission	Not Reviewed	
Water	Not Reviewed	
Streets	Not Reviewed	
Drainage	Not Reviewed	
Legal	Not Reviewed	
Final-Review	Reviewing	
Will be considered by PC on March 12th, 2025.		

Fees		Payments		
Conceptual Plat Fee	\$400.00	02/07/2025	Card	\$900.00
Deposit	\$500.00	Total Paid		\$900.00
Subtotal	\$900.00			
Amount Paid	\$900.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

I have read and agree to comply with the information above

✓

Applicant/Agent First Name

Logan

Applicant/Agent Last Name

Johnson

Contact Email

logan@wrightdevelopment.com

Phone

(801) 773-7339

Company Name

Wright Development Group

Mailing Address (Street)

1178 W Legacy Crossing Blvd Ste 100

City

Centerville

State

UT

Zip

84014

Name	Mailing Address	Email	Phone Number	Fax	Company Name
Spencer Wright	1178 W Legacy Crossing Blvd Ste 100	logan@wrightdevelopment.com	(801) 773-7339	<i>No Answer</i>	Wright Development Group

Please upload a notarized signature of each property owner. Print Notary form here: <https://centervilleutah.gov/DocumentCenter/View/127/Affidavit-Form-PDF> **SKM_454e25013012140.pdf**

Does the property have any agreements with adjacent property owners relevant to the proposed subdivision?

No

Project Name

Legacy Commons Subdivision

Parcel #(s)

060060118 & 060060082

Acreage

8.14

Select your zone below

Commercial-Very High

Property is in the Hillside Overlay Zone

No

Proposed use of property

This is a subdivision only application. The use is undetermined.

Project Address (Street)

NW Corner of Parrish and 1250 W

City

Centerville

State

UT

Zip

84014

Please upload Concept Plan

 Legacy Commons Plat-082024.pdf

Describe any area in the current FEMA flood plain

This property does not show any area within the FEMA flood plain per: <https://msc.fema.gov/...=centerville, utah>

Any Additional Information

 Supplemental Application Information Page.pdf

 Applicants Comments- Checklist - Completeness Review - Conceptual Subdivision.pdf

 Vicinity Plan.pdf

 ALTA 11.01.22.pdf

 Title Report.pdf

Signature

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

Logan Johnson - Invalid date

LEGACY COMMONS SUBDIVISION

Parcel #s: 060060082 and 060060118

LEGAL DESCRIPTION

A portion of the NE1/4 and SE1/4 of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, Centerville, Utah, more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way of State Highway 67, per the Legacy Highway Right-of-Way Plan, located S89°54'28"E along the 1/4 Section line 620.47 feet from the Center 1/4 Corner of Section 12, T2N, R1W, SLB&M; thence along said Right-of-Way the following 3 (three) courses and distances: N02°49'07"E 52.63 feet; thence N05°42'23"E 61.39 feet; thence N03°03'52"E 399.69 feet; thence N89°49'16"E 549.94 feet to the Westerly line of 1250 West Street; thence S00°06'30"W along said street 629.28 feet to a point on the Northerly Right-of-Way line of State Road 105; thence N89°54'01"W along said right-of-way 584.41 feet to said Easterly Right-of-Way line of State Highway 67; thence N02°49'07"E along said Right-of-Way 113.91 feet to the point of beginning.

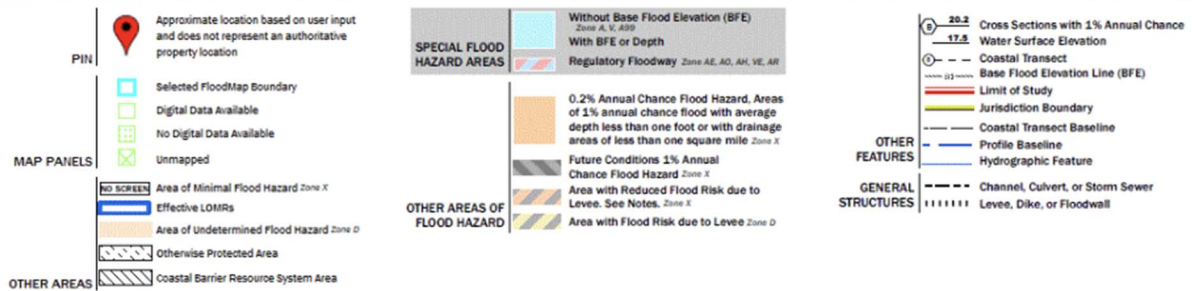
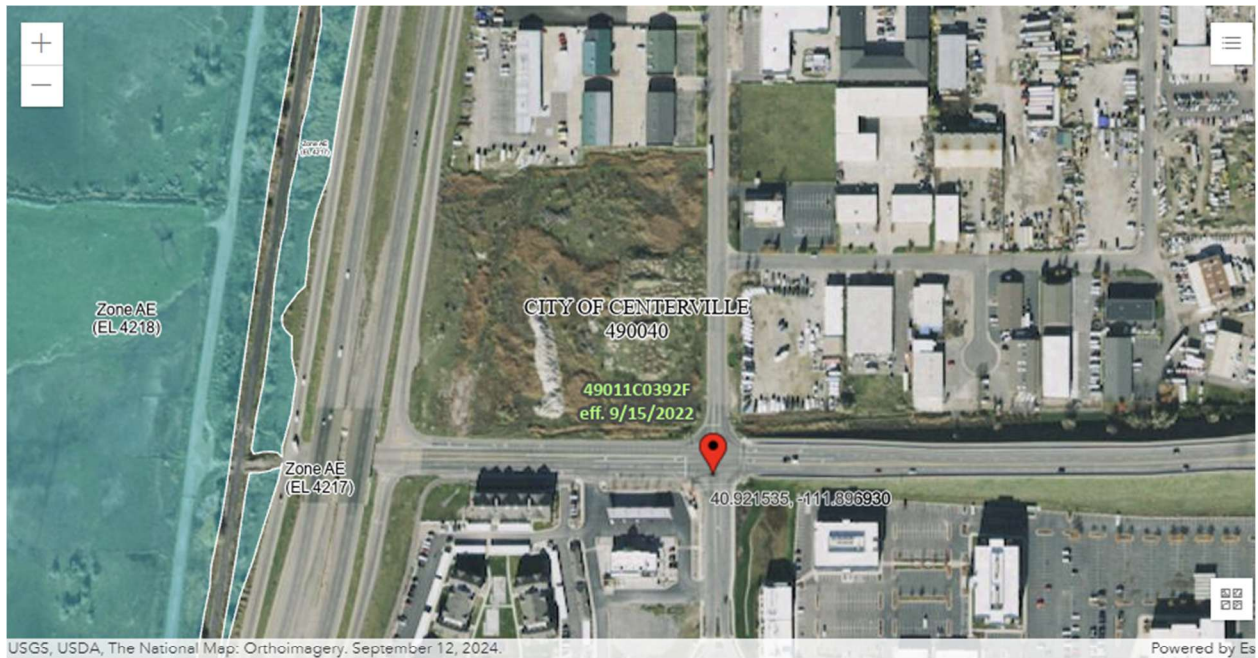
Contains: 8.172 acres+/-

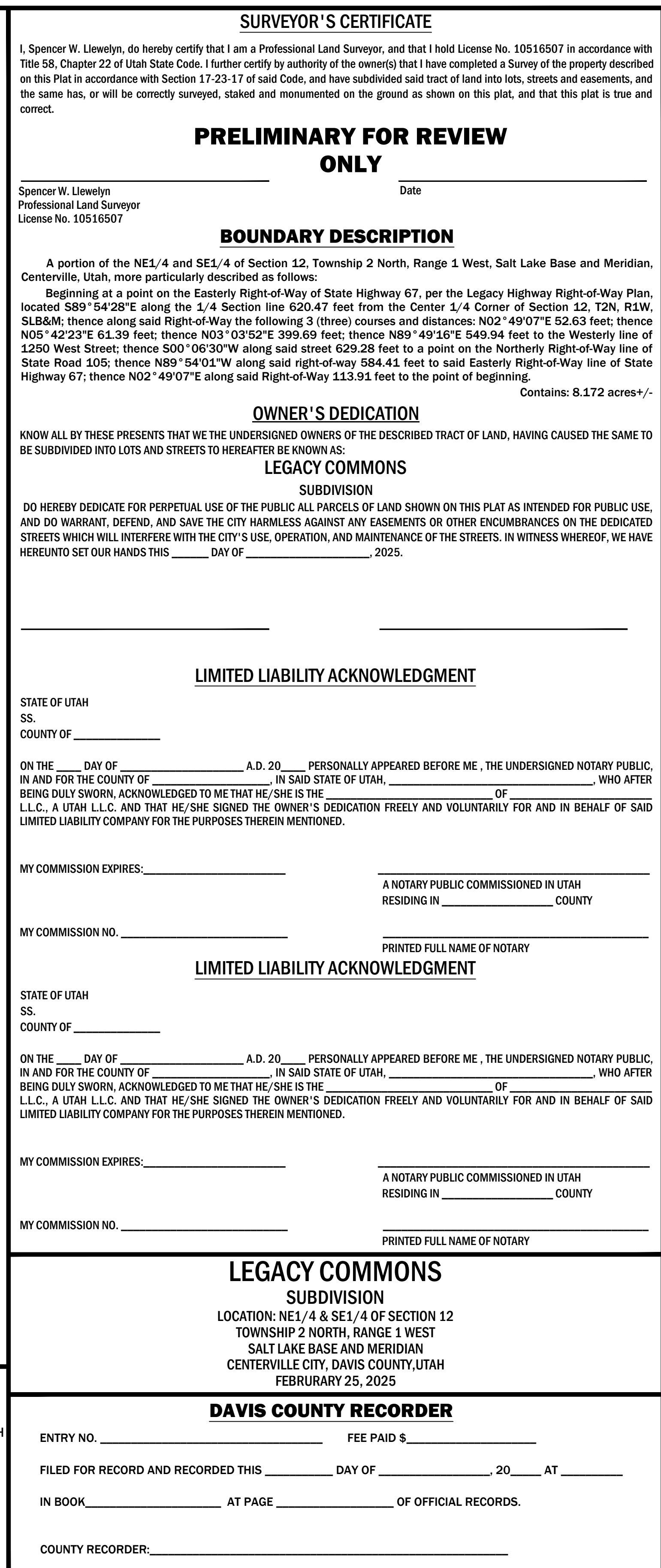
No Proposed changes to existing zoning district boundaries or zoning classifications or conditional use permits.

The property currently is zone C-VH. It is within the Legacy Crossing CDA. It also has an available option to establish a Planned Development Overlay.

There are no “screens” shown that impact this property on the FEMA floodplain map.

<https://msc.fema.gov/portal/search?AddressQuery=1250%20W%20parrish%20Lane%2C%20Centerville%2C%20UT%2084014>





12/2/2025 12:42 PM
PLOTED: 12/2/2025 10:05 AM
SAVED: 12/3/2025 12:42 PM
USER: Greg_Shumaker
TAB NAME: Title
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1250 WEST STREET
FIELD WORK FOR TOPOGRAPHIC SURVEY WAS COMPLETED ON: AUGUST 22, 2024.
FIELD WORK FOR ESTABLISHING THE BOUNDARIES WAS COMPLETED: AUGUST 22, 2024.
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BETWEEN THE FOUND CENTER (3.5" DAVIS COUNTY BRASS CAP) OF SAID SECTION 12 AND THE NORTH QUARTER CORNER (3.5" DAVIS COUNTY BRASS CAP) OF SAID SECTION 12 AND IS CONSIDERED TO BEAR NORTH 00°01'07" WEST AS PER DAVIS COUNTY TOWNSHIP REFERENCE PLAT, ENTRY NO. 3070752, DATED SEPTEMBER 28, 1972.
UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM BLOODHOUND UNDERGROUND UTILITY LOCATORS. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
SURFACE ACCESS POINTS SUCH AS MANHOLES OR OTHER CONFINED SPACES WERE NOT ENTERED TO COLLECT DATA FOR THIS SURVEY. BELOW SURFACE PIPE AND/OR STRUCTURE SIZES AND DEPTHS SHOWN HEREON WERE MEASURED FROM SURFACE OBSERVATIONS AND SHOULD BE VERIFIED. THIS INFORMATION IS APPROXIMATE AND IS BASED ON OUR INABILITY COLLECT ACCURATE DATA WITH LIMITED ACCESS DUE TO THE NATURE OF THE CONFINED SPACES.
MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 49011C0392F, WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2022. INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
ALL LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ONSITE, AT THE TIME OF SURVEY. HOWEVER, SEVERAL SPOIL PILES WERE OBSERVED ONSITE AT TIME OF SURVEY.
NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE DISCOVERED AT THE TIME OF SURVEY.
THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
THERE WERE ZERO CLEARLY IDENTIFIABLE PARKING SPACES ON THIS SITE AT TIME OF SURVEY.
THERE ARE NO TREES ONSITE THAT EXCEED 6" IN DIAMETER AT TIME OF SURVEY, AS SHOWN HEREON.
NEAREST MAJOR STREET INTERSECTION: THE SOUTHEAST CORNER OF THE PROPERTY IS AT THE INTERSECTION OF PARRISH LANE AND 1250 WEST STREET.
ADDITIONAL CERTIFICATION: I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP WAS PREPARED FROM THE FIELD NOTES TAKEN DURING AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP REFLECTS THE RESULTS OF THAT SURVEY, AND THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
TOPOGRAPHIC PORTIONS OF THIS SURVEY LIMITED TO THE AREA OF INTEREST PER CLIENT REQUEST.
NO CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVE(S) ON THE PROPERTY OBSERVED DURING FIELD WORK.
BUILDINGS: NO BUILDINGS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
SITE CONDITIONS: UNDEVELOPED OPEN FIELD, OVER GROWN VEGETATION.
RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR MUST:
(A) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND (DISCUSSED WITH CLIENT)
(B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA. (WINGTRAONE GEN II DRONE FLIGHT ON SEPTEMBER 5, 2024. AVERAGE ERROR PRECISION 0.055')
VERTICAL RELIEF CONTOURS DEPICTED HEREON ARE SHOWN AT 1-FOOT INTERVALS AND ARE BASED ON A FIELD SURVEY PERFORMED ON THE GROUND. SEE PROJECT BENCHMARK INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
CENTERVILLE, DAVIS COUNTY, STATE OF UTAH

PROPERTY DESCRIPTION (PER TITLE COMMITMENT):
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF DAVIS, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NE1/4 AND SE1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CENTERVILLE, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 67, PER THE LEGACY HIGHWAY RIGHT-OF-WAY PLAN, LOCATED S89°54'28"E ALONG THE 1/4 SECTION LINE 620.47 FEET FROM THE CENTER 1/4 CORNER OF SECTION 12, T2N, R1W, SLB&M; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: N02°49'07"E 52.63 FEET; THENCE N05°42'23"E 61.39 FEET; THENCE N03°03'52"E 399.69 FEET; THENCE N89°49'16"E 549.94 FEET TO THE WESTERLY LINE OF 1250 WEST STREET; THENCE S00°06'30"W ALONG SAID STREET 629.28 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 105; THENCE N89°54'01"W ALONG SAID RIGHT-OF-WAY 584.41 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 67; THENCE N02°49'07"E ALONG SAID RIGHT-OF-WAY 113.91 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 06-006-0082 AND 06-006-0118 (SHOWN FOR INFORMATIONAL PURPOSES ONLY)

CONTAINS: 355,963 SF. OR 8.171 AC.±

BENCHMARK INFORMATION:

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.

ON-SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL".
ELEVATION = 4217.96 (NAVD88). SEE SHEET 5 FOR LOCATION.

UTILITY CONTACTS:

PHONE & CABLE:
LUMEN/CENTURYLINK
JAMES CHIDESTER
JAMES.CHIDESTER@LUMEN.COM
(385) 479-7345
250 EAST 200 SOUTH
SALT LAKE CITY, UT 84111

ELECTRIC:
ROCKY MOUNTAIN POWER
KEVIN HILL
RMPLANNINGANDDESIGNREQUESTS@PACIFICCORP.COM
(801) 886-7007
1407 W. NORTH TEMPLE ST.
SALT LAKE CITY, UT 84116

GAS:
ENBRIDGE GAS UTAH
TONY STEPHENS
TONY.STEPHENS@DOMINIONENERGY.COM
(801) 324-3967
1140 WEST 200 SOUTH,
SALT LAKE CITY, UT 84104

STORM & WATER:
CENTERVILLE CITY P.W.
MIKE CARLSON
MCARLSON@CENTERVILLEUT.GOV
(801) 292-8232
685 NORTH 1250 WEST
CENTERVILLE, UT 84014

SANITARY:
SOUTH DAVIS SEWER DISTRICT
LANESE HENDRICKSON OR JAKE SCOTT
(801) 295-3469
GIS@SDSD.US OR
JSCOTT@SDSD.US
1800 WEST 1200 NORTH
WEST BOUNTIFUL, UT 84047

SURVEYOR'S CERTIFICATE:

TO: QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION; STEWART TITLE OF UTAH, INC.; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B1), 8, 9, 11, 13, 14, 15, 16 17, AND 20(A)-20(I) OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON: AUGUST 22, 2024.
DATE OF PLAT OR MAP: February 26, 2025

Todd W. Osborn
UTAH PROFESSIONAL LAND SURVEYOR NO. 4938746
TODDOSBORN@GALLOWAYUS.COM
(385) 248-0460
PROJECT NO.: QKT007494.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
1221 S. VALLEY GROVE WAY, SUITE 140
PLEASANT GROVE, UTAH 84062

PROJECT NO.: 007494

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

PROTOTYPE: P-112 (11/01/22)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: JEW
REVIEWED BY: TWO

REV	DATE	DESCRIPTION
1	12/2/25	REVISE UTILITIES
2	12/26/25	ADD INTERFERE TO EAST SIDE OF 1250 WEST

ORIGINAL ISSUE DATE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
1

12

13

14

15

Page 21 of 168

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
CENTERVILLE, DAVIS COUNTY, STATE OF UTAH

TITLE COMMITMENT/REPORT INFORMATION:

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2396791, REVISION 1, WITH A COMMITMENT DATE OF JULY 25, 2024 AT 8:00 A.M.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
(SURVEYOR RELIED ON THE TITLE COMPANY FOR PUBLIC RECORDS RESEARCH. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR.)

2. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- (IF THE SURVEYOR WAS INFORMED OF ANY OF THE ABOVE OR OBSERVED CONDITIONS INDICATING THE SAME, THIS ADDITIONAL INFORMATION IS SHOWN ON THE SURVEY.)

4. EASEMENTS, LIENS, OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(POTENTIAL EASEMENTS OR ENCUMBRANCES, IF OBSERVED ARE SHOWN HEREON. LIENS ARE NOT SURVEY RELATED AND THEREFORE ARE NOT ADDRESSED.)

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
(ENCROACHMENTS AND VISUAL POTENTIAL ENCUMBRANCES ARE SHOWN HEREON. VIOLATION, VARIATION, OR OTHER ADVERSE CIRCUMSTANCES ARE NOT ADDRESSED IN THIS SURVEY.)

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; DITCH RIGHTS; (D) MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL AND OTHER HYDROCARBONS IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATED THERETO, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C) OR (D) ARE SHOWN BY THE PUBLIC RECORDS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
- (NOT SURVEY RELATED)

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED,
IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
(NOT SURVEY RELATED)

8. TAXES FOR THE YEAR 2024 ARE NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE. CURRENT TAX ID NO. 06-006-0082 AND 06-006-0118. (2023 TAXES WERE PAID IN THE AMOUNT OF \$11,597.80 AND \$8,799.97)
(NOT SURVEY RELATED)

9. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF WEBER BASIN WATER CONSERVANCY DISTRICT, MOSQUITO ABATEMENT DISTRICT, SOUTH DAVIS SEWER IMPROVEMENT DISTRICT (295-3469) AND CENTERVILLE CITY (295-3477), AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS LEVIED THEREUNDER.
(PROPERTY IS SUBJECT TO)

10. RESOLUTION NO. 2004-112 ESTABLISHING AND ORGANIZING THE SOUTH DAVIS RECREATION SPECIAL SERVICE DISTRICT, AND PRESCRIBING AND SETTING FORTH OTHER DETAILS AND MATTERS IN CONNECTION THEREWITH, RECORDED SEPTEMBER 14, 2004, AS ENTRY NO. 2017602, IN BOOK 3623, PAGE 1144, RECORDS OF DAVIS COUNTY, UTAH.
(NOT SURVEY RELATED)

11. ORDINANCE NO. 2010-02, AN ORDINANCE ADOPTING THE PROJECT AREA PLAN, AS APPROVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED APRIL 13, 2010, AS ENTRY NO. 2522281, IN BOOK 5002, AT PAGE 28 OF COUNTY RECORDS.
(NOT SURVEY RELATED)

12. THE TERMS AND CONDITIONS OF THAT CERTAIN CERTIFICATE OF CREATION, CREATING AND ESTABLISHING THE SOUTH DAVIS METRO FIRE SERVICE AREA, AND ANY FUTURE CHARGES AND ASSESSMENTS THAT MAY BE LEVIED THEREUNDER, RECORDED DECEMBER 23, 2015, AS ENTRY NO. 2911949, IN BOOK 6419, PAGE 53, OF OFFICIAL RECORDS.
(NOT SURVEY RELATED)

13. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
(NOT SURVEY RELATED)

14. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, OR UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B.

THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.
THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED.
(PROPERTY IS SUBJECT TO)

15. EASEMENTS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY FOR ANY EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES NOW EXISTING OVER, UNDER OR ACROSS SUBJECT PROPERTY.
(PROPERTY IS SUBJECT TO)

16. EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF
TELLURIDE POWER COMPANY, RECORDED SEPTEMBER 11, 1902, IN BOOK B OF LIENS AND LEASES, PAGE
196, OF OFFICIAL RECORDS:
(EXACT LOCATION IS NOT DISCLOSED)
(PROPERTY IS SUBJECT TO)

17. EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF WASATCH GAS COMPANY, RECORDED MARCH 12, 1929 AS ENTRY NO. 45204, IN BOOK H OF LIENS AND LEASES, PAGE 581, OF OFFICIAL RECORDS.
(EXACT LOCATION IS NOT DISCLOSED)
(PROPERTY IS SUBJECT TO)

18. EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF WASATCH GAS COMPANY, RECORDED MARCH 25, 1929 AS ENTRY NO. 45310, IN BOOK 1 OF LIENS AND LEASES, PAGE 13, OF OFFICIAL RECORDS.
(EXACT LOCATION IS NOT DISCLOSED)
(PROPERTY IS SUBJECT TO)

19. EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF UTAH OIL REFINING COMPANY, RECORDED DECEMBER 11, 1939 AS ENTRY NO. 72728, IN BOOK M OF LIENS AND LEASES, PAGE 319, OF OFFICIAL RECORDS.
(EXACT LOCATION IS NOT DISCLOSED)
(PROPERTY IS SUBJECT TO)

20. EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF UTAH OIL REFINING COMPANY, RECORDED DECEMBER 11, 1939 AS ENTRY NO. 72791, IN BOOK M OF LIENS AND LEASES, PAGE 401, OF OFFICIAL RECORDS.
(EXACT LOCATION IS NOT DISCLOSED)

21. SPECIAL WARRANTY DEED (CONTROLLED ACCESS) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JUNE 14, 2001, AS ENTRY NO. 1667963, IN BOOK 2828, AT PAGE 70 OF COUNTY RECORDS.
(SHOWN HEREON)

QUIT CLAIM DEED AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JUNE 1, 2017, AS ENTRY NO. 3023915, IN BOOK 6777, AT PAGE 1644 OF COUNTY RECORDS.
(SHOWN HEREON)

22. FINAL ORDER OF CONDEMNATION AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED SEPTEMBER 11, 2003, AS ENTRY NO. 1908830, IN BOOK 3372, AT PAGE 593 OF COUNTY RECORDS.
(SHOWN HEREON)

QUIT CLAIM DEED AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JUNE 1, 2017, AS ENTRY NO. 3023915, IN BOOK 6777, AT PAGE 1644 OF COUNTY RECORDS.
(SHOWN HEREON)

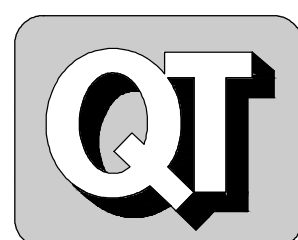
23. EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, AS RESERVED IN QUIT CLAIM DEED (CONTROLLED ACCESS) RECORDED MARCH 6, 2018, AS ENTRY NO. 3079895, IN BOOK 6965, AT PAGE 1327 OF COUNTY RECORDS.
(SHOWN HEREON)

24. ANY MATTERS THAT MIGHT BE DISCLOSED BY AN ACCURATE SURVEY OF SAID PREMISES.
(PROPERTY IS SUBJECT TO)

25. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.
(IF SAID RIGHT IS EXERCISED IT WILL BE ADDRESSED BY AN ALTA UPDATE COMPLETED BY THE SURVEYOR)

QuikTrip No. 7494

50 WEST PARRISH LANE
CENTERVILLE, UTAH



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PROTOTYPE: P-112 (11/01/22)

DIVISION:

VERSION: 001

DESIGNED BY:

DRAWN BY: JEW

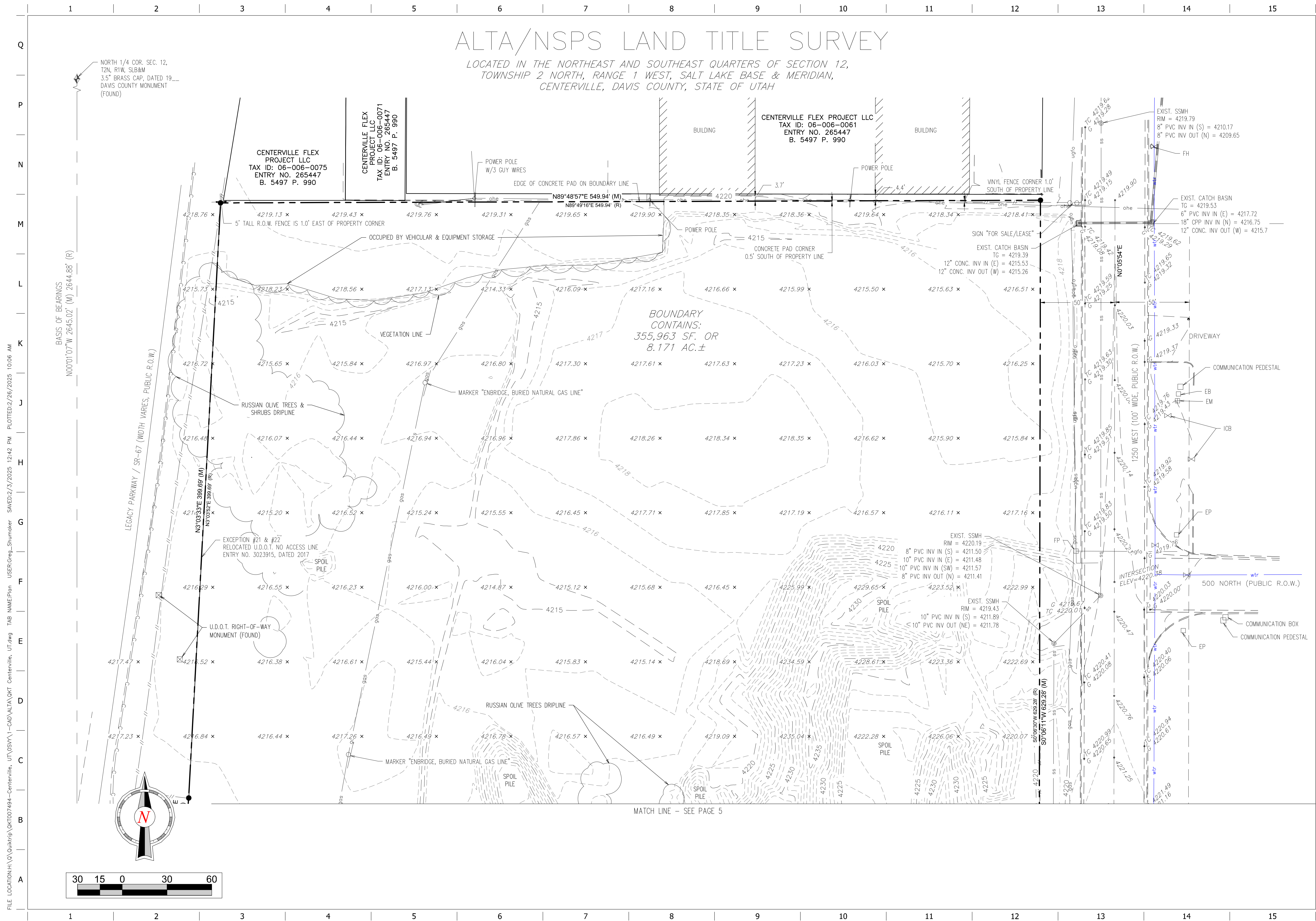
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SHEET TITLE:

TITLE EXCEPTIONS

SHEET NUMBER:

2



PROJECT NO.:007494

QuikTrip No. 7494



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DESIGNED BY:
DRAWN BY: JEW
REVIEWED BY: TWO

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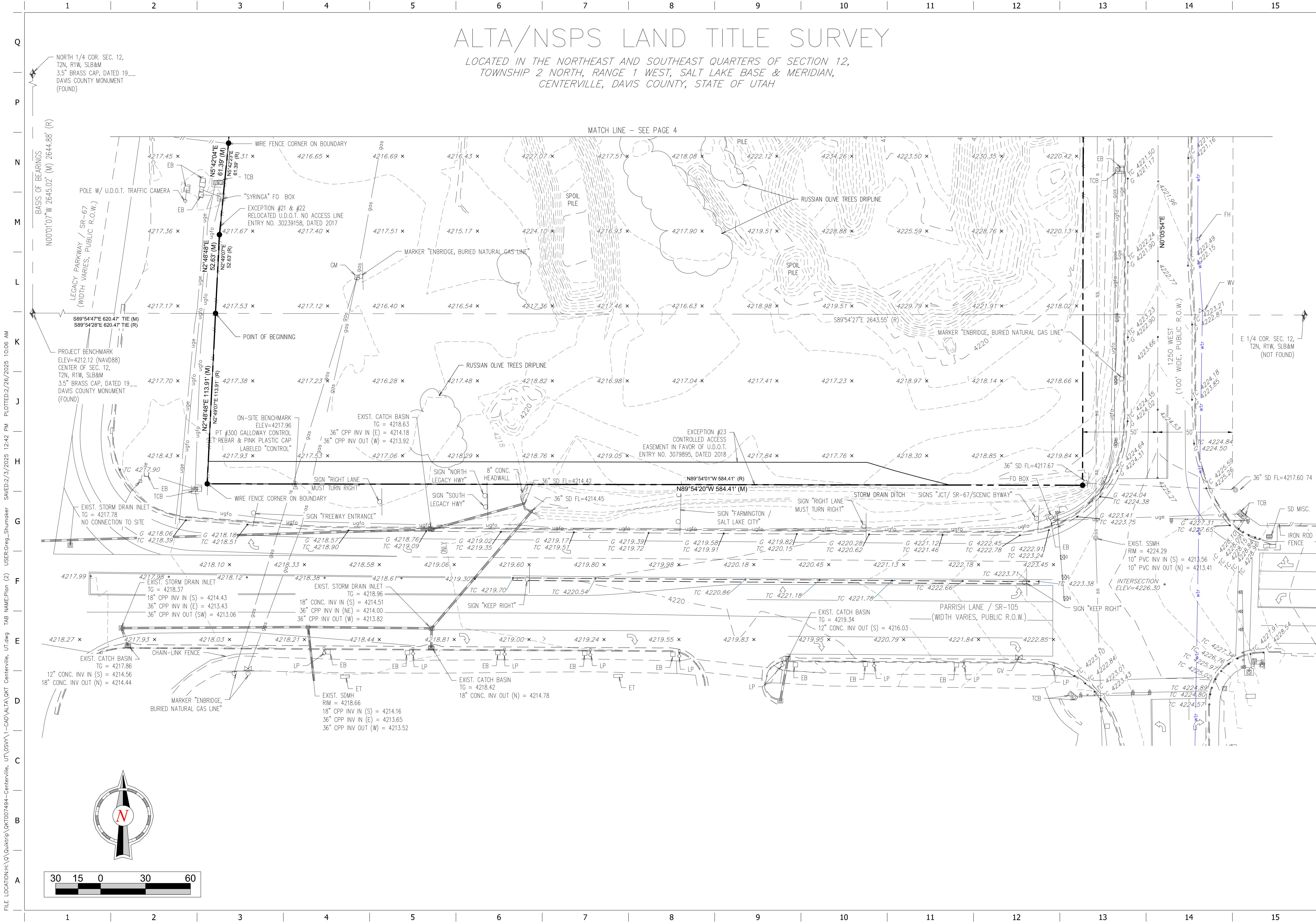
ORIGINAL ISSUE DATE:

SHEET TITLE:

SURVEY PLAN

SHEET NUMBER

4



PROJECT NO.:007494

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH



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PROTOTYPE: P-112 (11/01/22)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: JEW
REVIEWED BY: TWO

REV	DATE	DESCRIPTION
1	4/22/25	REVISE UTILITIES
2	4/29/25	ADD INTERFERE TO EXIST SIDE OF 1250 WEST

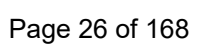
ORIGINAL ISSUE DATE:

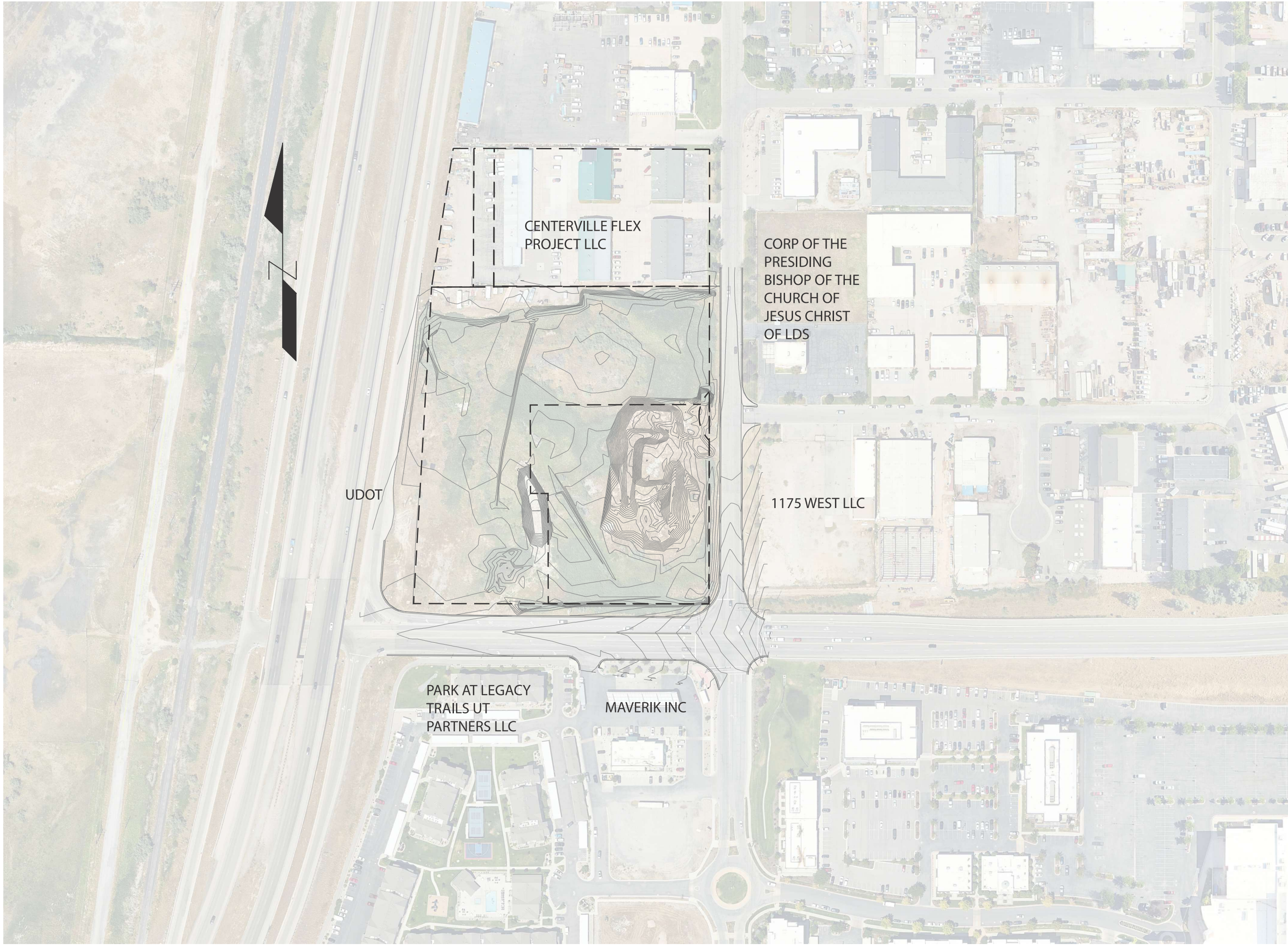
SHEET TITLE:

SURVEY PLAN

SHEET NUMBER:

5





Legacy Commons Subdivision

Vicinity Plan



March 6th, 2025

Please see the following public hearing notices for March 12th, 2025

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING –
COMMERCIAL SUBDIVISION CONCEPT PLAN/PLAT**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **March 12th, 2025 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 **Commercial Subdivision Concept Plan and Plat on property located at approximately 1280 West Parrish Lane**. 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>.

Community Development Department

Notice of Public Hearing

Meeting Date:	WEDNESDAY, MARCH 12, 2025
Time:	7:00 PM (or as soon thereafter as the matter may be heard)
Place:	250 North Main St, Centerville Watch Online at Youtube.com/centervillecityutah View agenda at centervilleutah.gov

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**PLANNING
COMMISSION**

Staff Report
3/12/2025

Item No. 2.

Title: Subdivision Final Plat 4th Amendment - Summerhill Lane Subdivision - 2125 North Main Street - Residential Subdivision - Symphony Homes - Administrative Decision

Initiated By: Symphony Homes, Applicant

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

SUBJECT:

Consider 4th Amendment to Final Subdivision Plat for Summerhill Lane Subdivision located at approximately 2125 North Main Street amending lot boundaries for Lots 121-128.

RECOMMENDATION:

Consider recommendation to City Council for approval of the proposed subdivision plat amendment

BACKGROUND:

The applicant is requesting an amendment to the original subdivision boundary to facilitate eight (8) property exchanges from the Summerhill Lane Subdivision to an adjacent parcel to the north, owned by Spencer & Pamela Packer. The affected Summerhill Lane parcels: 07-357-0121, 07-357-0122, 07-357-0123, 07-357-0124, 07-357-0125, 07-357-0126, 07-357-0127, and 07-357-0128, are currently zoned Residential Low (R-L), while the receiving parcel (07-072-0031) is designated Agriculture Low (A-L). As part of this request, the land is being transferred from the Summerhill Lane Subdivision, as shown as "Parcel A" on the proposed plat. This land will immediately be transferred to the existing parcel 07-072-0031, owned by Spencer & Pamela Packer. Parcel A is requested to be removed from the Planned Development Overlay (PDO) and would need to be rezoned (to A-L zoning) before it can be formally dedicated and legally connected to parcel 07-072-0031. Previous land use decisions have shown that allowing parcels to retain multiple zoning designations can create complications, often placing the burden of rezoning on future property owners. To avoid repeating these past issues, the city requires the applicant to follow this process:

1. Submit a subdivision plat amendment to formally adjust lot boundaries, creating Parcel A.
2. Submit a rezone request for the land being transferred from the subdivision to Parcel A.
3. Amend the Planned Development Overlay (PDO) to reflect the proposed changes on the plat.

This approach ensures a clear and legally compliant transition of land use and zoning designations, preventing future inconsistencies in property regulation.

The Summerhill Lane Fourth Subdivision Amendment application has submitted all application requirements per CMC 15.09.020, undergone completeness review per CMC 15.09.030, and has been properly noticed for the application and public hearing per CMC 15.09.070 & 15.09.080. A public hearing notice was posted on site, in accordance with State and City Code requirements.

ATTACHMENTS:

1. 3-12-2025 PC Staff report Subdiv 4th Amend - Summerhill Lane - Symphony Homes
2. Exhibit A - Application
3. Exhibit B - Owner Affidavit
4. Exhibit C - Amended Plat
5. Exhibit D - ALTA Survey
6. Exhibit E - Summerhill Lane NOI Expires 2-18-25
7. Exhibit H - Utility Drawing
8. Exhibit I - Drain Line Bond Estimate
9. Exhibit J - Completeness Review Checklist - Plat Amendment
10. Exhibit K(2) - 03.03.25 - Compliance Review DRC- (2)
11. Exhibit L(2) - 2021 Final Plat Reduced
12. Exhibit M - 19-0378 Easment -Combined - Lot 120 129
13. Exhibit N - CMC 15.09
14. Exhibit O - CMC 15.04

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER:	SUMMERHILL LANE LLC
AGENT:	Russell Wilson 111 SOUTH FRONTAGE ROAD CENTERVILLE, UT 84014 (rwilson@symphonydev.com)
PROPERTY LOCATION:	SUMMERHILL LANE SUBDIVISION (NORTHWEST NEIGHBORHOOD)
PARCEL NUMBER:	07-357-0121, 07-357-0122, 07-357-0123, 07-357-0124, 07-357-0125, 07-357-0126, 07-357-0127, and 07-357-0128
ZONING DISTRICT:	RESIDENTIAL LOW (R-L)
APPLICATIONS:	SUBDIVISION PLAT AMENDMENT
RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED SUBDIVISION PLAT AMENDMENT

BACKGROUND

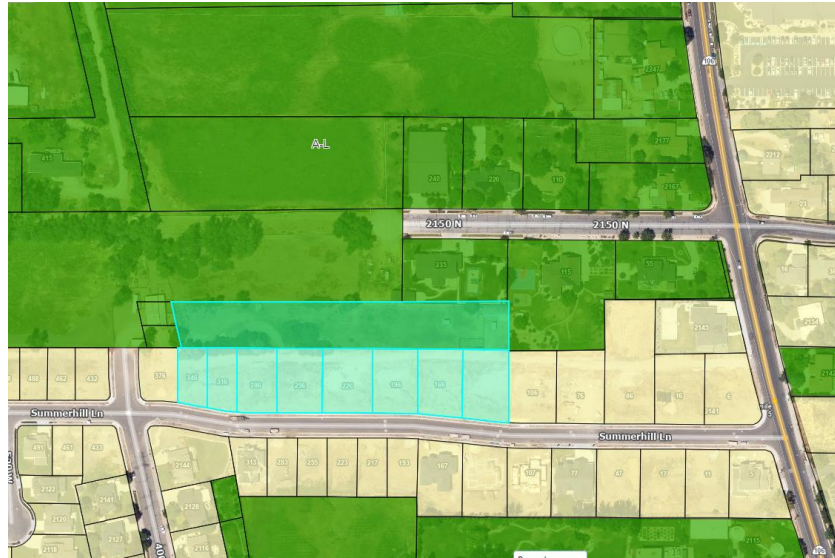
The applicant is requesting an amendment to the original subdivision boundary to facilitate eight (8) property exchanges from the Summerhill Lane Subdivision to an adjacent parcel to the north, owned by Spencer & Pamela Packer. The affected Summerhill Lane parcels: 07-357-0121, 07-357-0122, 07-357-0123, 07-357-0124, 07-357-0125, 07-357-0126, 07-357-0127, and 07-357-0128, are currently zoned Residential Low (R-L), while the receiving parcel (07-072-0031) is designated Agriculture Low (A-L). As part of this request, the land is being transferred from the Summerhill Lane Subdivision, as shown as “Parcel A” on the proposed plat. This land will immediately be transferred to the existing parcel 07-072-0031, owned by Spencer & Pamela Packer. Parcel A is requested to be removed from the Planned Development Overlay (PDO) and

would need to be rezoned (to A-L zoning) before it can be formally dedicated and legally connected to parcel 07-072-0031. Previous land use decisions have shown that allowing parcels to retain multiple zoning designations can create complications, often placing the burden of rezoning on future property owners. To avoid repeating these past issues, the city requires the applicant to follow this process:

1. Submit a subdivision plat amendment to formally adjust lot boundaries, creating Parcel A.
2. Submit a rezone request for the land being transferred from the subdivision to Parcel A.
3. Amend the Planned Development Overlay (PDO) to reflect the proposed changes on the plat.

This approach ensures a clear and legally compliant transition of land use and zoning designations, preventing future inconsistencies in property regulation.

The Summerhill Lane Fourth Subdivision Amendment application has submitted all application requirements per CMC 15.09.020, undergone completeness review per CMC 15.09.030, and has been properly noticed for the application and public hearing per CMC 15.09.070 & 15.09.080. A public hearing notice was posted on site, in accordance with State and City Code requirements.



SUBDIVISION PLAT AMENDMENT PROCEDURE PER CMC 15.09

Centerville Municipal Code 15.09.020 states:

The plat amendment application shall include all submittal requirements for final plat application as set forth in CMC 15.04 (Final Plat).

Staff Comments: Due to the multistep application, the most thorough review of all applications will be reflected in the submittal requirements needed in order to deem an application complete and for the zoning administrator to credibly give approval recommendation. Therefore, the approval application process for a subdivision plat amendment will need to follow Centerville

Municipal Code 15.04.030 in conjunction with City Municipal Code 15.09.090. This application has undergone review by City departments to comply with the final subdivision requirements. Three DRC meetings were held during which staff and applicants worked together to achieve completeness of the application and follow through with the two review cycles of compliance. See Exhibit L for the completeness checklist and Exhibit M (1) & M (2) for compliance checklist. These checklists are a testament to the review and adherence to the final plat review process, which a subdivision plat amendment needs to adhere to.

Centerville Municipal Code 15.09.090 states the City Council may approve the amendment of plats, or portions of plats, along with a proposed easement vacation (and relocation of the easement), on the following grounds:

1. *There is good cause for the vacation or amendment; and*
2. *Neither the public interest nor any person will be materially injured by the vacation.*

Please note that the applicants will also be seeking approval from the City Council for the establishment of two new Public Utility and Drainage Easement (PU&DE) areas on Lots 120 and 129 respectively. These new PU&DE areas will create continuity and connection to the updated location of the PU&DE locations on lots 121-128. For more on this, please see the attached exhibits reflecting these newly proposed easements within the packet. Additionally, the existing PU&DE is anticipated to proceed through a vacation request process (by ordinance) with the City Council as part of their review of this plat amendment process.

Staff Response: The applicant provided an extensive explanation of provisions that would be followed if the proposed subdivision plat amendment is approved. The applicant is proposing to amend Lot 121 through Lot 128 of the Summerhill Lane Subdivision, to remove approximately 13,519 square feet from the lots (shown as "Parcel A"), and add it to parcel 07-072-0031 once Parcel A is rezoned to reflect parcel 07-072-0031 zoning. Symphony Homes (the owners of lots 121-128) and Spencer Packer (the owner of Parcel 07-072-0031) have agreed upon the terms of this proposed subdivision amendment, with an understanding of the rest of the project's applications and steps needing to be taken. In order for Spencer Packer to have access to his parcel, Parcel A is planned to be deeded over to him as a result of these land use processes in conjunction with Symphony Homes. This exchange of title and ownership will allow for this subdivision amendment to resolve many currently existing concerns between the two parties. These actions reflect efforts with purpose for the greater good of all parties involved and for the future homeowners of these affected parcels.

Based on information proved in the application, staff believes that the proposed subdivision plat amendment meets the reasonings of *good cause* and represents that *neither the public interest nor any person will be materially injured by this project*. The subdivision plat amendment request complies with all City standards and zoning codes.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among Planning Commission, the Planning Commission may make a motion to recommend City Council approval of this subdivision plat amendment request, recommend approval with modifications per the discussion, table the matter to a later date, or recommend City Council denial of the subdivision plat amendment request. The Planning 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 to recommend City Council APPROVAL of the subdivision plat amendment of lots 121-128 of Summerhill Lane – Fourth Amendment, with the following conditions:

- 1. Adjust the boundary between the eight (8) lots, as depicted in the application submittal and on the amended subdivision plat.*
- 2. Adjust and incorporate the 13,519 SQ FT of acquired property from lots 121-128 to Parcel A as depicted on the amended subdivision plat.*
- 3. Parcel A shall only be established contingent upon the approval of the rezone from Residential Low to Agriculture Low.*
- 4. Parcel A shall only be established contingent upon the public utility and drainage easement and private drainage easement being approved to be vacated out of parcel A and relocated onto lots 121-128 .*
- 5. Parcel A shall only be established contingent upon Parcel A being deeded to Spencer and Pamela Packer after the plat is recorded. Upon conveyance, parcel a shall be combined with parcel 07-072-0031.*
- 6. Parcel A shall only be established contingent upon Parcel A no longer be part of Summerhill Lane Subdivision and being removed from all PDO zoning designations, as indicted in plat notes number 7.*
- 7. The existing public utility easements and drainage easements shall be protected and adhered to as established in the amended subdivision plat.*
- 8. The City Engineer shall review the adjusted/relocated utility easements as well as amended storm drainage maintenance agreement and deem them acceptable.*
- 9. If deemed necessary by the City Attorney, a Title Report shall be secured and submitted with the Final Amended Plat to verify that all easements and property interests of record are accounted for.*

10. *Resolve all outstanding comments and concerns identified by the City Engineer, City Attorney, and City Staff before publishing final amended linen plat (mylar).*
11. *A final amended linen plat shall be prepared and submitted to the City Recorder and shall be reviewed and deemed acceptable by the City Engineer and City Attorney, prior to recording the amended plat.*
12. *The final linen plat shall be re-submitted to the City Recorder and subsequently recorded at the Davis County Recorder's Office to solidify this amended plat approval within one-year of receiving the approval.*

With the following findings:

- a. *The planning Commission finds that there is good cause for the plat amendment between Lot 121-128 and Parcel A of the Summerhill Lane Subdivision in accordance with applicable ordinance requirements;*
- b. *The amendment of the plat will not injure the intended use of the property, the residents of Centerville, the neighboring properties, or the public infrastructure serving the area;*
- c. *The amendment will allow for the continuation of use and not prohibit the property development as permitted in the City Code and;*
- d. *Any other findings deemed applicable by the Planning Commission.*

#2 – APPROVE WITH PLANNING COMMISSION MODIFICATION

“I hereby make a motion to recommend City Council APPROVAL of the subdivision plat amendment of lots 121-128 of Summerhill Lane – Fourth Amendment, with the language amendment to the request as follows, with the following conditions of approval:

”

(Planning Commission provided conditions in addition to conditions noted in Option #1 and also with the addition of findings noted in Option #1)

#3 - TABLE

“I hereby make a motion to TABLE the plat amendment of lots 121-128 of Summerhill Lane – Fourth Amendment, until such a time as: _____.”

#4 – DENY

“I hereby make a motion to recommend City Council DENIAL of the plat amendment of lots 121-128 of Summerhill Lane – Fourth Amendment, with the following findings for action: _____”

(Any findings discussed and agreed upon by Planning Commission)

Centerville City, UT - Community Development

Printed: 03/07/2025

Summerhill Lane Subdivision Fourth Amendment

Permit/License #

01/14/2025 - 01/13/2026

6470456

Plat Amendment - Residential - 2025

Reference Number

Plat Amendment - Residential - 2024

bc9e2c00-d2b9-11ef-80cf-b99a617e3036

Application Status

Status

New

Active

Application Review Status

Pre-Review

Reviewing

Date Submitted

On Feb 24th DRC Compliance Review

01/14/2025

Final-Review

Not Reviewed

Fees

Payments

Application Fee	\$300.00	01/14/2025	Online	\$800.00
Professional Services Deposit	\$500.00	Total Paid		\$800.00
Subtotal	\$800.00			
Amount Paid	\$800.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant Name

Russell Wilson

Company Name

Symphony Development Corporation

Mailing Address

111 S. Frontage Road

City, State, & Zip Code

Centerville, Utah 84014

Phone Number

(801) 691-4843

Email Address

rwilson@symphonydev.com

Property Owner Name	Property Owner Address	Phone Number	Email Address
Summerhill Lane LLC	111 S. Frontage Road, Centerville, Utah 84014	(801) 691-4843	rwilson@symphonydev.com

Property Owner Affidavit

 Owner Affidavit.pdf

Is there more than one property owner?

No

Subdivision Amendment Name

Summerhill Lane Subdivision Fourth Amendment

Zoning of Property

Residential Low (R-L) Zone with PDO Overlay

Approximate address of subject property

226 West Summerhill Lane (2125 North)

Total acreage of project

1.97

Parcel Number(s)	Acreage of parcel
07-357-0121	0.16
07-357-0122	0.17
07-357-0123	0.24
07-357-0124	0.27
07-357-0125	0.30
07-357-0126	0.27
07-357-0127	0.28
07-357-0128	0.30

Proposed Use of property

Agricultural Low (A-L)

Detailed description of the proposed project/amendment

Proposal to amend Lot 121 through Lot 128, Summerhill Lane Subdivision to remove approximately 13,519 square feet from the lots (shown as "Parcel A") and add it to parcel 07-072-0031. Parcel A would also become a new access for parcel 07-072-0031.

Proposed Amended Plat

 2023.03.14 SH Fourth Amendment Plat.pdf 2025.02.11 SH Fourth Amendment.pdf

Final Improvement/Construction Drawings

 2023.03.14 SH Fourth Amendment Plat.pdf

Survey

 _10-21-21 SH ALTA Survey.pdf

SWPPP Documents

 Summerhill Lane NOI Expires 2-18-25.pdf

Geotechnical/Soils Report

 11-15-19 Soils Report - Summerhill Lane.pdf

Property Owner Affidavit

 Owner Affidavit.pdf

All other required documents & agreements

 2025.01.09 SH (Draft) CC&R Amendment No. 2.docx

Property Owner Name (First and Last)

N/A

Mailing Address (Street, City, State, Zip)

N/A

Property Owners Phone Number

N/A

Property Owners Email

N/A

Property Owner Affidavit

 Owner Affidavit.pdf

Signature

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

Electronically Signed

Russell Wilson - 01/14/2025 1:54 pm

Messages

01/14/2025 14:02 pm - Applicant

I forgot to attach the title report.

📎 2025.01.09 Title Report - SH Fourth Amendment.pdf

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF DAVIS }

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

B. B. Robinson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 13th day of JANUARY, 2025.



[Signature]
(Notary Public)

Residing in DAVIS COUNTY, Utah

My Commission Expires 11/02/27

AGENT AUTHORIZATION

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

B. B. Robinson
(Property Owner)

(Property Owner)

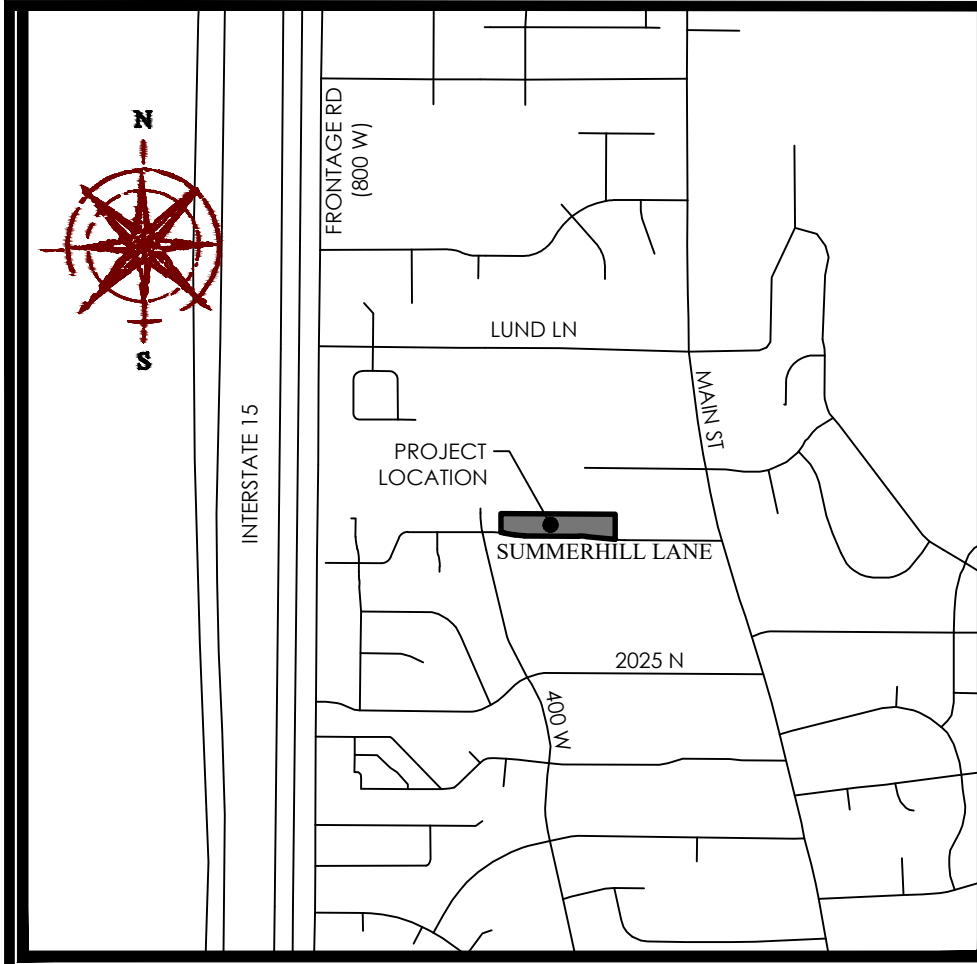
Dated this 13 day of JANUARY, 2025, personally appeared before me BRUCE ROBINSON, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.



[Signature]
(Notary Public)

Residing in DAVIS COUNTY, Utah

My Commission Expires 11/02/27



VICINITY MAP
N.T.S.

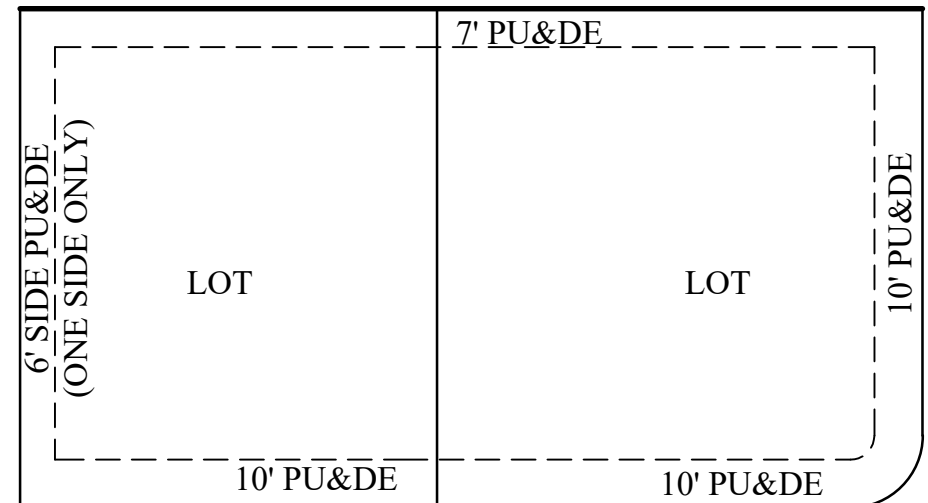
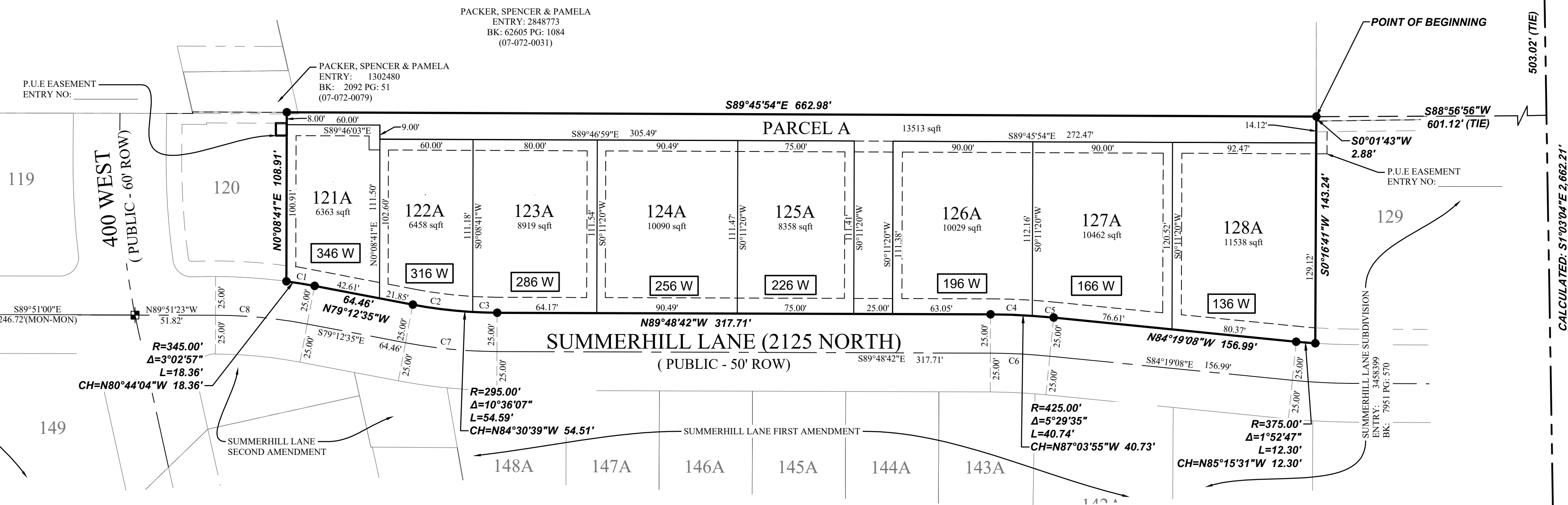
LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	EXISTING P.U.E.
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	EXISTING STREET MONUMENT
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (CALCULATED)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS
	WITNESS MONUMENT (FOUND)
	BOUNDARY TO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

NOTES:

- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS. ALL EXISTING REBAR CORNERS TO BE REMOVED. ALL EXISTING NAILS OR PLUGS TO BE REMOVED FROM CURB THAT NOT LONGER MATCH THE AMENDED LOTS.
- ALL SIDE YARD EASEMENTS SHOWN ARE TYPICAL 6' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE NOTED
- ALL REAR YARD EASEMENTS SHOWN ARE TYPICAL 7' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE NOTED
- ALL FRONT YARD EASEMENTS SHOWN ARE TYPICAL 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE STATED
- THIS PROPERTY IS LOCATED WITHIN THE UNSHADED FEMA ZONE X
- RECORD OF SURVEY FILE NUMBER: 7986
- PARCEL A IS TO BE DEEDED TO SPENCER AND PAMELA PACKER AFTER THE PLAT IS RECORDED. UPON CONVEYANCE, PARCEL A SHALL BE COMBINED WITH PARCEL 07-072-0031. PARCEL A WILL NO LONGER BE PART OF SUMMERHILL LANE SUBDIVISION AND WILL BE REMOVED FROM ALL PDO ZONING DESIGNATIONS.
- APPROVAL OF THIS DEVELOPMENT PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- LOWEST FINISH FLOOR ELEVATIONS = 4228.50'
- ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THOSE CERTAIN DECLARATIONS RECORDED FEBRUARY 22, 2022 AS ENTRY NO. 3458402 IN BOOK 7951 AT PAGE 632 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3604(C).
- NOTICE OF INTEREST RECORDED MARCH 30, 2021 AS ENTRY NO. 3365360 IN BOOK 7727 AT PAGE 2144 OF OFFICIAL RECORDS, WHEREIN IT STATES THE FOLLOWING, TO-WIT: SPENCER PACKER AND PAMELA PACKER, HUSBAND AND WIFE AS JOINT TENANTS, DOES HEREBY CLAIM AN EASEMENT INTEREST AND IN TO THE REAL PROPERTY.

-EASEMENT TERMINATION AGREEMENT TO BE RECORDED WITH THE PLAT-

-EASEMENT TERMINATION AGREEMENT TO BE RECORDED WITH THE PLAT-



RIGHT OF WAY

TYPICAL PUE DETAIL
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	345.00'	3°02'57"	18.36	N80°44'04"W
C2	295.00'	7°32'32"	38.83	S82°58'51"E
C3	295.00'	3°03'35"	15.75	S88°16'55"E
C4	425.00'	3°38'06"	26.96	N87°59'39"W
C5	425.00'	1°51'28"	13.78	N85°14'52"W
C6	400.00'	5°29'35"	38.35	N87°03'55"W
C7	320.00'	10°36'07"	59.21	S84°30'39"E
C8	320.00'	10°38'48"	59.46	N84°31'59"W

LOT SETBACKS

Lots: 121-126,
Front= 20'
Sides= 6'; 12' Total
Rear= 20'

Lots: 127-128
Front= 25'
Sides= 6' & 8'; 14' Total
Corner side yard= 6' & 20'
Rear= 20'

HOMEOWNERS ASSOCIATION:
SUMMERHILL LANE HOMEOWNERS
ASSOCIATION INC.
111 S. FRONTAGE ROAD,
CENTERVILLE, UTAH 84014

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



RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ 2023
BY THE CENTERVILLE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ 2023

CITY ENGINEER

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ 2023

CITY ATTORNEY

CITY COUNCIL'S APPROVAL

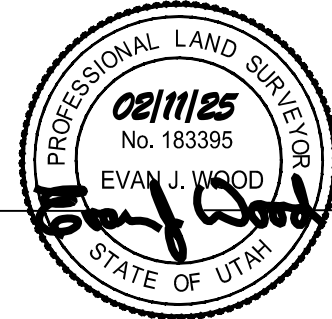
PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH THIS _____ DAY OF _____ 20____ AT WHICH
TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

CITY RECORDER ATTEST:

SURVEYOR'S CERTIFICATE

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



Evan J. Wood
Professional Land Surveyor
License No. 183395

Date 02/11/2025

BOUNDARY DESCRIPTION

All of lots 121-128 of SUMMERHILL LANE SUBDIVISION, according to the official Plat thereof recorded February 22, 2022 as Entry No. 3458399 in Book 7951, Page 570 in the Davis County Recorder's Office, also being located in the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning at the northeast corner of Lot 128 of said plat, said point also being located S1°03'04"E 503.02 feet along the Quarter Section line and S88°56'56"W 601.12 feet from the Center Quarter Corner of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, running thence along said Lot 128 the following two (2) courses: (1) S00°01'43"W 2.88 feet; thence (2) S00°16'41"W 143.24 feet to the northerly right-of-way line of SUMMERHILL LANE; thence along said right-of-way line the following seven (7) courses: (1) Westerly along the arc of a non-tangent curve to the right having a radius of 375.00 feet (radius bears: N03°48'05"E) a distance of 12.30 feet through a central angle of 01°52'47" Chord: N85°15'31"W 12.30 feet; thence (2) N84°19'08"W 156.99 feet; thence (3) along the arc of a curve to the left with a radius of 425.00 feet a distance of 40.74 feet through a central angle of 05°29'35" Chord: N87°03'55"W 40.73 feet; thence (4) N89°48'42"W 317.71 feet; thence (5) along the arc of a curve to the right with a radius of 295.00 feet a distance of 54.59 feet through a central angle of 10°36'07" Chord: N84°30'39"W 54.51 feet; thence (6) N79°12'35"W 64.46 feet; thence (7) along the arc of a curve to the left with a radius of 345.00 feet a distance of 18.36 feet through a central angle of 3°02'57" Chord: N80°44'04"W 18.36 feet to the east line of Lot 120 of said plat; thence along said east lot line N00°08'41"E 108.91 feet to the northerly boundary line of said plat; thence along said northerly boundary line of said plat S89°45'54"E 662.98 feet to the point of beginning.

Containing 1.97 acres +/-,
8 LOTS, 1 PARCEL

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

OWNER'S DEDICATION

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

SUMMERHILL LANE SUBDIVISION FOURTH AMENDMENT
VACATING AND AMENDING ALL OF LOTS 121-128 OF SUMMERHILL LANE
SUBDIVISION AND AMENDING SUMMERHILL LANE SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO CENTERVILLE CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY CENTERVILLE CITY. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS ANY OPEN SPACE, AS INDICATED HEREON, TO SUMMERHILL LANE HOMEOWNERS ASSOCIATION INC., WITH A REGISTERED ADDRESS OF 111 S. FRONTAGE ROAD, CENTERVILLE, UTAH 84014

SIGNED THIS _____ DAY OF _____, 20____

SUMMERHILL LANE HOMEOWNERS ASSOCIATION INC. SUMMERHILL LANE LLC,
A UTAH LIMITED LIABILITY COMPANY

By: ROBERT MILLER
Its: PRESIDENT

By: BRUCE ROBINSON
Its: MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF DAVIS

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

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

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF DAVIS

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, ROBERT MILLER, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF SUMMERHILL LANE HOMEOWNERS ASSOCIATIONS INC., A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

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

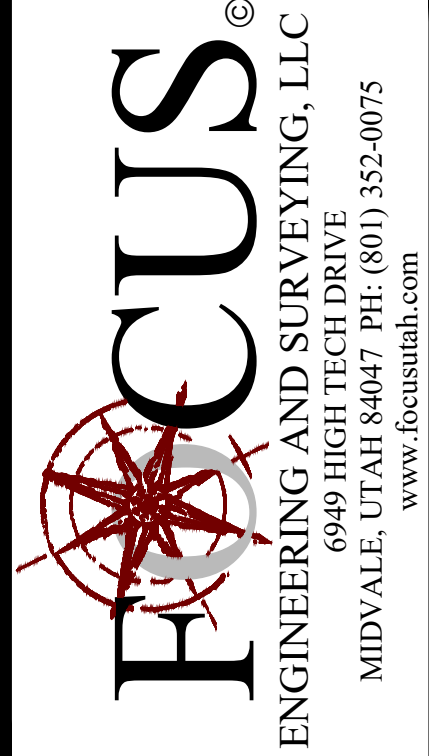
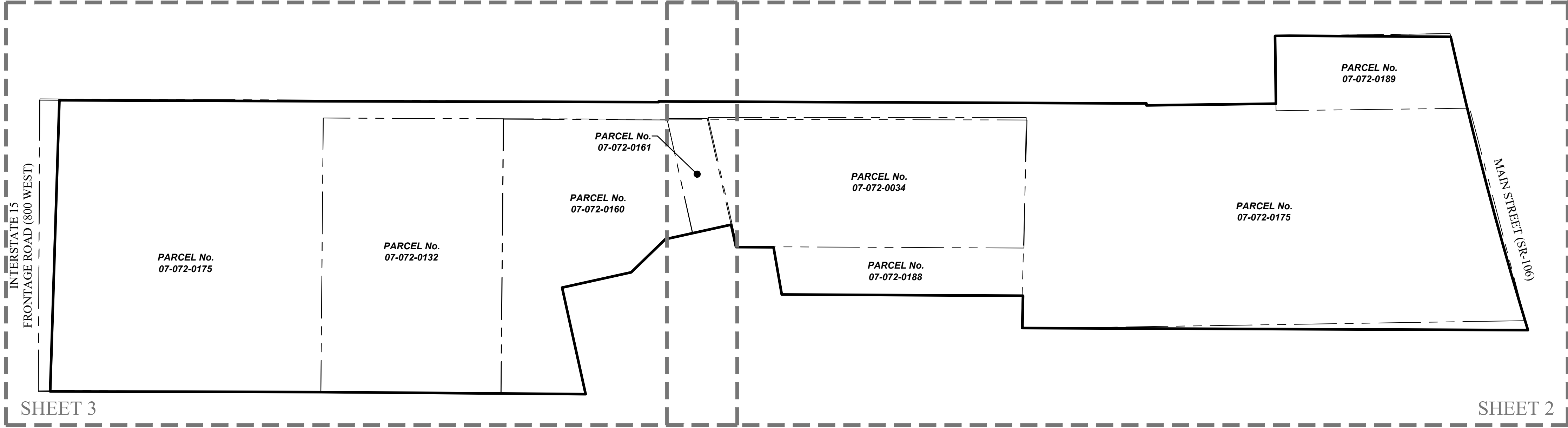
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____
DAY OF _____ 2023 AT _____
IN BOOK _____ OF _____
COUNTY RECORDER
BY: _____ DEPUTY



VICINITY MAP
N.T.S.



FOR
REVIEW
ONLY

ALTA/NSPS LAND TITLE SURVEY
LOCATION: SW1/4 OF SECTION 31, T3N, R1E, SLB&M
CENTERVILLE CITY, DAVIS COUNTY, UTAH
PROPERTY OF: SUMMERHILL LANE LLC
PREPARED FOR: SYMPHONY DEVELOPMENT CORP.

NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey & Certification for seven (7) parcels identified by Davis County Parcel No. 07-072-0175, 07-072-0034, 07-072-0161, 07-072-0160, 07-072-0132, 07-072-0188 & 07-072-0189 as shown and described hereon.
- A Title Commitment prepared by North American Title Insurance Company, Bountiful, UT, Commitment No. 40902-21-14049 (8th Amendment), Effective Date: September 17, 2021 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of this document, and is not liable for errors and omissions based on the reliance of said Title Commitment. Unless noted otherwise, all record parcels and title exceptions/easements noted on this Survey are referenced from these documents.
- The Basis of Bearing for this Survey is N0°15'20"E along the Section line between the Center 1/4 Corner and the North Corner of Section 31, Township 3 North, Range 1 East, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section/monument lines relative to said basis of bearing per measured or calculated lines shown hereon. All record dimensions are shown in parenthesis: (bearing and/or distance).
- Vertical data (contours and/or spot elevations) shown hereon is based on a NAVD88 elevation of 4,560.65 feet published on the NGS Data Sheet for Benchmark PID LO0533.
- #5 rebar & cap to be set at all boundary corners unless noted otherwise.
- This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
- With regard to locations of utilities on or serving the surveyed property, source information from plans and markings were combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
- Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):
 - Item 1: Survey monuments found or set shown hereon.
 - Item 2: Approximate Addresses: 2125 North Main Street, Centerville, UT 84014.
 - Item 3: Surveyed property lies within unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) Map #49011C0384E, Effective Date: June 18, 2007.
 - Item 4: Gross land area: 765,762 square feet or 17.58 acres+/-
 - Item 5: Vertical relief shown hereon. (See Note #4).
 - Item 8: Substantial features observed shown hereon.
 - Item 11: Utilities shown hereon are based on observed evidence of improvements, Blue Stake markings, and utility maps provided by utility companies are shown hereon. (See Note #8)
 - Item 13: Names of adjoining owners shown hereon.
 - Item 17: No evidence of recent street or sidewalk construction or repairs were observed.
 - Item 19: Plottable offsite easements disclosed in documents provided to or obtained by the

surveyor shown hereon.

- Digital aerial photography was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthomosaic map shown hereon has been georeferenced to control points on the ground.
- The following documents were reviewed and/or utilized in the preparation of this Survey:
 - Survey #1127, per Davis County Surveyor, prepared by Hill, Jamison & Associates, Inc. (May 8, 1992)
 - Survey #2048, per Davis County Surveyor, prepared by Hill, Jamison & Associates, Inc. (October 13, 1995)
 - Survey #5493, per Davis County Surveyor, prepared by ESI Engineering. (September 25, 2008)
 - Survey #6219, per Davis County Surveyor, prepared by Geodetic Surveys. (August 6, 2012)
 - Survey #6555, per Davis County Surveyor, prepared by Hill & Argyle, Inc. (August 26, 2014)
 - Survey #7896, per Davis County Surveyor, prepared by Cornerstone, Inc. (July 13, 2021)
 - UDOT Right-of-Way Drawings for Interstate 15, Project #I-15-7(19)315.
 - UDOT Right-of-Way Drawings for State Road 106, Project #S-0116(1).

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

A tract of land situate in the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base & Meridian, comprised of all of six (6) parcels identified by Davis County Tax ID Numbers 07-072-0034, 07-072-0132, 07-072-0160, 07-072-0161, 07-072-0188, 07-072-0189 and a part of 07-072-0175, located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Main Street (SR-106) as established by UDOT Project No. S-0116(1), located S01°03'04"E 412.51 feet along the Section line and S88°56'56"W 147.88 feet from the Center 1/4 Corner of Section 31, T3N, R1E, SLB&M (Basis of Bearing: N0°15'20"E along the 1/4 Section line between the Center 1/4 Corner and the North 1/4 Corner of Section 31, T3N, R1E, SLB&M); thence southerly along said right-of-way line the following two (2) courses: (1) S12°38'06"E 12.55 feet; thence (2) along the arc of a non-tangent curve to the left having a radius of 5,762.65 feet (radius bears: N77°21'22"E) a distance of 437.49 feet through a central angle of 04°20'59" Chord: S14°49'07"E 437.39 feet; thence to and along the northerly line of that Real Property described by Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 338654 in Book 7770 at Page 390, N89°45'38"W 750.06 feet to the easterly line of that Real Property identified by Davis County Tax ID No. 07-072-0195, the boundary of which was determined by Survey No. 5493 on file in the Office of the Davis County Surveyor; thence along said boundary N01°02'54"E 47.91 feet; thence N89°42'24"W 358.00 feet to the westerly line of said as-surveyed boundary; thence along said as-surveyed boundary the following two (2) courses: (1) N09°48'11"W 71.09 feet; thence (2) N89°42'24"W 55.68 feet to and along a northeasterly line of LEXINGTON PARK SUBDIVISION PHASE 4, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 1649844 in Book 2776 at Page 547; thence along said plat the following five (5) courses: (1) N12°28'19"W 34.03 feet; thence (2) S77°31'41"W 100.00 feet; thence (3) S45°52'13"W 70.49 feet; thence (4) S77°31'41"W 105.00 feet; thence (5) S12°28'16"E 161.93 feet to the northerly line of LEXINGTON PARK SUBDIVISION PHASE 3, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 1490619 in Book 2454 at Page 223; thence along said plat the following two (2) courses: (1) N89°32'27"W 392.27 feet; thence (2) N89°51'45"W 402.23 feet; thence N01°48'53"E 432.14 feet to a south boundary line as determined by a Boundary Line Agreement recorded in the Office of the Davis County Recorder as Entry No. 3399145 in Book 7800

at Page 342; thence along said boundary line agreement S89°46'49"E 392.09 feet to a southwesterly corner of that Real Property described by Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 1347577 in Book 2176 at Page 915; thence along said deed the following two (2) courses: (1) S89°51'23"E 497.27 feet; thence (2) N12°59'38"W 1.00 feet to a point on the northerly line of that Real Property described by Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 3237273 in Book 7478 at Page 1033; thence along said deed S89°45'54"E 723.67 feet to a westerly line of CUTLER SUBDIVISION PHASE 5, according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry No. 2571788 in Book 5165 at Page 1697; thence along said plat the following four (4) courses: (1) S00°01'43"W 2.88 feet; thence (2) N89°14'56"E 192.21 feet; thence (3) N00°45'01"W 100.54 feet; thence (4) N89°15'01"E 21.25 feet; thence S89°36'24"E 239.38 feet to the point of beginning.

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

SURVEYOR'S RECOMMENDED DESCRIPTION CORRECTIONS

- ... N89°51'45"W 402.23 feet to the southeasterly corner of that Real Property described by Warranty Deed recorded in the Office of the Davis County Recorder as Entry No. 3396335 in Book 7793 at Page 1778; thence along said deed N01°48'53"E 432.14 feet...
- ...N12°59'38"W 1.00 feet to a point on the northerly line of that Real Property as described by Warranty Deed recorded in the office of the Davis County Recorder as Entry No. 3339248 in Book 7681 at Page 363; thence along said deed S89°45'54"E 723.67 feet...
- ... N89°15'01"E 21.25 feet to the easterly corner of that Real Property as described by Quit Claim Deed recorded in the office of the Davis County Recorder as Entry No. 3308781 in Book 7625 at Page 2929; thence along said deed S89°36'24"E 239.38 feet...

SCHEDULE B - PART II EXCEPTIONS

- Exceptions #1-10
Contain no plottable descriptions.
- Exception #11
Resolution No. 2004-212 establishing and organizing the South Davis Recreation Special Service District, and prescribing and setting forth other details and matters in connection therewith, recorded September 14, 2004, as Entry No. 2017602, in Book 3623, Page 1144, records of Davis County, Utah.
Survey Findings: Surveyed property lies within area described in exception document.
- Exception #12
The terms and conditions of that certain Certificate of Creation, creating and establishing the South Davis Metro Fire Service Area, and any future charges and assessments that may be levied thereunder, recorded December 23, 2015, as Entry No. 2911949, in Book 6419, Page 53, of Official Records.
Survey Findings: Surveyed property lies within area described in exception document.
- Exceptions #13-14
Contain no plottable descriptions.
- Exception #15
PUBLIC SIDEWALK AND SLOPE EASEMENT:
Grantee: Centerville City, a municipal corporation of the State of Utah
Recorded: July 30, 2015
Entry No.: 2863786
Book/Page: 6319/1048

Survey Findings: 2' Sidewalk Easement and 10' Slope Easement shown hereon. Easements lie outside the surveyed property and within property conveyed to the Utah Department of Transportation.

- Exception #16
The Right, Title and Interest of Summerhill Lane LLC as disclosed by Special Warranty Deed, dated March 30, 2020, and recorded April 2, 2020, as Entry No. 3239163, in Book 7483, at Page 320, of Official Records.
Survey Findings: Description in exception document matches Parcel No. 07-072-0161, which lies within the surveyed property.
- Exceptions #17-19
Contain no plottable descriptions.
- Exception #20
NOTICE OF INTEREST
Claimant: Spencer Packer and Pamela Packer
Reason: The easement property is appurtenant, attached to, and runs with the land owned by the Packers.
Recorded: March 30, 2021
Entry No.: 3365360
Book/Page: 7727/2144
Survey Findings: The affects of exception document on the surveyed property has yet to be determined.
- Exception #21
EASEMENT
Recorded: July 1, 2021
Entry No.: 3396336
Book/Page: 7793/1780
Survey Findings: 20' Easement affects the westerly portion of the surveyed property as shown hereon.
- Exception #22
BOUNDARY LINE AGREEMENT
Recorded: July 13, 2021
Entry No.: 3399145
Book/Page: 7800/342
Survey Findings: Boundary Line Agreement affects the northwesterly portion of the surveyed property as shown hereon.

SURVEYOR'S CERTIFICATE

To: Symphony Development Corp and/or Assigns; North American Title, LLC; North American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 8, 11, 13, 17 & 19 of Table A thereof. The field work was completed on October 11, 2019.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date of Map

REVISION BLOCK		DATE	DESCRIPTION
#	DATE	RECEIVED EXCEPTION DOCUMENTS:	
1	01/06/20	CORRECTED TOWNSHIP LOCATION	
2	05/04/20	UPDATED TITLE REPORT	
3	10/20/21	---	
4	---	---	
5	---	---	
6	---	---	

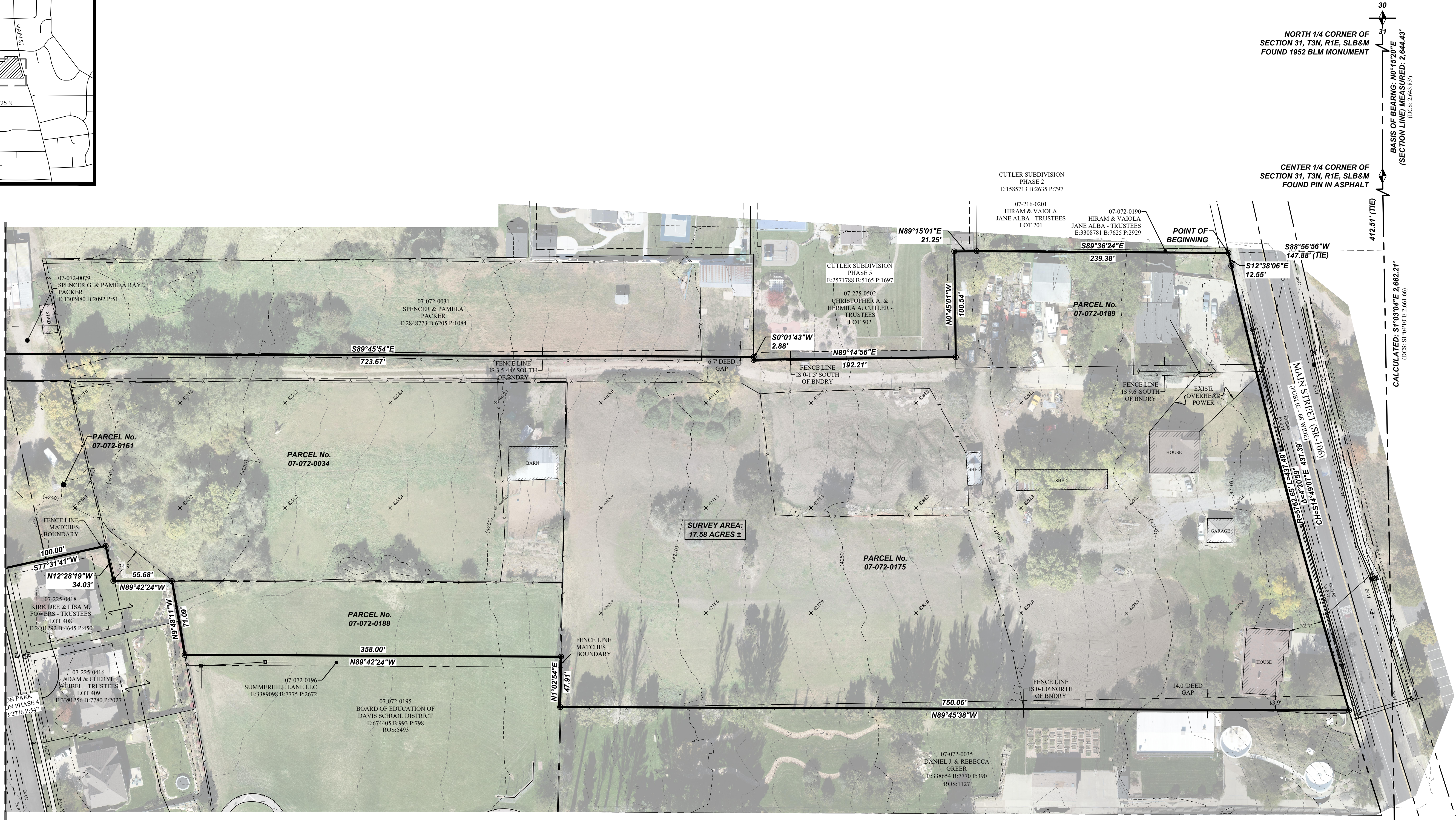
Drawn: BCD	Checked: EJW
Scale: N.T.S.	Job #: 19-0378
Date: 12/02/2019	
Sheet:	

1 OF 3

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
N.T.S.



LEGEND

---	BOUNDARY LINE
---	SECTION LINE
---	EXIST. EASEMENT LINE
---	EXIST. PROPERTY LINE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. SECONDARY WATER
---	EXIST. IRRIGATION
---	EXIST. NATURAL GAS
---	EXIST. COMMUNICATIONS
---	EXIST. OVERHEAD POWER
---	EXIST. UNDERGROUND POWER
---	EXIST. FENCE
---	SECTION MONUMENT (FOUND)
---	SECTION MONUMENT (NOT FOUND)
---	BOUNDARY MARKER
---	EXIST. SD INLET, MANHOLE & COMBO BOX
---	EXIST. SEWER MANHOLE
---	EXIST. WATER VALVE & WATER METER
---	EXIST. FIRE HYDRANT
---	EXIST. IRRIGATION BOX
---	EXIST. STREET LIGHT
---	EXIST. POWER POLE
---	EXIST. ELECTRICAL BOX
---	EXIST. COMMUNICATIONS BOX
---	EXIST. SPOT ELEVATION
---	DEED BOOK/PAGE PER DAVIS COUNTY RECORDS

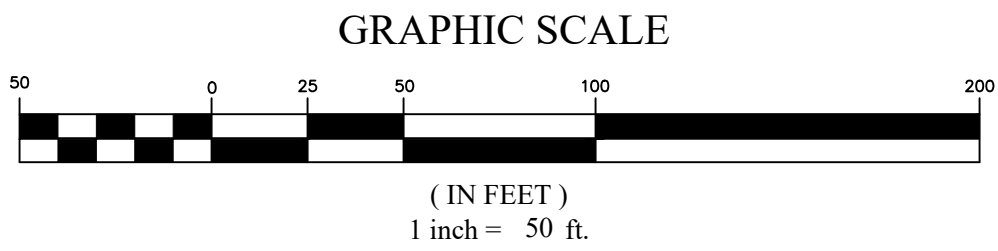
SOUTHWEST CORNER OF
SECTION 31, T3N, R1E, SLB&M
CALCULATED PER WITNESS CORNER

WITNESS CORNER TO
SOUTHWEST CORNER OF
SECTION 31, T3N, R1E, SLB&M
FOUND PIN IN CONCRETE BASE

CALCULATED: S89°25'27"W 2,647.13'
(DCS: S89°24'30"W 2,646.24)

SOUTH 1/4 CORNER OF
SECTION 31, T3N, R1E, SLB&M
CALCULATED PER WITNESS CORNER

WITNESS CORNER TO
SOUTH 1/4 CORNER OF
SECTION 31, T3N, R1E, SLB&M
FOUND DAVIS COUNTY MONUMENT
IN TOP OF WALL



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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

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ONLY

ALTA/NSPS LAND TITLE SURVEY
LOCATION: SW1/4 OF SECTION 31, T3N, R1E, SLB&M
CENTERVILLE CITY, DAVIS COUNTY, UTAH
PROPERTY OF: SUMMERHILL LANE LLC
PREPARED FOR: SYMPHONY DEVELOPMENT CORP.

REVISION BLOCK		DATE	DESCRIPTION
#	DATE	DESCRIPTION	
1	01/06/20	RECEIVED EXCEPTION DOCUMENTS	
2	05/04/20	CORRECTED TOWNSHIP LOCATION	
3	10/20/21	UPDATED TITLE REPORT	
4	---	---	
5	---	---	
6	---	---	

Drawn: BCD	Checked: EJW
Scale: 1"=50'	Job #: 19-0378
Date: 12/02/2019	
Sheet:	

2 OF 3



VICINITY MAP
N.T.S.

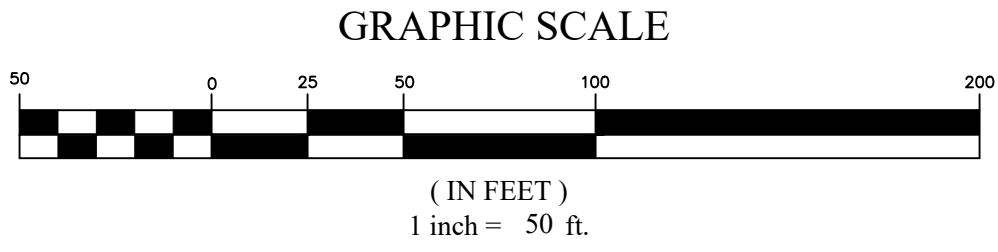
ALTA/NSPS LAND TITLE SURVEY



LEGEND

---	BOUNDARY LINE
---	SECTION LINE
---	EXIST. EASEMENT LINE
---	EXIST. PROPERTY LINE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. SECONDARY WATER
---	EXIST. IRRIGATION
---	EXIST. NATURAL GAS
---	EXIST. COMMUNICATIONS
---	EXIST. OVERHEAD POWER
---	EXIST. UNDERGROUND POWER
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---	BOUNDARY MARKER
---	EXIST. SD INLET, MANHOLE & COMBO BOX
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---	EXIST. ELECTRICAL BOX
---	EXIST. COMMUNICATIONS BOX
---	EXIST. SPOT ELEVATION
---	DEED BOOK/PAGE PER DAVIS COUNTY RECORDS

+ XXXXX
XXXXXXX



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FOR
REVIEW
ONLY

ALTA/NSPS LAND TITLE SURVEY
LOCATION: SW1/4 OF SECTION 31, T3N, R1E, SLB&M
CENTERVILLE CITY, DAVIS COUNTY, UTAH
PROPERTY OF: SUMMERHILL LANE LLC
PREPARED FOR: SYMPHONY DEVELOPMENT CORP.

REVISION BLOCK	
#	DESCRIPTION
1	01/06/2010 RECEIVED EXCEPTION DOCUMENTS
2	05/04/2020 CORRECTED TOWNSHIP LOCATION
3	10/20/21 UPDATED TITLE REPORT
4	---
5	---
6	---

Drawn: BCD	Checked: EJW
Scale: 1"=50'	Job #: 19-0378
Date: 12/02/2019	
Sheet:	

3 OF 3



Notice of Intent (NOI) for Storm Water Discharges Associated with Construction
Activity Under the Construction General Permit (CGP) UPDES General Permit
No. UTRC00000

NOI

Permit Information

Master Permit Number: UTRC00000

UPDES ID: UTRC02128

State/Territory to which your project/site is discharging: UT

Is your project/site located on federally recognized Indian Country Lands? No

Which type of form would you like to submit? Notice of Intent (NOI)

Have stormwater discharges from your project/site been covered previously under an UPDES permit? No

Has a Stormwater Pollution Prevention Plan (SWPPP) been prepared in advance of filling this NOI, as required? Yes

Owner/Operator Information

Owner Information

Owner: Symphony Homes

Status of Owner: Private

Owner Mailing Address:

Address Line 1: 111S Frontage Rd

Address Line 2:

City: Centerville

ZIP/Postal Code: 84014

State: UT

Owner Point of Contact Information

First Name Middle Initial Last Name: Jared Schmidt schmidt

Title: Project Manager

Phone: 801-915-3222

Ext.:

Email: jschmidt@symphonyhomes.com

Operator Information

Is the Operator Information the same as the Owner Information? No

Operator: Symphony Homes

Operator Mailing Address:

Address Line 1: 111S Frontage Rd

Address Line 2:

City: Centerville

ZIP/Postal Code: 84014

State: UT

Operator Point of Contact Information

First Name Middle Initial Last Name: Nate Hatch

Title: SWPPP Manager

Phone: 801-867-6283

Ext.:

Email: nhatch@symphonyhomes.com

NOI Preparer Information

☒ This NOI is being prepared by someone other than the certifier.

First Name Middle Initial Last Name: Jared W Schmidt

Organization: Symphony Homes

Phone: 801-915-3222

Ext.:

Email: jschmidt@symphonyhomes.com



Project/Site Name: Summerhill Lane

Project Number:

Project/Site Address

Address Line 1: 2125 N Main St

Address Line 2:

City: Centerville

ZIP/Postal Code: 84014

State: UT

County or Similar Division: Davis

Have you submitted a Fugitive Dust Control Plan to UT Division of Air Quality? Yes

Latitude/Longitude for the Project/Site

Coordinate System: Decimal Degrees

Latitude/Longitude: 40.949436°N, 111.884137°W

Estimated Project Start Date: 03/01/2021

Estimated Project End Date: 03/01/2025

Total Area of Plot (in Acres): 17.81

Estimated Area to be Disturbed (in Acres): 15.5

Proposed Best Management Practices

☒ Silt Fence/Straw Wattle/Perimeter Controls

☒ Structural Controls (Berms, Ditches, etc.)

Proposed Good Housekeeping Practices

☒ Sanitary/Portable Toilet

☒ Washout Areas

☒ Garbage/Waste Disposal

☒ Track Out Controls

Site Construction Types

☒ Residential



Municipal Separate Storm Sewer System (MS4) Operator Name: Centerville

Receiving Water Body: Great Salt Lake

➤ This is a guess

What is the estimated distance to the nearest water body? 2000

Unit: Feet

Is the receiving water designated as impaired? No

Will any part of the project area be located within 50 feet of any Water of the State? No

Does this project site have any other UPDES permits? No



Is this project involved in the development of a subdivision? Yes

Lot Number	Status
101	Active
102	Active
103	Active
104	Active
105	Active
106	Active
107	Active
108	Active
109	Active

110	Completed
111	Completed
112	Active
113	Active
114	Active
115	Active
116	Active
117	Active
118	Active
119	Active
120	Active
121	Active
122	Active
123	Active
124	Active
125	Active
126	Active
127	Active
128	Active
129	Active
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131	Active
132	Completed
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135	Active
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137	Active
138	Active
139	Completed
140	Active
141	Active
142	Active
143	Active
144	Active
145	Active
146	Active
147	Active
148	Active
149	Active
150	Active
151	Active
152	Completed
153	Active
154	Completed
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161	Active
162	Active
163	Active

Certification Information

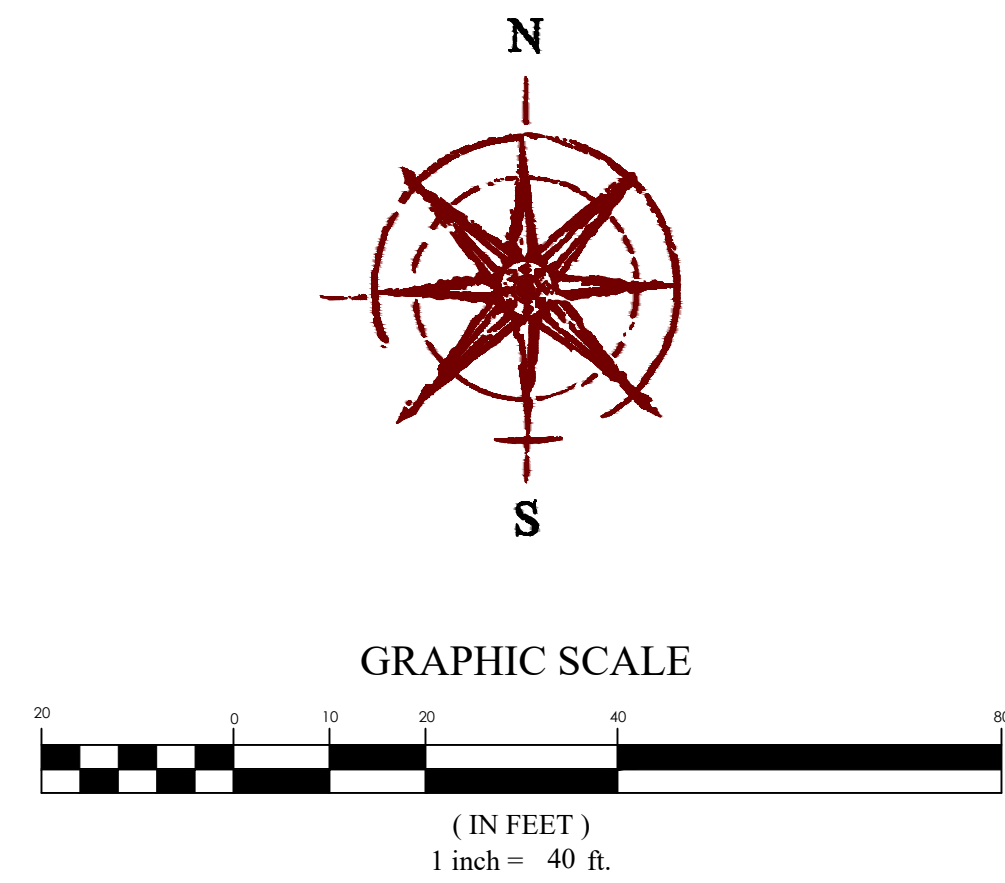
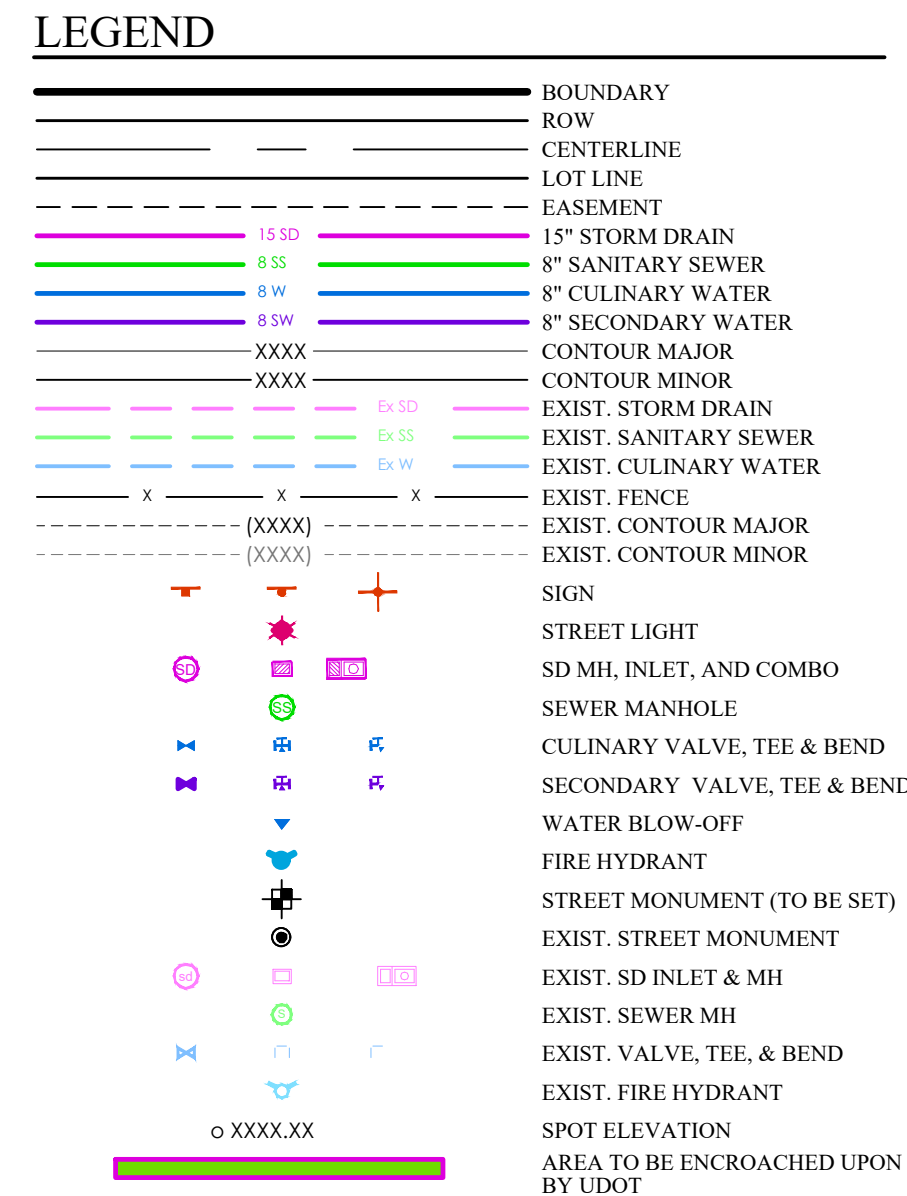
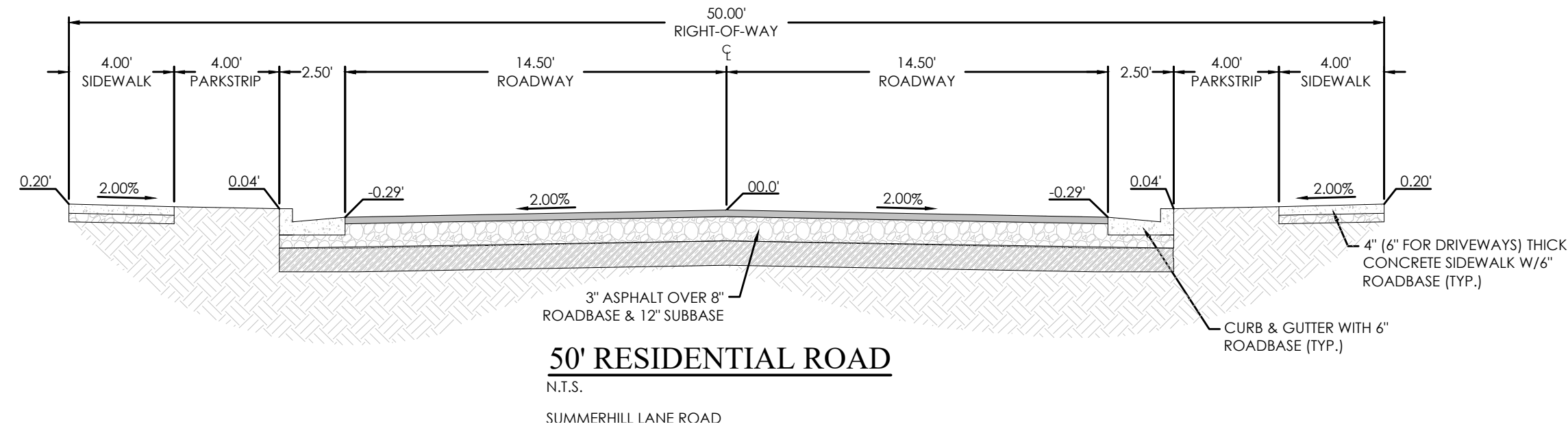
I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Signing an electronic document on behalf of another person is subject to criminal, civil, administrative, or other lawful action.

Certified By: Robert C. Miller

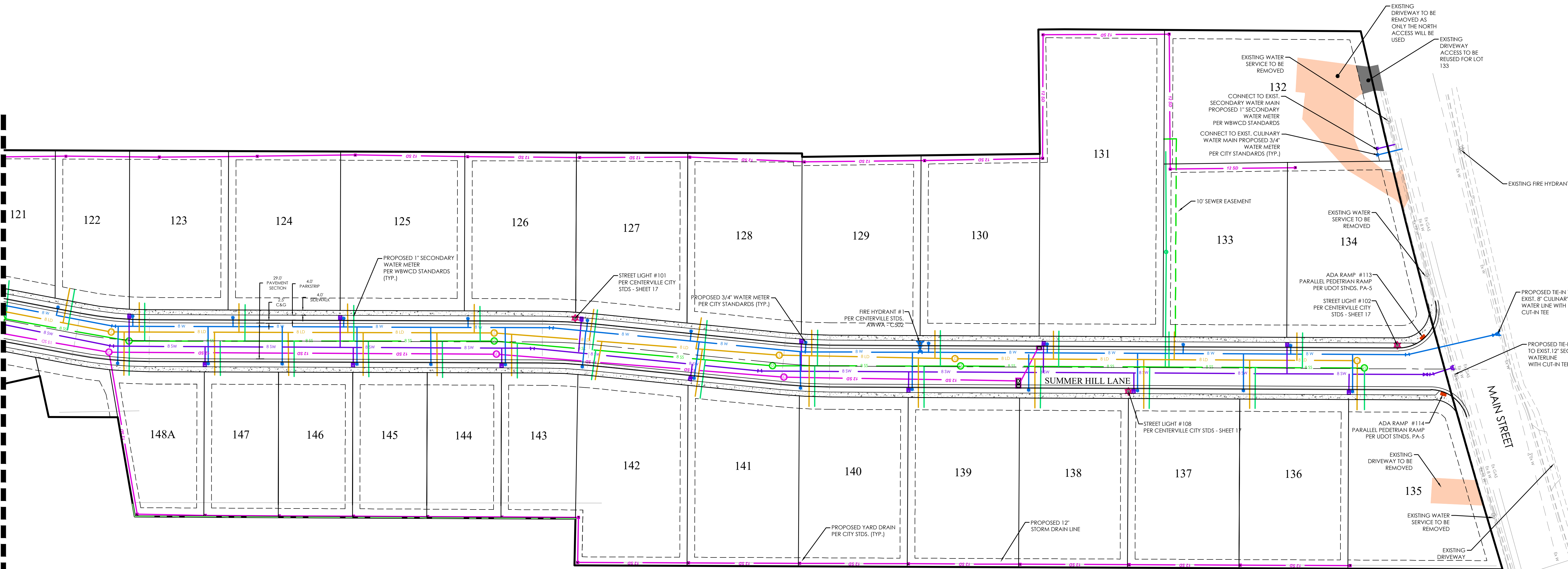
Certifier Title: Manager

Certifier Email: rmiller@symphonyhomes.com

Certified On: 02/02/2024 5:13 PM ET

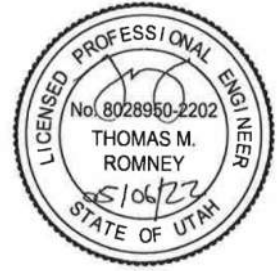


MATCHLINE SEE SHEET C3



- NOTES:
- DETENTION POND WILL BE OWNED AND MAINTAINED BY H.O.A.
 - A HOT TAP MAY NOT BE USED WHEN CONNECTING TO THE EXISTING DISTRICT UTILITY LINES IN MAIN STREET PER SSDS STANDARDS. THE CONNECTION WILL NEED TO BE MADE BETWEEN OCTOBER 15TH AND APRIL 1ST, OR PROVISIONS WILL NEED TO BE MADE TO SHUTDOWN LINES TO ACCOMMODATE THE CONNECTION.
 - ALL BRANCHES OF THE SECONDARY WATER LINES WILL REQUIRE A GATE VALVE. VALVES SHALL BE LOCATED AT THE CURB TANGENT POINT OF EACH INTERSECTION.
 - ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON.
 - ALL SECONDARY SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WBWCD STANDARDS.
 - GRAVITY DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS LOWER IN ELEVATION THAN THE SECONDARY WATER LINE. PUMP DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS HIGHER IN ELEVATION THAN THE SECONDARY WATER LINE.

FOR CONSTRUCTION



SUMMERHILL LANE SUBDIVISION
Centerville, UT
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	2/2/2022	SSSD COMMENTS 1
2	5/6/22	UPDATED UTILITY DESIGN
3		
4		
5		
6		

SITE PLAN

Scale: 1"=40'	Drawn: RSH
Date: 5/6/22	Job #: 19-0378
Sheet:	C3.1

 ESI Engineering, Inc. 4141 W 2100 S Suite 100 West Valley City, Utah Phone (801) 263-1752 Consulting Engineers & Land Surveyors	Project: Summerhill Lane		Sheet No. 1 of 1		
	Owner: Centerville City				
	Estimated by: BWN	Date: 11/19/24	Project No. 19-167		
Checked by: KLC	Date: 11/19/24				
DRAIN LINE BOND ESTIMATE					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
1	Yard Drain Line - 12" ADS including gravel	1,340	SF	\$35.00	\$46,900.00
2	Yard Boxes	15	Each	\$1,200.00	\$18,000.00
	Total Bond Estimate (Items 1-2)				\$64,900.00

CENTERVILLE CITY AMENDED SUBDIVISION COMPLETENESS CHECKLIST – SUMMERHILL LANE FOURTH AMENDMENT

Project Name: Summerhill Lane Subdivision Fourth Amendment

Date: 02/10/25

TRACKING HISTORY:

- Application Submitted: 01/14/2025
- Completeness Checklist DRC Meeting (1): 02/10/2025

Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED		Comments from City Staff:
✓	City application form filled out.	Application filled out on
✓	All required fees and deposits paid in full.	\$800.00 paid on 1/14/25
—	The plat shall consist of approved tracing linen with the outside or trim line dimensions of 19" by 30" and the border line of the plat shall be drawn in heavy lines leaving a space of at least 1.5" on the left side and at least 0.5" margin on the other sides, or other format acceptable to the Davis County Recorder.	For the application phase, only need to submit electronic and paper copies of proposed amended plat; linen (or mylar) will be prepared once all approvals have been granted and plat is ready to record.
—	The final plat shall be drawn so that the top of the drawing faces wither north or west, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on the tracing linen, mylar, or comparable material, with approved waterproof black ink. The plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than 100 feet to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable.	For the application phase, only need to submit electronic and paper copies of proposed amended plat; linen (or mylar) will be prepared once all approvals have been granted and plat is ready to record.
✓	Plat is prepared by a licensed engineer or land surveyor.	Evan Wood, Sheet 1 (land surveyor)
✓	Plat shall be drawn at a scale of not less than one-inch equals one-hundred feet (1" = 100').	1 inch = 50 ft
✓	The plat shows the subdivision name and general location of the subdivision in bold letters at the top of the sheet.	Summerhill Lane Subdivision Fourth Amendment
✓	The plat contains a north arrow, scale of the drawing, and the date. Need to match date on plat to most date in corner to most recent revision and submittal.	north arrow: given Scale: 1"= 50' Date:02/06/2025
✓	The final plat shall be signed by all required and authorized parties, property owners, and lienholders, with appropriate notarial acknowledgements. All property owners of record and all lienholders of record as shown in the title report must sign the final plat. Consent to dedicate signature with notarial acknowledgment may be approved for minor lienholders of record, as determined by the City Attorney.	Affidavit: Bruce Robinson Plat: Bruce Robinson Robbert Miller
—	An accurate and complete survey to second order accuracy shall be made of the land to be subdivided. A traverse of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground shall close within a tolerance of one foot to 20,000 feet.	Will verify during compliance

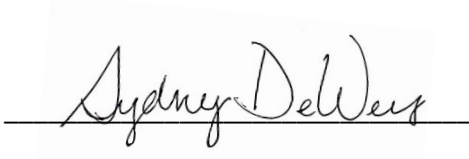
✓	The plat shows accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.	See Plat
✓	The plat shows all survey, mathematical information, and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, and central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves. All property corners and monuments within the subdivision shall show the calculated Davis County coordinates. Lot and boundary closure shall be calculated to the nearest 100 th of a foot.	See Plat
✓	All lots, blocks, and parcels offered for dedication for any public purpose shall be delineated and designated with dimensions, boundaries, and courses clearly shown and defined in every case. Parcels offered for dedication other than for streets or easements shall be clearly designated on the plat with dedication and ownership designation. A plat note or other acceptable recorded document shall be provided describing the ownership and maintenance responsibilities for any remnant or parcel in the subdivision.	
✓	The square footage of each lot and parcel shall be shown. Sufficient linear, angular, and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. No ditto marks shall be used for lot dimensions.	Lot 121: 6,307 SQ FT Lot 122: 6,453 SQ FT Lot 123: 8,917 SQ FT Lot 124: 10,091 SQ FT Lot 125: 8,413 SQ FT Lot 126: 10,029 SQ FT Lot 127: 10,462 SQ FT Lot 128: 11,538 SQ FT Parcel A: 13,519 SQ FT, 1.97 ACRES
✓	The plat shows the right-of-way lines of each street, the width of any portion being dedicated and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within 50 feet of the subdivision shall be shown with dotted lines. If any street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity, or the amount of nonconformity of such existing streets shall be accurately shown.	See plat
✓	All lots and blocks are to be numbered consecutively under a definite system approved by the City. Numbering shall continue consecutively throughout the subdivision with no omissions or duplications.	Reflects approve numbering from the approved plat.
✓	All streets within the subdivision shall be numbered (named streets shall also be numbered) in accordance with and in conformity with the adopted street numbering system as set forth in CMC 11.01.160. Each lot shall show the street addresses assigned thereto and shall be according to the standard addressing system as set forth in CMC 11.01.170. In the case of corner lots, an address will be assigned for each part of the lot having street frontage.	See Plat
✓	The side lines of all proposed and existing easements of record as shown in the title report shall be shown by fine dashed lines. The width of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown. All proposed and existing easements of record in the title report shall be clearly labeled and identified.	See Plat
✓	The plat shall fully and clearly show all stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site. Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements, shall be replaced by the subdivider under the Direction of the City Engineer.	See Plat
	The following required monuments shall be shown on the plat:	Will review during compliance

	1. The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties; and 2. All right of way monuments at angle points and intersections as approved by the City Engineer.	
✓	The plat shall contain the name of the surveyor, together with the date of the survey, the scale of the map, and number of sheets.	Evan Wood 03/15/2023 1"=50' 1 sheet
✓	In accordance with the provisions of Utah Code § 10-9a-603, the final plat shall accurately describe and specify every existing right-of-way and recorded easement located within the plat for: (i) an underground facility; (ii) a water conveyance facility; or (iii) any other utility facility, as such terms are defined in Section 10-9a-603, and any water conveyance facility located, entirely or partially, within the plat that is not recorded and of which the owner of land has actual or constructive knowledge, including from information made available to the owner of land in the State Engineer's inventory of canals or from a surveyor.	See Plat notes 2,3,4,8
The following certificates, acknowledgements, and descriptions shall appear on the title sheet of the plat, and such certificates may be combined where appropriate:		
✓	1. Registered land surveyor's "Certificate of Survey"	See Plat
✓	2. Owners' dedication certificate and signature line for each property owner of record and significant lienholders.	Affidavit: Bruce Robinson Plat: Bruce Robinson Robbert Miller
✓	3. Notary public's acknowledgment for each signature on the plat.	See Plat
✓	4. A correct metes and bounds description of all property included within the subdivision.	
✓	5. Signature of the City Engineer, City Attorney, and City Council (a signature line for the Mayor and an attestation by the City Recorder).	See Plat
✓	6. A block for the Davis County Recorder shall be provided in the lower right corner of the final plat.	See Plat
✓	7. Such other affidavits, certificates, acknowledgements, endorsements, and notarial seals as are required by law, by this Title, or by the City Attorney.	
✓	8. Prior to recordation of the plat, the applicant shall submit a current title report to be reviewed by the City Attorney; a "current title report" is considered to be one which correctly discloses all recorded matters of title regarding the property, and which is prepared and dated not more than 30 days before the proposed recordation of the final plat.	Dated 1/7/2025
✓	9. The owner's dedication certificate, registered land surveyor's certificate of survey, and any other certificates contained on the final plat shall be in the form prescribed by the City Standards and Specifications.	Affidavit: Bruce Robinson Plat: Bruce Robinson Robbert Miller
✓	10. When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the subdivider shall submit, with the final plat, the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain, and pay taxes on such lands and common areas.	
Final Construction Drawings Submittal Requirements		
—	PDF set of the Final Construction Drawings	For the application phase, only need to submit electronic and paper copies of proposed amended plat; linen (or mylar)

		will be prepared once all approvals have been granted and plat is ready to record.
N/A	Final Construction Drawings that are signed, stamped, and dated by a Professional Engineer.	
—	All off-site easements, on Centerville City forms, have been signed, notarized, and submitted with the drawings.	For the application phase, only need to submit electronic and paper copies of proposed amended plat; linen (or mylar) will be prepared once all approvals have been granted and plat is ready to record.
N/A	The Final Construction Drawings are consistent with the approved Preliminary Drawings.	
N/A	The contractor's cost estimate for the project.	Waived
Fire Marshal and Public Safety Requirements		
N/A	Connection sizes meet fire flow requirements.	Waived
N/A	Temporary turnaround agreement/easement met.	Waived
N/A	Emergency access circulation/turnarounds shown.	Waived
N/A	Parking lot turning radii requirements met.	Waived
N/A	Fire hydrant locations and spacing shown on plans.	Waived
N/A	Urban wildland interface requirements met.	Waived
Plat Amendment Requirements, if applicable.		
	Name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition.	
✓	The signature of each owner identified in CMC 15.09.020(a) who consents to the petition.	Affidavit: Bruce Robinson Plat: Bruce Robinson Robbert Miller
✓	The appropriate fees and deposits as set forth in the City Fee Schedule.	\$800.00 paid 1/14/25
✓	An amended plat that complies with all the provisions and requirements for final plat as set forth in CMC 15.04.030 and the provisions of Utah Code § 10-9a-603, regarding plat requirements.	
N/A	If the petition proposes to vacate some or all of a public street, right-of-way, or easement, the petition shall also include:	
N/A	The name and address of each owner of record of land that is: i. Adjacent to the public street, right-of-way, or easement; or ii. Accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and	
N/A	The signature of each owner under CMC 15.09.010(e)(1) who consents to the vacation.	

FINAL COMMENTS & SUMMARY

1. ~~Plat note 7 needs to state: Parcel A is to be deeded to Spencer and Pamela Packer after the plat is recorded. Upon conveyance, Parcel A shall be combined with Parcel 07-072-0031. Parcel A will no longer be part of the Summer Hill Lane Subdivision and will be removed from all PDO zoning designations.~~
2. Items needed for PDO Amendment Per CZC 12. 41.080:
 - a. ~~Existing conditions inventory waived~~
 - b. ~~Conceptual site plan Submitted~~
3. ~~Lot Setbacks are not changing for the lots verify this is correct~~
4. Subdivision Amendment will need to address the following:
 - a. Need the whole Summerhill lane plat submitted for update (compliance phase)
 - b. Need the new total Summer Hill Subdivision SQFT and ACRES, not indicated on the plans (compliance phase)

A handwritten signature in black ink, reading "Sydney DeWees", is written over a horizontal line. The signature is cursive and fluid.

Date: 2/24/25

SYDNEY DEWEES, CITY PLANNER

CENTERVILLE CITY FINAL SUBDIVISION 1ST SUBMITTAL COMPLIANCE CHECKLIST

Project Name: Summerhill Lane Fourth Amendment – 2nd Submittal Compliance Review
Date: 3/3/2025

<i>Administrative Items:</i>		<i>Comments from City Staff:</i>
✓	City application form filled out.	Application filled out on 1/14/25
✓	All required fees and deposits paid in full.	\$800.00 paid on 1/14/25
✓	PLAT- COMMENTS	- Linen (or mylar) will be prepared once all approvals have been granted and plat is ready to record. (City Planner) - The plat shall consist of approved tracing linen with the outside or trim line dimensions of 19" by 30" and the border line of the plat shall be drawn in heavy lines leaving a space of at least 1.5" on the left side and at least 0.5" margin on the other sides, or other format acceptable to the Davis County Recorder (City Planner) - The final plat shall be drawn so that the top of the drawing faces wither north or west, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on the tracing linen, mylar, or comparable material, with approved waterproof black ink. The plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than 100 feet to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable (City Planner) - The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties (City Planner) - All right of way monuments at angle points and intersections as approved by the City Engineer (City Planner)
✓	Storm Water Submittal Requirements- COMMENTS	- SWPPP will be required to have in place before start of construction. (Drainage Supervisor) -Amend the Drainage Agreement (Drainage Supervisor)
✓	Geotechnical/Soils Report Submittal Requirements –	
✓	Final Construction Drawings Submittal Requirements –	-Needs to meet the Drive approach and take out a permit (Public Works Director) -No utilities can be in the drive approach and need to meet city standard for relocating (Public Works Director)
✓	Culinary Water Submittal Requirements –	
✓	Sanitary Sewer Submittal Requirements –	

Power for Subdivision Submittal Requirements – 		
Fire Marshal and Public Safety Requirements – 		
Planned Community Parks Requirements, if applicable. - 		N/A
Plat Amendment Requirements, if applicable. – COMMENTS 		-Need the whole Summerhill lane plat submitted for update (City Planner) -Need the new total Summer Hill Subdivision SQFT and ACRES identified on the plat (City Planner) -Need to update the PDO Agreement (City Planner)
	Name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition.	Title Report sufficient to meet requirement. (City Attorney)
	The signature of each owner identified in CMC 15.09.020(a) who consents to the petition.	-Affidavit: Bruce Robinson -Plat: Bruce Robinson Robbert Miller
	The appropriate fees and deposits as set forth in the City Fee Schedule.	\$800.00 paid on 1/14/25 (City Planner)
	An amended plat that complies with all the provisions and requirement for final plat as set forth in CMC 15.04.030 and the provisions of Utah Code § 10-9a-603, regarding plat requirements.	Application Deemed Complete on February 10 th , 2025 (City Planner) Application Under Review for Compliance on February 24 th , 2025 (City Planner) Application Deemed Compliant on March 3 rd , 2025 (City Planner)
	If the petition proposes to vacate some or all of a public street, right-of-way, or easement, the petition shall also include:	-Vacating the Public Utility Easement and Private Drainage Easement located along the North side of parcels 07-357-0121, 07-357-0122, 07-357-0123, 07-357-0124, 07-357-0125, 07-357-0126, 07-357-0127, and 07-357-0128 (City Attorney) -Subject to the receipt of signed consent letters form utilities, confirmed legal description by the city engineer, and signed public utility easement and private drainage easement for a new location. (City Attorney)
	The name and address of each owner of record of land that is: i. Adjacent to the	

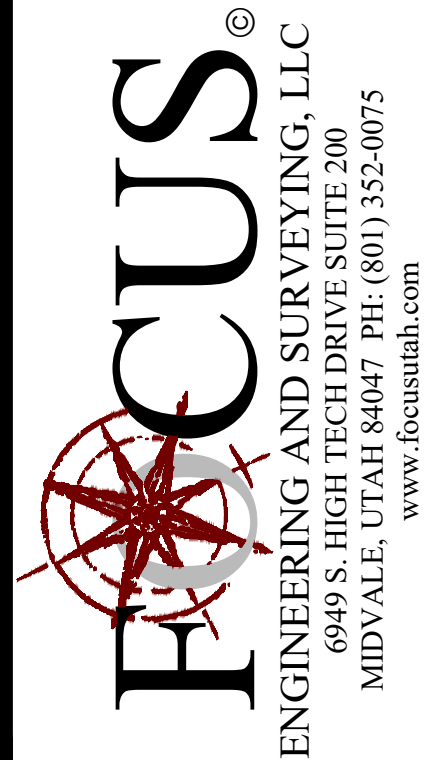
	public street, right-of-way, or easement; or ii. Accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and	Parcels: 07-357-0121, 07-357-0122, 07-357-0123, 07-357-0124, 07-357-0125, 07-357-0126, 07-357-0127, and 07-357-0128 Affidavit: Bruce Robinson Plat: Bruce Robinson & Robbert Miller Parcels: 07-072-0031 Affidavit: Spencer Packer & Pamala Packer
✓	The signature of each owner under CMC 15.09.010(e)(1) who consents to the vacation.	Obtained

If you have any questions regarding the provided comments, please reach out to the staff member who issued them. When contacting staff via email, please use the following subject line: **Project Name – Compliance Review Comments – Date**

Title	Name	Email	Phone
Public Works Director	Mike Carlson	Mike.carlson@centervilleutah.gov	801-677-6093
Deputy Public Works Director	Dave Walker	Dave.walker@centervilleutah.gov	801-677-6099
Drainage Supervisor	Cameron Woodbury	cameron.woodbury@centervilleutah.gov	801-677-6096
Streets Supervisor	Marc Marchant	Marc.marchant@centervilleutah.gov	801- 335- 8854
Water Supervisor	Steeve Hunt	Steven.hunt@centervilleutah.gov	801-335- 8844
Community Development Director	Michael Eggett	Michael.eggett@centervilleutah.gov	801-677-6437
City Planner	Sydney DeWees	Sydney.deweese@centervilleutah.gov	801-677-6097
City Attorney	Lisa Romney	Lisa.romney@centervilleutah.gov	801-335-8842
City Engineer	Kevin Campbell	Kevin.campbell@esieng.com	801- 953-4812

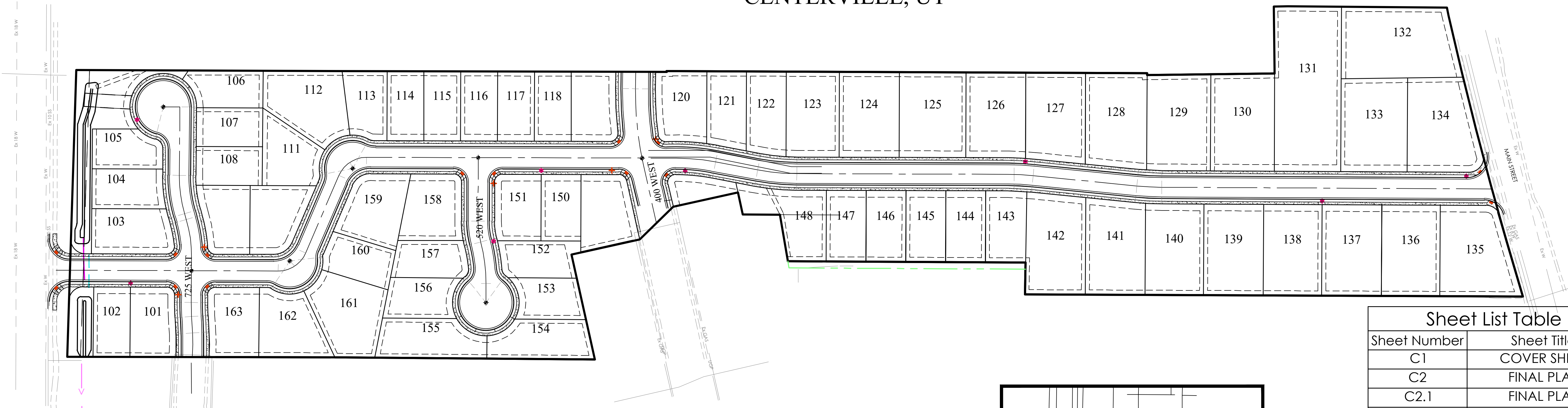
SUMMERHILL LANE SUBDIVISION

PREPARED FOR:
SYMPHONY HOMES
LOCATED IN:
CENTERVILLE, UT

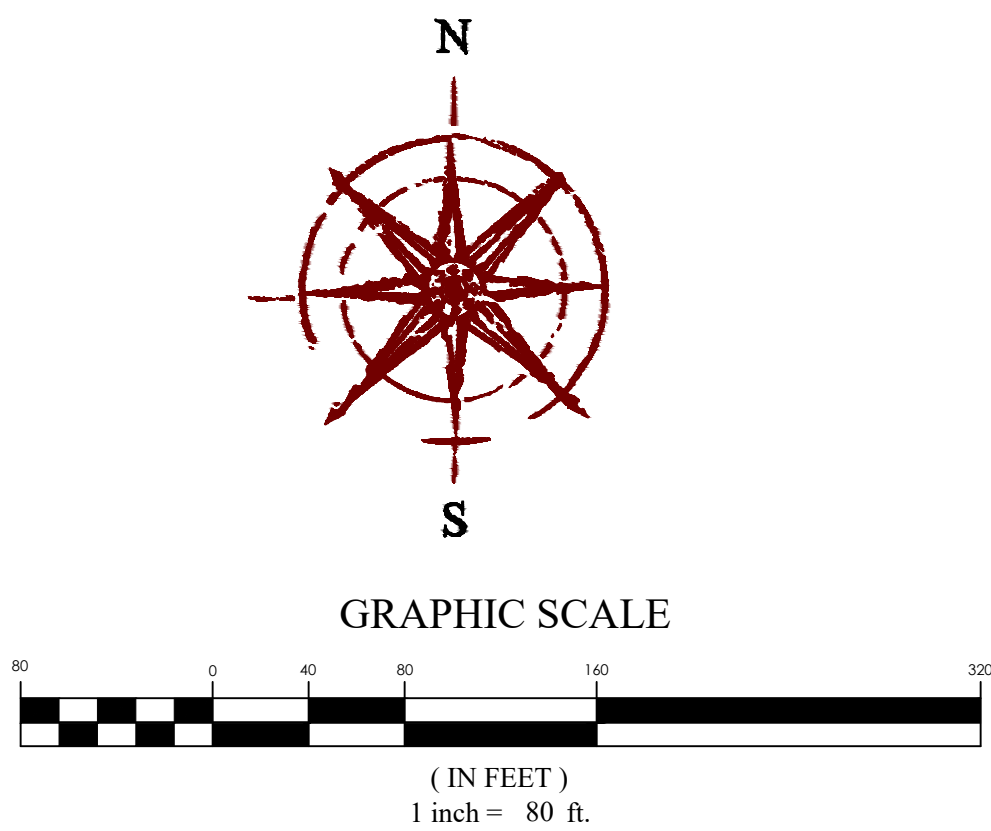


FOR
REVIEW
ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
COVER SHEET



SITE MAP



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	FINAL PLAT
C2.2	FINAL PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	DRAINAGE PLAN
C5.4	DRAINAGE PLAN
C5.5	LAND DRAIN PLAN
C5.6	LAND DRAIN PLAN
C5.7	LAND DRAIN PLAN
C5.8	LAND DRAIN PLAN
C5.9	LAND DRAIN PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
PP01	SUMMERHILL LANE P&P
PP02	SUMMERHILL LANE P&P
PP03	SUMMERHILL LANE P&P
PP04	SUMMERHILL LANE P&P
PP05	SUMMERHILL LANE P&P
PP06	SUMMERHILL LANE P&P
PP07	SUMMERHILL LANE P&P
PP08	520 WEST P&P
PP09	400 WEST P&P
PP10	725 WEST P&P

GENERAL AREA TABULATION

TOTAL DEVELOPMENT AREA = 17.2 ACRES

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO CENTERVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINENWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: BRETT DUMAS

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

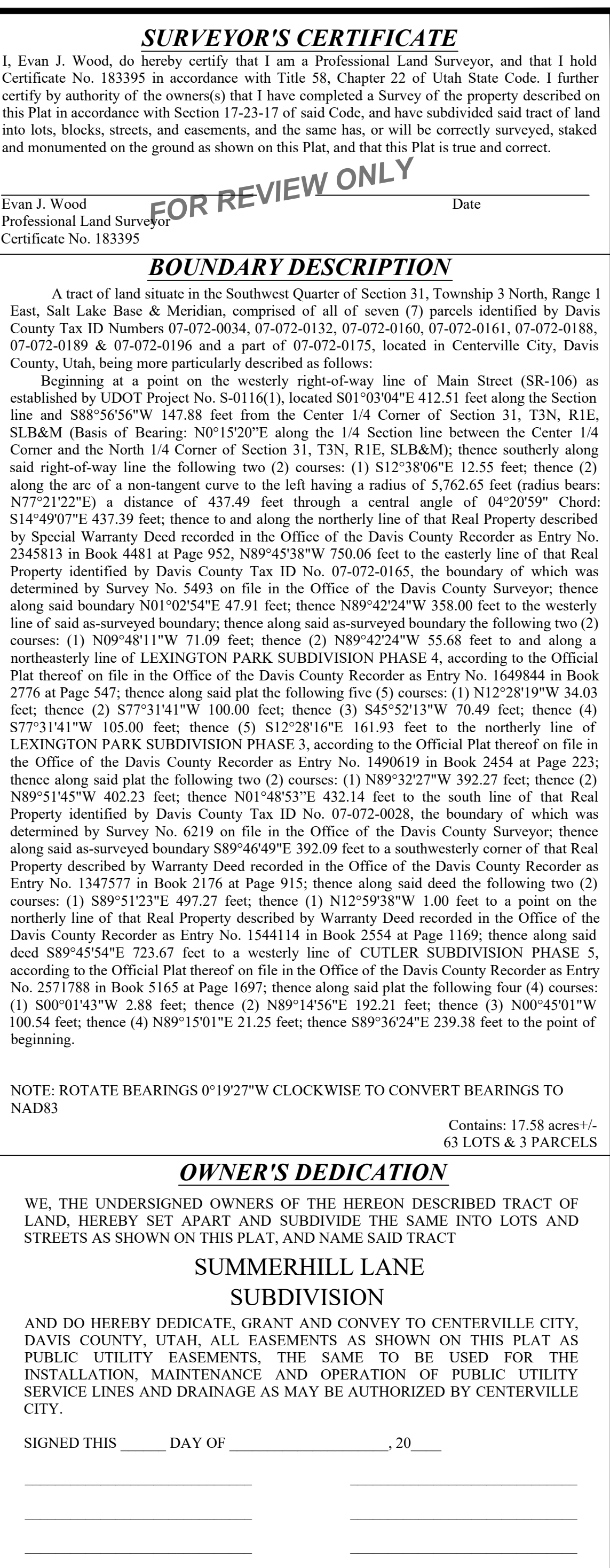


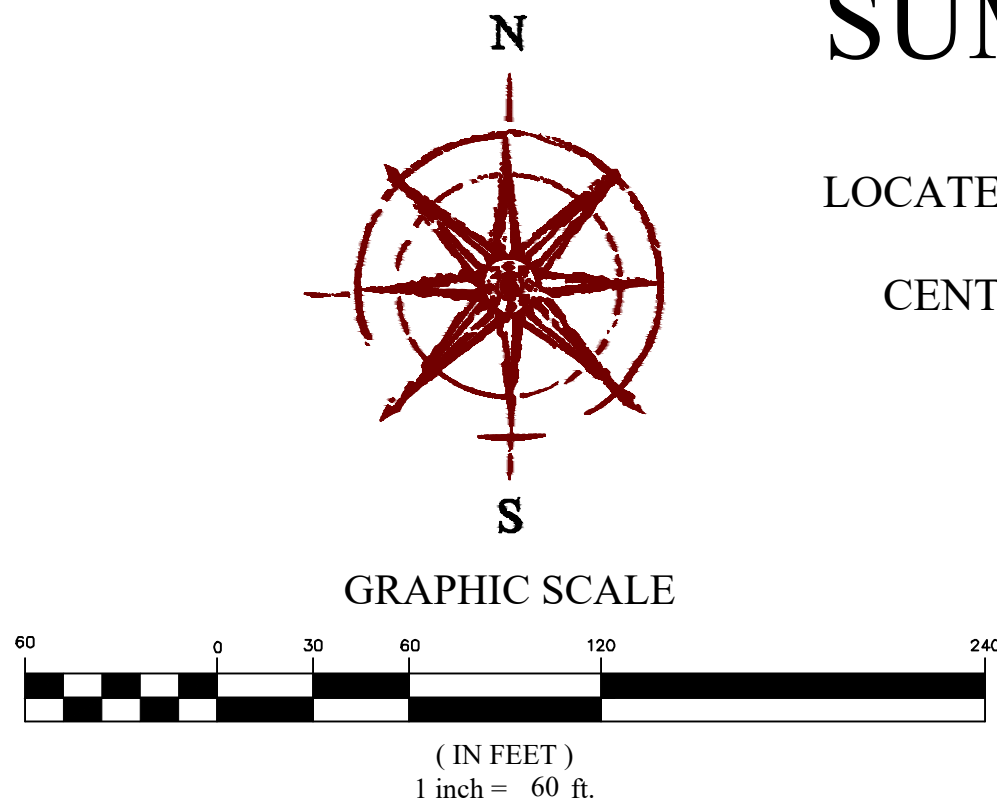
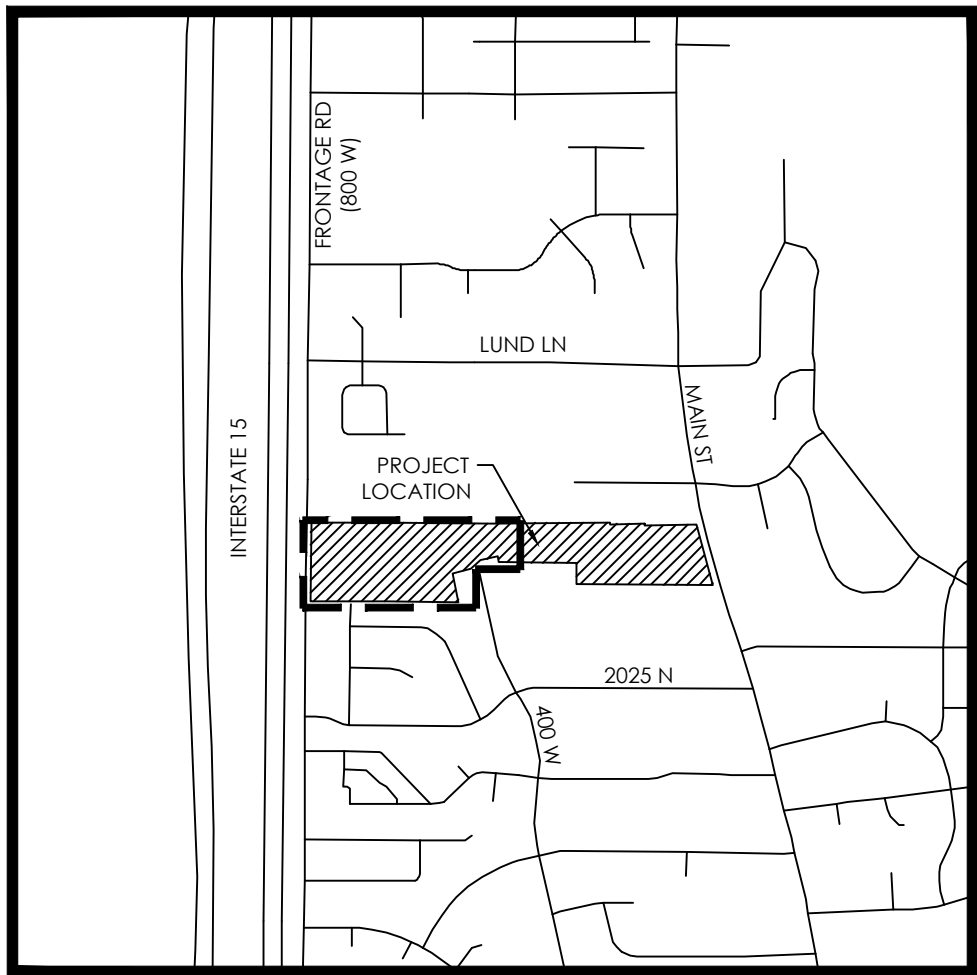
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COVER SHEET

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Date: 9/3/21
Sheet: C1
Drawn: RSH
Job #: 19-0378

C1

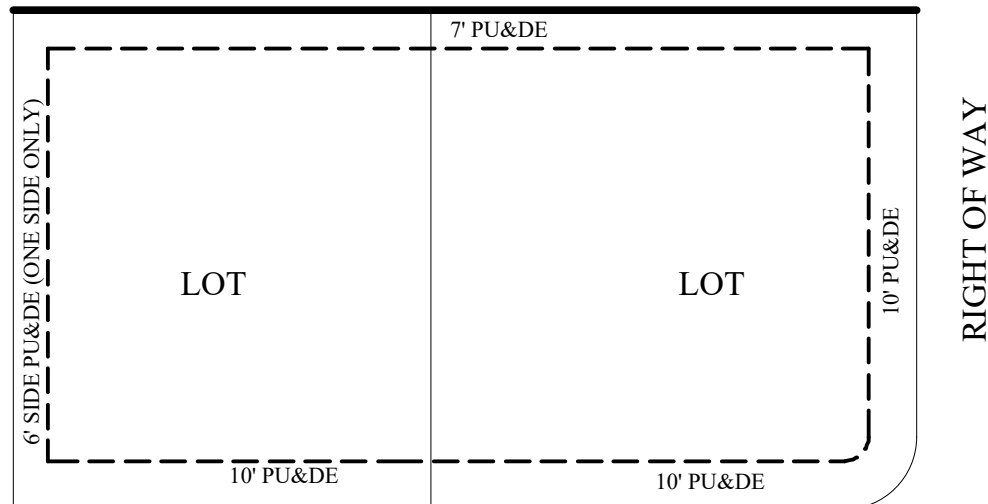
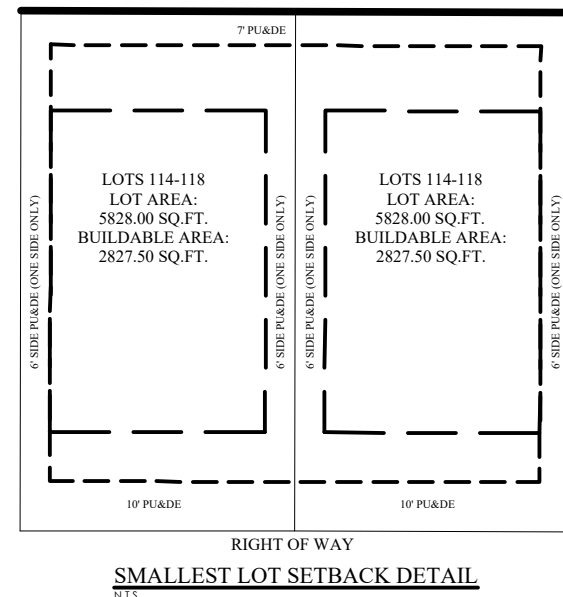




SUMMERHILL LANE

SUBDIVISION

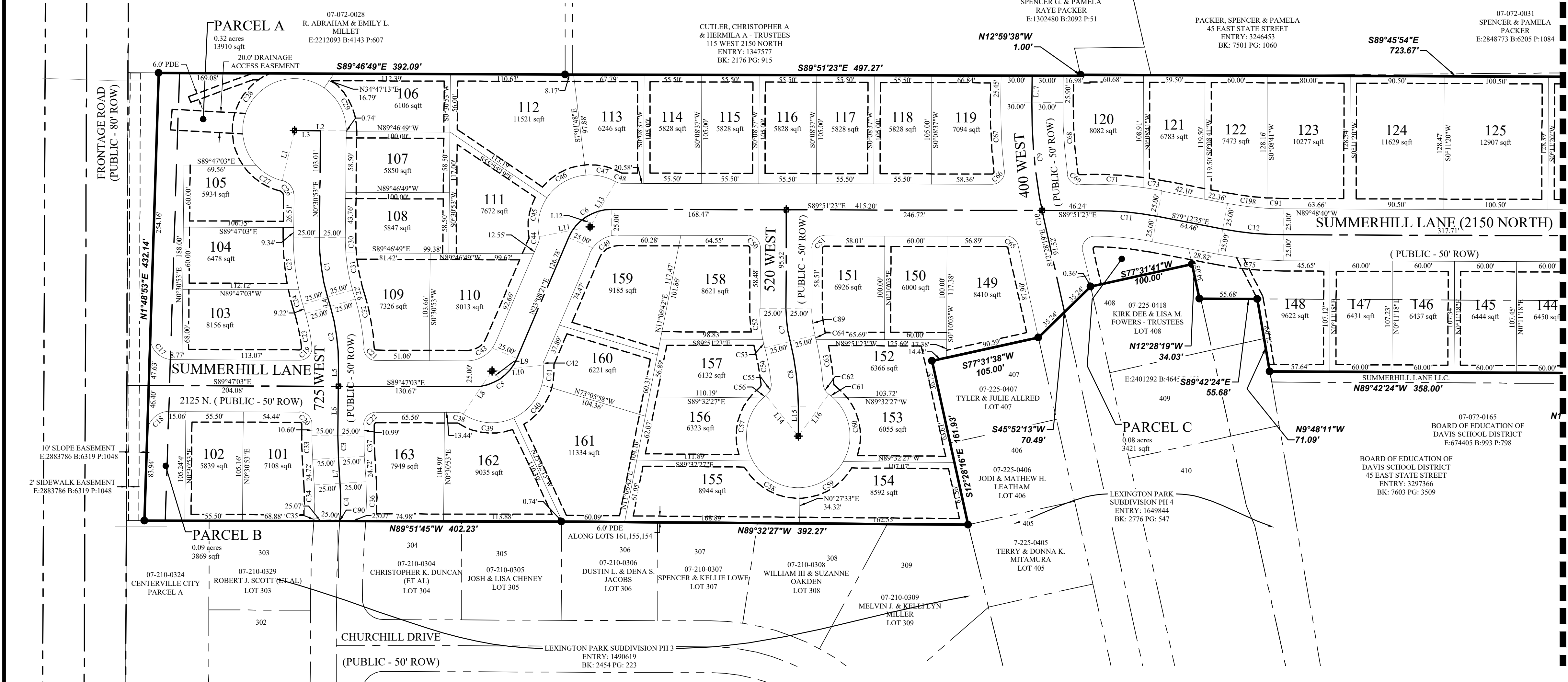
LOCATED IN THE SW 1/4 OF SECTION 31, T3N, R1E,
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH



RIGHT OF WAY

TYPICAL PUE DETAIL
N.T.S.

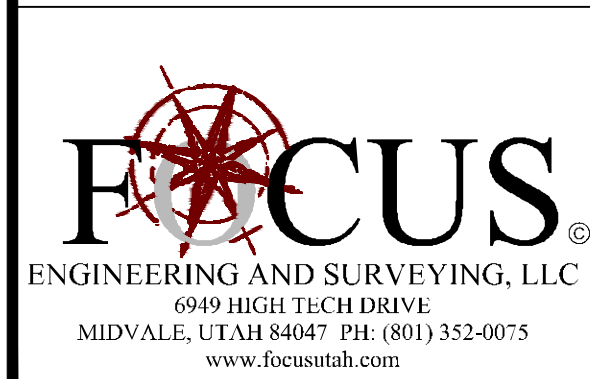
VICINITY MAP
N.T.S.



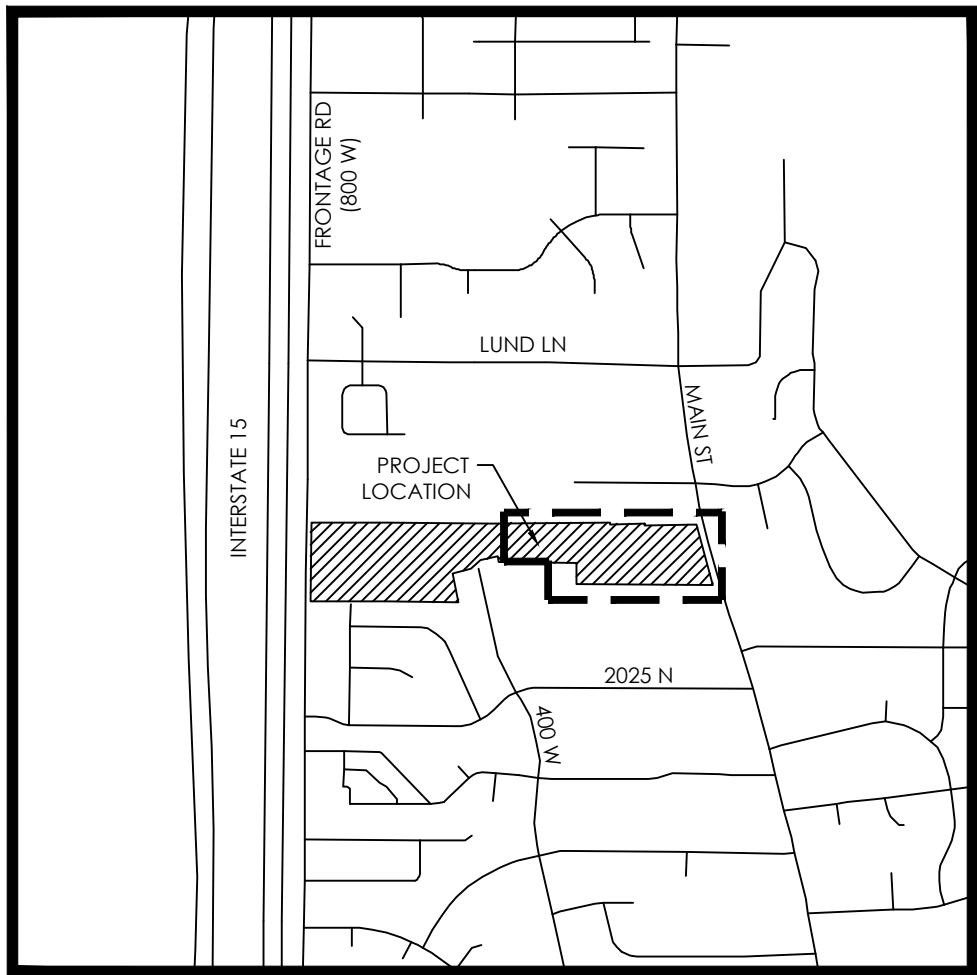
MATCHLINE SEE PAGE 3

WEBER BASING WATER CONSERVANCY NOTES:

- FOR LOTS SMALLER THAN 0.25 ACRES, WEBER BASIN WATER CONSERVANCY DISTRICT HAS ALLOCATED SECONDARY WATER TO PARCELS BASED ON AN ANTICIPATED LANDSCAPE AREA (INCLUDING THE PARK STRIP) OF NO MORE THAN 64% OF THE GROSS PARCEL SIZE AND THAT 4 OF THE LANDSCAPE IS PLANTED IN TURF AND 4 OF THE LANDSCAPE IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT OPERATION OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF. PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION AT 801-771-1677).
- FOR LOTS LARGER THAN 0.25 ACRES, WEBER BASIN WATER CONSERVANCY DISTRICT HAS ALLOCATED SECONDARY WATER TO PARCELS BASED ON AN ANTICIPATED HARDSCAPE AREA OF 0.09 ACRES AND THAT 4 OF THE LANDSCAPE IS PLANTED IN TURF AND 4 OF THE LANDSCAPE IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF. PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION AT 801-771-1677).



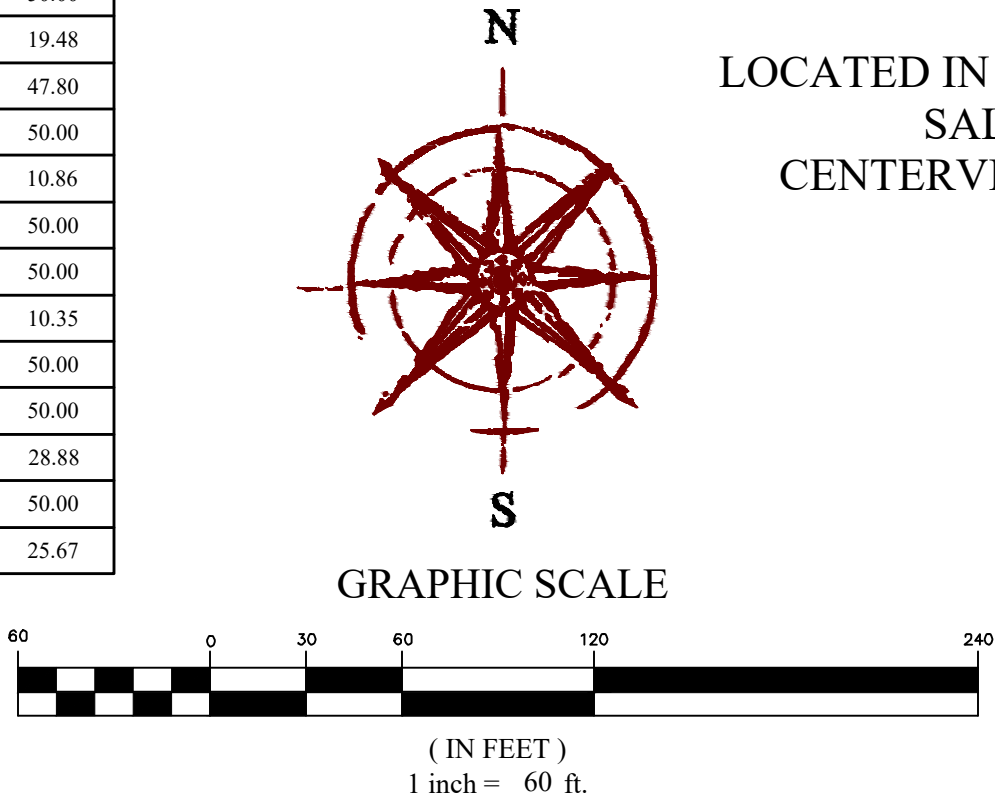
RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
COUNTY RECORDER



VICINITY MAP
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	200.00	16°43'39"	58.39	S07°50'56"E
C2	200.00	16°43'39"	58.39	N07°50'56"W
C3	300.00	4°03'51"	21.28	S01°31'02"E
C4	250.00	8°07'08"	35.43	N00°30'37"E
C5	45.00	67°04'36"	52.68	N56°40'39"E
C6	45.00	67°00'16"	52.63	S56°38'29"W
C7	125.00	14°37'49"	31.92	N07°08'51"W
C8	250.00	14°27'46"	63.11	N07°13'53"W
C9	500.00	12°02'03"	105.02	S05°26'15"E
C10	500.00	1°01'03"	8.88	S11°57'47"E
C11	320.00	10°38'48"	59.46	N84°31'59"W
C12	320.00	10°36'07"	59.21	S84°30'39"E
C13	400.00	5°29'35"	38.35	N87°03'55"W
C14	400.00	5°24'09"	37.72	S87°01'13"E
C15	5762.65	0°28'04"	47.05	N15°05'01"W
C16	5762.65	0°21'54"	36.70	S15°30'00"E
C17	22.00	91°33'56"	35.17	S43°59'05"E
C18	21.69	89°59'46"	34.07	S46°00'55"W
C19	12.00	95°48'11"	20.06	N42°18'52"E
C20	12.00	90°17'56"	18.91	S44°38'05"E
C21	12.00	86°00'45"	18.01	S46°46'40"E
C22	12.00	89°42'04"	18.79	N45°21'55"E
C23	175.00	10°37'32"	32.45	N10°54'00"W
C24	225.00	3°43'19"	14.62	N14°21'06"W
C25	225.00	13°00'20"	51.07	S05°59'17"E
C28	50.00	166°53'59"	145.65	N41°20'14"E
C29	50.00	55°43'40"	48.63	N27°20'57"W
C30	175.00	4°49'48"	14.75	N01°54'01"W
C31	175.00	11°53'51"	36.34	S10°15'50"E
C32	225.00	12°26'28"	48.86	S09°59'32"E
C33	325.00	4°03'51"	23.05	S01°31'02"E
C34	225.00	8°07'08"	31.88	S00°30'37"W
C35	1025.00	0°09'33"	2.85	S04°29'24"W
C36	275.00	7°54'19"	37.94	N00°24'12"E
C37	275.00	4°03'51"	19.51	N01°31'02"W
C38	8.30	33°30'21"	4.85	S73°01'52"E
C39	50.00	58°46'56"	51.30	S85°40'09"E
C40	50.00	49°30'00"	43.20	N40°11'23"E
C41	50.00	22°00'07"	19.20	N04°26'20"E
C42	7.30	29°42'05"	3.78	N08°17'19"E
C44	8.40	34°01'40"	4.99	S06°07'31"W
C45	50.00	44°58'00"	39.24	S11°35'41"W
C46	50.00	51°27'17"	44.90	S59°48'20"W
C47	50.00	33°44'42"	29.45	N77°35'40"W

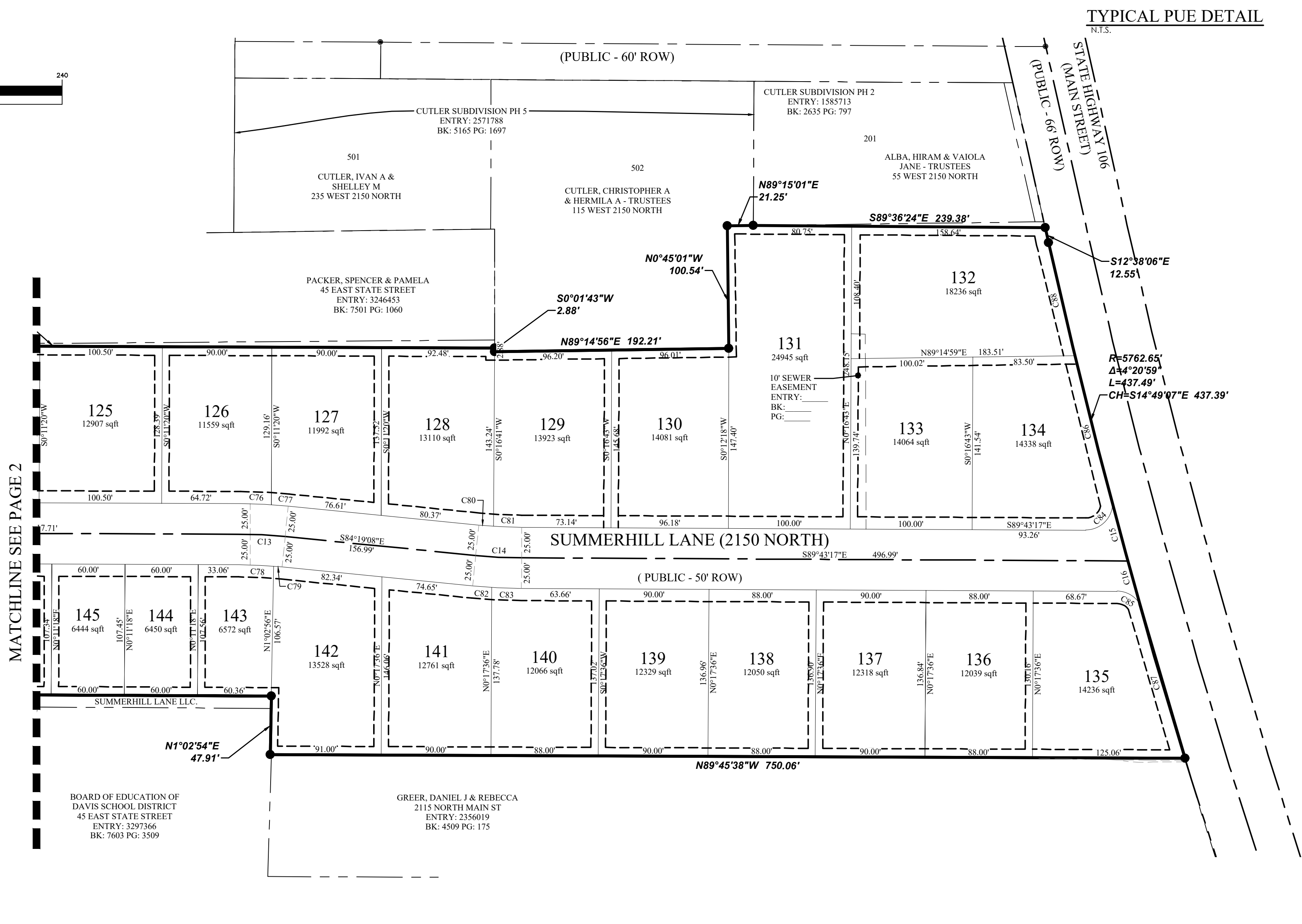
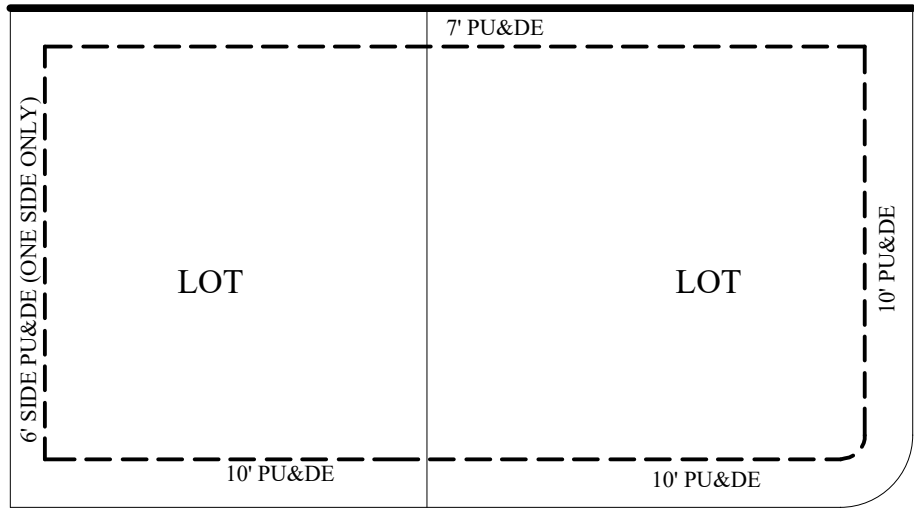
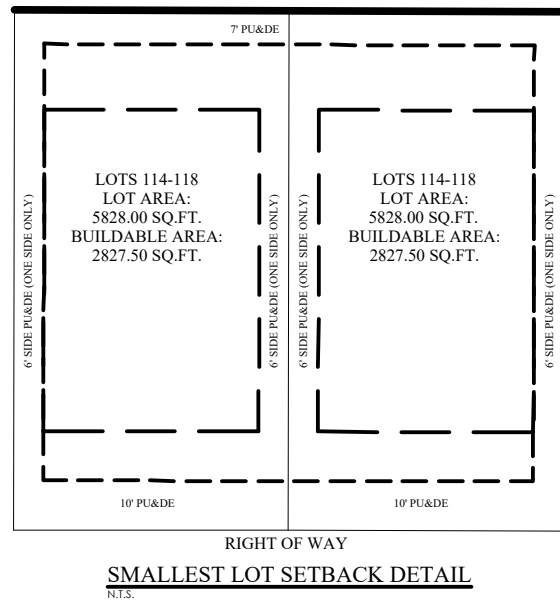
Line Table		
LINE	DIRECTION	LENGTH
L1	S13°51'26"W	50.00
L2	S89°29'07"E	50.00
L5	N00°30'53"E	19.48
L6	N00°30'53"E	47.80
L8	S33°43'19"W	50.00
L9	S43°41'42"E	10.86
L10	N83°26'16"E	50.00
L11	S79°06'41"W	50.00
L12	N23°30'43"W	10.35
L13	N29°16'41"E	50.00
L14	N38°32'45"W	50.00
L15	N00°00'00"E	28.88
L16	N36°01'06"E	50.00
L17	S00°34'47"W	25.67



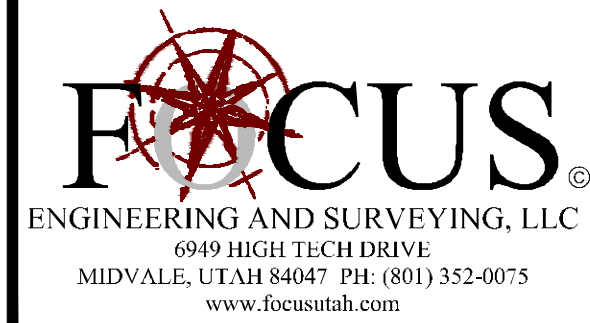
SUMMERHILL LANE

SUBDIVISION

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



RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
COUNTY RECORDER



Z:\2019\19-0378 Symphony 60 lots Centerville\esign 19-0378.dwg\sheeta\19-0378 C2.2 FINAL PLAT.dwg

LOT SETBACKS

Lots: 102, 162, 153-152, 112-118, 121-126, 143-148.

Front= 20'
Side= 6'; 12' Total
Rear= 20'

Lots: 101, 163

Front= 20'
Side= 6' & 15'
Rear= 20'

Lots: 154-155, 106

Front= 20'
Side= 6' & 8'
Rear= 20'

Lots: 104-105, 107-108, 111, 160-161, 156-157, 150

Front= 20'
Side= 6'; 12' Total
Rear= 15'

Lots: 103, 109-110, 158-159, 151

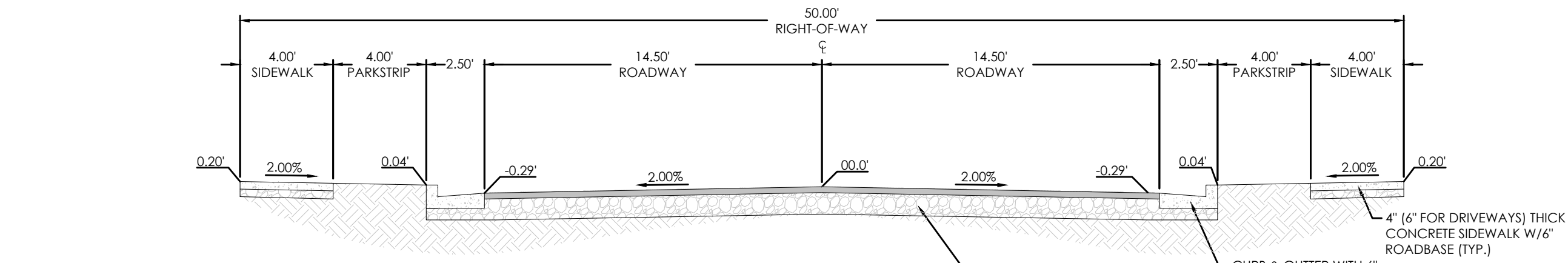
Front= 20'
Side= 6' & 15'
Rear= 15'

Lots: 119-120, 149

Front= 20'
Side= 6' & 20'
Rear= 20'

Lots: 127-142

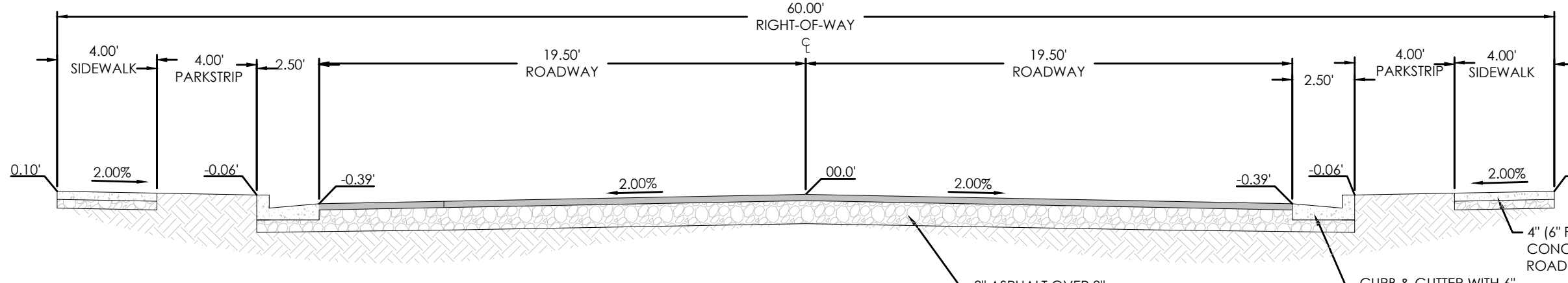
Front= 25'
Side= 6' & 8'; 14' Total
Corner side yard= 6' & 20'
Rear= 20'



50' RESIDENTIAL ROAD

N.T.S.

SUMMERHILL LANE ROAD
725 WEST
PROPOSED CUL-DE-SAC ROAD C

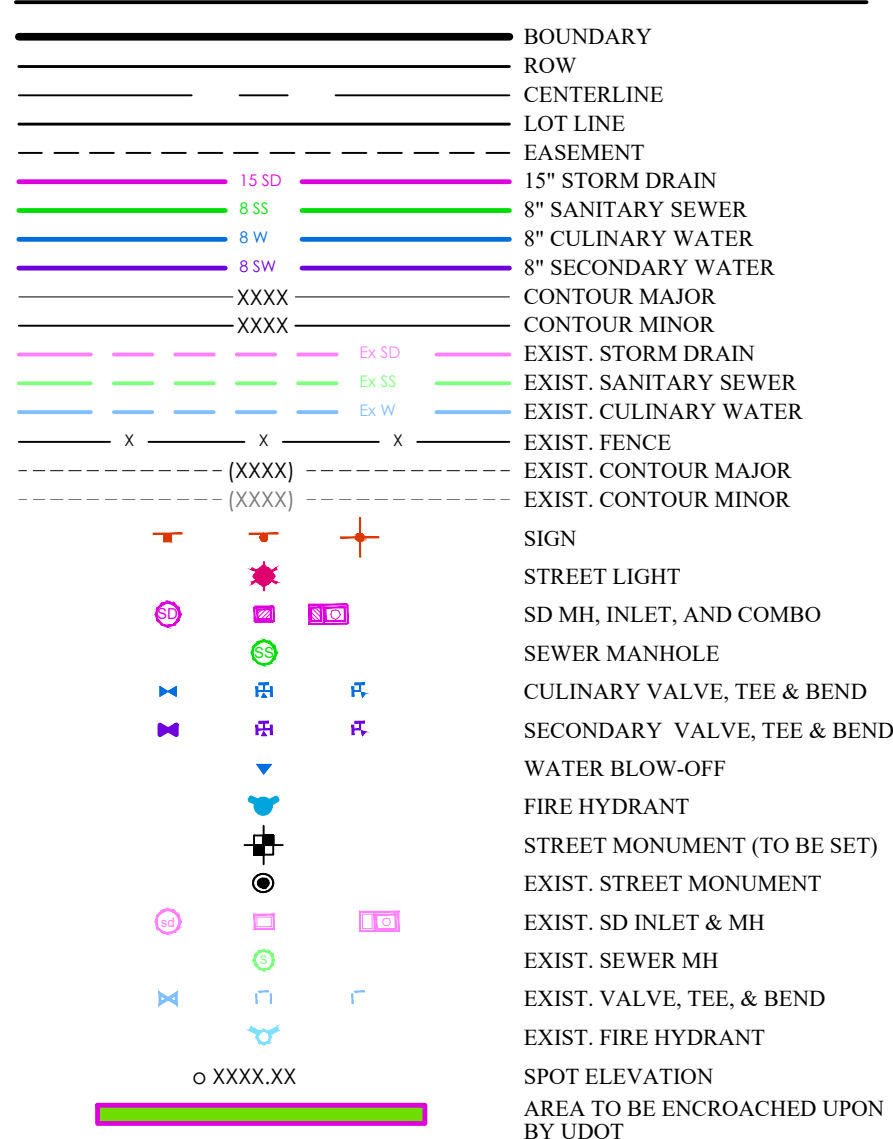


60' RESIDENTIAL ROAD

N.T.S.

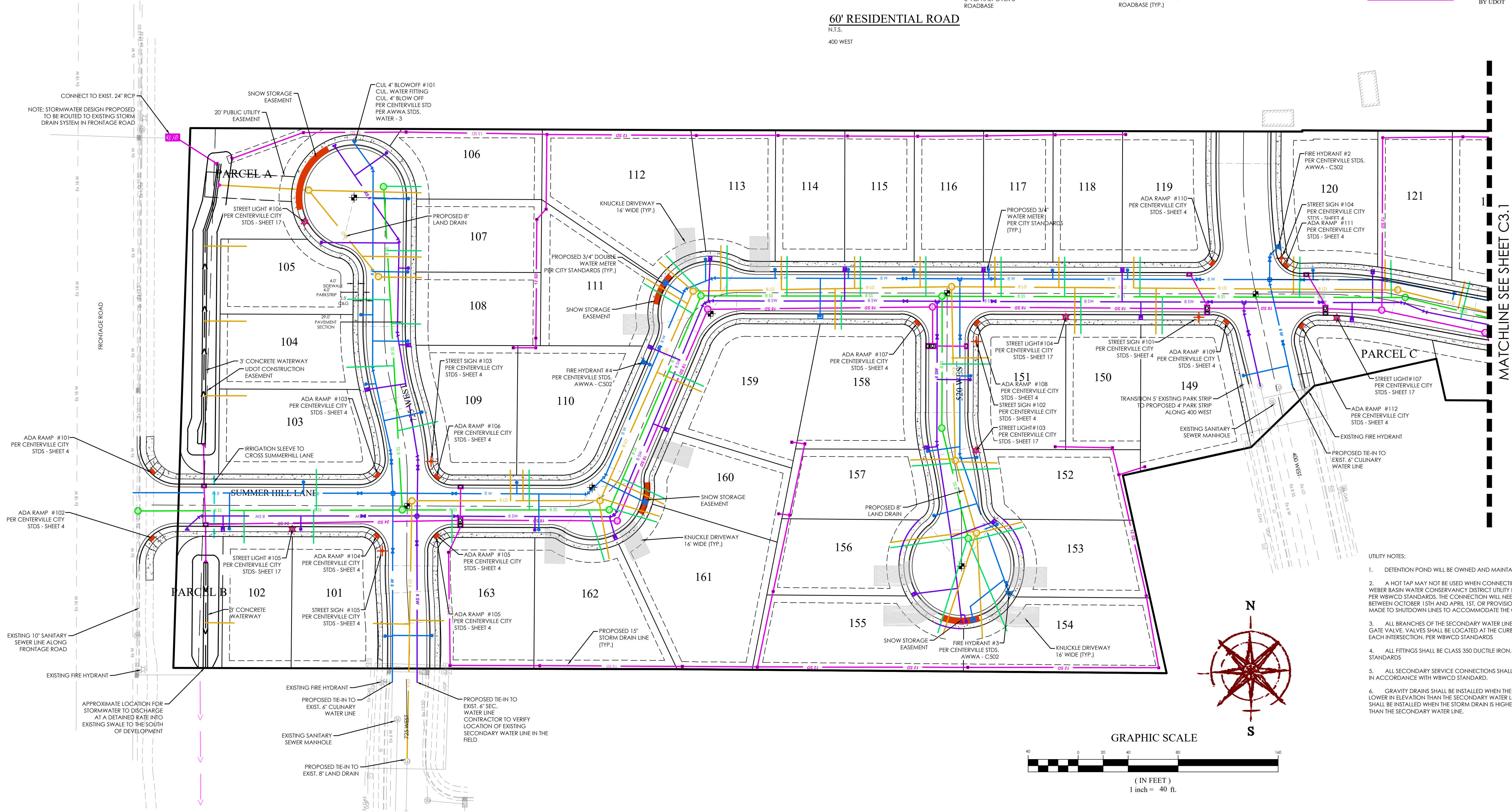
400 WEST

LEGEND



FOR
REVIEW
ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
SITE PLAN



UTILITY NOTES:

1. DETENTION POND WILL BE OWNED AND MAINTAINED BY H.O.A.
2. A HOT TAP MAY NOT BE USED WHEN CONNECTING TO THE EXISTING WEBER BASIN WATER CONSERVANCY DISTRICT UTILITY LINES IN MAIN STREET PER WBWCD STANDARDS. THE CONNECTION WILL NEED TO BE MADE BETWEEN OCTOBER 15TH AND APRIL 1ST, OR PROVISIONS WILL NEED TO BE MADE TO SHUTDOWN LINES TO ACCOMMODATE THE CONNECTION.
3. ALL BRANCHES OF THE SECONDARY WATER LINES WILL REQUIRE A GATE VALVE. VALVES SHALL BE LOCATED AT THE CURB TANGENT POINT OF EACH INTERSECTION. PER WBWCD STANDARDS
4. ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON, PER WBWCD STANDARDS
5. ALL SECONDARY SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WBWCD STANDARD.
6. GRAVITY DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS LOWER IN ELEVATION THAN THE SECONDARY WATER LINE. PUMP DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS HIGHER IN ELEVATION THAN THE SECONDARY WATER LINE.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

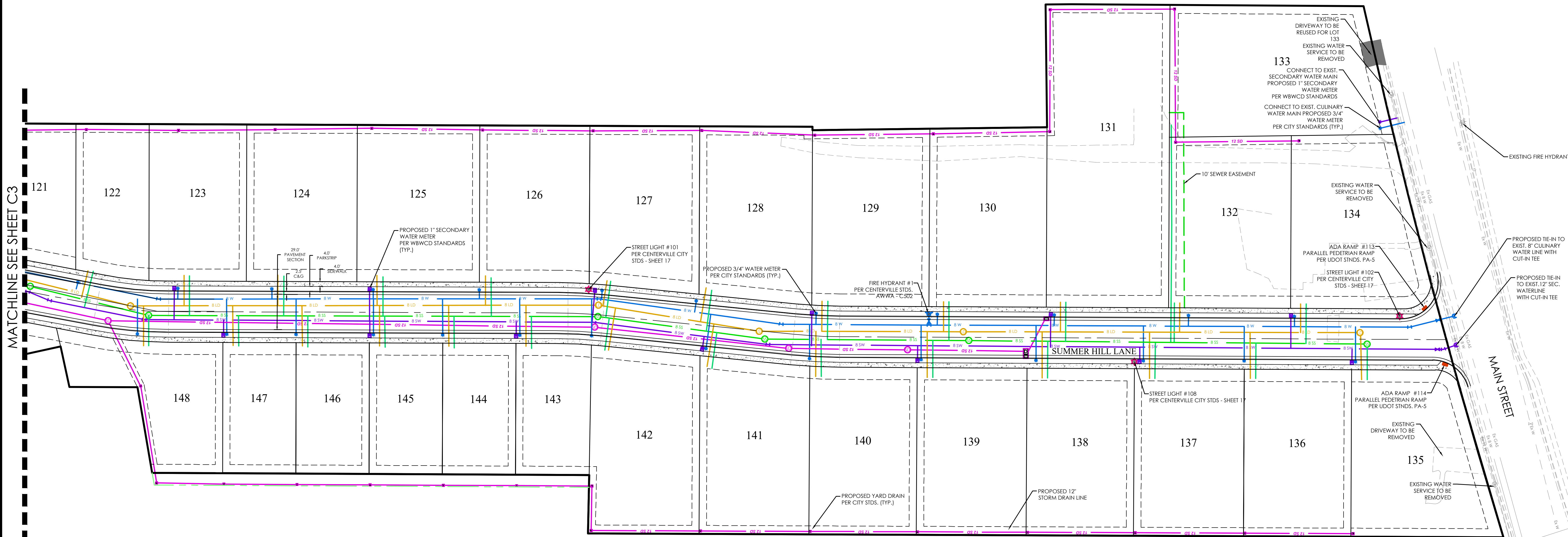
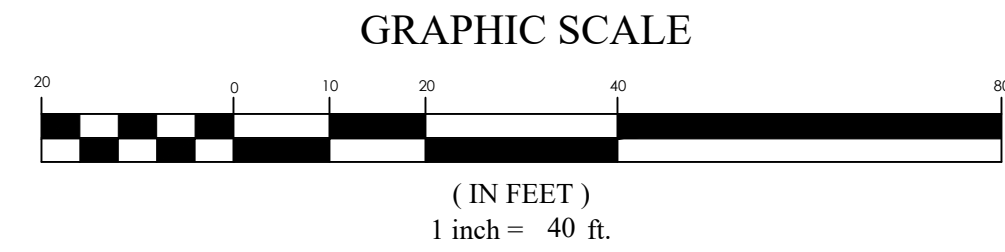
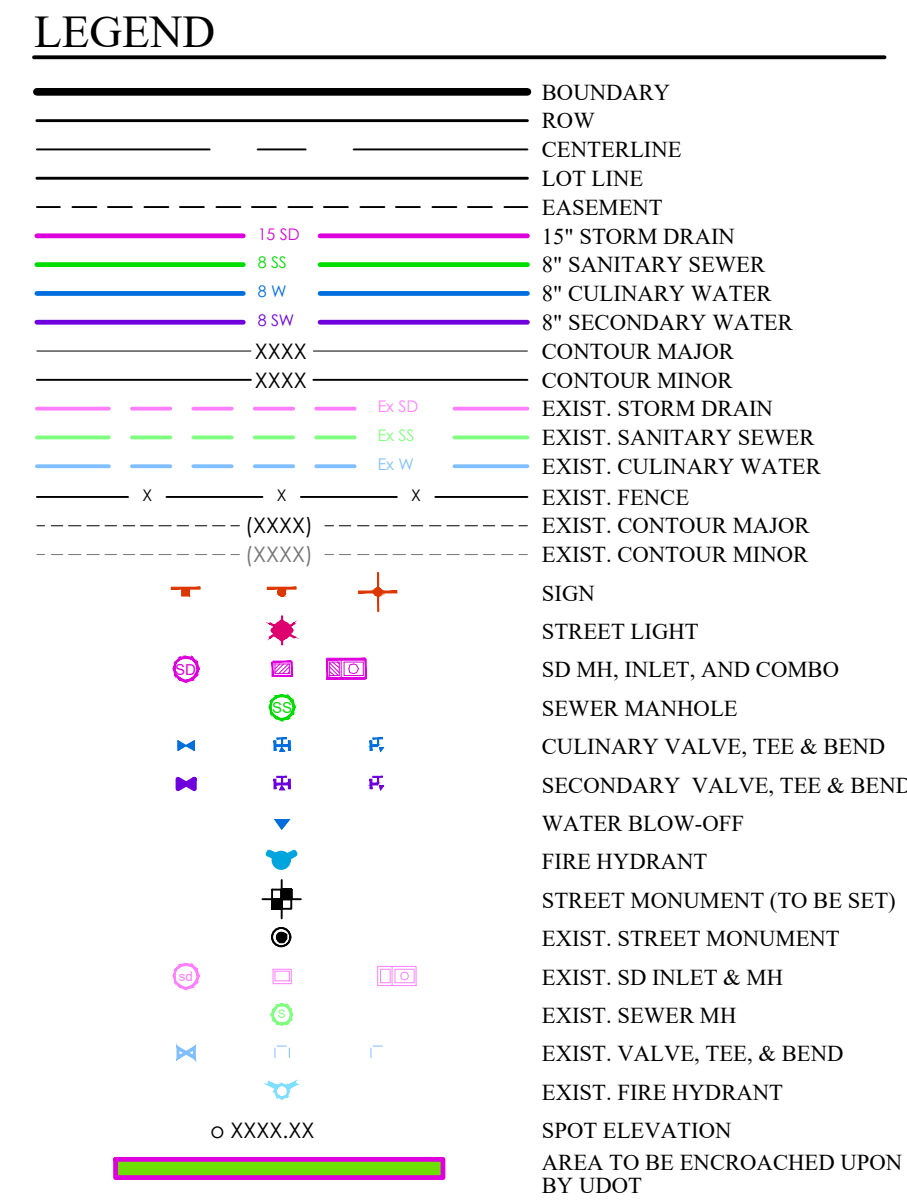
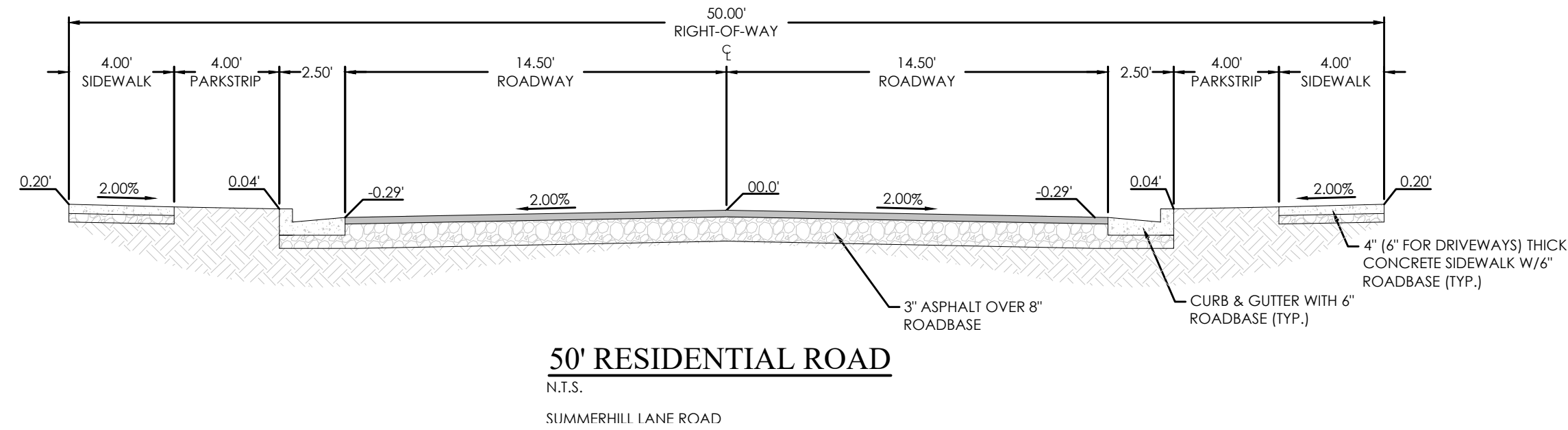
REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

SITE PLAN

Scale: 1"=40'	Drawn: RSH
Date: 9/3/21	Job #: 19-0378
Sheet:	

C3





- NOTES:
1. DETENTION POND WILL BE OWNED AND MAINTAINED BY H.O.A.
 2. A HOT TAP MAY NOT BE USED WHEN CONNECTING TO THE EXISTING DISTRICT UTILITY LINES IN MAIN STREET PER SDDSD STANDARDS. THE CONNECTION WILL NEED TO BE MADE BETWEEN OCTOBER 15TH AND APRIL 1ST, OR PROVISIONS WILL NEED TO BE MADE TO SHUTDOWN LINES TO ACCOMMODATE THE CONNECTION.
 3. ALL BRANCHES OF THE SECONDARY WATER LINES WILL REQUIRE A GATE VALVE. VALVES SHALL BE LOCATED AT THE CURB TANGENT POINT OF EACH INTERSECTION.
 4. ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON.
 5. ALL SECONDARY SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WBWCD STANDARDS.
 6. GRAVITY DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS LOWER IN ELEVATION THAN THE SECONDARY WATER LINE. PUMP DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS HIGHER IN ELEVATION THAN THE SECONDARY WATER LINE.

SUMMERHILL LANE SUBDIVISION
Centerville, UT
SITE PLAN

REVISION BLOCK		DESCRIPTION
1	DATE	
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	

SITE PLAN

Scale: 1"=40'
Date: 9/3/21
Sheet: C3.1

Drawn: RSH
Job #: 19-0378

FOR
REVIEW
ONLY

**LEGAL DESCRIPTION
PREPARED FOR
SUMMERHILL LANE SUBDIVISION
CENTERVILLE CITY, UTAH**

February 6, 2025

19-0378

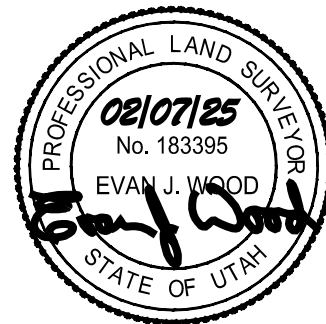
LA

EASEMENT LEGAL DESCRIPTION

A part of the Southwest 1/4 of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning on the easterly line of lot 120 of SUMMERHILL LANE SUBDIVISION, according to the official plat thereof recorded February 22, 2022 as entry No. 3458399 in book: 79514 at Page 570 in the Davis County Recorder's Office; said point being located S01°03'04" E 495.14 feet along the Quarter Section line and S88°56'56" W 1264.08 feet from the Center Quarter Corner of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian; running thence S 00°08'41" W 8.00 feet; thence N 89°45'44" W 7.00 feet; thence N 00°08'41" E 8.00 feet; thence S 89°45'54" E 7.00 feet to the point of beginning.

Containing 56 square feet +/-.





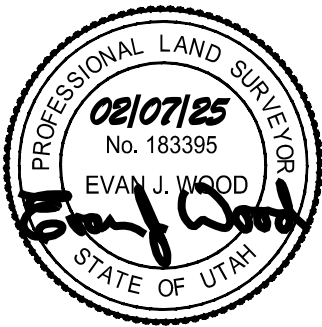
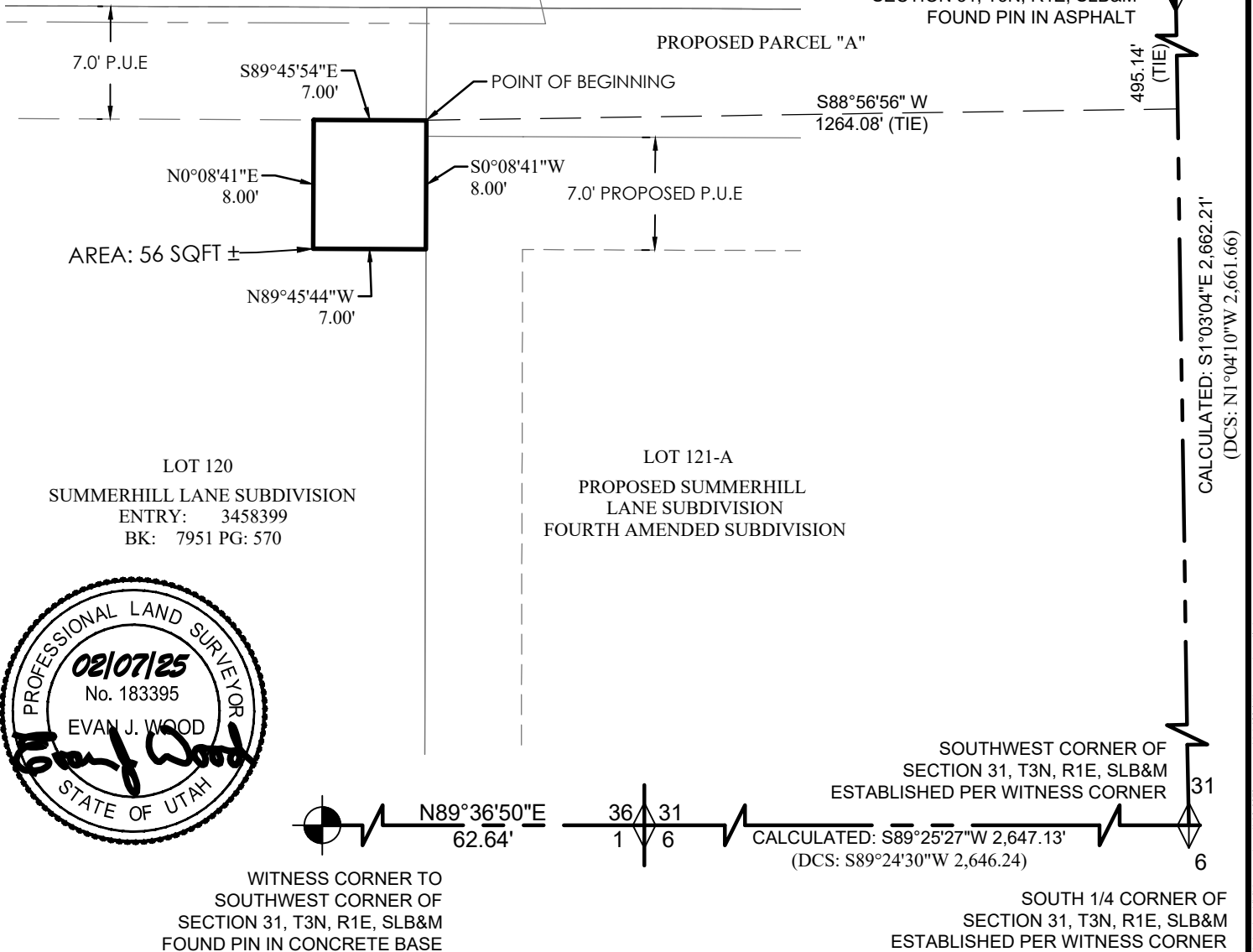
NORTH 1/4 CORNER OF
SECTION 31, T3N, R1E, SLB&M
FOUND 1952 BLM MONUMENT

PACKER, SPENCER & PAMELA
ENTRY: 1302480
BK: 2092 PG: 51
(07-072-0079)

PACKER, SPENCER & PAMELA
ENTRY: 2848773
BK: 62605 PG: 1084
(07-072-0031)

CENTER 1/4 CORNER OF
SECTION 31, T3N, R1E, SLB&M
FOUND PIN IN ASPHALT

BASIS OF BEARING: N0°15'20"E
(SECTION LINE) MEASURED: 2,644.43'
(DCS: 2,643.83')
(DCS NAD 83: N0°34'47"E 2,643.765')



**LEGAL DESCRIPTION
PREPARED FOR
SUMMERHILL LANE SUBDIVISION
CENTERVILLE CITY, UTAH**

February 6, 2025

19-0378

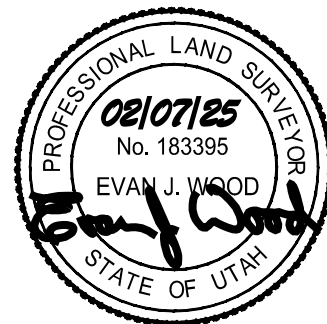
LA

EASEMENT LEGAL DESCRIPTION

A part of the Southwest 1/4 of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning at a point located S01°03'04" E 512.93 feet along the Quarter Section line and S88°56'56"W 594.33 feet from the Center Quarter Corner of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian; running thence S 00°16'41" W 14.24 feet; thence N 89°45'54" W 7.00 feet to the westerly line of lot 129 of SUMMERHILL LANE SUBDIVISION, according to the official plat thereof recorded February 22, 2022 as entry No. 3458399 in book: 79514 at Page 570 in the Davis County Recorder's Office; thence along said westerly line N 00°16'41" E 14.12 feet; thence N 89°14'52" E 7.00 feet to the point of beginning.

Containing 99 square feet +/-.



NORTH 1/4 CORNER OF
SECTION 31, T3N, R1E, SLB&M
FOUND 1952 BLM MONUMENT

30
BASIS OF BEARING: N0°15'20"E
(SECTION LINE) MEASURED: 2,644.43'
(DCS: 2,643.83')
(DCS NAD 83: N0°34'47"E 2,643.765')

CENTER 1/4 CORNER OF
SECTION 31, T3N, R1E, SLB&M
FOUND PIN IN ASPHALT

S88°56'56" W
594.33' (TIE)

POINT OF BEGINNING

N89°14'52"E
7.00'

7.0' P.U.E

PROPOSED PARCEL "A"

N0°16'41"E
14.12'

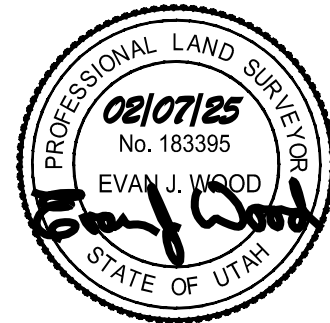
S0°16'41"W
14.24'

7.0' PROPOSED P.U.E

AREA: 99 SQFT ±

N89°45'54"W
7.00'

CALCULATED: S1°03'04"E 2,662.21'
(DCS: N1°04'10"W 2,661.66')



LOT 128-A
PROPOSED SUMMERHILL
LANE SUBDIVISION
FOURTH AMENDED SUBDIVISION

LOT 129
SUMMERHILL LANE SUBDIVISION
ENTRY: 3458399
BK: 7951 PG: 570

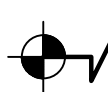
SOUTHWEST CORNER OF
SECTION 31, T3N, R1E, SLB&M
ESTABLISHED PER WITNESS CORNER

CALCULATED: S89°25'27"W 2,647.13'
(DCS: S89°24'30"W 2,646.24)

SOUTH 1/4 CORNER OF
SECTION 31, T3N, R1E, SLB&M
ESTABLISHED PER WITNESS CORNER



WITNESS CORNER TO
SOUTHWEST CORNER OF
SECTION 31, T3N, R1E, SLB&M
FOUND PIN IN CONCRETE BASE



N89°36'50"E
62.64'



15.09 Subdivision Plat Amendments

15.09.010 Plat Amendment

15.09.020 Plat Amendment Submittal Requirements

15.09.030 Plat Amendment Completeness Review

15.09.040 Plat Amendment Distribution To Departments

15.09.050 Plat Amendment Review Cycle Requirements For Residential Subdivision

15.06.060 Plat Amendment Approval Procedures

15.09.070 Public Hearing Requirements For Commercial Subdivision Plat Amendments

15.09.080 Plat Amendment Notice Requirements

15.09.090 Grounds For Vacating Or Amending A Plat

15.09.100 Recording Of Amended Plat

15.09.110 Effect Of Street Vacation

15.09.120 Compliance With Ordinances

15.09.130 Subdivision Name Change

15.09.140 Exchange Of Title

15.09.150 Plat Correction

15.09.160 Plat Amendment Appeal

15.09.170 Plat Amendment Expiration

15.09.010 Plat Amendment

Any fee owner of property, as shown on the last county assessment roll, in a recorded subdivision plat may file an application to amend or vacate some or all of the subdivision plat. Any application to amend or vacate a subdivision plat shall be filed in writing to the Community Development Director.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.09.020 Plat Amendment Submittal Requirements

The plat amendment application shall include all submittal requirements for final plat application as set forth in CMC 15.04 (Final Plat). The applicant for a plat amendment shall be required to prepare and submit a final plat for recording in accordance with the requirements of CMC 15.04.030 and comply with all public improvement, bonding, recording, and other applicable requirements for final plats as set forth in this Title. Plat amendment applications shall also include the following:

- (a) The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition;
- (b) The signature of each owner identified in Subsection (a) who consents to the petition;
- (c) The appropriate fees and deposits as set forth in the City Fee Schedule;
- (d) An amended plat that complies with all the provisions and requirement for final plat as set forth in CMC 15.04.030 and the provisions of Utah Code § 10-9a-603, regarding plat requirements;
- (e) If the petition proposes to vacate some or all of a public street, right-of-way, or easement, the petition shall also include:
 - (1) The name and address of each owner of record of land that is:
 - (A) Adjacent to the public street, right-of-way, or easement; or
 - (B) Accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and

(2) The signature of each owner under Subsection (1) who consents to the vacation.

HISTORY
Adopted by Ord. 2024-01 on 1/16/2024

15.09.030 Plat Amendment Completeness Review

The Community Development Director shall review all plat amendment applications for completeness in accordance with CMC 15.01.084.

HISTORY
Adopted by Ord. 2024-01 on 1/16/2024

15.09.040 Plat Amendment Distribution To Departments

The Community Development Director, upon determining that the application is complete, shall distribute copies of the plat amendment to City departments and other agencies or advisors as deemed advisable.

HISTORY
Adopted by Ord. 2024-01 on 1/16/2024

15.09.050 Plat Amendment Review Cycle Requirements For Residential Subdivision

The Community Development Director shall review the plat amendment for compliance with this Title and applicable City ordinances. If the plat amendment is a residential subdivision as defined in CMC 15.01.040, then the timelines and review cycle provisions of CMC 15.04.046 (Final Plat Review Cycle Requirements) shall apply to the City’s review of the plat amendment.

HISTORY
Adopted by Ord. 2024-01 on 1/16/2024

15.06.060 Plat Amendment Approval Procedures

Except as otherwise provided herein, the Community Development Director is authorized to approve plat amendments for residential subdivisions in accordance with the procedures set forth in CMC 15.04 regarding Community Development Director approval of final plats for residential subdivisions. The City Council is authorized to approve plat amendments for commercial subdivisions in accordance with the procedures set forth in CMC 15.04 regarding City Council approval of final plats for commercial subdivisions regardless. The City Council shall consider the plat amendment at a public meeting and shall hold a public hearing, if required, in accordance with the provisions of CMC 15.09.030. The Community Development Director or City Council, as applicable, may require as part of the approval of the plat amendment any improvements or utility easements that are required of other subdivisions, as set forth in this Title. Any plat amendments involving the vacation of some or all of a public street, right-of-way, or easement, must be approved by the City Council, regardless of whether such plat amendment involves a residential or commercial subdivision.

HISTORY
Adopted by Ord. 2024-01 on 1/16/2024

15.09.070 Public Hearing Requirements For Commercial Subdivision Plat Amendments

- (a) The City Council shall hold a public hearing on commercial subdivision plat amendments to the extent required by law as more particularly provided herein.
- (b) Pursuant to State law, the City Council is required to hold a public hearing on a plat amendment within 45 days after the day on which a completed application is filed if: (i) any owner within the

plat notifies the City of the owner's objection in writing within 10 days of mailed notification; or (ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

- (c) The City Council is not required to hold a public hearing on the proposed plat amendment if: (i) the petition seeks to join two or more of the owner's contiguous, residential lots; and (ii) notice has been given to adjacent property owners in accordance with applicable City Ordinances and State law.
- (d) If the petition proposes to vacate some or all of a public street, right-of-way, or easement, the public hearing and notice thereof shall be conducted in accordance with the provisions of Utah Code § 10-9a-208.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.09.080 Plat Amendment Notice Requirements

- (a) The City shall provide notice of public meetings and public hearings regarding a petition for plat amendment in accordance with the provisions of CMC 15.01.130 regarding public hearings and public meetings.
- (b) In addition to the notice requirements set forth in CMC 15.01.130, notice of all plat amendments shall be provided in accordance with Utah Code § 10-9a-207. Pursuant to Section 10-9a-207, the City is required to provide notice of the date, time, and place of at least one public meeting regarding the proposed plat amendment, which notice shall be provided at least 10 calendar days before the public meeting and shall be:
 - (1) Mailed and addressed to the record owner of each parcel within 300 feet of the property proposed for subdivision plat amendment; or
 - (2) Posted on the property proposed for subdivision plat amendment in a visible location with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.
- (c) In addition to the notice requirements set forth in this Section, notice of all plat amendments involving a vacation or amendment to a public street, right-of-way, or easement shall be provided in accordance with Utah Code § 10-9a-208. Pursuant to Section 10-9a-208, the City is required to provide notice of the date, time, and place of the public hearing regarding a plat amendment involving the vacation or amendment to a public street, right-of-way, or easement at least 10 days before the public hearing, which notice shall be:
 - (1) Mailed to the record owner of each parcel that is accessed by the public street, right-of-way, or easement;
 - (2) Mailed to each affected entity;
 - (3) Posted on or near the street, right-of-way, or easement in a manner that is calculated to alert the public;
 - (4) Published on the City website until the public hearing concludes; and
 - (5) Published on the Utah Public Notice Website.
- (d) Pursuant to Utah Code § 10-9a-608, the City shall provide notice of all plat amendment petitions by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the City Council may approve the vacation or amendment of the plat.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2021-10 on 6/1/2021

15.09.090 Grounds For Vacating Or Amending A Plat

- (a) The Community Development Director or City Council, as applicable, may approve the vacation or amendment of a subdivision plat that does not include the vacation of some or all of a public street, right-of-way, or easement, by signing an amended plat showing the vacation or amendment, if the Community Development Director or City Council, as applicable, finds:
 - (1) There is good cause for the vacation or amendment; and
 - (2) No public street, right-of-way or easement has been vacated or amended.
- (b) The City Council may approve the vacation or amendment of a subdivision plat that includes the vacation of some or all of a public street, right-of-way, or easement, by adopting an ordinance granting the petition to vacate some or all of a public street, right-of-way, or easement, and recording the ordinance and/or an amended plat reflecting the vacation, if the City Council finds:
 - (1) Good cause exists for the vacation; and
 - (2) Neither the public interest nor any person will be materially injured by the vacation.
- (c) The City Council may vacate a subdivision or a portion of a subdivision by making the findings set forth in Subsection (a) or (b), as applicable, and recording in the Davis County Recorder's Office an ordinance describing the subdivision or the portion of the subdivision being vacated.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.09.100 Recording Of Amended Plat

The City shall ensure that any approved amended plat is recorded in the Davis County Recorder's Office. An amended plat may not be submitted to the county recorder for recording unless it is signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended. A management committee may sign and dedicate an amended plat as provided in the Utah Condominium Ownership Act, as set forth in Utah Code §§ 57-8-101, et seq. Pursuant to Utah Code § 10-9a-609, if an amended plat is approved and recorded in accordance with this Chapter, the recorded plat shall vacate, supersede, and replace any contrary provision in a previously recorded plat of the same land.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

15.09.110 Effect Of Street Vacation

In accordance with Utah Code § 10-9a-609.5, any action of the City Council approving the vacating of some or all of a public street, right-of-way, or easement, that has been dedicated to public use operates to the extent to which it is vacated, upon the effective date of the recorded plat, as a revocation of the acceptance of and the relinquishment of the City's fee in the vacated street, right-of-way, or easement, and may not be construed to impair any right-of-way or easement of any lot owner or the franchise rights of any public utility.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

15.09.120 Compliance With Ordinances

All plat amendments shall comply with and be subject to City Ordinances, including, but not limited to, applicable provisions of this Title and the Zoning Code, and applicable provisions of Utah Code § 10-9a-608, regarding the vacating or amending of a subdivision plat.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

15.09.130 Subdivision Name Change

- (a) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the Davis County Recorder's Office.
- (b) The name of a recorded subdivision may be changed by recording an amended plat making that change in accordance with the procedures set forth in Utah Code § 10-9a-608, and the provisions set forth in this Chapter regarding plat amendments.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

15.09.140 Exchange Of Title

- (a) In accordance with the provisions of Utah Code § 10-9a-608, the owners of record of adjacent parcels that are described by either a metes and bounds description or a recorded plat may exchange title to portions of those parcels if the exchange of title is approved by the Zoning Administrator in accordance with the provisions of this Section.
- (b) An application for exchange of title approval shall be filed in writing with the Community Development Director on forms provided by the City, and shall include, at a minimum, the following:
 - (1) Three hard copies and one electronic copy of a survey, prepared by a licensed land surveyor or professional engineer, accurately drawn to scale and certified, showing:
 - (A) The two affected lots or parcels;
 - (B) The location of existing buildings on the lots or parcels;
 - (C) The proposed location of the new lot or parcel line;
 - (D) Any existing easements, driveways, utilities and infrastructure improvements;
 - (E) The frontage calculations for the two lots before and after the exchange of title; and
 - (F) The size of the two lots before and after the exchange of title.
 - (2) The applicable fees and deposits as set forth in the City Fee Schedule.
 - (3) The proposed notice of approval and conveyance of title documents.
- (c) The Zoning Administrator shall review all applications for exchange of title approval and shall approve such requests if the exchange of title will not result in a violation of any land use ordinance of the City.
- (d) No exchange of title shall be permitted which would result in the creation of a new dwelling lot or housing unit or the creation of a remnant piece of land that did not previously exist.

- (e) If an exchange of title is approved by the Zoning Administrator, a notice of approval acceptable to the City shall be recorded in the Davis County Recorder's Office, which notice of approval shall:
- (1) Be executed by each owner included in the exchange and by the Zoning Administrator;
 - (2) Contain an acknowledgment for each party executing the notice in accordance with the provision of the Utah Recognition of Acknowledgments Act, as set forth in Utah Code §§ 57-2a-1, et seq.; and
 - (3) Recite the descriptions of both the original parcels and the parcels created by the exchange of title.
- (f) A notice of approval recorded under this Section does not act as a conveyance of title to real property. If an exchange of title is approved by the Zoning Administrator, the applicant shall also be required to file and record a conveyance of title reflecting the approved changed with the Davis County Recorder's Office.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.09.150 Plat Correction

Minor typographical or clerical errors in a subdivision plat may be corrected in accordance with and subject to the provisions of Utah Code § 57-3-106.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

15.09.160 Plat Amendment Appeal

Any person adversely affected by a final decision of the Community Development Director regarding a plat amendment as provided in this Chapter may appeal such decision to the Board of Adjustment as provided elsewhere in this Title. Any person adversely affected by a final decision of the City Council regarding a plat amendments as provided in this Chapter may file a petition for review of the decision with the district court as provided elsewhere in this Title and in accordance with Utah Code § 10-9a-801.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.09.170 Plat Amendment Expiration

Amended plat approval shall expire and have no further force or effect if the approved amended plat is not recorded within twelve (12) months from the date of approval. This time period may be extended for up to six (6) months for good cause shown if the subdivider petitions the Community Development Director or City Council, as applicable, for an extension prior to the expiration date. Only one extension may be granted for each approved amended plat. No extension will be granted for amended plat approval if it is determined that it will be detrimental to the City. If any of the fees charged as a condition of subdivision approval have increased, the City may require that the bond estimate be recalculated and that the subdivider pay any applicable fee increases or provide additional bond funds as a condition of granting an extension.

HISTORY

Adopted by Ord. 2019-17 on 8/20/2019

Amended by Ord. 2024-01 on 1/16/2024

15.04 Final Plat

- 15.04.002 Residential Subdivision
- 15.04.006 Commercial Subdivision
- 15.04.010 Final Plat
- 15.04.020 Final Plat Filing Deadline
- 15.04.025 Final Plat Application And Fees
- 15.04.030 Final Plat Submittal Requirements
- 15.04.040 Final Plat Construction Plans Submittal Requirements
- 15.04.042 Final Plat Completeness Review
- 15.04.044 Final Plat Distribution To Departments
- 15.04.046 Final Plat Review Cycle Requirements For Residential Subdivisions
- 15.04.050 Final Plat Review And Approval By Community Development Director For Residential Subdivisions
- 15.04.060 Final Plat Review And Approval By City Council For Commercial Subdivisions
- 15.04.068 Certification By Mayor
- 15.04.070 Review By City Engineer
- 15.04.080 Review By City Attorney
- 15.04.090 Security For Public Improvements
- 15.04.095 Installation Of Improvements Prior To Recording Final Plat
- 15.04.100 Payment Of Fees
- 15.04.110 Recording Of Final Plat
- 15.04.120 Expiration Of Final Plat Approval

15.04.002 Residential Subdivision

“Residential Subdivision” is defined in CMC 15.01.040 as a single-family subdivision, two-family subdivision, or townhome subdivision, or any combination thereof, but not including any other housing product or use type. Based on the provisions of State law, residential subdivisions are subject to different review and approval procedures, including deadlines and review cycle limitations on City review of applications. In accordance with the provisions of State law, the City has designated the Community Development Director as the authorized authority to approve or deny final plat approvals for residential subdivisions. Residential subdivisions are also subject to review cycle timelines and checklist requirements as more particularly provided herein.

HISTORY
Adopted by Ord. 2024-01 on 1/16/2024

15.04.006 Commercial Subdivision

“Commercial Subdivision” is defined in CMC 15.01.040 as a commercial subdivision, industrial subdivision, or multifamily subdivision, or any combination thereof, but not including any single-family, two-family, or townhome subdivision that meets the definition of “residential subdivision.” Commercial subdivisions are not subject to the procedures, provisions, and timelines of State law as adopted in SB 174 (2023). Commercial subdivisions shall be reviewed and approved in accordance with applicable requirements set forth in this Chapter.

HISTORY
Adopted by Ord. 2024-01 on 1/16/2024

15.04.010 Final Plat

The purpose of the final plat is to require formal approval by the authorized land use authority before a subdivision plat is finalized and recorded in the office of the Davis County Recorder and to ensure compliance of the subdivision with applicable ordinances. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of this Title. The

final plat and construction plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure.

HISTORY
Adopted by Ord. 2017-03 on 4/4/2017
Amended by Ord. 2024-01 on 1/16/2024

15.04.020 Final Plat Filing Deadline

Application for final plat approval shall be made within the required time frame as set forth in CMC 15.03.050 regarding expiration of preliminary plat approval.

HISTORY
Adopted by Ord. 2017-03 on 4/4/2017
Amended by Ord. 2019-17 on 8/20/2019
Amended by Ord. 2024-01 on 1/16/2024

15.04.025 Final Plat Application And Fees

The applicant shall file an application for final plat approval with the Community Development Director on forms prescribed by the City, together with three (3) hard copies and one electronic copy of the proposed final plat and construction drawings. At the time of filing the application, the applicant shall pay to the City the application fees and deposits for the final subdivision as set forth in the City Fee Schedule.

HISTORY
Adopted by Ord. 2017-03 on 4/4/2017
Amended by Ord. 2024-01 on 1/16/2024

15.04.030 Final Plat Submittal Requirements

- (a) The final plat shall consist of approved tracing linen with the outside or trim line dimensions of 19" by 30" and the border line of the plat shall be drawn in heavy lines leaving a space of at least 1.5" on the left side and at least 0.5" margin on the other sides, or other format acceptable to the Davis County Recorder.
- (b) The final plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on the tracing linen, mylar, or comparable material, with approved waterproof black ink. The plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than 100 feet to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable.
- (c) The final plat shall show the subdivision name and the general location of the subdivision in bold letters at the top of the sheet.
- (d) The final plat shall contain a north arrow and scale of the drawing and the date.
- (e) The final plat shall be signed by all required and authorized parties, property owners, and lienholders, with appropriate notarial acknowledgments. All property owners of record and all lienholders of record as shown on the title report must sign the final plat. Consent to dedicate signatures with notarial acknowledgement may be approved for minor lienholders of record, as determined by the City Attorney.
- (f) An accurate and complete survey to second order accuracy shall be made of the land to be subdivided. A traverse of the exterior boundaries of the tract, and of each block, when computed

from field measurements on the ground shall close within a tolerance of one foot to 20,000 feet.

- (g) The final plat shall show accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.
- (h) The final plat shall show all survey, mathematical information, and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, and central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves. All property corners and monuments within the subdivision shall show the calculated Davis County coordinates. Lot and boundary closure shall be calculated to the nearest 100th of a foot.
- (i) All lots, blocks, and parcels offered for dedication for any public purpose shall be delineated and designated with dimensions, boundaries and courses clearly shown and defined in every case. Parcels offered for dedication other than for streets or easements shall be clearly designated on the plat with dedication and ownership designation. A plat note or other acceptable recorded document shall be provided describing the ownership and maintenance responsibilities for any remnant or parcel in the subdivision.
- (j) The square footage of each lot and parcel shall be shown. Sufficient linear, angular and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. No ditto marks shall be used for lot dimensions.
- (k) The final plat shall show the right of way lines of each street, and the width of any portion being dedicated and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within 50 feet of the subdivision shall be shown with dotted lines. If any street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of nonconformity of such existing streets shall be accurately shown.
- (l) All lots and blocks are to be numbered consecutively under a definite system approved by the Planning Commission. Numbering shall continue consecutively throughout the subdivision with no omissions or duplications.
- (m) All streets within the subdivision shall be numbered (named streets shall also be numbered) in accordance with and in conformity with the adopted street numbering system as set forth in CMC 11.01.160. Each lot shall show the street addresses assigned thereto, and shall be according to the standard addressing system as set forth in CMC 11.01.170. In the case of corner lots, an address will be assigned for each part of the lot having street frontage.
- (n) The side lines of all proposed and existing easements of record as shown on the title report shall be shown by fine dashed lines. The width of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown. All proposed and existing easements of record as shown on the title report shall be clearly labeled and identified.
- (o) The plat shall fully and clearly show all stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site. Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements, shall be replaced by the subdivider under the direction of the City Engineer. The following required monuments shall be shown on the final plat:
 - (1) The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties; and
 - (2) All right of way monuments at angle points and intersections as approved by the City Engineer.

- (p) The final plat shall contain the name of the surveyor, together with the date of the survey, the scale of the map and number of sheets.
- (q) In accordance with the provisions of Utah Code § 10-9a-603, the final plat shall accurately describe and specify every existing right-of-way and recorded easement located within the plat for: (i) an underground facility; (ii) a water conveyance facility; or (iii) any other utility facility, as such terms are defined in Section 10-9a-603, and any water conveyance facility located, entirely or partially, within the plat that is not recorded and of which the owner of land has actual or constructive knowledge, including from information made available to the owner of land in the State Engineer's inventory of canals or from a surveyor.
- (r) The following certificates, acknowledgments and descriptions shall appear on the title sheet of the final plat, and such certificates may be combined where appropriate:
 - (1) Registered land surveyor's "Certificate of Survey";
 - (2) Owners dedication certificate and signature line for each property owner of record and significant lienholders;
 - (3) Notary public's acknowledgment for each signature on the plat;
 - (4) A correct metes and bounds description of all property included within the subdivision;
 - (5) Plat shall contain blocks for signature of the Planning Commission, City Engineer, City Attorney, City Council (a signature line for the Mayor and an attestation by the City Recorder);
 - (6) A block for the Davis County Recorder shall be provided in the lower right corner of the final plat;
 - (7) Such other affidavits, certificates, acknowledgements, endorsements and notarial seals as are required by law, by this title, or by the City Attorney;
 - (8) Prior to recordation of the plat, the subdivider shall submit a current title report to be reviewed by the City Attorney; a "current title report" is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than 30 days before the proposed recordation of the final plat;
 - (9) The owner's dedication certificate, registered land surveyor's certificate of survey, and any other certificates contained on the final plat shall be in the form prescribed by the City Standards and Specifications; and
 - (10) When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the subdivider shall submit, with the final plat, the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain and pay taxes on such lands and common areas.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.04.040 Final Plat Construction Plans Submittal Requirements

The subdivider shall prepare and submit construction plans in accordance with the requirements and standards set forth in CMC 15.07 (Public Improvements) and the City Standards and Specifications.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.04.042 Final Plat Completeness Review

The Community Development Director shall review all final plat applications for completeness in accordance with CMC 15.01.084.

HISTORY

Adopted by Ord. 2024-01 on 1/16/2024

15.04.044 Final Plat Distribution To Departments

The Community Development Director, upon determining that a final plat application is complete, shall distribute copies of the final plat and plans to City departments and other agencies or advisors as deemed appropriate.

HISTORY

Adopted by Ord. 2024-01 on 1/16/2024

15.04.046 Final Plat Review Cycle Requirements For Residential Subdivisions

Review of final plat applications and plans for residential subdivisions shall be subject to the following timelines and review cycle requirements.

- (a) Final Plat Review Cycles: The review of the Final Plat Application shall be limited to two (2) review cycles (referred to as Final Plat Review Cycle 1 and Final Plat Review Cycle 2) subject to the following:
 - (1) Review cycle restrictions shall not apply to areas with identified or suspected geologic hazards.
 - (2) An incomplete application shall not prohibit review staff from providing feedback on portions of the application submitted to assist in the preparation of a complete application.
- (b) Final Plat Review Cycle 1:
 - (1) The Community Development Director shall provide comments to the applicant on the final plat application within twenty (20) business days from the date of submittal of a completed final plat application.
 - (2) Review of the final plat application by the Community Development Director shall include redline corrections and requests for additional information including specific citations of adopted ordinances, standards, and specifications and an index of requested modifications or additions.
 - (3) The applicant shall have twenty (20) business days to respond to the City's redline corrections or request for additional information and shall provide corrected drawings and a written response identifying and explaining the applicant's revision and reasoning for declining to make revisions, if any. The explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of requested revision or additions for each required correction.
 - (4) If the applicant fails to respond to all of the City's redline corrections or request for additional information within the required twenty (20) business days, the review cycle is not complete and the subsequent review cycle or approval may not begin until all comments are addressed.
 - (5) If the applicant fails to respond to the City's redline corrections and requests for additional information within ninety (90) calendar days from the date of request from the

City, the application shall be deemed withdrawn and all vested rights thereunder shall be deemed expired.

(c) Final Plat Review Cycle 2:

- (1) The Community Development Director shall have twenty (20) business days to review the re-submittal and corrections from the applicant and shall review the revised final plat application and any modifications made in Final Plat Review Cycle 1 and shall, if necessary, provide a second set of redline corrections and requests for additional information including specific citations and an index of requested modifications.
- (2) The applicant shall have twenty (20) business days to respond to the City's redline corrections or requests for additional information and shall provide corrected drawings and a written response identifying and explaining the applicant's revision and reasoning for declining to make revision, if any. The explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of requested revision or additions for each required correction.
- (3) If the applicant fails to respond all of the City's redline corrections or request for additional information for Final Plat Review Cycle 2 within the required twenty (20) business days, the review cycle is not complete and the final plat may not be approved until all comments are addressed by the applicant.
- (4) Upon determination of completion of redline corrections, the Final Plat application shall be retained by the Community Development Director for final approval.
- (5) If the applicant makes a material change to a plan set during any review cycle, the City shall have the discretion to restart the review process at the first review cycle.
- (6) If the applicant fails to respond to the City's redline corrections and requests for additional information within ninety (90) calendar days from the date of request from the City, the application shall be deemed withdrawn and all vested rights thereunder shall be deemed expired.

HISTORY

Adopted by Ord. 2024-01 on 1/16/2024

15.04.050 Final Plat Review And Approval By Community Development Director For Residential Subdivisions

The Community Development Director shall review all final plats for residential subdivisions to determine whether the final plat complies with all requirements of this Title and other applicable City ordinances and standards and complies with all conditions imposed as part of preliminary plat approval. Such review shall be performed in accordance with the review cycle provisions and timelines set forth in CMC 15.04.046. If the Community Development Director determines the final plat complies with the requirements of this Title, other applicable ordinances, and any reasonable conditions imposed, that all fees and deposits have been paid as required, and that the Community Development Director is satisfied with the final plat of the subdivision, the Community Development Director may approve the final plat. If the Community Development Director determines the final plat is not in conformity with this Title or other applicable ordinances, or any reasonable conditions imposed, the Community Development Director may deny the final plat specifying the reasons for such denial. Nothing herein shall prevent the Community Development Director from imposing reasonable conditions on approval of a final plat or imposing reasonable conditions precedent which must be met prior to approval of the final plat.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.04.060 Final Plat Review And Approval By City Council For Commercial Subdivisions

The City Council shall schedule and hold a public meeting on the proposed final plat for commercial subdivisions. Public notice of the public meeting shall be provided in accordance with the provisions of CMC 15.01.130. At the time and place specified, the City Council shall review the submitted final plat for commercial subdivision to determine whether the final plat complies with all requirements of this Title and other applicable City ordinances and standards and complies with all conditions imposed as part of preliminary plat approval. If the City Council determines the final plat complies with the requirements of this Title, other applicable ordinances, and any reasonable conditions imposed, that all fees and deposits have been paid as required, and the City Council is satisfied with the final plat of the subdivision, the City Council may approve the final plat. If the City Council determines the final plat is not in conformity with this Title or other applicable ordinances, or any reasonable conditions imposed, the City Council may deny the final plat specifying the reasons for such denial. Nothing herein shall prevent the City Council from imposing reasonable conditions on approval of a final plat or imposing reasonable conditions precedent which must be met prior to approval of the final plat. If the City Council determines the final plat is not in conformity with this Title or other applicable ordinances, or any reasonable conditions imposed, the City Council may deny the final plat specifying the reasons for such denial.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017
Amended by Ord. 2024-01 on 1/16/2024

15.04.068 Certification By Mayor

In order to ensure acceptance of dedication of public streets, easement, parcels, or other public property or infrastructure associated with final subdivisions, no final plat shall have any force or effect unless certified and signed by the Mayor and attested by City Recorder. Such certification and attestation shall be required whether the final plat is reviewed and approved by the City Council or not, including residential subdivisions and minor subdivisions that are approved by the Community Development Director.

HISTORY

Adopted by Ord. 2024-01 on 1/16/2024

15.04.070 Review By City Engineer

The City Engineer shall review the final plat and construction plans and determine compliance with the engineering and surveying standards and criteria set forth in this ordinance and all other applicable ordinances of the City and the State of Utah. The City Engineer shall sign the final plat if the City Engineer finds that the subdivision and the construction plans fully comply with the improvement standards required by this Title, that the survey description is correct, and that all easements are correctly described and located. The City Engineer shall complete review of the plat within a reasonable time after the plat is submitted for review to the Engineer. If the final plat complies, the City Engineer shall sign the plat in the appropriate signature block. If the final plat or the construction plans do not comply the City Engineer shall return the plat to the subdivider with comment. For residential subdivisions, the City Engineer’s review and comments on preliminary and final plats, plans, and construction drawings shall be provided to the Community Development Director to be provided to the applicant as part of the City’s limited review cycles and within the required timeframes.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017
Amended by Ord. 2024-01 on 1/16/2024

15.04.080 Review By City Attorney

The City Attorney shall review the final plat, the signed subdivision improvements agreement, the current title report, and the security for ensuring completion of the improvements, to verify compliance with the City's dedication and bonding requirements. The City Attorney may also review public easements, protective covenants and other documents where applicable. Upon approval of the items specified in this Section, the City Attorney shall sign the plat in the appropriate signature block. For residential subdivisions, the City Attorney's review and comments on preliminary and final plats and plans shall be provided to the Community Development Director to be provided to the applicant as part of the City's limited review cycles and within the required timeframes.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.04.090 Security For Public Improvements

- (a) Prior to recording of an approved final plat, the developer shall enter into an Improvements Agreement acceptable to the City providing security to ensure completion of all public improvements required to be installed in connection with the subdivision. The Improvements Agreement shall be in a form approved by the City Council and may contain specific provisions approved by the City Attorney. The Improvements Agreement shall include, but is not limited to, the following provisions:
- (1) The public improvements shall be completed within a period of time not to exceed eighteen (18) months from the date the Improvements Agreement is fully executed by both parties. The term of the bond and security shall be of sufficient length to cover the construction period and required warranty period.
 - (2) The public improvements shall be completed to the satisfaction of the City and in accordance with the City Standards and Specifications, and the approved plans and specifications for the project.
 - (3) The security provided for the Improvements Agreement ("Bond") shall be equal to 120% of the City Engineer's estimated cost of the improvements to be installed, including landscaping when required to be installed in connection with the development in accordance with CMC 15.05.070, CZC 12.51 (Landscaping), or other applicable Ordinance.
 - (4) The City shall have immediate access to the Bond proceeds in the event of default.
 - (5) The Bond proceeds may be reduced at intervals determined by the City upon the request of the developer as improvements are installed and completed. The amount of the reduction shall be determined by the City. Such requests may be made only once every thirty (30) days and no reduction shall be authorized until such time as the City has inspected the improvements and found them to be in compliance with the City Standards and Specifications and the approved plans. All reductions shall be by written authorization of the City with the approval of the City Engineer. No Bond shall be reduced below 10% of the estimated cost of the improvements plus the estimated cost of slurry seal until final acceptance of the improvements by the City Council following the warranty period set forth in CMC 15.05.100.
 - (6) If the Bond proceeds are inadequate to pay the cost of the completion of the improvements according to the City Standards and Specifications and approved plans, for whatever reason, including previous reductions, the developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision until the improvements are completed or, with City Council approval, a new, satisfactory Bond has been executed and delivered to the City, or other satisfactory arrangements have been made to ensure completion of the remaining improvements.

- (7) In the event of default by the developer, the City's costs of administration, cost of obtaining the Bond proceeds, and costs of completing the improvements, including, but not limited to, administrative, engineering, legal, labor and materials costs, shall be deducted from any Bond proceeds. A minimum amount equal to 15% of the actual costs of the improvements shall be retained by the City as payment for its administrative costs expended in drawing on the Bond. The developer shall be required to reimburse the City for any deficiencies in the Bond funds to pay for such costs incurred by the City.
- (8) The developer shall hold the City harmless from any and all liability which may arise as a result of the improvements which are installed until such time as the City certifies the improvements are complete and accepts the improvements, subject to the developer's warranty obligations set forth in CMC 15.05.100.
- (9) No interest shall be paid on funds withheld by the City for Improvement Agreements and associated Bonds. Such interest shall be retained by the City as an administrative fee for administering, monitoring, and managing the Improvements Agreements and Bonds.

(b) The Improvements Agreement shall be one of the following types as prescribed by the City:

- (1) A cash bond agreement accompanied by a cashier's check payable only to the City; or
- (2) An escrow agreement and account with a federally insured bank or credit union. If the bank is located outside of the State of Utah and/or requires presentment of the sight draft outside of the State of Utah, additional language shall be provided in the Bond allowing for presentment by fax or other electronic means acceptable to the City.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2019-16 on 8/20/2019

Amended by Ord. 2024-01 on 1/16/2024

15.04.095 Installation Of Improvements Prior To Recording Final Plat

Pursuant to Utah Code § 10-9a-604.5, after approval of the final plat and final construction drawings by the City, the developer may engage in certain limited development activities to install required public improvements associated with the subdivision prior to recording of the final plat, subject to the developer entering into an "Infrastructure Development Agreement (Prior to Recording Final Subdivision Plat)" with the City as approved by the City Council.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

15.04.100 Payment Of Fees

All required and unpaid fees, deposits, and bonds shall be paid or posted, as applicable, by the subdivider to the City prior to recording of the final plat.

HISTORY

Adopted by Ord. 2017-03 on 4/4/2017

Amended by Ord. 2024-01 on 1/16/2024

15.04.110 Recording Of Final Plat

After Community Development Director or City Council approval of the final plat, as applicable, filing of the Bond Agreement and Bond described in CMC 15.04.090, payment of all required fees and deposits, compliance with all conditions of approval and applicable ordinances, and signing of the plat by all required parties, property owners and lienholders, the final plat may be presented by the City Recorder

to the Davis County Recorder for recordation. The City Recorder shall be responsible for recording all final subdivision plats and related documents. The developer is not authorized to record a final subdivision plat.

HISTORY
Adopted by Ord. 2017-03 on 4/4/2017
Amended by Ord. 2024-01 on 1/16/2024

15.04.120 Expiration Of Final Plat Approval

Final plat approval shall expire and have no further force or effect if the approved final plat is not recorded within twelve (12) months from the date of approval. This time period may be extended for up to six (6) months for good cause shown if the subdivider petitions the Community Development Director or City Council, as applicable, for an extension prior to the expiration date. Only one extension may be granted for each approved final plat. No extension will be granted for final plat approval if it is determined that it will be detrimental to the City. If any of the fees charged as a condition of subdivision approval have increased, the City may require that the bond estimate be recalculated and that the subdivider pay any applicable fee increases or provide additional bond funds as a condition of granting an extension.

HISTORY
Adopted by Ord. 2017-03 on 4/4/2017
Amended by Ord. 2019-17 on 8/20/2019
Amended by Ord. 2024-01 on 1/16/2024

**PLANNING
COMMISSION**

Staff Report
3/12/2025

Item No. 3.

Title: Public Hearing - Zoning Map Amendments and PDO Zoning Plan Amendments - Summerhill Lane PDO - 212 West Summerhill Lane (2125 North) - Residential-Low with Planned Development Overlay (R-L-PDO) to Agricultural-Low (A-L) zoning - Symphony Homes - Legislative Decision

Initiated By: Symphony Homes, Applicant

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

SUBJECT:

Consider amending the Centerville Zoning Map to rezone approximately 0.31 acres of property located at 212 West Summerhill Lane (2125 North) from Residential-Low with Planned Development Overlay (R-L-PDO) to Agricultural-Low (A-L) for the parcel identified as "Parcel A" on the attached amended plat. This rezone request affects Lots 121-128 of the Summerhill Lane PDO Subdivision.

RECOMMENDATION:

Consider recommending City Council approval of the proposed PDO Zoning Plan amendment and the Zoning Map Amendment from (R-L-PDO) to (A-L) zoning.

BACKGROUND:

The applicant is requesting a Zoning Map Amendment and Planned Development Overlay Amendment for Parcel A, as shown on the plat. This area is currently zoned Residential Low (R-L) with Planned Development Overlay plan zoning, while the receiving parcel (07-072-0031) is designated Agriculture Low (A-L). As part of this request, the land being transferred is proposed to move from the Summerhill Lane Subdivision to the Packer property through a proposed subdivision amendment (shown as Parcel A on the proposed plat amendment). This land would be transferred to the existing parcel 07-072-0031, owned by Spencer & Pamela Packer, once the subdivision plat is recorded. Parcel A would also need to be removed out of the Planned Development Overlay (PDO) zone boundaries for Summerhill Lane and then be rezoned (per this petition) before it can be formally recorded and dedicated to legally connect to parcel 07-072-0031.

A public hearing was advertised for this proposed zoning map amendment request. A public hearing notice was posted in accordance with State and City Code requirements. Prior to the completion of the packet, there were NO emails and phone inquiries regarding this zoning map amendment request. If additional feedback is submitted post-staff report, items will be submitted with the packet or shared with the Commission at the meeting.

ATTACHMENTS:

1. 3-12-2025 PC Staff report Rezone, PDO Amend - Summerhill, Packer
2. Exhibit A- Application
3. Exhibit B - Fourth Amendment Plat

4. Exhibit C - Zoning Map
5. Exhibit D - Legal Description - SH Fourth Amendment
6. Exhibit D (2) - Parcel A Legal Description
7. Exhibit E Buildings and Facilities
8. Exhibit F - Owner and Agent Affidavit
9. Exhibit G - Narrative
10. Exhibit H - Abutting Property Buildings - Civic Review Comment
11. Exhibit I - BOA Staff Report
12. Exhibit J - BOA Action - APPROVED
13. Exhibit L(2) - 2021 Final Plat Reduced
14. Exhibit M (2) - 1.23.25 - Rezoning Checklist
15. Exhibit N - CZC 12.41
16. Summerhill Lane, Packer - Public Hearing Notice PC 20250312
17. Onsite Public Notice Summerhill Rezone, PDO Amend 20250312

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

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNER:	SUMMERHILL LANE LLC
AGENT:	Russell Wilson 111 SOUTH FRONTAGE ROAD CENTERVILLE, UT 84014 (rwilson@symphonydev.com)
PROPERTY LOCATION:	SUMMERHILL LANE SUBDIVISION (NORTHWEST NEIGHBORHOOD)
CURRENT ZONING:	RESIDENTIAL LOW (R-L)
PROPOSED ZONING:	AGRICULTURE LOW (A-L)
APPLICATIONS:	1) ZONING MAP AMENDMENT 2) PLANNED DEVELOPMENT OVERLAY AMENDMENT
RECOMMENDATION:	CONSIDER RECOMMENDING CITY COUNCIL APPROVAL OF THE PROPOSED PDO ZONING PLAN AMENDMENT & ZONING MAP AMENDMENT FROM (R-L-PDO) to (A-L)

BACKGROUND

The applicant is requesting a Zoning Map Amendment and Planned Development Overlay Amendment for the Parcel A, as shown on the plat. This is currently zoned Residential Low (R-L) with Planned Development Overlay plan zoning, while the receiving parcel (07-072-0031) is designated Agriculture Low (A-L). As part of this request, the land being transferred is proposed to move from the Summerhill Lane Subdivision to the Packer property through a proposed

subdivision amendment (shown as Parcel A on the proposed plat amendment). This land would be transferred to the existing parcel 07-072-0031, owned by Spencer & Pamela Packer, once the subdivision plat is recorded. Parcel A would also need to be removed out of the Planned Development Overlay (PDO) zone boundaries for Summerhill Lane and then be rezoned (per this petition) before it can be formally recorded and dedicated to legally connect to parcel 07-072-0031.

As a point of reference and history regarding the Packer property, on January 13, 2025, the Centerville Board of Adjustment approved:

- A. The determination of the existence and modification of one (1) nonconforming parcel 07- 072-0031 to connect to Parcel A, contingent on the approved plat amendment proposal for the Summerhill Lane Subdivision;
- B. Allow for a modification/boundary line adjustment of the nonconforming parcel without affecting the determination of its nonconforming status;
- C. Allow for the creation of a private access lane between lots 125 and 126 within the Summerhill Lane Subdivision to resolve areas of dispute noted on the original Summerhill Lane Subdivision Plat and subsequent amendments;
- D. Allow an additional modification/boundary line adjustment between the nonconforming parcel and the Summerhill Lane Subdivision without affecting the determination of the nonconforming status for parcel 07-072-0031

A copy of the BOA approval letter has been provided in your packet for this item. The Board listed clear conditions for the applicant to adhere to. By way of applying for this rezone, the applicant is attempting to fulfill the Board of Adjustment request: *“The applicant is responsible for applying for and pursuing the alteration of zoning for Parcel A from R-L Zoning with a PDO Overlay to A-L Zoning in order to match Parcel 07-072-0031 so the entirety of the modified lot configuration is zoned with A-L Zoning”*. See Exhibit I for Board of Adjustment Staff Report and Exhibit J for Board of Adjustment Action.

A public hearing was advertised for this proposed zoning map amendment request. A public hearing notice was posted in accordance with State and City Code requirements. Prior to the completion of the packet, there were NO emails and phone inquiries regarding this zoning map amendment request. If additional feedback is submitted post-staff report, items will be submitted with the packet or shared with the Commission at the meeting.

CODE REQUIREMENTS REVIEW & ANALYSIS ZONING MAP AMENDMENT - CITY ZONING CODE 12.21.080

Applicable Zoning Map Amendment Standards

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

Staff Comments: Yes. The parcel in question is located within Neighborhood 4, as described in the City General Plan section 12-480-5.

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

Staff Comments: The proposed amendment to rezone the property from Residential Low (R-L) to Agriculture Low (A-L) aligns with the surrounding development's character. Semi-rural density is not specifically defined in the city definitions but due to Parcel A being an access point to the road, Summerhill Lane, for Parcel 07-072-0031 and with no plans to develop Parcel A in the immediate future, the density for this rezone has minimal relevance to the project as a whole.

Goal: Preserve viability of area for potential future development

Due to the location of parcel 07-072-0031, the parcel does not have access to any road, therefore is nonconforming parcel based on the city code. In order to have potential for future development street access will need to be established. Rezoning parcel A before merging with 07-072-0031 is proper planning practice in order to avoid mixed zoning on an individual parcel.

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

Staff Comments: Yes. While surrounded by low density residential in the Summerhill Lane subdivision, the overall project will be harmonized once Parcel A is rezoned from residential low to agriculture low and thereafter connected through proposed plat recordation.

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

Staff Comments: Currently access to parcel 07-072-0031 is being accessed off of 400 West. Because the parcel does not have street access, the Packers are using the street access from the parcel 07-072-0191 to the west of the property. This access does not have an established easement, leaving the Packers vulnerable to not having any access to their property. Once Parcel A is merged with parcel 07-072-0031, they will no longer need to use 400 West, past Summerhill Lane Road, for parcel access, nor will the Packers need to use parcel 07-072-0191 for access. Having a designated road would also allow for the future homeowners of the area to be aware of the defined boundary.

With the approval of the Board of Adjustment establishment of the nonconforming parcel 07-072-0031 and the connected of the drive approach off of Summerhill Lane (through Parcel A) to parcel 07-072-0031, the Packers will have one legally defined

nonconforming future building lot. Further, the property may also possibly be accessible in the future off of an extension of 400 West to the north of its current endpoint.

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

Staff Comments: *The rezone itself would not require any additional service.*

CODE REQUIREMENTS REVIEW & ANALYSIS PLANNED DEVELOPMENT OVERLAY (PDO) AMENDMENT - CITY ZONING CODE 12.41

Applicable Planned Development Overlay (PDO) Zoning Standards

Per CZC 12.41.080 (g) states “Amendments. Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval.”

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

Per CZC 12.41.080 (b), the PDO amendment can only be approved by the planning commission if the following is true:

“The proposed PDO Zone and associated conceptual site plan:

- (1) Does not conflict with any applicable policy of the General Plan;
 - A. Meets the purpose and intent of this Chapter as set forth in CZC 12.41.010;
 - B. Allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;
 - C. Meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by this Chapter;
 - D. Meets the density limitations of the General Plan; and
 - E. If a residential density bonus is authorized, provides superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density; and

- (2) The applicant has:
- A. Sufficient control over the property to be developed to ensure development will occur as approved;
 - B. The financial capability to carry out the planned development project; and
- (3) The capability to start construction within one year of final plan approval.”

Staff Comments: *The applicant has submitted all materials required for compliance of the city code (1) & (2) of CZC 12.41.080(g). The application has gone under review based on the original procedure used for obtaining preliminary plan approval. During the Department Review Committee (DRC) meetings, departments have given feedback on the proposed plans, reviewed the PDO agreements and conditions, and prepared proposed PDO zoning conditions in response to the alterations the applicant is requesting. The original PDO Conditions have been cross referenced with all Amended PDO Conditions, see Exhibit M for 2021 final plat and Exhibit N for 2025 amended plat. The relevant PDO Conditions 2, have been altered, see EXHIBIT (Will need to get from Lisa).*

After careful review and analysis, as represented previously, staff is in support of the proposed rezoning from R-L to A-L; and is supportive of the PDO zoning amendment proposal for this process. The rezone request for the Parcel A area follows the requirements needed in order to grant proposed rezoning and PDO amendment approval.

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 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 APPROVAL of the Zoning Map Amendment for the property indicated on the plat as Parcel A from Residential Low (R-L) to Agriculture Low (A-L) zoning and the Planned Development Overlay Zoning Amendment for Parcel A, based on the following findings:

- 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, in conjunction with the quick claim deed of Parcel A to Spencer and Pamela Packer from Symphony Development Corporation meets*

the use, standards, and applicability in the City Zoning Code 12.31 “Agriculture Zones”, 12.32 “Residential Zones”, and City Zoning Code 12.21.080(e).

3. *The proposed Planned Development Overlay Zoning Amendment, in conjunction with the quick claim deed of Parcel A to Spencer and Pamela Packer from Symphony Development Corporation meets the use, standards, and applicability as outlined in City Zoning Code 12.41 “Planned Development Overlay Zone”.*
4. *Therefore, the Planning Commission recommends that the City Council grant approval of this Zoning Map Amendment and Planned Development Overlay Zoning Amendment request.*
5. *(additional findings discussed and agreed upon by the Planning Commission)”*

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to recommend City Council APPROVAL to the Zoning Map Amendment for the property indicated on the plat as Parcel A from Residential Low (R-L) to Agriculture Low (A-L) zoning and the Planned Development Overlay Zoning Amendment for Parcel A, with the language amendment to the request (as provided by the Planning Commission) as follows, based on the following findings: _____”

(Findings as outlined above in Option #1)

#3 - TABLE

“I hereby make a motion for the Planning Commission to TABLE the request of the Zoning Map Amendment for the property indicated on the plat as Parcel A from Residential Low (R-L) to Agriculture Low (A-L) zoning and the Planned Development Overlay Zoning Amendment for Parcel A until such a time as _____.”

#4 – DENY

“I hereby make a motion for the Planning Commission to recommend City Council DENIAL of the Zoning Map Amendment for the property indicated on the plat as Parcel A from Residential Low (R-L) to Agriculture Low (A-L) zoning and the Planned Development Overlay Zoning Amendment for Parcel A, based on the following findings:

1. *The proposed Zoning Map Amendment does not meet the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].*
2. *The proposed Zoning Map Amendment, in conjunction with the quick claim deed of Parcel A to Spencer and Pamela Packer from Symphony Development Corporation does not meet the use, standards, and applicability in the City Zoning Code 12.31 “Agriculture Zones”, 12.32 “Residential Zones”, and City Zoning Code 12.21.080(e).*
3. *The proposed Planned Development Overlay Zoning Amendment, in conjunction with the quick claim deed of Parcel A to Spencer and Pamela Packer from Symphony Development Corporation does not meet the use, standards, and applicability as outlined in City Zoning Code 12.41 “Planned Development Overlay Zone”.*

4. *Therefore, the Planning Commission recommends that the City Council deny approval of this Zoning Map Amendment and Planned Development Overlay Zoning Amendment request.*
5. *(additional findings discussed and agreed upon by the Planning Commission)”*

Application Review Status

Pre-Review	Accepted	Date Submitted
Will coordinate with staff about the due application procedure and contact the applicant once determined.		01/14/2025
Legal	Not Reviewed	
Planning Commission	Not Reviewed	
City Council	Not Reviewed	
Public Works	Accepted	
Planning & Zoning	Accepted	
Final-Review	Not Reviewed	

Fees		Payments		
Application Fee	\$400.00	01/14/2025	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
SUMMERHILL LANE LLC	No Answer	111 SOUTH FRONTAGE RD	(801) 691-4843	rwilson@symphonydev.com

Please upload a notarized signature of all property owners

☐ Exhibit F - Owner and Agent Affidavit.pdf

Address of Subject Property

226 West Summerhill Lane (2125 North)

Existing Zoning District

Residential Low (R-L) with PDO Overlay

Proposed Zoning District

Agriculture Low (A-L)

Parcel ID of Subject Property

07-357-0121, 07-357-0122, 07-357-0123, 07-357-0124, 07-357-0125, 07-357-0126, 07-357-0127, 07-357-0128

Zoning Map Amendment Petition Narrative

 **2023.03.14 SH Fourth Amendment Plat.pdf**

Zoning Map Amendment Petition Submittal Information

 **2025.01.14 Legal Description - SH Fourth Amendment.docx** **2025.01.09 Title Report - SH Fourth Amendment.pdf**

Applicant's First Name

Russell

Applicant's Last Name

Wilson

Applicant's Email

rwilson@symphonydev.com

Phone

(801) 691-4843

Address

111 S. Frontage Road

City

Centerville

State

UT

Zip Code

84014

Project Title

Summerhill Lane Subdivision Fourth Amendment REZONE

Project Parcel Number

07-357-0121, 07-357-0122, 07-357-0123, 07-357-0124, 07-357-0125, 07-357-0126, 07-357-0127, 07-357-0128

Signature

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

Electronically Signed

Russell Wilson - 01/14/2025 2:11 pm

Messages

01/21/2025 16:45 pm - Sydney DeWees

Hello Mr. Wilson

After review of your application, the city will need additional information in order to proceed. Attached is the checklist for your records of what is needed per CZC 12. 21.180 as well as staff feedback.

Staff is meeting on Friday for a separate project but I will be verifying with the city attorney how we would like to proceed with that dual application (rezone and PUD Amendment). There are 3 scenarios that we see working, if you have any questions in the meantime, please contact either Mike or me.

 1.21.25 - Rezoning Checklist-.pdf

Comments:

01/23/2025 10:30 am - Applicant

Sydney,

Thank you for the follow up questions. Please see the attached narrative which provides more information regarding the rezone and plat amendment requests. I have also attached a legal description of Parcel A. Regarding your request for information about building setbacks, there are no existing buildings to the east or west of Parcel A. As the City is aware, the Packer property contains an existing outbuilding located on its northeast corner. The setback is approximately 58 feet from the north property line of Parcel A. Once Parcel A is deeded to the Packer's, the outbuilding will be approximately 75 feet from the lot line of the nearest lot within Summerhill Lane Subdivision Fourth Amendment.

I hope this information helps. If you have further questions, feel free to reach out to me.

Thank you!

Russ Wilson

(801) 691-4843

 Parcel A Legal Description - Summerhill Lane Subdivision Fourth Amendment.docx  2025.01.23 Rezone Narrative - SHL Fourth Amendment.pdf

01/23/2025 11:37 am - Sydney DeWees

Brilliant, this is just what I needed. Appreciate the speedy response.

01/23/2025 12:03 pm - Sydney DeWees

Hello Mr. Wilson,

I have attached the updated checklist, you have provided the city with all the materials needed for the zoning map amendment application. Please allow the staff time to review both applications before moving forward with the project.

 1.23.25 - Rezoning Checklist .pdf

01/23/2025 12:30 pm - Applicant

Awesome, thank you!

02/11/2025 14:06 pm - Applicant

Sydney,

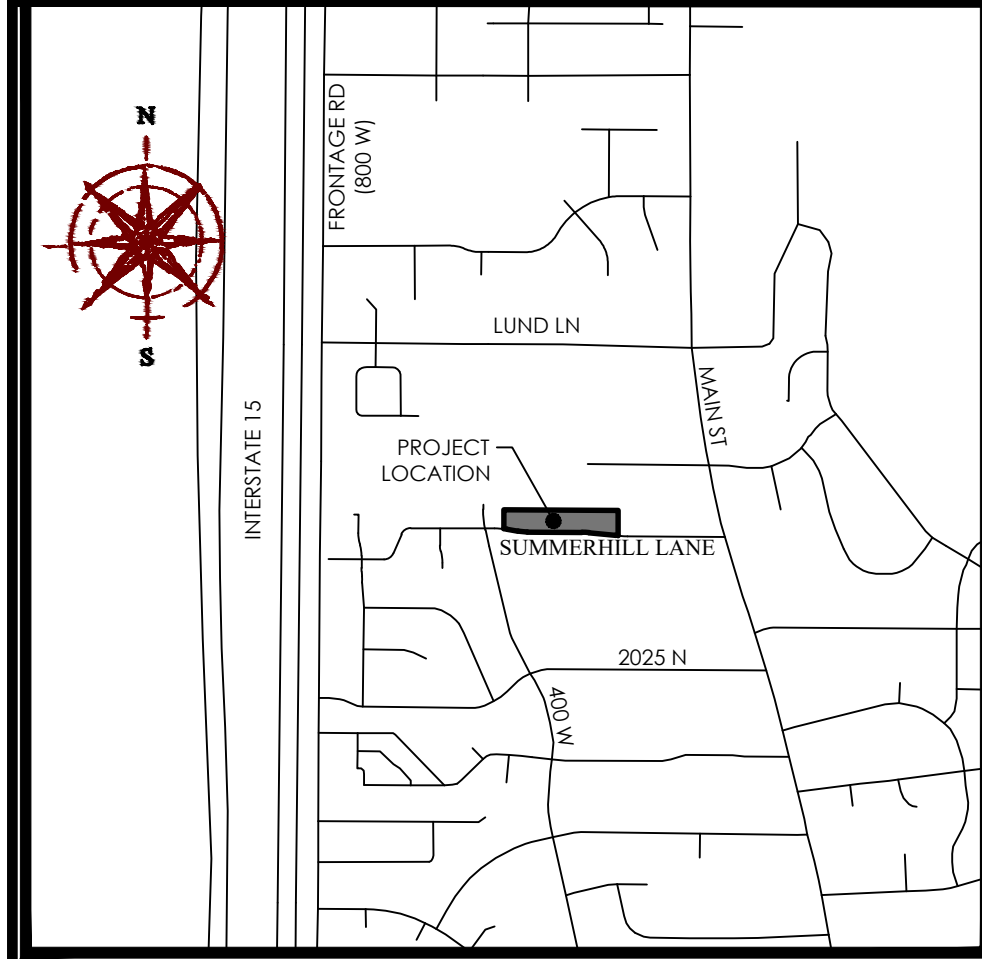
Thanks for sending me the DRC comments. Please see the attached revised plat map with adjustments to note 7, and the name change to Bruce Robinson on the owner's dedication. We also removed the erroneous wording "... AND AMENDING SUMMERHILL LANE SUBDIVISION" from the title.

Please let me know if you need anything else. Do we have a Planning Commission date?

Thanks for your help,

Russ Wilson

(801) 691-4843



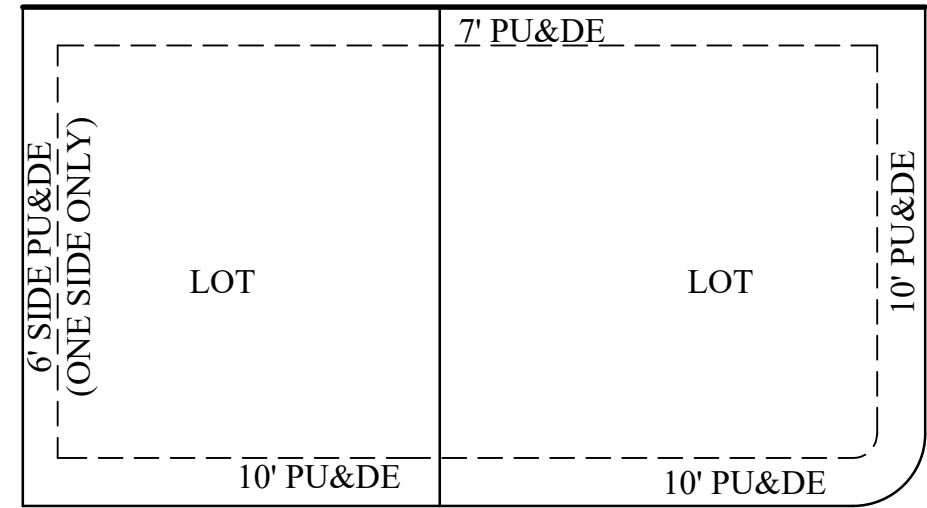
VICINITY MAP
N.T.S

- NOTES:
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL SIDE YARD EASEMENTS SHOWN ARE TYPICAL 6' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE NOTED
 - ALL REAR YARD EASEMENTS SHOWN ARE TYPICAL 7' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE NOTED
 - ALL FRONT YARD EASEMENTS SHOWN ARE TYPICAL 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) UNLESS OTHERWISE NOTED
 - THIS PROPERTY IS LOCATED WITHIN THE UNSHADED FEMA ZONE X
 - RECORD OF SURVEY FILE NUMBER: 7986
 - PARCEL A IS TO BE DEEDED TO SPENCER AND PAMELA PACKER AFTER THE PLAT IS RECORDED
 - DISPUTED EASEMENT AREAS 1 AND 2 REGARDING NOTICE OF INTEREST IS AS SHOWN ON ORIGINAL PLAT

NAD83 STATE PLANE COORDINATE		
Point #	Northing	Easting
1	3506154.45	1534778.35
2	3508798.74	1534805.11
3	3503494.41	1535230.69
4	3503492.45	1534812.13
5	3503480.83	1532165.03
6	3503480.76	1532102.39
7	3505643.84	1534183.66
8	3505640.97	1534183.65
9	3505497.74	1534182.14
10	3505515.25	1534013.76
11	3505517.56	1533973.10
12	3505520.41	1533655.40
13	3505525.93	1533601.17
14	3505538.35	1533537.92
15	3505541.41	1533519.82
16	3505650.31	1533520.71

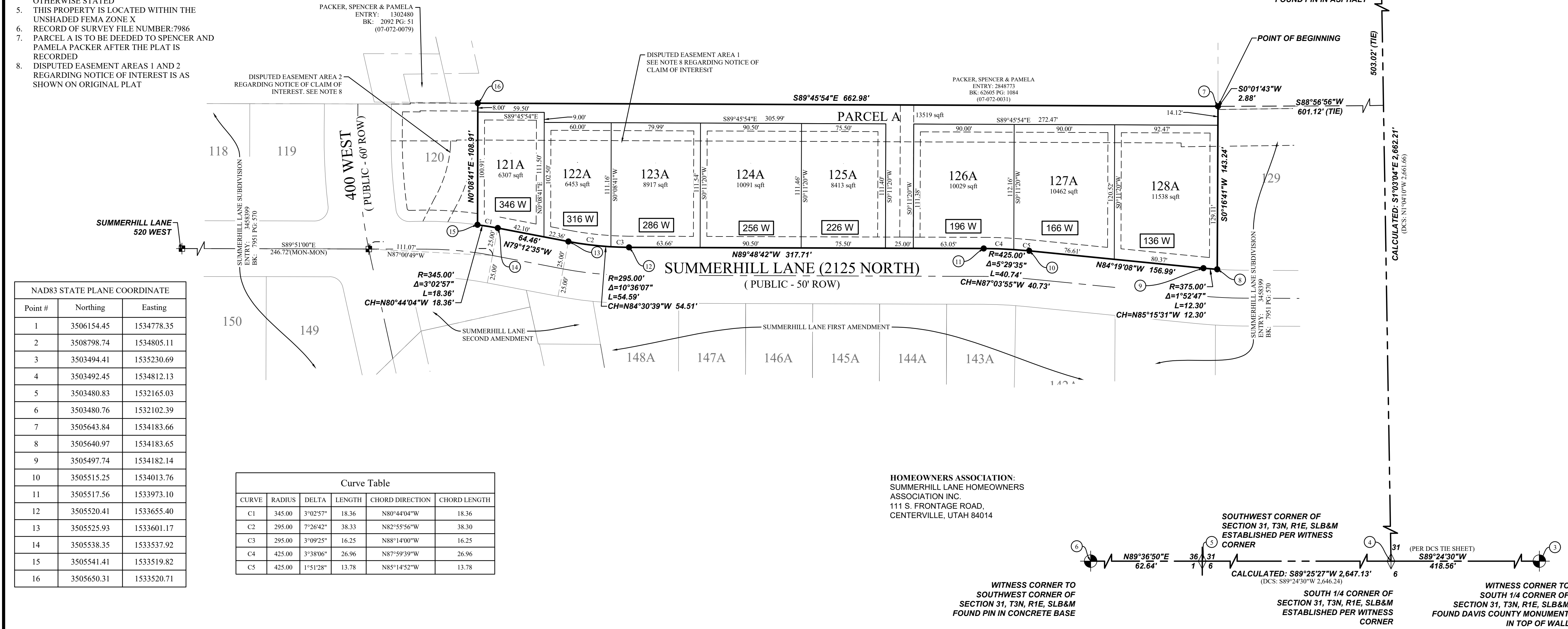
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	345.00	3°02'57"	18.36	N80°44'04"W	18.36
C2	295.00	7°26'42"	38.33	N82°55'56"W	38.30
C3	295.00	3°09'25"	16.25	N88°14'00"W	16.25
C4	425.00	3°38'06"	26.96	N87°59'39"W	26.96
C5	425.00	1°51'28"	13.78	N85°14'52"W	13.78

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



RIGHT OF WAY

TYPICAL PUE DETAIL
N.T.S.



HOMEOWNERS ASSOCIATION:
SUMMERHILL LANE HOMEOWNERS
ASSOCIATION INC.
111 S. FRONTAGE ROAD,
CENTERVILLE, UTAH 84014

WITNESS CORNER TO
SOUTHWEST CORNER OF
SECTION 31, T3N, R1E, SLB&M
FOUND PIN IN CONCRETE BASE

SOUTHWEST CORNER OF
SECTION 31, T3N, R1E, SLB&M
ESTABLISHED PER WITNESS
CORNER

SOUTH 1/4 CORNER OF
SECTION 31, T3N, R1E, SLB&M
ESTABLISHED PER WITNESS
CORNER

WITNESS CORNER TO
SOUTH 1/4 CORNER OF
SECTION 31, T3N, R1E, SLB&M
FOUND DAVIS COUNTY MONUMENT
IN TOP OF WALL



RECOMMENDED FOR APPROVAL

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

CHAIRMAN, PLANNING COMMISSION

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ A.D. 2022

CITY ENGINEER

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____ A.D. 2022

CITY ATTORNEY

CITY COUNCIL'S APPROVAL

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

MAYOR

CITY RECORDER ATTEST:

SURVEYOR'S CERTIFICATE

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

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395



03/15/2023
Date

BOUNDARY DESCRIPTION

All of lots 121-128 of SUMMERHILL LANE SUBDIVISION, according to the official Plat
thereof recorded February 22, 2022 as Entry No. 3458399 in Book 7951, Page 570 in the
Davis County Recorder's Office, also being located in the Southwest Quarter of Section 31,
Township 3 North, Range 1 East, Salt Lake Base and Meridian, located in Centerville City,
Davis County, Utah, being more particularly described as follows:

Beginning at the northeast corner of Lot 128 of said plat, said point also being located
S1°03'04"E 503.02 feet along the Quarter Section line and S88°56'56"W 601.12 feet from
the Center Quarter Corner of Section 31, Township 3 North, Range 1 East, Salt Lake Base
and Meridian; running thence along said Lot 128 the following two (2) courses: (1)
S00°01'43"W 2.88 feet; thence (2) S00°16'41"W 143.24 feet to the easterly right-of-way line
of SUMMERHILL LANE; thence along said right-of-way line the following seven (7) courses:
(1) Westerly along the arc of a non-langent curve to the right having a radius of 375.00 feet
(radius bears: N03°48'05"E) a distance of 12.30 feet through a central angle of 01°52'47"
Chord: N85°15'31"W 12.30 feet; thence (2) N84°19'08"W 156.99 feet; thence (3) along the
arc of a curve to the left with a radius of 425.00 feet a distance of 40.74 feet through a
central angle of 05°29'35" Chord: N87°03'55"W 40.73 feet; thence (4) N89°48'42"W 317.71
feet; thence (5) along the arc of a curve to the right with a radius of 295.00 feet a distance of
54.59 feet through a central angle of 10°36'07" Chord: N84°30'39"W 54.51 feet; thence (6)
N79°12'35"W 64.46 feet; thence (7) along the arc of a curve to the left with a radius of
345.00 feet a distance of 18.36 feet through a central angle of 3°02'57" Chord: N80°44'04"W
18.36 feet to the east line of Lot 120 of said plat; thence along said east lot line N00°08'41"E
108.91 feet to the northerly boundary line of said plat; thence along said northerly boundary
line of said plat S89°45'54"E 662.98 feet to the point of beginning.

Containing 1.97 acres +/-,
8 LOTS, 1 PARCEL

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

OWNER'S DEDICATION

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

SUMMERHILL LANE SUBDIVISION FOURTH AMENDMENT

VACATING AND AMENDING ALL OF LOTS 121-128,
OF SUMMERHILL LANE SUBDIVISION
AND DO HEREBY DEDICATE, GRANT AND CONVEY TO CENTERVILLE CITY,
DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS
PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE
INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY
SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY CENTERVILLE
CITY, PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY
CONVEYS ANY OPEN SPACE, AS INDICATED HEREON, TO SUMMERHILL
LANE HOMEOWNERS ASSOCIATION INC., WITH A REGISTERED ADDRESS OF
111 S. FRONTAGE ROAD, CENTERVILLE, UTAH 84014

SIGNED THIS _____ DAY OF _____, 20____

ROBERT MILLER

MANAGER, SUMMERHILL LANE, LLC

COUNTY RECORDER

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

COUNTY RECORDER
BY: _____ DEPUTY

**LEGAL DESCRIPTION
PREPARED FOR
SUMMERHILL LANE
CENTERVILLE CITY, UTAH
FEBRUARY 28, 2023
19-0378
RM**

FOURTH AMENDMENT LEGAL DESCRIPTION

All of lots 121-128 of SUMMERHILL LANE SUBDIVISION, according to the official Plat thereof recorded February 22, 2022 as Entry No. 3458399 in Book 7951, Page 570 in the Davis County Recorder's Office, also being located in the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning at the northeast corner of Lot 128 of said plat, said point also being located S1°03'04"E 503.02 feet along the Quarter Section line and S88°56'56"W 601.12 feet from the Center Quarter Corner of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian; running thence along said Lot 128 the following two (2) courses: (1) S00°01'43"W 2.88 feet; thence (2) S00°16'41"W 143.24 feet to the easterly right-of-way line of SUMMERHILL LANE; thence along said right-of-way line the following seven (7) courses: (1) Westerly along the arc of a non-tangent curve to the right having a radius of 375.00 feet (radius bears: N03°48'05"E) a distance of 12.30 feet through a central angle of 01°52'47" Chord: N85°15'31"W 12.30 feet; thence (2) N84°19'08"W 156.99 feet; thence (3) along the arc of a curve to the left with a radius of 425.00 feet a distance of 40.74 feet through a central angle of 05°29'35" Chord: N87°03'55"W 40.73 feet; thence (4) N89°48'42"W 317.71 feet; thence (5) along the arc of a curve to the right with a radius of 295.00 feet a distance of 54.59 feet through a central angle of 10°36'07" Chord: N84°30'39"W 54.51 feet; thence (6) N79°12'35"W 64.46 feet; thence (7) along the arc of a curve to the left with a radius of 345.00 feet a distance of 18.36 feet through a central angle of 3°02'57" Chord: N80°44'04"W 18.36 feet to the east line of Lot 120 of said plat; thence along said east lot line N00°08'41"E feet 108.91 feet to the northerly boundary line of said plat; thence along said northerly boundary line of said plat S89°45'54"E 662.98 feet to the point of beginning.

Containing 1.97 acres +/-.
8 LOTS, 1 PARCEL

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

**LEGAL DESCRIPTION
PREPARED FOR
SUMMERHILL LANE
CENTERVILLE CITY, UTAH
MARCH 6, 2023
19-0378
RM**

PROPOSED FOURTH AMENDMENT PARCEL A LEGAL DESCRIPTION

A part of lots 121-128 of SUMMERHILL LANE SUBDIVISION, according to the official Plat thereof recorded February 22, 2022 as Entry No. 3458399 in Book 7951, Page 570 in the Davis County Recorder's Office, also being located in the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: N0°15'20"E 2644.43 feet between the North Quarter Corner and the Center Quarter Corner of Section 31, located in Centerville City, Davis County, Utah, being more particularly described as follows:

Beginning at the northeast corner of Lot 128 of said SUMMERHILL LANE SUBDIVISION, said point also being located S1°03'04"E 503.02 feet along the Quarter Section line and S88°56'56"W 601.12 feet from the Center Quarter Corner of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian; running thence along said Lot 128 the following two (2) courses: (1) S0°01'43"W 2.88 feet; thence (2) S00°14'09"W 14.12 feet; thence N89°45'54"W 272.47 feet to the westerly lot line of Lot 126 of said plat; thence along said westerly lot line S00°11'20"W 111.38 feet to the northerly right-of-way of SUMMERHILL LANE; thence along said right-of-way N89°48'42"W 25.00 feet; thence N00°11'20"E 111.40 feet; thence N89°45'54"W 305.99 feet to the easterly lot line of Lot 121 of said plat; thence along said easterly lot line N00°08'41"E 9.00 feet; thence N89°45'54"W 59.50 feet to the easterly lot line of Lot 120 of said plat; thence along said easterly lot line N00°08'41"E 8.00 feet to the northerly boundary line of said plat; thence along said northerly boundary of said plat S89°45'54"E 662.98 feet to the point of beginning.

Containing 0.31 acres +/-.
1 PARCEL



AFFIDAVIT

PROPERTY OWNER

STATE OF Utah }
COUNTY OF Davis }ss
}

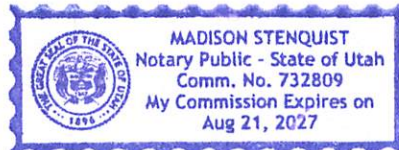
I (We), Spencer and Pamela Packer, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct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

[Signature]
(Property Owner)

Pamela Packer
(Property Owner)

Subscribed and sworn to me this 12th day of October, 2023.

[Signature]
(Notary Public)



Residing in Centerville, Utah

My Commission Expires Aug. 21 2027

AGENT AUTHORIZATION

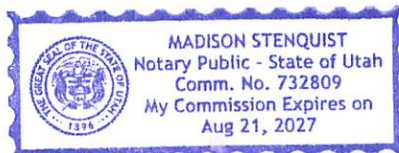
I (we), Spencer and Pamela Packer, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jared Westhoff to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering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

[Signature]
(Property Owner)

Pamela Packer
(Property Owner)

Dated this 12 day of October, 2023, personally appeared before me Spencer and Pamela Packer, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

[Signature]
(Notary Public)



Residing in Centerville, Utah

My Commission Expires Aug. 21 2027

January 23, 2025

Centerville City Community Development
Attn: Mr. Michael Eggett
250 N. Main Street
Centerville, Utah 84014

RE: Summerhill Lane Subdivision Fourth Amendment REZONE

Dear Mr. Eggett:

I hope this letter finds you well. I appreciate this opportunity to provide you with more information regarding our proposed rezone and plat amendment within Summerhill Lane subdivision. I hope you will find the following narrative helpful in your review of our applications.

As the City is aware, Symphony Homes has an agreement with Spencer and Pamela Packer to work together to resolve access and easement issues existing between Summerhill Lane Subdivision (the "Subdivision") and the Packer property (Davis County parcel 07-072-0031). Our agreement includes assisting the Packer's in applying for a determination from the City's Board of Adjustment for the existence of one legal non-conforming lot and a modification and expansion of that lot to include additional land currently located within the Subdivision (please see "Parcel A" of the proposed Summerhill Lane Fourth Amendment). The Packer's received these approvals from the Board of Adjustment on January 13, 2025, Permit/License #9306918. Parcel A is proposed to provide a new access lane from Summerhill Lane to the Packer property and any claimed easement rights from the Packer property to Main Street will be vacated upon approval of the new access point. Because Parcel A is currently located within the boundaries of the Subdivision which is in the Residential-Low and PDO overlay zone, we are proposing to rezone Parcel A to Agricultural-Low to match the zoning of the Packer property. We are also proposing to amend the plat map for the Subdivision to remove Parcel A from within its boundaries and subsequently adjust the dimensions of Lots 121 through 128.

I appreciate your review of our rezone and plat amendment applications. If you have any questions or concerns, please feel free to contact me at (801) 691-4843 or rwilson@symphonydev.com.

Sincerely,



Russell Wilson
Vice President of Land



Packer property contains an existing outbuilding located on its northeast corner. The setback is approximately 58 feet from the north property line of Parcel A. Once Parcel A is deeded to the Packer's, the outbuilding will be approximately 75 feet from the lot line of the nearest lot within Summerhill Lane Subdivision Fourth Amendment.

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

STAFF REPORT
AGENDA: ITEM 2

APPLICANT: **SPENCER PACKER**
 581 WEST VALLEY DRIVE
 CENTERVILLE, UT 84014
 packerconstruction@outlook.com

CONTACT: **SPENCER PACKER**
 packerconstruction@outlook.com

PROPERTY: **PARCEL 07-072-0031**
(approximately 2140 N 225 W (a.); 212 W Summerhill Lane (b.))

CURRENT ZONING: AGRICULTURAL LOW (A-L)

APPLICATION: **a. REQUEST FOR DETERMINATION OF EXISTENCE OF
NONCONFORMING PARCEL**

**b. REQUEST FOR DETERMINATION OF
MODIFICATION/EXPANSION OF NONCONFORMING
PARCEL WITH ADJACENT NEIGHBORING PROPERTY**

BACKGROUND

Previously on December 11, 2023, the applicant, Spencer Packer, submitted a petition letter requesting of the Board of Adjustment a determination of the existence and modification of two (2) non-conforming parcels located at approximately 2145 North and 300 West, Centerville, Utah, also identified as Davis County parcel numbers 07-072-0079 and 07-072-0031. The determination for the request at that time has been provided as Exhibit H in the packet.

The applicant, Spencer Packer, is now applying (in conjunction with the support of Symphony Homes) for a two-pronged request seeking a determination by the Board regarding the potential existence of a nonconforming parcel located at 2140 North 225 West and a determination by the Board for a requested modification/expansion of said nonconforming parcel to join with adjacent property located at 212 West Summerhill Lane (see below map for more on locations for these requests). The identified parcel, as recognized by the Davis County Recorder's Office, for the nonconforming request is 07-072-0031. The parcels potentially impacted by the modification/expansion request are identified at 07-357-0125 and 07-357-0126.



SUMMARY OF ELEMENTS IN THE LETTER OF REQUEST

- ***PETITIONER REQUEST:*** Determination of the existence of one (1) legal non-conforming parcel (located at approximately 2140 N 225 W); and the determination for the modification/expansion of this parcel into adjacent property to the south at approximately 212 W Summerhill Lane (2125 North).

DETERMINATION REQUEST AND EVIDENTIARY EXHIBITS SUBMITTALS

Previous Submittals (for the December 11, 2023, BOA meeting):

- 2023 Letter of Request to the Board of Adjustment
- An Owner/Agent Affidavit
- Deed Exhibit – Illustration depicting various deeds
- Exhibit A – Lot Line Adjustment (*Surveyor Depiction*)
- Exhibit B – Location of New Access (*Proposed Summerhill Lane 4th Amendment*)

- Exhibit C – 1997 Special Warranty Deed (*Parcel 07-072-0079 conveyance to the Packers*)
- Exhibit D – 1969 Warranty Deed (*Parcel 07-072-0079, claim of parcel creation*)
- Exhibit E – 2015 Warranty Deed (*Parcel 07-072-0031, conveyance to the Packers*)
- Exhibit F – 1908 and 1912 Historical Warranty Deeds (*?? Parent Deeds to 07-07-0031*)
- Exhibit G – 1972 Warranty Deed (*Creation of Parcel 07-072-0031*)

STAFF ANALYSIS EXHIBITS

- Exhibit A – City Zoning Map 1954
- Exhibit B – Davis County Ordinance Adoption
- Exhibit C – 1980 Annexation Map

Current Submittals (for the January 13, 2025, BOA meeting):

- 2024 Letter of Request to the Board of Adjustment
- Symphony Addendum to Letter of Request to the Board of Adjustment
- Owner and Agent Affidavit
- Application Documentation and Fee Payment Record
- Exhibit A – Deed
- Exhibit B – 1908 Historical Warranty Deeds
- Exhibit C – Deed plots 7/14/2022
- Exhibit D – 1912 Historical Warranty Deeds
- Exhibit E – 1961 & 1964 Historical Warranty Deeds
- Exhibit F – 1972 Warranty Deed (*Creation of Parcel 07-072-0031*)
- Exhibit G – Parcel plat of New Access

STAFF ANALYSIS EXHIBITS

- Exhibit H – Staff Report 2023
- Exhibit I – City Zoning Map 1954
- Exhibit J – Davis County Ordinance Adoption
- Exhibit K – 1980 Annexation Map
- Exhibit L – Parcel Abstract Davis County

BOARD OF ADJUSTMENT AUTHORITY AND REVIEW PROCEDURES

CZC 12.21.150(a), Purpose – “*This Section sets forth procedures for determining the existence, expansion, or modification of a nonconforming use, structure, lot, or other nonconformity. The provisions set forth herein are also intended to cover noncomplying structures, as that term is defined and utilized in Utah Code §§ 10-9a-101, et seq. See also, Chapter 12.22 (Nonconformities).*”

CZC 12.21.150(b), Authority – “*The Board of Adjustment is authorized to make determinations regarding the existence, expansion, or modification of a nonconforming use, structure, lot, or other nonconformity.*”

CZC 12.21.150(d), Procedure – *An application for a determination of the existence, expansion, or modification of a nonconforming use, structure, lot, or other nonconformity shall be considered and processed as provided in this Subsection.*

1. *A complete application shall be submitted to 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 nonconforming use, structure, lot or parcel, or other nonconformity in question;*
 - C. *A description of the action requested by the applicant; and*
 - D. *Grounds for finding the use, structure, lot or parcel, or other circumstance is nonconforming or for allowing expansion or modification of the nonconformity.*
2. *After an application is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report evaluating the application.*
3. *The Board of Adjustment shall schedule and hold a public meeting on the application. Public notice of the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. After due consideration the Board of Adjustment shall approve, approve with conditions, or deny the application pursuant to the standards set forth in Subsection (e). Any conditions of approval shall be limited to conditions needed to conform the nonconformity, its expansion or modification to approval standards.*
4. *After making a decision, the Board of Adjustment shall give the applicant written notice of the decision.*
5. *A record of all nonconforming use determinations shall be maintained in the office of the Zoning Administrator.*

CZC 12.21.150(e), Standard for Decision – *“A determination regarding the existence, expansion or modification of a nonconforming use, structure, lot or parcel, or other nonconformity shall be based on applicable provisions of CZC 12.22 (Nonconformities).”*

CZC 12.22.040 Change In Nonconforming Status – *“A nonconforming use, structure, lot, or other nonconformity may not be changed except in conformance with the provisions of this Title or as authorized by the Board of Adjustment. To the extent any nonconforming use, structure, lot, or other nonconformity becomes conforming, it shall not be changed back to the previously existing nonconforming condition.”*

CZC 12.22.110 Determination Of Nonconforming Status – *“In all cases, the property owner shall have the burden of establishing that a nonconforming lot, structure, use, or other nonconformity lawfully exists under this Title.”*

CZC 12.22.120 Nonconformities Detrimental To Health And Safety – *“No provision of this Chapter shall be construed to allow continuation of any nonconforming use, structure, or other nonconformity when it is detrimental to public health or safety. The right to continue use of a nonconforming use, structure, or other nonconformity shall be subject to the life safety requirements of applicable housing, building, health, and other life safety codes.”*

REVIEW AND ASSESSMENT OF REQUEST

CZC 12.12 Definitions, Lot - *“a tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder, as more particularly defined in Utah Code § 10-9a-103.”*

Utah Code § 10-9a-103 - *“Lot” means a tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder.*

CZC 12.12 Definitions, Parcel - *“Any real property, regardless of any label, that is not a lot in a recorded subdivision, as more particularly defined in Utah Code § 10-9a-103.*

Utah Code § 10-9a-103 – *“Parcel” means any real property that is not a lot.”*

CZC 12.12.Definitions - Lot, Nonconforming: *“A lot or parcel that:*

- 1. Legally existed before its current zoning designation; and*
- 2. Has been shown continuously on the records of the Davis County Recorder as an independent parcel since the time the zoning regulation governing the lot or parcel changed; and*
- 3. Because of subsequent zoning changes does not conform with the lot size or other dimensional or property development standards applicable in the zone where the lot or parcel is located”*

CZC 12.22.070(a) – Continuation. *“A nonconforming lot may continue to be occupied and used although it may not conform in every respect with the dimensional requirements of this Title, subject to the provisions of this Chapter.”*

CZC 12.31.300 – Table of Development Standards in Agricultural Zones

Lot and Parcel Standards	
Minimum area	1/2 acre
Minimum frontage	80 feet

CZC 12.12 Definitions – Lot Area: *The total land area of a lot or parcel.*

CZC 12.12 Definitions – Lot Frontage - *The distance, measured along the front lot line, that a lot or parcel adjoins a street.*

REQUEST #1 DETAIL, SUMMARY, AND RECOMMENDATIONS

REQUEST #1 involves the determination for the existence of one “Nonconforming Parcel.” The submitted exhibits define this parcel as follows:

- Parcel 07-072-0031 – This parcel is currently 1.41 acres in size, purportedly created in 1972 (*Exhibit F*) and later conveyed to the applicant in 2015 (*Exhibit A*). The petition purports that this parcel is the amalgamation of two earlier deeds dated 1908 and 1912, (*Exhibit B & D*).

This parcel is currently located in the Agricultural Low (A-L) Zone. Based on staff review of CZC 12.31.300, it appears that this parcel does not comply as follows:

- Parcel 07-072-0031 – Noncompliance of lot with Minimum Frontage of 80 feet adjoining a city street.

PLANNING STAFF’S REVIEW AND SUMMARY FINDINGS

Review Summary for Parcel 07-072-0031 - The petition argues that the parcel should be deemed a nonconforming parcel before the creation of the City’s Zoning Title of 1976. However, this argument is not entirely correct in its conclusion. The City adopted a Zoning Ordinance as early as 1954 along with a Subdivision Ordinance. However, the Zoning Original Map of 1955-1961(*Exhibit I*) only extended north to just past Chase Lane, which was the northern boundary at the time. Therefore, the subject parcel was annexed into the City sometime after 1961.

According to County Recorder’s Office, the subject parcel was annexed into the City in 1981 (*Exhibit L*). Hence, this parcel would have been subject to the zoning and subdivision ordinances of the County. According to County Records, the County first adopted zoning and subdivision ordinances on May 14,1953 (*see attachments*).

From review of the submitted exhibits, this parcel was created in 1972. However, this parcel has been argued and appears to be a consolidation of two historical deeds of 1908 and 1912 (*Exhibit B & D*). Therefore, the Board of Adjustment will need to determine if the amalgamation of these two historical deeds in 1972 constitutes a legal parcel existence before both the County and City Zoning Ordinances were adopted.

Staff Findings for Parcel 07-072-0031 - Staff is of the position that this parcel, if purely only a merger of two historical deeds, can be recognized and

considered to be a “*Nonconforming Lot*,” in accordance with CZC 12.12. Definitions - Lot, Nonconforming, with the understanding and identification that this lot is currently deficient in meeting the required “*Lot Frontage*” minimums for compliance with current A-L Zone standards.

However, any future development of the lot will require compliance with applicable regulations of City Codes and any other regulations as may be applied by other municipal land use authorities.

SUGGESTED MOTION AND FINDINGS

MOTION TO APPROVE: *“I hereby make a motion for the Board of Adjustment to approve the determination for existence of nonconforming parcels as follows:*

- *The Board of Adjustment has determined that **Parcel 07-072-0031**, if purely only a merger of two historical deeds, is hereby recognized as an existing “Nonconforming Lot,” in accordance with CZC 12.12 Definitions - Lot, Nonconforming, with the understanding and identification that this lot is currently deficient in meeting the required “Lot Frontage” minimums for compliance with current A-L Zone standards.*
- *The establishment of the Existence of Nonconforming Determination for Parcel 07-072-0031 is subject to the following:*
 - a) *A licensed land surveyor shall review and compare the historical deeds to verify that 1972 and 2015 Warranty Deeds are indeed limited to the merger of the historical deeds of 1908 and 1912.*
 - b) *Any subsequent boundary adjustments and/or further development of the parcel shall be subject to all other applicable land use ordinances, codes, and/or development related regulations adopted by the City and any other applicable municipal land use authorities.*

Suggested Reasons for Action (Findings):

- a) *According to “CZC 12.21.150(b) Authority”, the Board of Adjustment is authorized to make determinations regarding the existence, expansion or modification of a nonconforming use, structure, lot, or other nonconformity.”*
- b) *In following “CZC 12.21.150(d) Procedure”, the Board of Adjustment has followed the procedural steps necessary to determine the nonconforming status of this lot/parcel.*
- c) *As required by “CZC 12.21.150(e) Standard for Decision”, the Board of Adjustment has followed the applicable provisions of CZC 12.22 in coming to a decision in this matter.*
- d) *According to “CZC 12.22.040 Change in Nonconforming Status”, the lot/parcel 07-072-0031 has not previously been designated as nonconforming and, therefore, the Board of Adjustment decision is in compliance with the requirements for the determination of existence for the nonconforming status of this lot/parcel.*
- e) *According to “CZC 12.22.110 Determination Of Nonconforming Status”, in all cases,*

the property owner shall have the burden of establishing that a nonconforming lot, structure, use, or other nonconformity lawfully exists under this Title.

- f) In accordance with “CZC 12.22.120 Nonconformities Detrimental to Health and Safety”, the Board of Adjustment has determined that the establishment of Parcel 07-072-0031 as a legally recognized nonconforming lot is not detrimental to the overall health and safety of the community.*
- g) According to the evidence provided, Parcel 07-072-0031, with the conditions imposed, was a 1972 merger of the historical deeds of 1908 and 1912.*
- h) The Board of Adjustment finds that Parcel 07-072-0031, with the conditions imposed, legally existed prior to the County Zoning Regulations enacted on May 14, 1953.*
- i) The Board of Adjustment finds that Parcel 07-072-0031, with the conditions imposed, legally existed prior to 1980 annexation of the tract into the City and became subject to the City’s Zoning Ordinance at the time of its annexation.”*

MOTION TO APPROVE WITH CONDITIONS: *“I hereby make a motion for the Board of Adjustment to render the following decision for existence of nonconforming parcels, with the following conditions:*

- The Board of Adjustment has determined that **Parcel 07-072-0031**, if purely only a merger of two historical deeds, is hereby recognized as an existing “Nonconforming Lot,” in accordance with CZC 12.12 Definitions - Lot, Nonconforming, with the understanding and identification that this lot is currently deficient in meeting the required “Lot Frontage” minimums for compliance with current A-L Zone standards.*
- The establishment of the Existence of Nonconforming Determination for Parcel 07-072-0031 is subject to the following:*
 - a) A licensed land surveyor shall review and compare the historical deeds to verify that 1972 and 2015 Warranty Deeds are indeed limited to the merger of the historical deeds of 1908 and 1912.*
 - b) Any subsequent boundary adjustments and/or further development of the parcel shall be subject to all other applicable land use ordinances, codes, and/or development related regulations adopted by the City and any other applicable municipal land use authorities.*
- (Any other conditions as imposed by the Board of Adjustment ...).”*

PLEASE APPLY FINDINGS HEREAFTER

MOTION TO TABLE: *“I hereby make a motion for the Board of Adjustment to table this matter, to allow the applicant and staff more time to work on this matter, until such time as (insert the timing of expected meeting here).”*

MOTION TO DENY: *“I hereby make a motion for the Board of Adjustment to deny the determination for existence of nonconforming parcels as follows:*

*The Board of Adjustment has determined that there is not sufficient information to determine that **Parcel 07-072-0031** can be recognized as an existing “Nonconforming Lot,” in accordance with CZC 12.12 Definitions - Lot, Nonconforming, and other associated compliance standards for nonconformities as found in CZC 12.21.150 and CZC 12.22.*

Suggested Reasons for Action (Findings):

- a) According to “CZC 12.21.150(b) Authority”, the Board of Adjustment is authorized to make determinations regarding the existence, expansion or modification of a nonconforming use, structure, lot, or other nonconformity.”*
- b) In following “CZC 12.21.150(d) Procedure”, the Board of Adjustment has followed the procedural steps necessary to determine the nonconforming status of this lot/parcel.*
- c) As required by “CZC 12.21.150(e) Standard for Decision”, the Board of Adjustment has followed the applicable provisions of CZC 12.22 in coming to a decision in this matter.*
- d) According to “CZC 12.22.040 Change in Nonconforming Status”, the lot/parcel 07-072-0031 has not previously been designated as nonconforming and therefore the Board of Adjustment decision is currently not in compliance with the requirements for the determination of existence for the nonconforming status of this lot/parcel.*
- e) According to CZC 12.22.110 Determination Of Nonconforming Status, in all cases, the property owner shall have the burden of establishing that a nonconforming lot, structure, use, or other nonconformity lawfully exists under this Title.*
- f) (Any additional findings the Board would like to apply.)”*

REQUEST #2 DETAIL, SUMMARY, AND RECOMMENDATIONS

REQUEST #2 involves the determination of the modification and expansion of potential “Nonconforming Lot/Parcel” 07-072-0031 as joined into property located in the Summerhill Lane Subdivision at approximately 212 West Summerhill Lane (2125 North). The submitted Exhibit G “Location of New Access” shows the area of this newly defined parcel that is being requested to become a modification/expansion of potential nonconforming lot/parcel 07-072-0031. This request is outlined and referenced in the attached document entitled, “Symphony Addendum to Letter of Req to BOA”.

This new parcel area is shown as Parcel A on Exhibit G, with road access onto Summerhill Lane that is located between lots 125 (226 West) and 126 (196 West). Further the modification/expansion area is approximately 13,519 square feet in size.

This modification/expansion property area is currently located in the Residential Low (R-L) Zone area within a PDO Overlay Plan. If this modification/expansion of the potential nonconforming lot were approved, then the applicant group would need to follow through with a rezone application request and a subdivision amendment application request to bring the modification/expansion area into the same zoning and property boundary as parcel 07-072-0031. It has been communicated to staff, by Symphony Homes representative Russell Wilson, that the Symphony Homes team is preparing to complete these applications if the Board of

Adjustment were to decide in favor of these two nonconformance requests.

PLANNING STAFF'S REVIEW AND SUMMARY FINDINGS

Review Summary for Nonconforming Lot Modification and Expansion request:

The applicant group has coordinated and agreed with the Symphony Homes group to tie Parcel A (as found on Exhibit G) to Parcel 07-072-0031 as one future lot, if the Board of Adjustment were to deem Parcel 07-072-0031 as a legally existing nonconforming lot (per CZC 12.22 requirements) and, thereafter, support the approval of recognizing the modification and expansion of Parcel 07-072-0031 to connect the 13,519 square feet of real estate to Parcel A, thereby increasing the size and configuration of potential nonconforming Parcel 07-072-0031. Should the Board seek more information regarding this request, please see the "Symphony Addendum to Letter of Req to BOA" from Symphony Homes and also Exhibit G to understand how the parcels would link together.

Staff Findings for Modification and Expansion of Parcel 07-072-0031 to addition Parcel A of Summerhill Lane PDO Plat (see Exhibit G) - Staff is of the position that the modification and expansion of Parcel 07-072-0031 (given that it receives Board approval as a legally existing nonconforming parcel), at the discretion of the Board approval:

- Would not be detrimental to the health, safety, and welfare of the community (as outlined in CZC 12.22.120);
- Given the Board approves legal existence of Parcel 07-072-0031 as a nonconforming lot/parcel will not have its nonconforming status changed and will be in compliance with CZC 12.22.040;
- Is in conformance with standards outlined in CZC 12.22.070, specifically article (a) in that the continuance of the nonconformance of the lot would be continued with the modification and expansion of this nonconforming parcel; and
- The respective property owners (Spencer & Pamela Packer and Symphony Homes) have presented a plan that would support the modification and expansion of the nonconforming lot (were it approved by the Board to be legally existing) in a way wherein it would be legally and lawfully recognized as the configuration and sizing of Parcel 07-072-0031 (in compliance with CZC 12.22.110).

All of this is predicated on the fact that the applicant group will still need to complete a rezone request process and a subdivision amendment process in to order legally establish and thereafter record the corrected boundaries and lot sizing for Parcel 07-072-0031.

Additionally, as noted in request #1, any future development of the lot will require compliance with applicable regulations of City Codes and any other regulations as may be applied by other municipal land use authorities.

SUGGESTED MOTION AND FINDINGS

MOTION TO APPROVE: *“I hereby make a motion for the Board of Adjustment to approve the determination of the modification and expansion of Nonconforming Parcel 07-072-0031 to be connected to Parcel A, as found on Exhibit G, as follows:*

- *The Board of Adjustment has determined that **Parcel 07-072-0031** is approved to be modified and expanded to include and connect to Parcel A, as found on Exhibit G, thereafter, established a new nonconforming lot/parcel area configuration and sizing reflecting the connection of Parcel A to Parcel 07-072-0031. This is approved in compliance with applicable codes and standards as found in CZC 12.21.150 and CZC 12.22 and outlined in this report.*
- *The approval of the modification and expansion of Nonconforming Determination for Parcel 07-072-0031 to include Parcel A is subject to the following:*
 - a) *The applicant is responsible for applying for and pursuing the alteration of zoning for Parcel A from R-L Zoning with a PDO Overlay to A-L Zoning in order to match Parcel 07-072-0031 so the entirety of the modified lot configuration is zoned with A-L Zoning.*
 - b) *The applicant is responsible for applying for the amendment to the existing Summerhill Lane PDO Subdivision to remove Parcel A from the Subdivision and connect it to Parcel 07-072-0031.*
 - c) *Should the applicant receive rezoning approval and subdivision amendment approval, the applicant is responsible for working with Centerville City staff to complete all steps necessary to record the amended plat with the Davis County Recorder’s Office.*
 - d) *Any subsequent boundary adjustments and/or further development of the parcel shall be subject to all other applicable land use ordinances, codes, and/or development related regulations adopted by the City and any other applicable municipal land use authorities.*

Suggested Reasons for Action (Findings):

- a) *According to “CZC 12.21.150(b) Authority”, the Board of Adjustment is authorized to make determinations regarding the existence, expansion or modification of a nonconforming use, structure, lot, or other nonconformity.”*
- b) *In following “CZC 12.21.150(d) Procedure”, the Board of Adjustment has followed the procedural steps necessary to determine the nonconforming status and modification/expansion of this lot/parcel.*
- c) *As required by “CZC 12.21.150(e) Standard for Decision”, the Board of Adjustment has followed the applicable provisions of CZC 12.22 in coming to a decision in this matter.*
- d) *According to “CZC 12.22.040 Change in Nonconforming Status”, the lot/parcel 07-072-0031 has previously been designated as nonconforming and, therefore, the Board*

of Adjustment decision to approve the modification and expansion of the nonconforming lot is in compliance with the requirements regarding the nonconforming status of this lot/parcel in that the nonconforming status of this parcel is not being altered by this decision.

- e) According to “CZC 12.22.110 Determination Of Nonconforming Status”, in all cases, the property owner shall have the burden of establishing that a nonconforming lot, structure, use, or other nonconformity lawfully exists under this Title. Further, the applicant group has worked with Symphony Homes to determine a plan of action to link Parcel 07-072-0031 to Parcel A and thereafter establish a new configuration and sizing for Parcel 07-072-0031.*
- f) In accordance with “CZC 12.22.120 Nonconformities Detrimental to Health and Safety”, the Board of Adjustment has determined that the modification and expansion of Parcel 07-072-0031 to connect with Parcel A (shown in Exhibit G) is not detrimental to the overall health and safety of the community.”*

MOTION TO APPROVE WITH CONDITIONS: *“I hereby make a motion for the Board of Adjustment to approve the determination of the modification and expansion of Nonconforming Parcel 07-072-0031 to be connected to Parcel A, as found on Exhibit G, with the following conditions:*

- The Board of Adjustment has determined that **Parcel 07-072-0031** is approved to be modified and expanded to include and connect to Parcel A, as found on Exhibit G, thereafter, established a new nonconforming lot/parcel area configuration and sizing reflecting the connection of Parcel A to Parcel 07-072-0031. This is approved in compliance with applicable codes and standards as found in CZC 12.21.150 and CZC 12.22 and outlined in this report.*
- The approval of the modification and expansion of Nonconforming Determination for Parcel 07-072-0031 to include Parcel A is subject to the following:*
 - a) The applicant is responsible for applying for and pursuing the alteration of zoning for Parcel A from R-L Zoning with a PDO Overlay to A-L Zoning in order to match Parcel 07-072-0031 so the entirety of the modified lot configuration is zoned with A-L Zoning.*
 - b) The applicant is responsible for applying for the amendment to the existing Summerhill Lane PDO Subdivision to remove Parcel A from the Subdivision and connect it to Parcel 07-072-0031.*
 - c) Should the applicant receive rezoning approval and subdivision amendment approval, the applicant is responsible for working with Centerville City staff to complete all steps necessary to record the amended plat with the Davis County Recorder’s Office.*
 - d) Any subsequent boundary adjustments and/or further development of the parcel shall be subject to all other applicable land use ordinances, codes, and/or development related regulations adopted by the City and any other applicable municipal land use authorities.*

- *(Any other conditions as imposed by the Board of Adjustment ...).*”

PLEASE APPLY APPROVAL FINDINGS HEREAFTER

MOTION TO TABLE: *“I hereby make a motion for the Board of Adjustment to table this matter, to allow the applicant and staff more time to work on this matter, until such time as (insert the timing of expected meeting here).”*

MOTION TO DENY: *“I hereby make a motion for the Board of Adjustment to deny the determination of the modification and expansion of Nonconforming Parcel 07-072-0031 to be connected to Parcel A, as found on Exhibit G, as follows:*

- *The Board of Adjustment has determined that **Parcel 07-072-0031** may not be modified and expanded to include and connect to Parcel A, as found on Exhibit G, and should not establish a new nonconforming lot/parcel area configuration and sizing reflecting the connection of Parcel A to Parcel 07-072-0031. This request is not in compliance with applicable codes and standards as found in CZC 12.21.150 and CZC 12.22.*

Suggested Reasons for Action (Findings):

- a) According to “CZC 12.21.150(b) Authority”, the Board of Adjustment is authorized to make determinations regarding the existence, expansion or modification of a nonconforming use, structure, lot, or other nonconformity.”*
- b) In following “CZC 12.21.150(d) Procedure”, the Board of Adjustment has followed the procedural steps necessary to determine the nonconforming status and modification/expansion of this lot/parcel.*
- c) As required by “CZC 12.21.150(e) Standard for Decision”, the Board of Adjustment has followed the applicable provisions of CZC 12.22 in coming to a decision in this matter.*
- d) According to “CZC 12.22.040 Change in Nonconforming Status”, the lot/parcel 07-072-0031 has previously been designated as nonconforming, however, the Board of Adjustment has made a decision to deny the modification and expansion of the nonconforming lot even though this request may not have been in conflict with CZC 12.22.040.*
- e) According to “CZC 12.22.110 Determination Of Nonconforming Status”, in all cases, the property owner shall have the burden of establishing that a nonconforming lot, structure, use, or other nonconformity lawfully exists under this Title.*
- f) (Any additional findings the Board would like to apply.)”*



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

Spencer Packer
581 West Valley Drive
Centerville, UT 84014
packerconstruction@outlook.com

January 21, 2025

RE: Board of Adjustment approval – request for determination of existence of nonconforming parcel and the request for determination of modification/expansion of nonconforming parcel with adjacent neighboring property

Dear Mr. Packer:

On January 13, 2025, the Centerville City Board of Adjustment voted for **APPROVAL** of the request for determination of the existence of a nonconforming parcel for parcel number 07-072-0031, and **APPROVAL** of the request for a determination of modification/expansion of this nonconforming parcel (07-072-0031) with the adjacent neighboring property located at approximately 212 West Summerhill Lane (also known as “Parcel A” per submitted “Exhibit G – Summerhill Lane Subdivision Fourth Amendment” plat document) within the R-L Zone in Centerville City, also known as parcel number 07-072-0031. Further stipulations and standards of approval are outlined below with listed conditions for each approval respectively:

Conditions for approval of determination of the existence of the nonconforming parcel (07-072-0031):

The establishment of the Existence of Nonconforming Determination for Parcel 07-072-0031 is subject to the following:

- 1. A licensed land surveyor must review and verify that the 1972 and 2015 Warranty Deeds align solely with the merger of the historical deeds from 1908 and 1912.*
- 2. Any future boundary adjustments or further development of this parcel must comply with all other applicable City land use ordinances, codes, and/or development related regulations and any other applicable municipal land use authority development related regulations.*

This decision recognizes the historical and legal nonconforming status of your parcel and establishes the parameters for its continued use and any potential future development.

Conditions for approval of determination of the modification and expansion of this nonconforming parcel (07-072-0031) to an adjacent neighboring parcel located at approximately 212 West Summerhill Lane (also known as “Parcel A” per submitted “Exhibit G” document):

The approval of the modification and expansion of Nonconforming Determination for Parcel 07-072-0031 to include Parcel A is subject to the following:

- a) The applicant is responsible for applying for and pursuing the alteration of zoning for Parcel A from R-L Zoning with a PDO Overlay to A-L Zoning in order to match Parcel 07-072-0031 so the entirety of the modified lot configuration is zoned with A-L Zoning.*
- b) The applicant is responsible for applying for the amendment to the existing Summerhill Lane PDO Subdivision to remove Parcel A from the Subdivision and connect it to Parcel 07-072-0031.*
- c) Should the applicant receive rezoning approval and subdivision amendment approval, the applicant is responsible for working with Centerville City staff to complete all steps necessary to record the amended plat with the Davis County Recorder's Office.*
- d) Any future boundary adjustments or further development of this parcel must comply with all other applicable City land use ordinances, codes, and/or development related regulations and any other applicable municipal land use authority development related regulations.*

The Board of Adjustment's vote reflects the City's final decision on your legal nonconforming request as stated above and reflected in the official Board minutes for this meeting. The conditions imposed runs with the property perpetually. Please keep a copy of this letter as your documentation of the approval.

A copy of the City Board of Adjustment minutes will be provided to you at a later date for your records, once the minutes have been completed. Please contact the City Recorder, Jennifer Robison, at 801-295-3477 or email jennifer.robison@centervilleutah.gov for any additional access to information regarding Board of Adjustment meeting minutes and/or official recordings.

Additionally, if you have further questions, please contact the Community Development Department at 801-292-3232 and we will be happy to assist you.

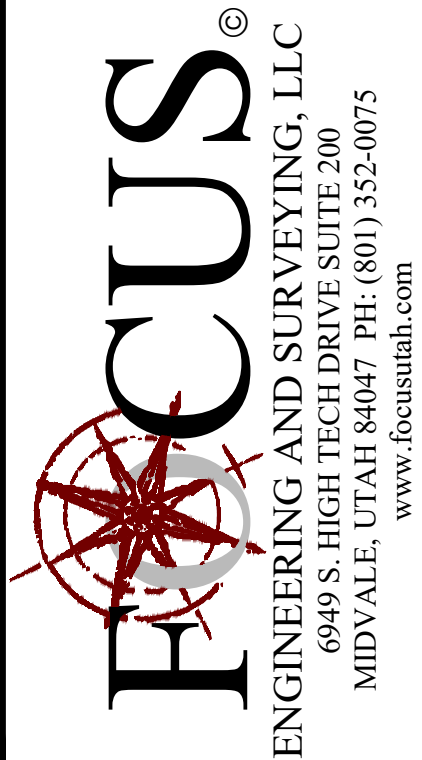
Respectfully,



Michael Eggett, MPA
Community Development Director

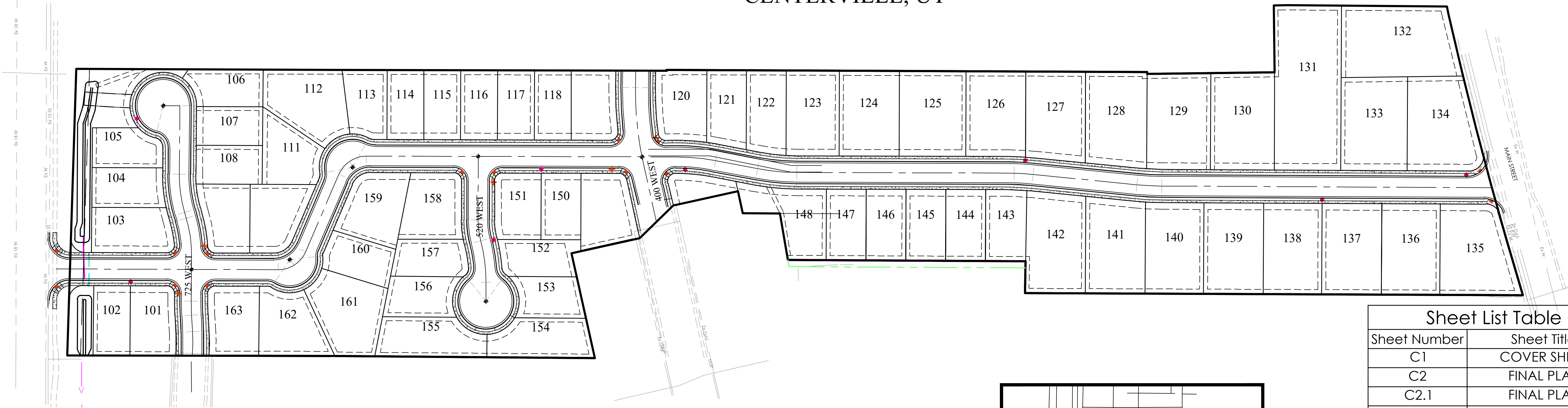
SUMMERHILL LANE SUBDIVISION

PREPARED FOR:
SYMPHONY HOMES
LOCATED IN:
CENTERVILLE, UT

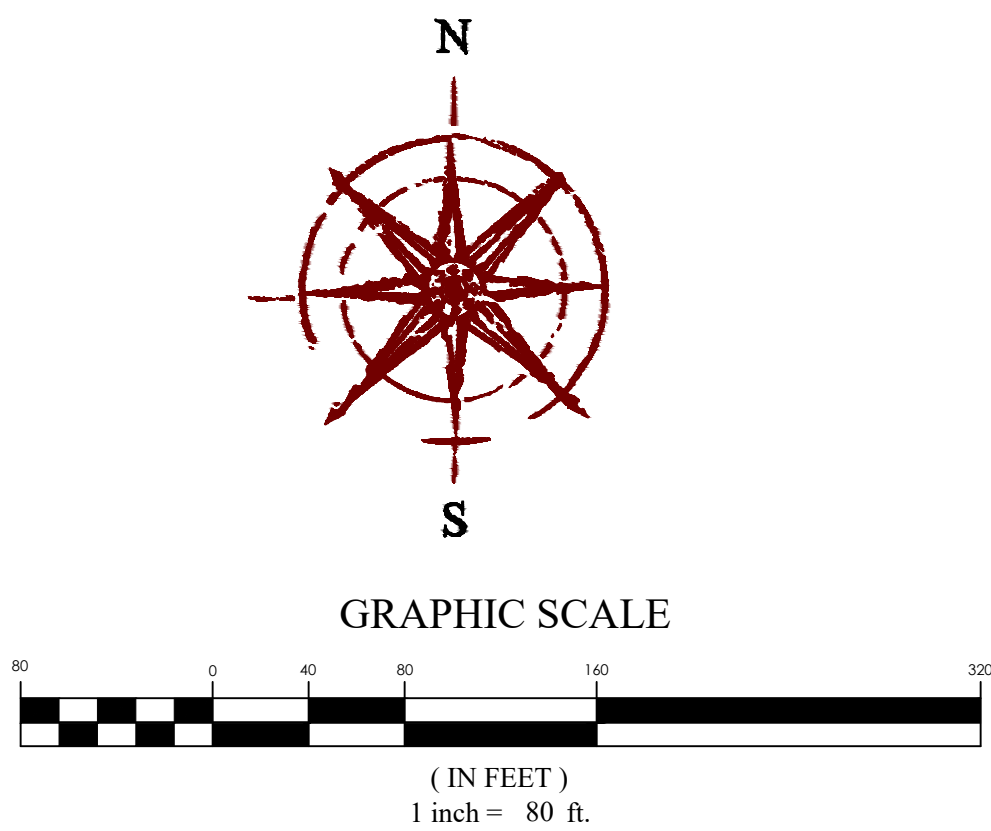


FOR
REVIEW
ONLY

SUMMERHILL LANE SUBDIVISION
Centerville, UT
COVER SHEET



SITE MAP



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	FINAL PLAT
C2.2	FINAL PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	DRAINAGE PLAN
C5.4	DRAINAGE PLAN
C5.5	LAND DRAIN PLAN
C5.6	LAND DRAIN PLAN
C5.7	LAND DRAIN PLAN
C5.8	LAND DRAIN PLAN
C5.9	LAND DRAIN PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
PP01	SUMMERHILL LANE P&P
PP02	SUMMERHILL LANE P&P
PP03	SUMMERHILL LANE P&P
PP04	SUMMERHILL LANE P&P
PP05	SUMMERHILL LANE P&P
PP06	SUMMERHILL LANE P&P
PP07	SUMMERHILL LANE P&P
PP08	520 WEST P&P
PP09	400 WEST P&P
PP10	725 WEST P&P

GENERAL AREA TABULATION

TOTAL DEVELOPMENT AREA = 17.2 ACRES

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO CENTERVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINENWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: BRETT DUMAS

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

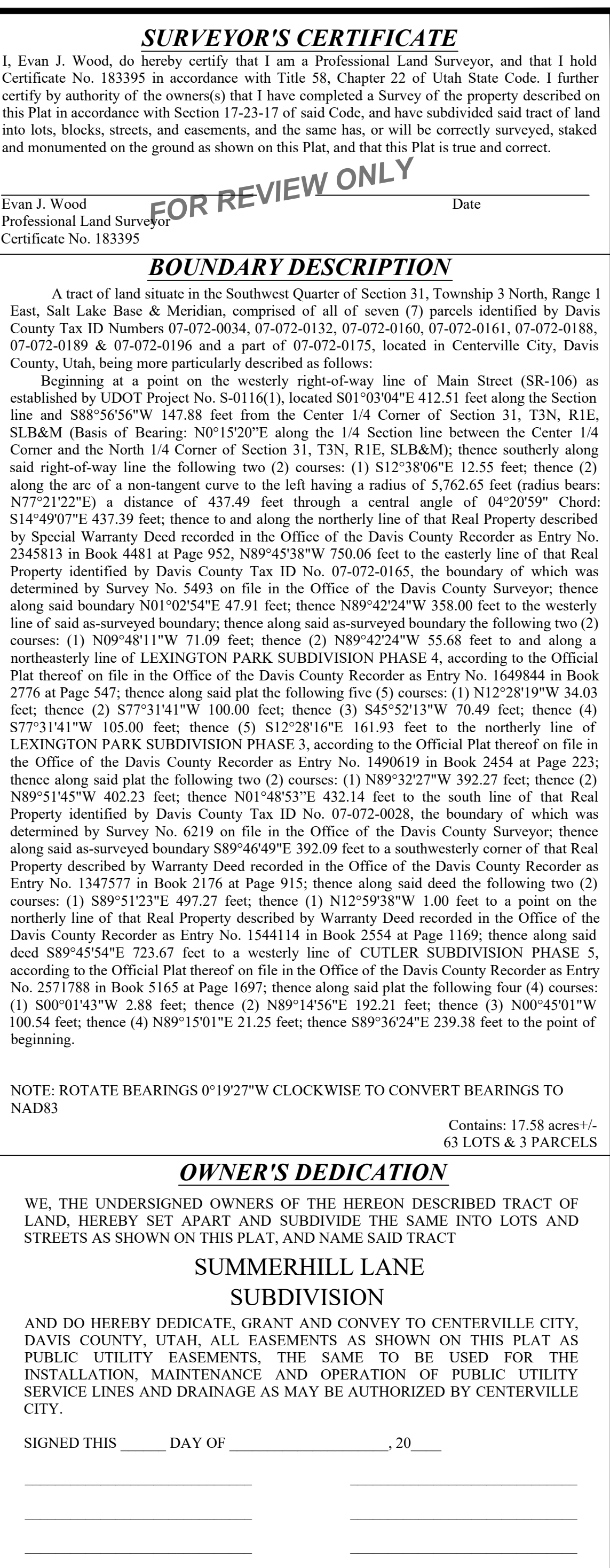


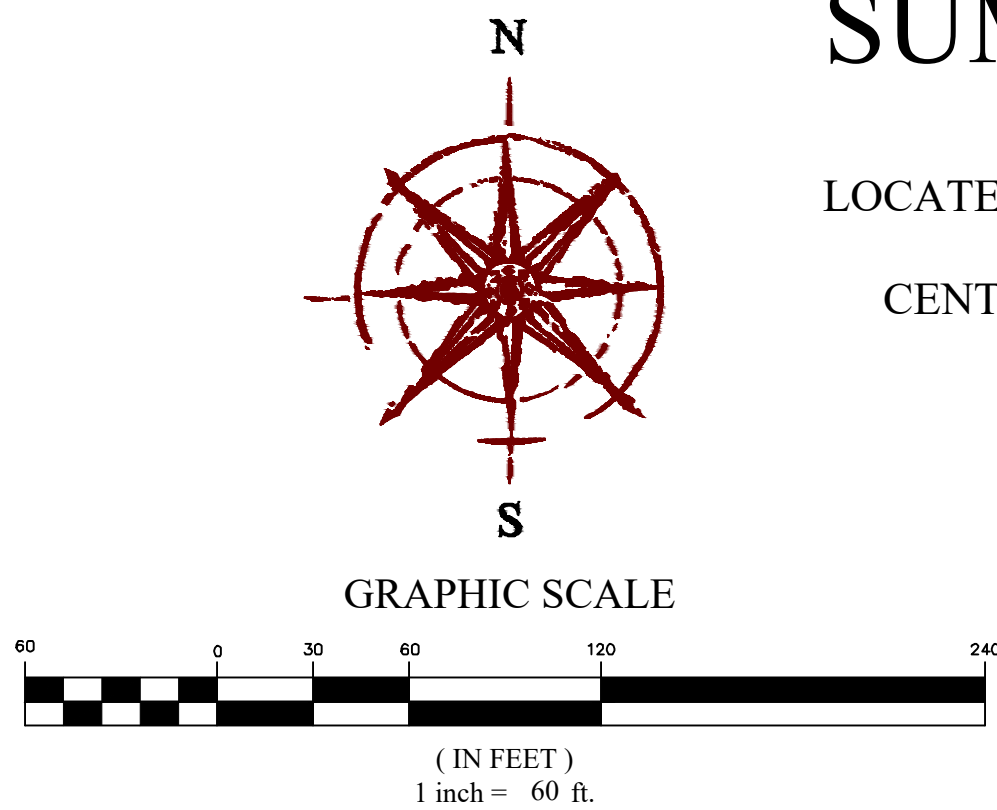
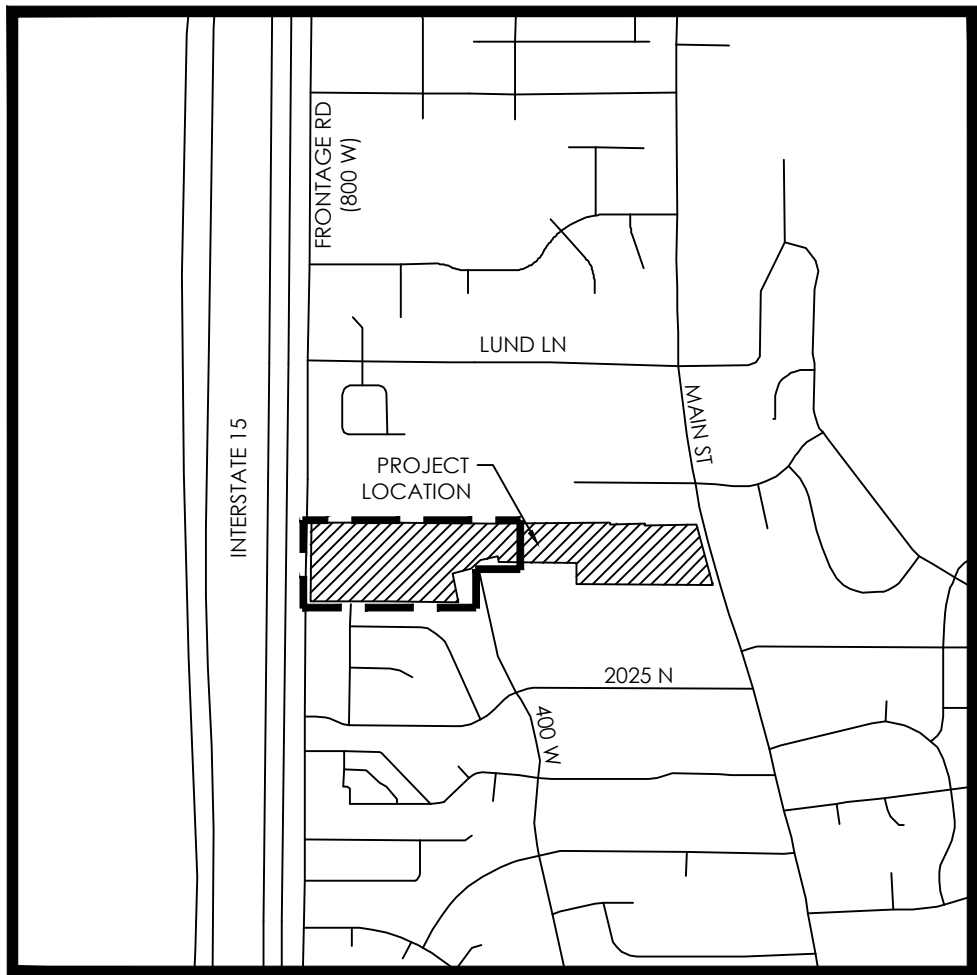
REVISION BLOCK		DESCRIPTION
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4	----	----
5	----	----
6	----	----

COVER SHEET

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Drawn: RSH
Job #: 19-0378

C1

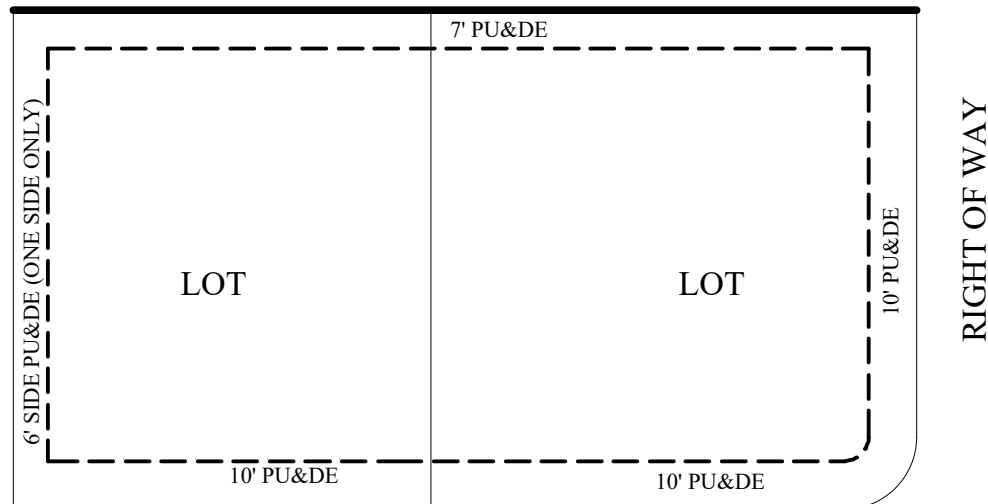
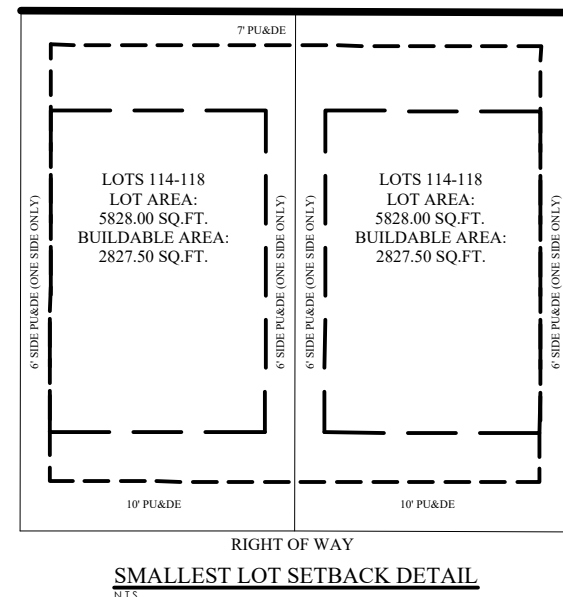




SUMMERHILL LANE

SUBDIVISION

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



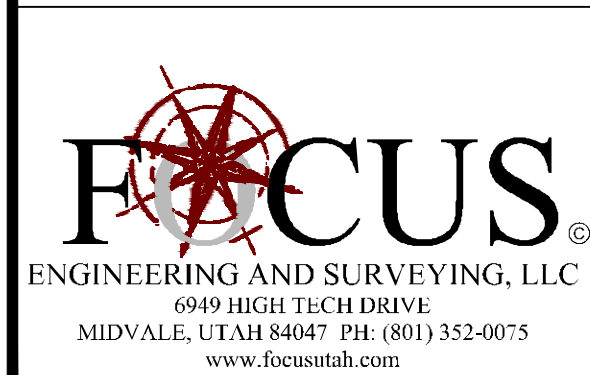
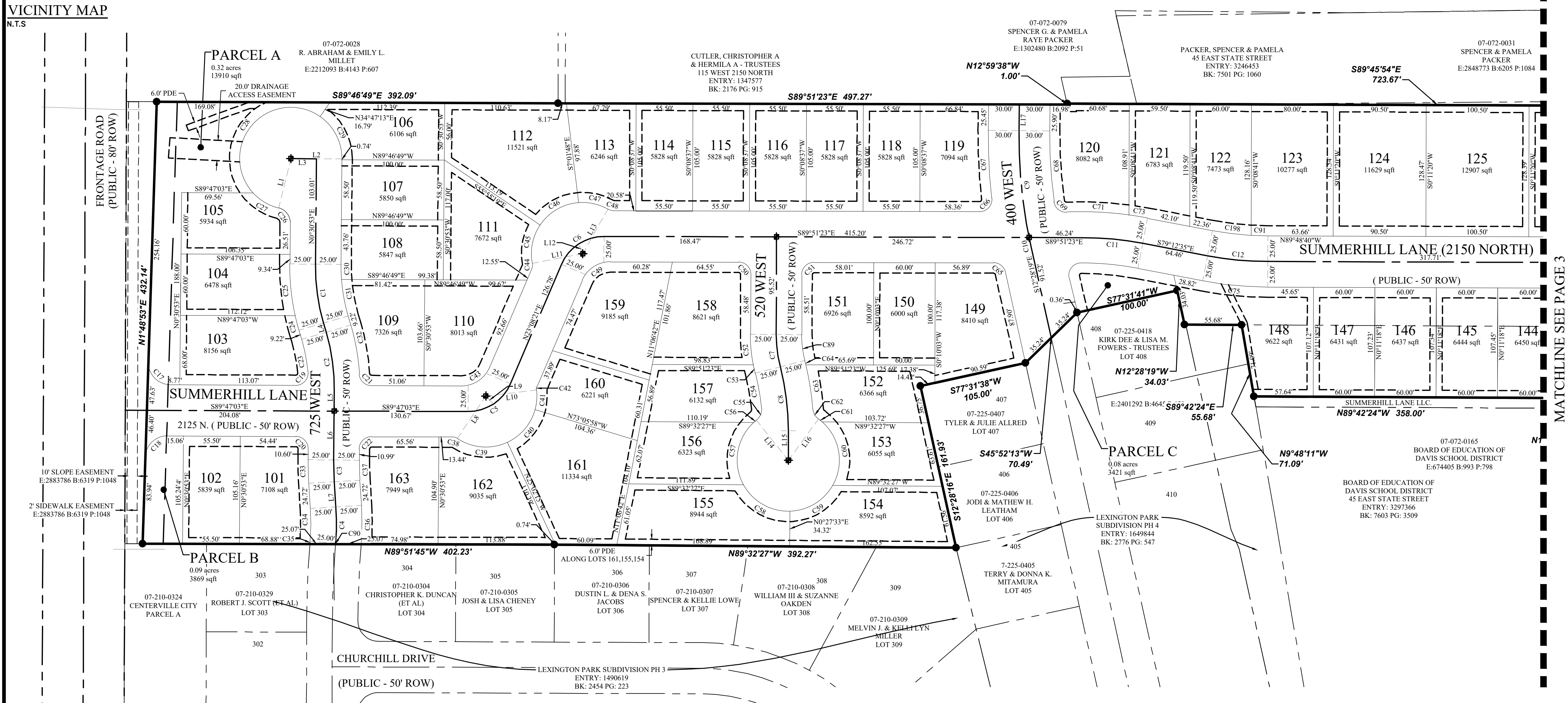
RIGHT OF WAY

TYPICAL PUE DETAIL
N.T.S.

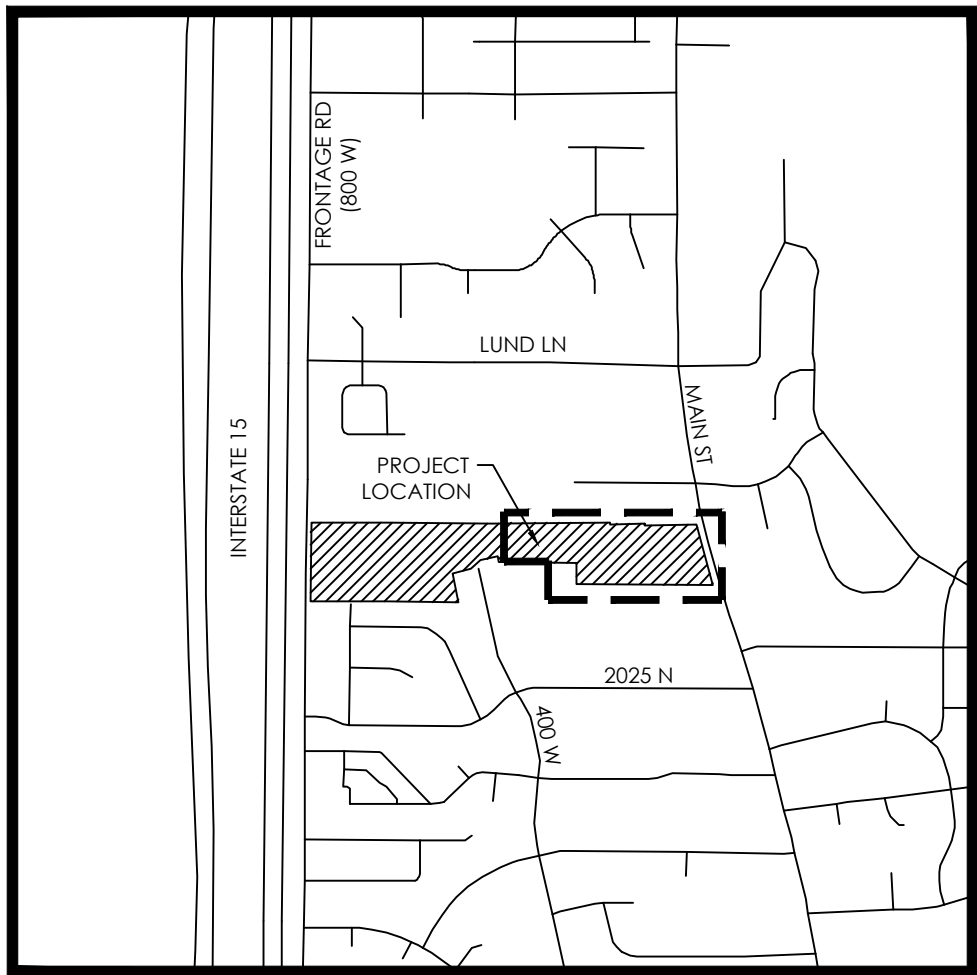
VICINITY MAP
N.T.S.

WEBER BASING WATER CONSERVANCY NOTES:

- FOR LOTS SMALLER THAN 0.25 ACRES, WEBER BASIN WATER CONSERVANCY DISTRICT HAS ALLOCATED SECONDARY WATER TO PARCELS BASED ON AN ANTICIPATED LANDSCAPE AREA (INCLUDING THE PARK STRIP) OF NO MORE THAN 64% OF THE GROSS PARCEL SIZE AND THAT 4 OF THE LANDSCAPE IS PLANTED IN TURF AND 4 OF THE LANDSCAPE IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT OPERATION OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF. PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION AT 801-771-1677).
- FOR LOTS LARGER THAN 0.25 ACRES, WEBER BASIN WATER CONSERVANCY DISTRICT HAS ALLOCATED SECONDARY WATER TO PARCELS BASED ON AN ANTICIPATED LANDSCAPE AREA OF 0.09 ACRES AND THAT 4 OF THE LANDSCAPE IS PLANTED IN TURF AND 4 OF THE LANDSCAPE IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF. PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION AT 801-771-1677).



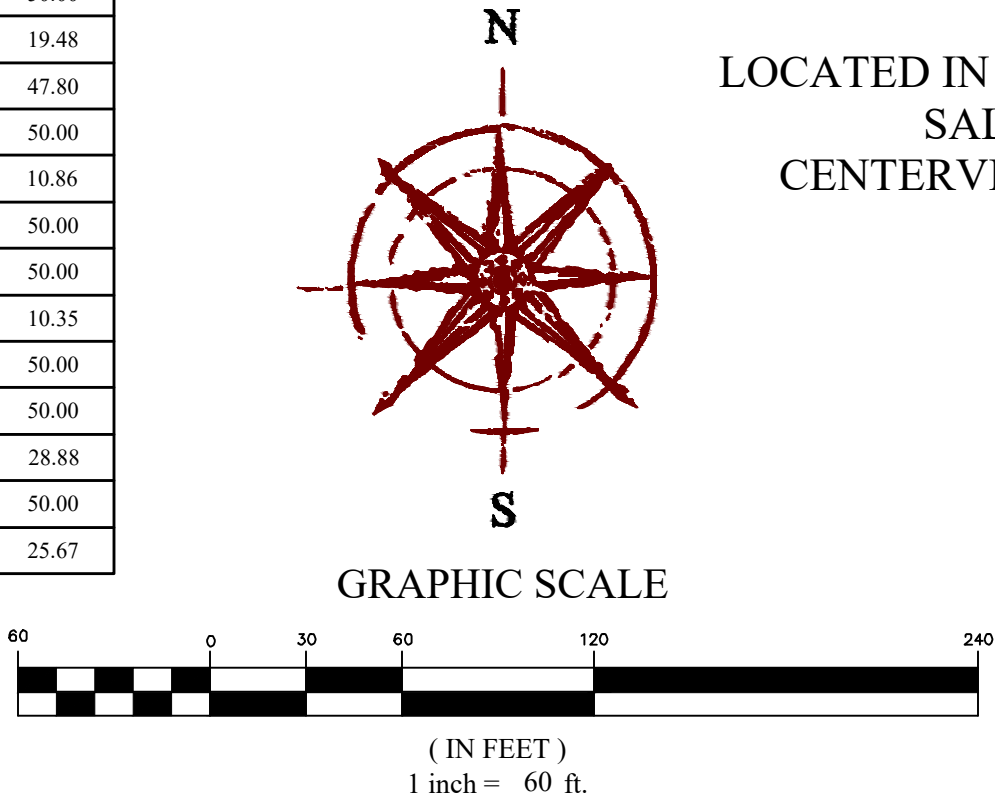
RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
COUNTY RECORDER



VICINITY MAP
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	200.00	16°43'39"	58.39	S07°50'56"E
C2	200.00	16°43'39"	58.39	N07°50'56"W
C3	300.00	4°03'51"	21.28	S01°31'02"E
C4	250.00	8°07'08"	35.43	N00°30'37"E
C5	45.00	67°04'36"	52.68	N56°40'39"E
C6	45.00	67°00'16"	52.63	S56°38'29"W
C7	125.00	14°37'49"	31.92	N07°08'51"W
C8	250.00	14°27'46"	63.11	N07°13'53"W
C9	500.00	12°02'03"	105.02	S05°26'15"E
C10	500.00	1°01'03"	8.88	S11°57'47"E
C11	320.00	10°38'48"	59.46	N84°31'59"W
C12	320.00	10°36'07"	59.21	S84°30'39"E
C13	400.00	5°29'35"	38.35	N87°03'55"W
C14	400.00	5°24'09"	37.72	S87°01'13"E
C15	5762.65	0°28'04"	47.05	N15°05'01"W
C16	5762.65	0°21'54"	36.70	S15°30'00"E
C17	22.00	91°33'56"	35.17	S43°59'05"E
C18	21.69	89°59'46"	34.07	S46°00'55"W
C19	12.00	95°48'11"	20.06	N42°18'52"E
C20	12.00	90°17'56"	18.91	S44°38'05"E
C21	12.00	86°00'45"	18.01	S46°46'40"E
C22	12.00	89°42'04"	18.79	N45°21'55"E
C23	175.00	10°37'32"	32.45	N10°54'00"W
C24	225.00	3°43'19"	14.62	N14°21'06"W
C25	225.00	13°00'20"	51.07	S05°59'17"E
C28	50.00	166°53'59"	145.65	N41°20'14"E
C29	50.00	55°43'40"	48.63	N27°20'57"W
C30	175.00	4°49'48"	14.75	N01°54'01"W
C31	175.00	11°53'51"	36.34	S10°15'50"E
C32	225.00	12°26'28"	48.86	S09°59'32"E
C33	325.00	4°03'51"	23.05	S01°31'02"E
C34	225.00	8°07'08"	31.88	S00°30'37"W
C35	1025.00	0°09'33"	2.85	S04°29'24"W
C36	275.00	7°54'19"	37.94	N00°24'12"E
C37	275.00	4°03'51"	19.51	N01°31'02"W
C38	8.30	33°30'21"	4.85	S73°01'52"E
C39	50.00	58°46'56"	51.30	S85°40'09"E
C40	50.00	49°30'00"	43.20	N40°11'23"E
C41	50.00	22°00'07"	19.20	N04°26'20"E
C42	7.30	29°42'05"	3.78	N08°17'19"E
C44	8.40	34°01'40"	4.99	S06°07'31"W
C45	50.00	44°58'00"	39.24	S11°35'41"W
C46	50.00	51°27'17"	44.90	S59°48'20"W
C47	50.00	33°44'42"	29.45	N77°35'40"W

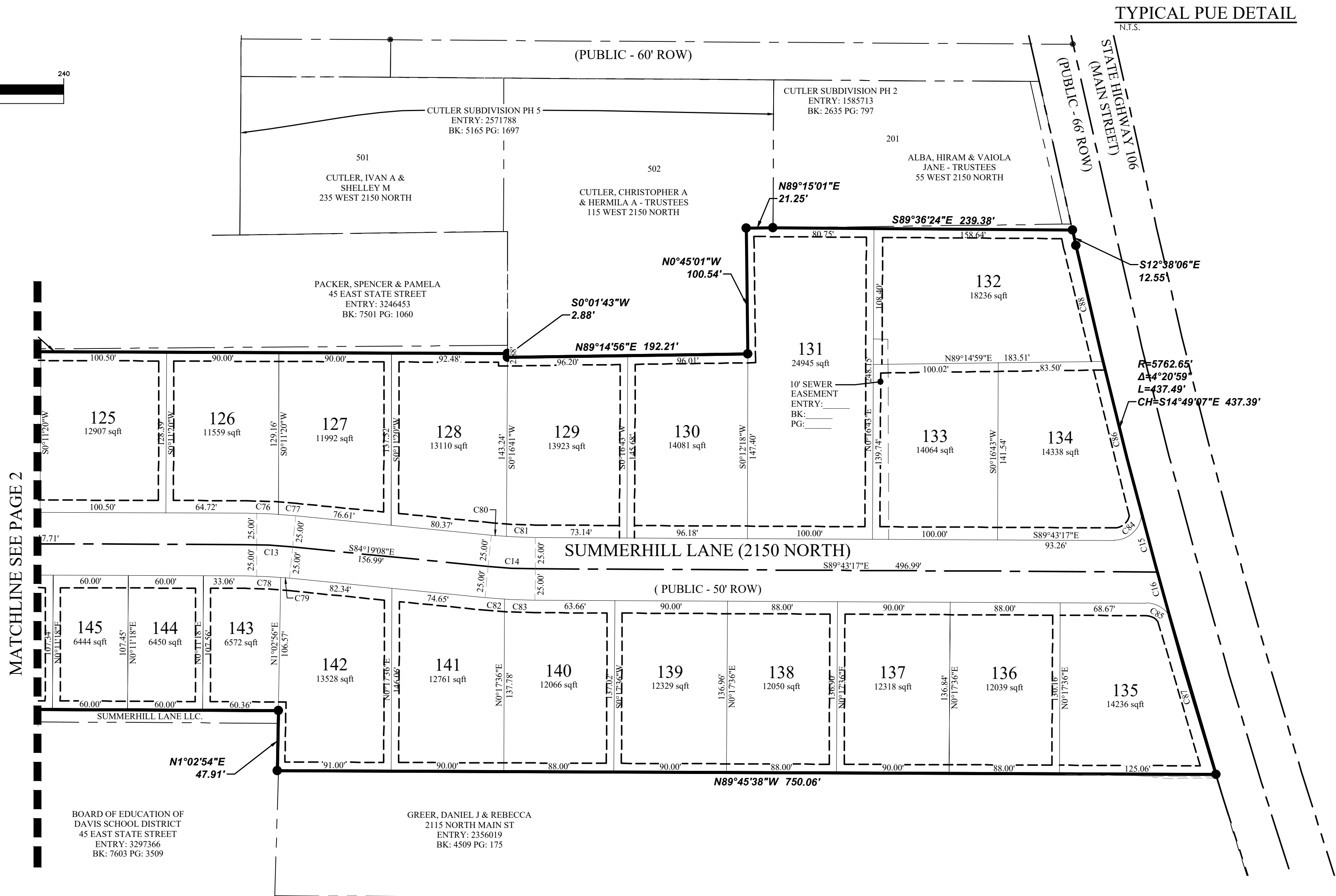
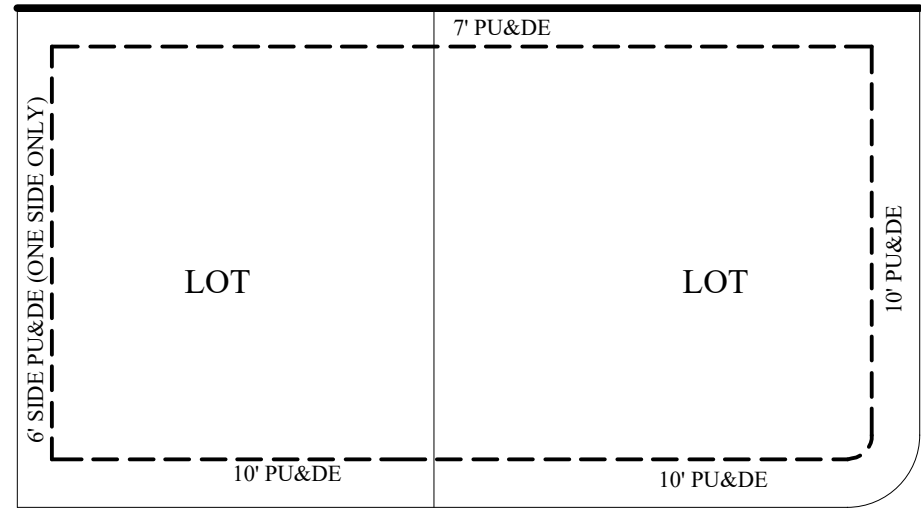
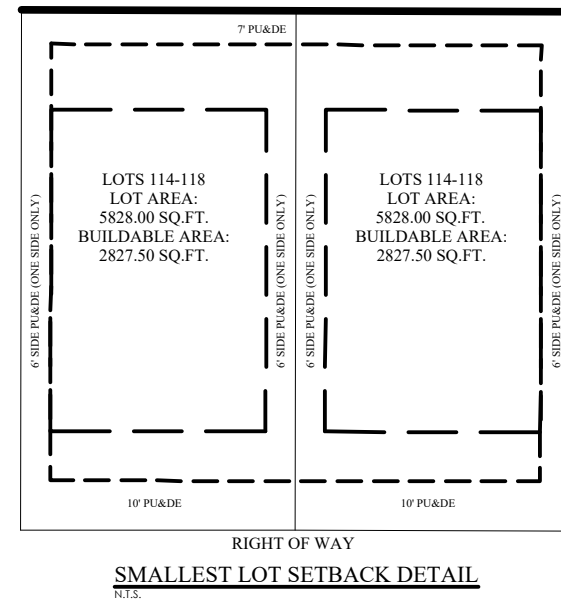
Line Table		
LINE	DIRECTION	LENGTH
L1	S13°51'26"W	50.00
L2	S89°29'07"E	50.00
L5	N00°30'53"E	19.48
L6	N00°30'53"E	47.80
L8	S33°43'19"W	50.00
L9	S43°41'42"E	10.86
L10	N83°26'16"E	50.00
L11	S79°06'41"W	50.00
L12	N23°30'43"W	10.35
L13	N29°16'41"E	50.00
L14	N38°32'45"W	50.00
L15	N00°00'00"E	28.88
L16	N36°01'06"E	50.00
L17	S00°34'47"W	25.67



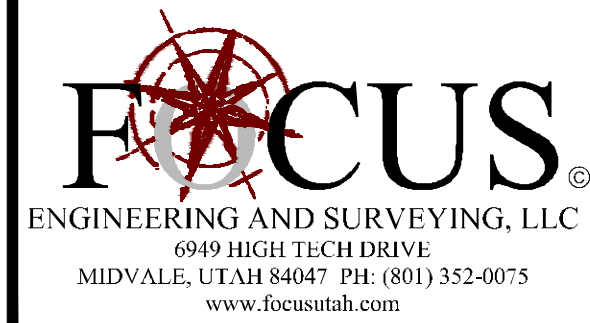
SUMMERHILL LANE

SUBDIVISION

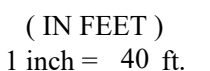
LOCATED IN THE SW 1/4 OF SECTION 31, T3N, R1E,
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH



RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
COUNTY RECORDER



Rear= 20

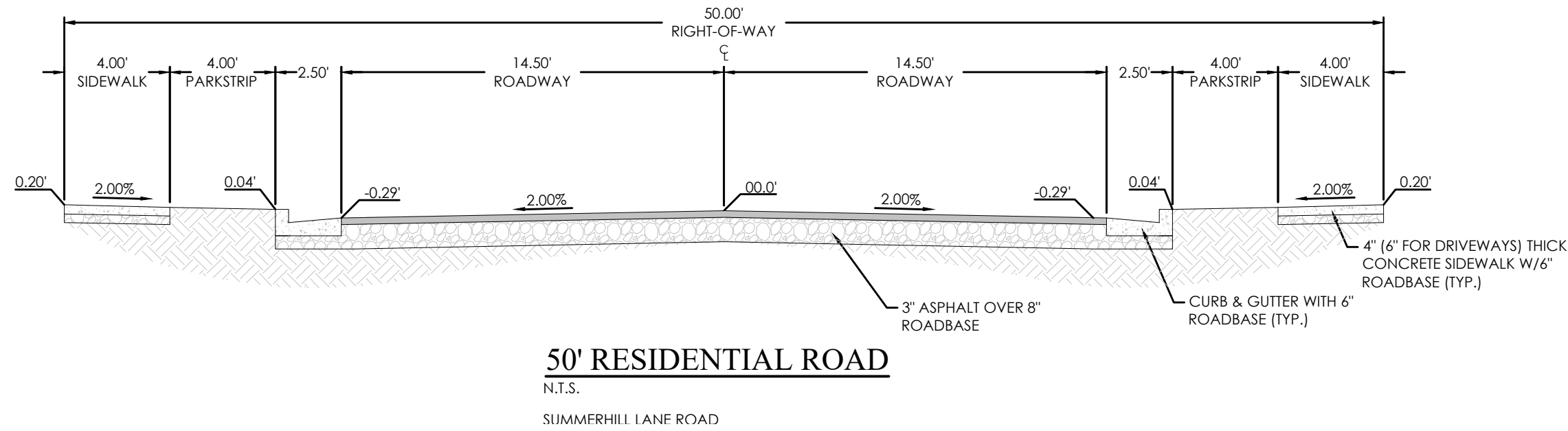


UTILITY NOTES:

1. DETENTION POND WILL BE OWNED AND MAINTAINED BY H.O.A.
2. A HOT TAP MAY NOT BE USED WHEN CONNECTING TO THE EXISTING WEBER BASIN WATER CONSERVANCY DISTRICT UTILITY LINES IN MAIN STREET PER WBWCD STANDARDS. THE CONNECTION WILL NEED TO BE MADE BETWEEN OCTOBER 15TH AND APRIL 1ST, OR PROVISIONS WILL NEED TO BE MADE TO SHUTDOWN LINES TO ACCOMMODATE THE CONNECTION.
3. ALL BRANCHES OF THE SECONDARY WATER LINES WILL REQUIRE A STATE VALVE. VALVES SHALL BE LOCATED AT THE CURB TANGENT POINT OF EACH INTERSECTION, PER WBWCD STANDARDS.
4. ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON, PER WBWCD STANDARDS.
5. ALL SECONDARY SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WBWCD STANDARD.
6. GRAVITY DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS LOWER IN ELEVATION THAN THE STORM DRAIN WATER. PUMP DRAINS SHALL BE INSTALLED WHEN THE STORM DRAIN IS HIGHER IN ELEVATION THAN THE SECONDARY WATER LINE.

Scale: 1"=40'		Drawn: RSH	
Date: 9/3/21		Job #: 19-0378	
Sheet:			

C3

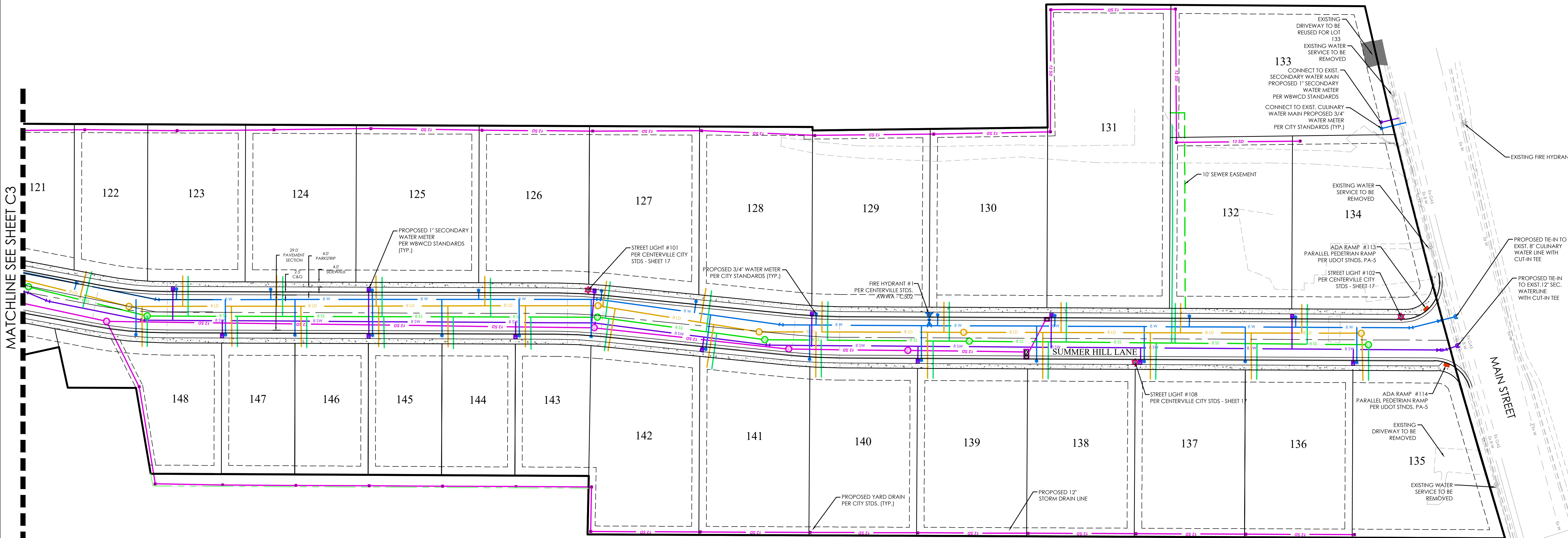
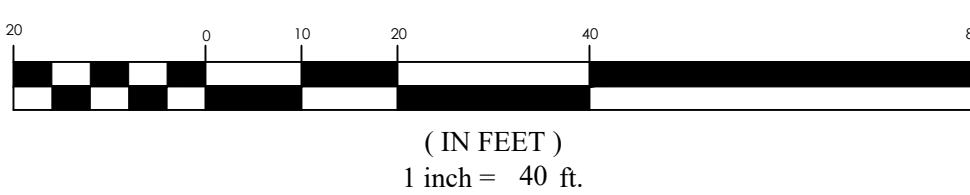


LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	CULINARY VALVE, TEE & BEND
---	SECONDARY VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION
---	AREA TO BE ENCROACHED UPON BY UDOT



GRAPHIC SCALE



SUMMERHILL LANE SUBDIVISION
Centerville, UT
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE PLAN	
Scale: 1"=40'	Drawn: RSH
Date: 9/3/21	Job #: 19-0378
Sheet: C3.1	

FOR
REVIEW
ONLY

CENTERVILLE ZONING MAP AMENDMENT CHECKLIST

Project Name: Summerhill Lane Subdivision Fourth Amendment REZONE

Date: 1/23/25

TRACKING HISTORY:

- Application Submitted: 1/14/25
- Review Date (1): 1/21/25
- Review Date (2): 1/23/25

Per 12.21.180 Zoning Map And Zoning Code Amendments

Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED		Comments from City Staff:
✓	The name, address, email and telephone number of the applicant and the applicant's agent, if any	Russell Wilson rwilson@symphonydev.com (801)691-4843 111 S Frontage Road, Centerville UT 84014
✓	The name and address of every person or company the applicant represents	See Exhibit A
✓	Complete application for final site plan approval to the Zoning Administrator	
✓	The requested amendment and reasons supporting the request	Narrative has been submitted 1/23/25
✓	Payment of fees and deposits set forth in the City Fee Schedule	\$650.00 paid 1/14/25
Site Plan showing the following:		
✓	Legal description of the property and parcel number;	Parcel numbers: 07-357-0121 07-357-0122 07-357-0123 07-357-0124 07-357-0125 07-357-0126 07-357-0127 07-357-0128 Legal Description: See Exhibit D(1)& (2)
✓	Lot or parcel dimensions, square footage, and orientation	See Exhibit B, Plat Plan
✓	Present and proposed zoning classifications	Current: Residential Low Proposed: Agriculture Low See Exhibit A
✓	All abutting properties showing present zoning classifications	See Exhibit C
✓	Location, topography, and layout of proposed lots	See Exhibit B, Plat Plan
✓	All infrastructure and development facilities related to the project located within 250 feet of the site boundary	See Exhibit E
✓	Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property	See Exhibit H

Additional Staff Comments:

This application is in conjunction with the Plat Amendment Permit/License # 6470456

12.41 Planned Development Overlay Zone

12.41.010 Purpose

12.41.020 Scope

12.41.030 Definitions

12.41.040 Minimum Area Of Zone

12.41.050 Use In Combination With Underlying Zone

12.41.060 Uses Allowed

12.41.070 Variations From Development Standards

12.41.074 Development Agreements For Planned Development Overlay Zones

12.41.080 Planned Development Overlay Zone Approval

12.41.090 Density

12.41.100 Development Standards

12.41.110 Protection Of Common Areas

12.41.120 Development Implementation

12.41.010 Purpose

The Planned Development Overlay (PDO) Zone allows residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, this Chapter requires a planned development to be designed and approved as an integrated project that implements goals of the General Plan, has an overall architectural design theme, and allows a variety of uses to be established in a mutually compatible manner.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.41.020 Scope

The requirements of this Chapter shall apply to any planned development within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.41.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 (Definitions).

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.41.040 Minimum Area Of Zone

The PDO Zone shall be utilized only for projects consisting of at least five contiguous acres; provided, however, projects for single-family dwellings shall not have a minimum zone area requirement.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.41.050 Use In Combination With Underlying Zone

The PDO Zone may be used in combination with any residential, commercial, or industrial zone, subject to the requirements of this Chapter.

- (a) Provisions Supplementary. The provisions of the PDO Zone shall be supplementary to the provisions of the underlying zone with which it is combined and shall not be applied to any land area as an independent zone.
- (b) Zone Designation. The PDO Zone designation shall be shown on the Zoning Map in parentheses as a suffix to the zone designation with which it is combined. For example, if the PDO Zone were being combined with the Residential Medium (R-M) Zone, it would be designated on the Zoning Map as R-M(PDO).

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.060 Uses Allowed

Uses allowed in a PDO Zone shall be as set forth below. Any use which is a conditional use in the underlying zone shall be subject to the issuance of a conditional use permit as set forth in CZC 12.21.100.

- (a) Residential Planned Developments. Planned developments to be established on land designated for residential land use in the General Plan shall be considered "residential planned developments." Any use permitted in the underlying zone as shown in the Table of Uses in CZC 12.36 (Table of Uses) and the following additional uses shall be permitted in a residential planned development
 - (1) Multiple-family dwellings as provided in CZC 12.41.100; and
 - (2) Any commercial use that:
 - (A) Will serve residents of the planned development,
 - (B) Is designed and located to protect the character of the planned development and surrounding land uses; and
 - (C) Does not occupy more than 40 square feet per dwelling unit in the planned development.
- (b) Commercial Planned Developments. Planned developments to be established on land designated for commercial land use in the General Plan and zoned commercial shall be considered "commercial planned developments." Any use permitted in the underlying zone as shown on the Table of Uses in CZC 12.36 (Table of Uses) shall be permitted in a commercial planned development provided:
 - (1) Such use is specifically authorized as part of a site plan approved pursuant to the provisions of this Chapter;
 - (2) Such use is designed as an integral element of the planned development, including building and landscape design, which is consistent with design elements of the development and the provisions of this Chapter;
 - (3) Residential uses within a commercial planned development shall only be permitted within a mixed commercial/residential development;
 - (4) Mixed commercial/residential developments within a commercial planned development shall be predominantly commercial development with a supplemental residential

component of such commercial development, except as otherwise allowed in Subsection (6);

(5) The maximum overall residential density for residential uses within a commercial planned development shall be subject to the specific stipulations allowed by the underlying zone and/or designation assigned by the General Plan or Zoning Code; provided, in no event shall the residential density exceed 15 units per acre when calculating the entire commercial planned development or 25 units per acre when calculating the residential area only, whichever is less.

(6) Notwithstanding the general commercial planned use allowances listed in this Section, the following specific area allowances may be considered in a commercial planned development.

(A) West Centerville Neighborhood Parrish-Legacy Gateway Corridor District. The Parrish-Legacy Gateway Corridor District shall be subject to the maximum allowable residential density as listed in the General Plan and/or as set forth in Subsection (5). When a predominant commercial use development is not being proposed, a contributing commercial use component must still be provided. However, the specific mixed ratio of commercial use to residential use shall be defined with the concept plan submitted for the PDO designation. The proposed commercial uses must achieve a combination of the following for residents living in the West Centerville Neighborhood:

- (i) Provide opportunity for food service or local service type retail commercial services;
- (ii) Provide opportunity for personal care and/or instructional type services;
- (iii) Provide opportunity for medical care or health type services;
- (iv) Provide opportunity for adult or child care type services; or
- (v) Provide other types of commercial uses deemed appropriate for servicing the local residents.

(c) Industrial Planned Developments. Planned developments to be established on land designated for industrial land use in the General Plan and zoned industrial shall be considered "industrial planned developments." Any industrial use shown on the Table of Uses in CZC 12.36 (Table of Uses) shall be permitted in an industrial planned development provided the proposed uses and the project's design and layout accomplish the following:

- (1) Uses are specifically authorized as part of a site plan approved pursuant to the provision of the Chapter.
- (2) Uses and buildings are designed as an integral element of the planned development, including building and landscape design which is consistent with design elements of the development.
- (3) Proposed lots or parcels are suitable in area and dimensions to the types of land uses anticipated.
- (4) Street design, rights-of-way and pavements are adequate to accommodate the type and volume of traffic anticipated.
- (5) The project's design adequately provides the expected type and volume of needed utility services.

- (d) Accessory Uses. Accessory uses within a planned development shall be governed by the underlying zone unless specific exceptions are made thereto as part of the Planned Development Overlay rezone approval.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.41.070 Variations From Development Standards

Variations from applicable land use development standards and requirements set forth in the General Plan, Zoning Code, Subdivision Ordinance, or Municipal Code may be approved by the City Council as part of a legislative land use decision to rezone property to the Planned Development Overlay Zone or in an associated development agreement as provided in Section 12.41.074. Variations from development standards may include, but are not limited to, building heights, parking requirements, setbacks, landscaping, density, and permitted or conditional uses. Any variations approved as part of a rezone to the Planned Development Overlay Zone must be specifically described in the rezone ordinance or associated development agreement with reference to subject matter and code reference and shall not be assumed by omission or conflict with associated development plans or drawings. If a variation is not specifically described as required herein, it shall not be considered an approved or authorized variation from City standards and requirements. The City Council is not authorized to approve as part of a Planned Development Overlay any variations from applicable State law, Construction Codes, or other public health and safety regulations. Variations from applicable land use development standards considered as part of a legislative land use decision to rezone property to the Planned Development Overlay Zone or in an associated development agreement shall be within the City's sole discretion. The decision to amend or enter into a development agreement is also within the City's sole discretion.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

Amended by Ord. 2024-15 on 10/1/2024

12.41.074 Development Agreements For Planned Development Overlay Zones

The City is authorized by State law to enter into a development agreement with the developer or property owner of a development project containing any term the City considers necessary or appropriate to accomplish the purpose of this Zoning Code and the Utah Land Use Development and Management Act, as more particularly provided in Utah Code § 10-9a-532. In accordance with this authority, the City may require the developer or property owner of a planned development project to enter into a development agreement with the City as a condition of the legislative approval of a Planned Development Overlay Zone. Any development agreement entered into in association with a planned development under the Planned Development Overlay Zone that allows a use or development of land that applicable land use regulations would otherwise prohibit must be approved in accordance with the same procedures for enacting a land use regulation under Utah Code § 10-9a-502, including review and recommendation from the Planning Commission and a public hearing. Any development agreement for a Planned Development Overlay Zone may not limit the City's authority in the future to enact a land use regulation or to take any action allowed under Utah Code § 10-8-84 regarding public health and safety. Any development agreement for a Planned Development Overlay Zone shall contain a provision limiting the City's liability to specific performance. This Section shall apply to any new development agreement entered into by the City in association with a planned development in a Planned Development Overlay Zone and to any amendment of any existing development agreement previously entered into by the City in association with a planned development in a Planned Development Overlay Zone.

HISTORY

Adopted by Ord. 2024-15 on 10/1/2024

12.41.080 Planned Development Overlay Zone Approval

- (a) Approval Procedure. Land shall be placed in a PDO Zone pursuant to a Zoning Map amendment as set forth in CZC 12.21.080 of this Title. The following shall be submitted in conjunction with an application for a Zoning Map amendment:
 - (1) An Existing Conditions Inventory as required by CZC 12.50; and
 - (2) A conceptual site plan as provided in CZC 12.21.110.
- (b) Approval Criteria. Submittal of an application for a PDO Zone does not guarantee that the zone or a conceptual site plan will be approved. A Zoning Map amendment and conceptual site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds:
 - (1) The proposed PDO Zone and associated conceptual site plan:
 - (A) Does not conflict with any applicable policy of the General Plan;
 - (B) Meets the purpose and intent of this Chapter as set forth in CZC 12.41.010;
 - (C) Allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;
 - (D) Meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by this Chapter;
 - (E) Meets the density limitations of the General Plan; and
 - (F) If a residential density bonus is authorized, provides superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density; and
 - (2) The applicant has:
 - (A) Sufficient control over the property to be developed to ensure development will occur as approved;
 - (B) The financial capability to carry out the planned development project; and
 - (C) The capability to start construction within one year of final plan approval.
- (c) Imposition of Conditions. In order to make findings necessary to approve a PDO Zone, conditions of approval may be imposed on a conceptual site plan to assure the planned development will:
 - (1) Accomplish the purpose of this Chapter;
 - (2) Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and
 - (3) Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this Chapter and as shown on an approved conceptual site plan for the planned development.
- (d) Site Plan Approval. Within 12 months after approval of a PDO Zone and a corresponding conceptual site plan, and before the issuance of any building permit, an applicant shall obtain approval of final site plan pursuant to CZC 12.21.110.

- (1) A planned development may be constructed in phases as shown on an approved conceptual site plan. In such case, a final site plan shall be submitted for each phase in accordance with the provisions of this Section. A complete application for each phase shall be submitted within one year from the previous phase approval.
 - (2) Upon request and for good cause, the Planning Commission may extend for 12 months for one time only the period for filing a final site plan. If this time requirement is not met, the conceptual site plan approval shall be deemed revoked. If no final site plan has been submitted or developed, the property may be rezoned to remove the PDO Zone. A request for extension must be submitted before expiration of the time to file a final site plan.
- (e) Subdivision Requirements. An application for subdivision approval may proceed concurrently with an application for a planned development. Compliance with the requirements of this Chapter does not exempt any applicant from meeting the requirements of CMC 15 (Subdivisions) except as may be modified pursuant to the provisions of this Chapter.
- (f) Construction Limitations. Upon approval of a final site plan for a planned development, construction shall proceed in accordance with approved plans and specifications, and in conformity with any conditions associated with preliminary plan or site plan approval. No permit shall be issued for any proposed building, structure or use within a planned development unless such building, structure or use accords with the approved preliminary plan and final site plan and with any conditions imposed in conjunction with such approvals.
- (g) Amendments. Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.41.090 Density

- (a) Base Density. Base density for a residential planned development shall be determined as set forth in Subsection (b). Provided, however, that base density shall not exceed the density permitted in the underlying zone in which the planned development will be situated.
- (b) Base Density Calculation. Base density shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zone where the planned development will be located (referred to as the "yield plan").
 - (1) The yield plan shall be prepared as a conceptual plan based on Centerville Municipal Code requirements that pertain to a conventional subdivision and shall reflect the dimensional (lot area, frontage, width, setbacks, etc.) and other standards of the underlying zone in which the proposed planned development will be located.
 - (2) The yield plan shall consider information shown on an Existing Conditions Inventory prepared for the subject property and shall demonstrate that any sensitive lands identified thereon can be successfully included within open space areas or as part of lots without disturbing the health or safety of City residents. At least one-half of the minimum area required for each lot shall be exclusive of wetlands, floodplains, and slopes exceeding 20%.
 - (3) The yield plan shall be drawn to scale, but need not be based on a field survey. Each yield plan shall, however, exhibit a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, taking into account the presence of

wetlands, floodplains, steep slopes, existing easements and other encumbrances on the property identified by the natural resource inventory and the requirements of this Title, CMC 15 (Subdivisions), and any other regulatory requirements applicable to the property.

- (4) The Zoning Administrator shall review the yield and shall determine whether the plan accurately reflects the requirements of this Subsection. If not, the Zoning Administrator may amend the yield plan as needed to achieve conformance with the provisions of this Subsection.

(c) Density Bonus. The City Council, after receiving a recommendation from the Planning Commission, may authorize a density bonus of up to 20% above the base density for a residential planned development. The purpose of a density bonus is to provide an incentive to an applicant to provide amenities that are not required by this Chapter or the applicable underlying zone, and which otherwise would not be provided. Provided, however, that base density plus any density bonus shall not exceed the applicable density limitation of the General Plan.

- (1) The basis for granting a density bonus shall be included in the findings required to approve a planned development set forth in CZC 12.41.080(b).
- (2) A density bonus may be authorized based upon any one or more of the following factors. The maximum density bonus granted for any one factor shall not exceed the percentage indicated.

(A) Enhanced overall design theme (up to 5%);

- (i) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity;
- (ii) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors;
- (iii) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and
- (iv) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations.

(B) Improved building design (up to 5%);

- (i) 75% of the exterior of each dwelling, exclusive of windows or doors, consists of brick or stone;
- (ii) Roofs of main buildings are clad with wood shake, tile, or slate shingles; and
- (iii) Required parking is provided within a garage.

(C) Improved energy efficiency (up to 5%);

- (i) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and
- (ii) Dwellings and main buildings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, trombe walls, and earth insulation of building walls.

(D) Parking upgrades (up to 5%);

- (i) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter;
- (ii) Parking lots have landscaped islands beyond the minimum required by this Title;
- (iii) Additional and/or larger trees that will shade 50% of the parking area upon tree maturation; and
- (iv) Provision of screened recreational vehicle parking areas.

(E) Provision of usable open space (up to 5%);

- (i) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and
- (ii) Storm water detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

(F) Provision of recreational facilities (up to 5%);

- (i) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbeque and picnic facilities;
- (ii) Development of one or more common buildings used for meetings, indoor recreation, day care, or other common uses; and
- (iii) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the City.

(G) Increased landscaping (up to 5%);

- (i) Planting more than the minimum number of trees, shrubs, and other landscaping required by this Title; and
- (ii) Use of landscaping to soften the appearance of wood or masonry fences and walls.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.41.100 Development Standards

The development standards set forth in this Section shall apply to any planned development and shall prevail over any contrary base zone standards established in this Title.

- (a) Access. Access to a planned development should be from interior streets rather than directly from adjoining perimeter streets.
- (b) Building Height. Building height shall be governed by the requirements of the underlying zone.
- (c) Common Areas.

(1) Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within the planned development so as to convey a sense of openness.

(A) Residential development may not totally exclude open space from fronting on streets at appropriate intervals.

(B) Residential planned developments shall have the open space required by CZC 12.51.070(g). At least one-half of the required open space shall be common area and up to one-half of the required open space may be in limited common area.

(2) Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.

(3) Common areas may include:

(A) Natural areas of undisturbed vegetation of areas replanted with vegetation after development.

(i) Use and maintenance shall be limited to removal of litter and accumulated plant material.

(ii) Natural waterways shall be maintained as free flowing and devoid of debris.

(iii) Stream channels shall conform to City stormwater management requirements and be maintained so as not to alter flood plain levels.

(B) Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five acres.

(C) Garden plots for use by residents.

(D) Greenways, including pedestrian ways, bike paths and equestrian trails linking residential areas with other open space uses.

(E) Recreation areas designed for specific recreational activities such as children's play areas, playing fields, tennis courts, and similar facilities.

(F) Stormwater control and management areas used in conjunction with other allowed uses as described in this Section.

(d) Distance Between Buildings. No requirement, except as provided in the Construction Codes.

(e) Lot Area and Width. A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved subdivision plan.

(f) Required Improvements.

(1) All streets shall be dedicated public streets constructed as required by City Standards and Specifications.

(2) Sidewalks shall be installed along both sides of all streets except where alternate pedestrian ways are provided as part of an approved conceptual site plan.

(3) Stormwater shall be controlled and managed according to a plan approved by the City.

- (4) Water and sewer systems shall be provided in accordance with standards of CMC 15 (Subdivisions).
 - (5) Irrigation water, street signs, street lighting, fencing, and any other required improvements shall be provided in accordance with City Standards and Specifications.
 - (6) Other utilities and improvements shall be provided and installed in accordance with City Standards and Specifications and other applicable specifications.
- (g) Required Yards. The yard and setback requirements of the underlying zone shall not apply, but shall be as shown on an approved site plan.
- (h) Residential Use Types. Residential use types within a planned development shall be shown on an approved site plan and may include one or more of the following:
- (1) Single-family detached dwelling located on a privately owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling.
 - (2) Single-family dwelling located on or within less than five feet of a lot line and which is shown as such on an approved site plan. Windows, doors, and other similar openings shall be prohibited in the dwelling wall located on or adjacent to a lot line. When a single-family dwelling is placed on a lot line, an easement shall be provided which allows the dwelling owner to enter the adjoining property in order to maintain the dwelling.
 - (3) Townhouse dwelling units where each unit has its own front and rear exterior access, no unit is located above or below another unit, and each unit is separated from any other dwelling unit by one or more common walls.
 - (4) Residential Planned Developments with garden apartments and multiple-family dwellings; provided, no more than 12 units are located in a single building.
 - (5) Mixed commercial/residential planned developments with garden apartments and multiple-family dwellings; provided, the applicable gross or net densities are maintained as set forth in the General Plan and/or Zoning Code with a maximum height for any building limited to four stories and 45 feet.
- (i) Tract Perimeter Setback and Buffer Requirements. Structures within any PDO shall be situated so as to maintain a minimum setback from any perimeter property line equivalent to the rear yard or side yard setback(s) of the underlying zone of the PDO depending upon the orientation of such structures (e.g. rear yard adjacent to rear yard, or side yard adjacent to side yard). If such orientation cannot be determined due to the absence of adjacent development, then the minimum rear yard setback for the underlying zone shall be used. Except for single-family dwelling structures, a 30 foot landscape buffer shall be provided for every lot or parcel within the PDO that adjoins land used or zoned for a single-family dwelling. Such buffer shall meet the landscaping standards set forth in CZC 12.51 (Landscaping and Screening).
- (j) Walls and Fences. Walls and fences may be required around the perimeter of a planned development where the development abuts an adjacent zone.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.41.110 Protection Of Common Areas

- (a) Maintenance Of Common Areas. If common areas are provided within a planned development, adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in a planned development until all

required guarantees have been submitted to and approved by the City. The developer of a planned development may elect any of the following to preserve common areas.

- (1) A fee simple donation of any portion of common area land may be made to the City so long as the City agrees to accept such donation. Upon receipt of such donation the City may impose a conservation easement on such land.
- (2) Common areas and facilities may be controlled by a condominium association as provided in the Utah Condominium Ownership Act, as set forth in Utah Code §§ 57-8-1, et seq. All common area land and facilities shall be held as a "common element."
- (3) Common area land and facilities may be owned by a homeowners' association, subject to applicable provisions of State law. The developer shall provide the City with a description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for common facilities. The proposed association shall be established by the owner or applicant and shall be operating (with a financial subsidy from the developer if necessary) before the sale of any dwelling units in the planned development. The association documents shall include the following provisions:
 - (A) Membership in the Association shall be mandatory for each owner and its grantees, successors and assigns.
 - (B) Restrictions concerning common open space and/or facilities shall run with the land and not for a period of years.
 - (C) The Association shall be responsible for the maintenance of all common open space and/or facilities, liability insurance on all common open spaces and/or facilities and paying general property taxes on all common open spaces and/or facilities.
 - (D) In the event the Association does not maintain private common open space areas and facilities as shown on an approved site plan, the City may perform any required maintenance and may thereafter recover all costs incident to performing the required maintenance from the Association and/or each of its members.
 - (E) Members of the Association shall pay their pro rata share of costs of upkeep, maintenance, and operation of common open space and/or facilities and/or improvements not dedicated to the City. The association bylaws shall confer legal authority on the association to place a lien on the real property of any member whose dues become delinquent. The bylaws shall also provide that such delinquent dues and all accrued interest shall be paid before the lien may be removed.
 - (F) Written notice to all association members and to the City shall be provided no less than 60 days prior to any proposed transfer of any common area land or facility, or the assumption of maintenance for common area land or facility. No such transfer shall be effective unless approved by the City, which approval shall not be unreasonably withheld so long as it is consistent with the provisions of this Chapter and applicable law.
- (4) Fee simple title of common area land or conservation easements may be transferred to a private non-profit conservation organization or to Davis County.
- (5) The City may, but shall not be required to, accept easements for public use of any portion of common area land or facilities. Such land shall be subject to a satisfactory maintenance agreement between the developer and the City.

- (b) Protective Covenants. A declaration of building use restrictions (protective covenants) shall be required for each planned development and phase thereof. The declaration in original form bearing appropriate signatures and certifications shall be submitted to the City for approval, which approval shall not be unreasonably withheld. Such protective covenants shall include provisions that:
- (1) An architectural control committee shall approve plans for all buildings proposed for erection, placement, or alteration within the planned development. The City may require that building permit applications show evidence that the architectural control committee has approved each building plan.
 - (2) No person, firm or entity shall change, modify or amend any of the conditions of a recorded declaration of building use restrictions for a planned development without first obtaining City approval. No change shall be approved which would be contrary to the requirements of this Chapter or an approved planned development plan.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

12.41.120 Development Implementation

- (a) Intent. The PDO Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the PDO Zone and the approved development plan for the property.
- (b) Preliminary Subdivision Plat. Rezoning of any property to a PDO Zone shall be subject to and conditioned upon submission of a complete application for site plan and preliminary subdivision plat for the project within one year from the effective date of rezoning.
- (c) Final Subdivision Plat. Rezoning of any property to a PDO Zone is further subject to submission, approval, and recording of a final subdivision plat within one year from the effective date of approval of the preliminary subdivision plat(s) and/or site plan approval, as applicable.
- (d) Substantial Construction. Substantial construction shall be commenced within one year from the date of final plat recording.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016



February 27th, 2025

Please see the following public hearing notices for March 12th, 2025

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING –**

ZONING MAP AMENDMENT and PLANNED DEVELOPMENT OVERLAY ZONING AMENDMENT

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **March 12th, 2025 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 property located at approximately 212 West Summerhill Lane (2125 North), known as “Parcel A”, from Residential Low (R-L) to Agricultural Low (A-L)**. Additionally, this public hearing will be regarding a proposed **Centerville Zoning Map amendment on the same property located at approximately 212 West Summerhill Lane (2125 North), known as “Parcel A”, to be removed from the Planned Development Overlay (PDO) Zoning area that comprises the current Summerhill Lane Subdivision boundaries**. 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>.

Community Development Department

Notice of Public Hearing

Meeting Date:	WEDNESDAY, MARCH 12, 2025
Time:	7:00 PM (or as soon thereafter as the matter may be heard)
Place:	250 North Main St, Centerville Watch Online at Youtube.com/centervillecityutah View agenda at centervilleutah.gov

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**PLANNING
COMMISSION**

Staff Report
3/12/2025

Item No. 4.

Title: Zoning Code Amendments - Body Art Facilities - CZC 12.12.040, 12.36.040, new 12.55.260, 12.62.040, and 12.62.060 - Legislative Decision

Initiated By: City Council

Staff Representative: Michael Eggett, Lisa Romney, City Attorney

SUBJECT:

Discussion regarding a future consideration of amendments to various provisions of the Centerville Zoning Code establishing a new definition for body art facilities and establishing such use in various commercial and industrial zones of the City - Ordinance No. 2025-04

RECOMMENDATION:

There is no recommendation at this time. Staff would like to receive consensus direction from the Planning Commission regarding next steps in this matter.

BACKGROUND:

ATTACHMENTS:

1. 3-12-2024 PC Staff Report Zone Text Amend - 12.12.040 & 12.36.040, Body Art Amend, Centerville City 1st Present
2. Ord 2025-04 - body art facilities-[LR Draft]
3. 12.36.040 Table of Uses for Comm Uses updated draft PC - 20250307

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

STAFF REPORT – PLANNING COMMISSION
AGENDA ITEM – FIRST REVIEW OF PROPOSED ZONING TEXT AMENDMENT

PETITIONER:	CENTERVILLE CITY 250 N. Main Street CENTERVILLE, UT 84014
APPLICATION:	ZONING CODE TEXT AMENDMENT
APPLICANT REQUEST:	AMEND THE ZONING CODE TEXT REGARDING DEFINITIONS FOR “BODY ART FACILITIES”, “PERMANENT COSMETICS”, AND “TATTOO ESTABLISHMENT” in CZC 12.12.040; AMEND THE TABLE OF USES FOR COMMERCIAL USES in CZC 12.36.040; ADD NEW SECTION CZC 12.55.260 “BODY ART FACILITIES AND PERMANENT COSMETICS”; and OTHER ASSOCIATED AMENDMENTS WITHIN CZC 12.62.040 and 12.62.060
RECOMMENDATION:	NO RECOMMENDATION AT THIS TIME (1st REVIEW OF PROPOSED LANGUAGE)

BACKGROUND

On February 18th, 2025, a public hearing was held before the City Council regarding a request by applicant, Nicole Hutchins, to amend the Centerville Zoning Ordinance by suggesting a proposed new addition to the “Definitions” section of the Centerville Zoning Code and amending language within sections of the Table of Uses for Commercial Uses as found in *CZC 12.12.040 and 12.36.040*. Further, prior to that meeting and following the previous review of this matter with the City Council back on November 6th, 2025, City staff (under the direction of the City Council) provided suggested revisions to the applicant’s proposed zoning code text amendment language. Following the February 18th public hearing on this matter, the City Council discussed the request

at length with City staff and the applicant. At the conclusion of the discussion, the City Council approved a motion (3-2 vote) to deny the application due to concerns with location of the applicant's business on Main Street, hard to differentiate definitions of "Fine Line Tattoos" versus any other tattoos, and other administrative and logistical concerns associated with the applicant's request.

During the discussion and following the Council's decision, City staff was directed to evaluate the City's risk relative to this matter and the current status that no tattoo establishments/body art facilities are currently allowed in any zones within the City. Further, staff were directed to work on new language regarding this concern, identify potential locations for this type of use within the Table of Uses for Commercial Uses (*CZC 12.36.040*), and then bring proposed new language forward to the Planning Commission. There was a concern that there should be a zone identified in the City Zoning Codes for a tattoo establishment/body art facility somewhere within the City. Additionally, the City Council noted throughout their deliberation that there wasn't necessarily a concern with the idea of establishing a zoning area to allow for a tattoo establishment/body art facility somewhere that makes the most sense within the City, but the applicant's requested location would not be best suited for a consideration of this proposed use.

The newly proposed language amendments to sections of the City Zoning Code are as follows (see attached proposed Ordinance No. 2025-04 for more):

- (1) amend *CZC 12.12.040* by adding the definition of "Body Art Facilities", amending the definition of "Permanent Cosmetics" to establish more clarity with the definition and clearly differentiate permanent cosmetics from body art facilities, amend "Personal Care Service" to be consistent with other proposed changes, and removing the definition of "Tattoo Establishment";
- (2) amend *CZC 12.36.040 Table of Uses for Commercial Uses* by adding "Body Art Facilities" as conditional/permitted uses in identified potential zones and removing "Tattoo Establishment" from the table;
- (3) enact new zoning code language for the regulation and administration of body art facilities and permanent cosmetics to be set as *CZC 12.55.260*;
- (4) amend *CZC 12.62.040* regarding identified permitted uses and prohibited uses for home occupation uses associated with body art facilities and permanent cosmetics; and
- (5) amend *CZC 12.62.060 Conditional Use Permit Required* to further clarify that permanent cosmetics and body art facilities do not qualify for home occupation business operations and uses in the City under *CZC 12.62.040*.

A public hearing will need to be advertised for this proposed zoning code text amendment request. A public hearing notice will also need to be posted in accordance with State and City Code requirements, should this proposed zoning code text amendment proceed forward to public hearing and consideration.

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 Text 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 is a section of the General Plan that are applicable to this request, as this proposed zoning code amendment is associated with commercial development areas within the City.

Commercial development standards are referenced “Part 12-430 Commercial and Industrial Development” of the current City General Plan. A copy of this section of the General Plan has been included in the packet for this item review.

Potential applicable broad guidance for evaluation of this proposed amendment is found in the section that follows:

12-430-1. NEED FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT. Communities are composed primarily of the residents who live in them. These residents need a variety of services to provide the things common to residential lifestyles. Such local services as grocery shopping, medical, banking, automotive, and a host of other needs can be serviced by local commercial developments.

Residents of communities also need a variety of municipal and government services: schools, water, sewers, road construction and maintenance, and police and fire protection are the most common. These services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of revenue needed to sustain these necessary municipal services. Much of the needed revenue for high quality services comes from commercial and industrial property assessments. Sales tax from local commercial establishments is also an important component in local revenues.

To assist in the provision of revenues for high quality local services, and to provide needed personal and business services, Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community.

There is not a more direct application of the General Plan to the requested proposed zoning code text amendments. Please also note that the General Plan is currently going through a

comprehensive update process that may impact these types of commercial development guidance in the future.

The next step in evaluating this request is to review the established nature of the existing zoning codes found within *CZC 12.12.040*, *12.36.040*, and other associated codes. At this time there is no definition for “Body Art Facilities” within the City. The term “Body Art Facilities” is more in alignment with State Code and Davis County Health Department nomenclature for these activities. Additionally, the term “Body Art Facilities” is not found on the current *Table of Uses for Commercial Uses*. Further, the other associated proposed code amendments clearly are not reflected within the current version of the City Zoning Code. To that point, the existing definition of each of these terms is as follows:

Permanent Cosmetics: A cosmetic treatment involving the controlled insertion of pigment into the skin as a means of producing designs that resemble makeup such as eyebrows and eye lining and other natural enhancing colors to the face, lips, and eyelids and hairline. Permanent cosmetic is solely for enhancing facial features that are already present or to provide artificial eyebrows for those who have lost them as a consequence of old age disease, chemotherapy, genetic disturbance and to disguise scars and skin conditions. It may be referred to as "Semi -Permanent" because occasional touch ups are required.

Personal Care Service: An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, beauty and barber shops, permanent cosmetics, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. The term excludes Tattoo Establishment.

Tattoo Establishment: Any location, place, area, structure, or business used for the practice of affixing a permanent mark or design on or under the skin by a process of cutting for the purpose of scarring or pricking or ingraining an indelible pigment, dye, or ink in the skin, or instruction for such a practice. The term excludes Permanent Cosmetics.

This all being said, there could be a potential constitutional concern in respect to the distinction of establishing an identified zoning code location within the City Zoning Code. For this purpose, this matter is being brought to the attention of the Planning Commission for further deliberation, discussion, and direction to the City staff. City legal and city staff are of the opinion that these concerns should be discussed and evaluated to make sure we are making potential zoning code

decisions that are in the best legal interests of the City. City staff plans to provide a more formal recommendation regarding this matter at a later date when this zoning code text amendment proposal may come to the Planning Commission for formal consideration in the future.

POSSIBLE MOTIONS

There are no motions to consider in this matter at this time. However, staff desires to receive consensus direction to be provided by the Planning Commission to City staff, so that staff knows how to proceed moving forward relative to this zoning code text amendment matter.

ORDINANCE NO. 2025-04

AN ORDINANCE AMENDING SECTION 12.12.040 (DEFINITIONS) OF THE CENTERVILLE ZONING CODE TO ADD A NEW DEFINITION FOR BODY ART FACILITY, AMENDING THE DEFINITIONS FOR PERMANENT COSMETICS AND PERSONAL CARE SERVICES, ELIMINATING THE DEFINITION OF TATTOO ESTABLISHMENT, AMENDING SECTION 12.36.040 REGARDING TABLE OF USES FOR COMMERCIAL USES, AND ENACTING SECTION 12.55.260 REGARDING BODY ART FACILITIES AND RELATED FACILITIES

WHEREAS, the City Council directed Staff to prepare Zoning Code Amendments to define body art facilities and to allow such uses in various zones of the City; and

WHEREAS, City Council has determined that the proposed amendments to the Zoning Code regarding body art facilities are in the best interest of the City and the public to allow such uses within the City, as more particularly provided herein; and

WHEREAS, the proposed amendments to the Zoning Code as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public notices have been provided and appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. Section 12.12.040 of the Centerville Zoning Code regarding Definitions is hereby amended as follows:

12.12.040 Definitions

* * *

Body Art Facility: "Body art facility" means a facility where an individual practices or instructs: (a) body piercing; or (b) tattooing. This term excludes Permanent Cosmetics (as defined herein) and Ear Piercing (as defined in Utah Code § 26B-7-401). Body Art Facility shall not include any of the following activities which are expressly prohibited: branding, scarification, or any practices that are considered medical procedures by a State medical board.

* * *

Permanent Cosmetics: A permanent or semi-permanent A-cosmetic treatment involving the controlled insertion of pigment into the skin as a means of producing designs that resemble makeup such as eyebrows and eye lining and other natural enhancing colors to the eyebrows, eyelids, lips, or other parts of the body for beauty marks, hair imitation, lash enhancement, or areola repigmentation. Permanent cosmetics does not include any medical procedure performed by an individual licensed under the Utah Medical Practices Act as set forth in Title 58, Chapter 67 of the Utah Code, or licensed under the Utah Osteopathic Medical Practices Act as set forth in Title 58, Chapter 8 of the Utah Code.

~~face, lips, and eyelids and hairline. Permanent cosmetic is solely for enhancing facial features that are already present or to provide artificial eyebrows for those who have lost them as a consequence of old age disease, chemotherapy, genetic disturbance and to disguise scars and skin conditions. It may be referred to as "Semi-Permanent" because occasional touch-ups are required.~~

* * *

Personal Care Service: An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, beauty and barber shops, permanent cosmetics, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. ~~The term excludes Tattoo Establishment.~~

* * *

~~**Tattoo Establishment:** Any location, place, area, structure, or business used for the practice of affixing a permanent mark or design on or under the skin by a process of cutting for the purpose of scarring or pricking or ingraining an indelible pigment, dye, or ink in the skin, or instruction for such a practice.~~

Section 2. Amendment. Section 12.36.040 of the Centerville Zoning Code regarding Table of Uses for Commercial Uses is hereby amended to add body art facility to the list of uses and designating various zones in which such use is permitted or conditional, and eliminating tattoo establishments from the Table of Uses, as more particularly set forth in Exhibit A, attached hereto and incorporated by reference.

Section 3. Enactment. Section 12.55.260 of the Centerville Zoning Code regarding Body Art Facilities and Related Facilities is hereby enacted to read in its entirety as follows.

12.55.260 Body Art Facilities and Permanent Cosmetics.

Body Art Facilities and Permanent Cosmetics, as defined in CZC 12.12.040, are regulated activities governed by County and State laws, ordinances, and regulations, including, but not limited to, Utah Code § 26B-7-402 authorizing the State Department of Health and Human Services to promulgate minimum rules of sanitation for body art facilities, and the Davis County Body Art Regulations adopted by the Davis County Board of Health regulating body art and body art facilities within Davis County. Any such facilities permitted herein shall be subject to City, County, and State standards, regulations, and permitting requirements.

Section 4. Amendment. Section 12.62.040 of the Centerville Zoning Code regarding Permitted Uses for Home Occupations is hereby amended to read in its entirety as set forth as follows.

12.62.040 Permitted Use

- (a) Permitted Use. Permitted home occupation uses listed in Subsection (b) may be established as a home occupation in an agricultural or residential zone as a permitted use subject to the development standards of CZC 12.62.050.

(b) Permitted Uses. The uses set forth below shall be allowed as permitted home occupation uses in any agricultural or residential zone:

- (1) Family child care facility;
- (2) Medical service (excluding medical procedures under Utah law);
- (3) Personal care service (excluding permanent cosmetics);
- (4) Personal instruction service; and
- (5) Office, general.

(c) Prohibited Uses. The uses set forth below shall be prohibited as home occupation uses:

- (1) Kennel; ~~and~~
- (2) Stable;
- (2)(3) Body art facility.

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

Section 5. Amendment. Section 12.62.060 of the Centerville Zoning Code regarding Conditional Uses for Home Occupations is hereby amended to read in its entirety as follows.

12.62.060 Conditional Use Permit Required

A use not listed in CZC 12.62.040 may be established as a home occupation in an agricultural or residential zone subject to the issuance of a conditional use permit pursuant to the requirements of CZC 12.21.100 and the development standards of CZC 12.62.070, excluding permanent cosmetics and prohibited uses set forth in CZC 12.62.040.

Section 6. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

Section 7. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 8. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, ON THIS 18th DAY OF MARCH, 2025.**

ATTEST:

CENTERVILLE CITY

Jennifer Robison, City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”	“ABSENT”
Councilmember Hayman	_____	_____	_____
Councilmember Hirst	_____	_____	_____
Councilmember Mecham	_____	_____	_____
Councilmember Plummer	_____	_____	_____
Councilmember Summerhays	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing Ordinance was duly passed by the City Council and published or posted as required by law.

JENNIFER ROBISON, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2025.

PUBLISHED OR POSTED this ____ of _____, 2025.

Exhibit A

CZC 12.36 (Table of Uses)

Commercial 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
Agricultural sales and service	N	P	N	N	N	N	N	N	N	N	C	P	C	P	P
Bail bond service	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C
Bank or financial institution	N	N	N	N	N	N	N	N	N	C	P	P	P	P	P
Bed and breakfast	C	N	N	N	N	N	N	N	N	C	P	P	N	N	N
Body Art Facility	N	N	N	N	N	N	N	N	N	N	N	N (C in the C-VH-PDO of Legacy Apts and Legacy Crossing?)	N	C(?)	C(?)
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P
Car wash	N	N	N	N	N	N	N	N	N	N	C	P	N	P	P
Catering, General	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Catering, Limited	N	N	N	N	N	N	N	N	N	C	C	P	P	P	P
Child care center	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N	N	N	C	P	P	P	P
Convalescent care facility	N	N	N	C	P	N	N	N	N	P	P	P	N	N	N
Convenience store	N	N	N	N	N	N	N	N	N	C	C	P	C	C	C
Family child care facility	See CZC 12.62 (Home Occupations).														
Family group child care facility	See CZC 12.62 (Home Occupations).														
Garden Center	C	P	N	N	N	N	N	N	N	C	P	P	C	C	C
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C
Gasoline service station	N	N	N	N	N	N	N	N	N	N	C	C	N	C	C
Hotel	N	N	N	N	N	N	N	N	N	N	C	P	N	N	N
Kennel	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C
Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N
Liquor store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N
Medical service	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N
Mortuary	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N

"?" denotes whether or not should be (C) or (P); also potential zones

Motel	N	N	N	N	N	N	N	N	N	N	C	P	N	N	N
Office, general	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P
Outdoor Nursery/Grower's Outlet	N	C	N	N	N	N	N	N	N	C	C	C	C	C	C
Parking garage	N	N	N	N	N	N	N	N	N	N	C	P	P	P	P
Parking lot	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C
Pawnshop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Personal care service	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N
Personal instruction service	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N
Printing and copying, limited	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P
Printing, general	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Produce stand	P	P	N	N	N	N	N	N	N	C	C	C	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N
Recreation and entertainment, outdoor	N	N	N	N	N	C	C	C	C	N	C	C	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	N	N	N	N	C	P	P
Repair service	N	N	N	N	N	N	N	N	N	C	P	P	P	P	P
Research service	N	N	N	N	N	N	N	N	N	N	P	C	P	P	P
Restaurant, fast-food	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Retail, general	N	N	N	N	N	N	N	N	N	P	P	C	P	N	N
Retail, specialty	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N
Secondhand store	N	N	N	N	N	N	N	N	N	N	P	C	P	P	P
Shopping center	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Temporary trailer	See CZC 12.56 (Temporary Uses).														
Towing and Impound Yards	N	N	N	N	N	N	N	N	N	N	N	C ¹	N	P	P
Transportation service	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P

Replace
w/Body Art
and Remove
From Table
of Uses

Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N	N	N	C	P	C	C	P
Vehicle rental or sale, new, limited	N	N	N	N	N	N	N	N	N	N	C	C	N	C	C
Vehicle rental or sale, used, limited	N	N	N	N	N	N	N	N	N	N	C	C	N	C	C
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N	N	N	N	C	N	P	P
Vehicle repair, limited	N	N	N	N	N	N	N	N	N	N	C	P	P	P	P
Veterinary service	C	P	N	N	N	N	N	N	N	N	C	C	N	P	P
Warehouse, self-service storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See CZC 12.67 (Wireless Telecommunications Facilities).														

Towing and Impound Yards shall only be allowed along the Frontage Road between South Marketplace Drive to the southern Centerville City limit.

HISTORY
 Adopted by Ord. 2016-20 on 7/15/2016
 Amended by Ord. 2017-27 on 11/8/2017
 Amended by Ord. 2018-06 on 2/20/2018



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
3/12/2025

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

**PLANNING
COMMISSION**

Staff Report
3/12/2025

Item No. 2.

Title: Zoning Code Amendments - Planned Unit Development - CMC 15.06 Requirement for PUD and Non-Residential Subdivisions

Initiated By: Sydney DeWees, Assistant Planner

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

SUBJECT:

Brief discussion and reporting on the need to discuss and consider an amendment to CMC 15.06 for Planned Unit Development proposals

RECOMMENDATION:

No recommendation. This is just a first presentation of this matter.

BACKGROUND:

ATTACHMENTS:

1. Current PUD Code - CMC 15.06
2. 15.06 PUD REDLINE - Comm Dev Edit 20250307

15.06 Requirements For PUD And Non-Residential Subdivisions

15.06.010 Planned Unit Development

15.06.020 Non-Residential Subdivision Requirements

15.06.010 Planned Unit Development

- (a) Design Standards. The design of the preliminary and final plats of the project in relation to streets, blocks, lots, common open spaces, and other design factors shall be in harmony with the intent of the General Plan and design standards recommended by the subdivision plat approving authority. Streets shall be so designed as to take advantage of open space vistas and create drives with a rural or open space character.
- (b) Provisions for Common Open Space. The subdivider of a cluster subdivision or PUD shall submit plans of landscaping and improvements for the common open space. The subdivider shall also explain the intended use of the open space and provide detailed provisions of how the improvements thereon are to be financed and the area maintained. A project must meet the requirements of the Zoning Code, must assure proper use, construction, and maintenance of open space facilities, and must result in a development superior to conventional development in terms of its benefits to future residents of the project, surrounding residents, and the general public. The subdivision plat approving authority may place additional conditions or restrictions it may deem necessary to insure development and maintenance of the desired residential character, including plans for disposition or reuse of property if the open space used is not maintained in the manner agreed upon or is abandoned by the owners.
- (c) Guarantee of Common Open Space Improvements. As assurance of completion of common open space improvements, the subdivider at the request of the subdivision plat approving authority, shall be required to file with the City, an acceptable bond, or other agreement, in a form satisfactory to the City Attorney guaranteeing such completion within two years after such filing. Upon completion of the improvements for which a bond or other agreement has been filed, the subdivider shall call for inspection by the City Engineer, such inspection to be made within 14 days from the date of request. If inspection shows that landscaping and construction have been completed in compliance with the approved plan, the bonds or security therefore shall be released. If the bonds or security are not released, refusal to release and reasons therefore shall be given the subdivider in writing.
- (d) Continuation of Common Open Space. As assurance of continuation of common open space used in accordance with the plans approved by the subdivision plat approving authority, the subdivider shall grant to the City, an "Open Space Easement" on and over the common open space prior to the recording to the final plat, which easement will not give the general public the right of access, but will provide that the common open space remains open.
- (e) Maintenance of the Common Open Space. In order to insure maintenance of the common open space and other improvements where so required, the subdivider, prior to the recording of the final plat, shall cause to be incorporated under the laws of the State of Utah, a homeowners or property owners association. By proper covenants running with the land and through the articles of incorporation and by laws of the association, it shall among other things, be provided:
 - (1) That the membership in the association shall be mandatory for each lot or dwelling unit purchaser, their guarantees, successors, and assigns.
 - (2) That the common open space restrictions shall be permanent and not just for a period of years.
 - (3) That the association shall be responsible for maintaining liability insurance, paying general property taxes, and maintaining recreational and other facilities.

- (4) That all lot, unit, or homeowners shall pay their pro rata share of the cost of upkeep, maintenance, and operation.
- (5) That any assessment levied by the association may become a lien on the real property of any lot, unit, or homeowner which may be foreclosed and the property sold.

HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017

Amended by Ord. [2024-01](#) on 1/16/2024

15.06.020 Non-Residential Subdivision Requirements

- (a) The street and lot layout of a nonresidential subdivision shall be appropriate to the land for which the subdivision is proposed, and shall conform to the proposed land use and standards established in the General Plan and the Zoning Code.
- (b) In addition to the principles and standards in this Title which are appropriate to the planning of all subdivisions, the subdivider shall demonstrate to the satisfaction of the subdivision plat approving authority that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:
 - (1) Proposed commercial, industrial or manufacturing parcels shall be suitable in area and dimensions to the types of commercial, industrial or manufacturing development anticipated, and to the requirements of the Zoning Code.
 - (2) Street rights of way and pavements shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereon.
 - (3) Special requirements may be imposed by the City with respect to street, curb, gutter and sidewalk design and construction.
 - (4) Special requirements may be imposed by the City with respect to the installation of public utilities, including water, sewer and storm water drainage.
 - (5) Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries or adjacent existing or potential residential areas, or connected to streets intended for predominantly residential traffic.

HISTORY

Adopted by Ord. [2017-03](#) on 4/4/2017

Amended by Ord. [2024-01](#) on 1/16/2024

15.06.010 Planned Unit Development

(a) Design Standards. The design of the preliminary and final plats of the project in relation to streets, blocks, lots, common open spaces, and other design factors shall be in harmony with the intent of the General Plan and design standards recommended by the subdivision plat approving authority. Streets shall be so designed as to take advantage of open space vistas and create drives with a rural or open space character. Planned Unit Developments allow residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.

(b) Provisions for Common Open Space. The subdivider of a cluster subdivision or PUD shall submit plans of landscaping and improvements for the common open space. The subdivider shall also explain the intended use of the open space and provide detailed provisions of how the improvements thereon are to be financed and the area maintained. A project must meet the requirements of the Zoning Code, must assure proper use, construction, and maintenance of open space facilities, and must result in a development superior to conventional development in terms of its benefits to future residents of the project, surrounding residents, and the general public. The subdivision plat approving authority may place additional conditions or restrictions it may deem necessary to insure development and maintenance of the desired residential character, including plans for disposition or reuse of property if the open space used is not maintained in the manner agreed upon or is abandoned by the owners.

(c) Guarantee of Common Open Space Improvements. As assurance of completion of common open space improvements, the subdivider at the request of the subdivision plat approving authority, shall be required to file with the City, an acceptable bond, or other agreement, in a form satisfactory to the City Attorney guaranteeing such completion within two years after such filing. Upon completion of the improvements for which a bond or other agreement has been filed, the subdivider shall call for inspection by the City Engineer, such inspection to be made within 14 days from the date of request. If inspection shows that landscaping and construction have been completed in compliance with the approved plan, the bonds or security therefore shall be released. If the bonds or security are not released, refusal to release and reasons therefore shall be given the subdivider in writing.

(d) Continuation of Common Open Space. As assurance of continuation of common open space used in accordance with the plans approved by the subdivision plat approving authority, the subdivider shall grant to the City, an "Open Space Easement" on and over the

3.7.25

common open space prior to the recording to the final plat, which easement will not give the general public the right of access, but will provide that the common open space remains open.

(e) Maintenance of the Common Open Space. In order to insure maintenance of the common open space and other improvements where so required, the subdivider, prior to the recording of the final plat, shall cause to be incorporated under the laws of the State of Utah, a homeowners or property owners association. By proper covenants running with the land and through the articles of incorporation and by laws of the association, it shall among other things, be provided:

(1) That the membership in the association shall be mandatory for each lot or dwelling unit purchaser, their guarantees, successors, and assigns.

(2) That the common open space restrictions shall be permanent and not just for a period of years.

(3) That the association shall be responsible for maintaining liability insurance, paying general property taxes, and maintaining recreational and other facilities.

(4) That all lot, unit, or homeowners shall pay their pro rata share of the cost of upkeep, maintenance, and operation.

(5) That any assessment levied by the association may become a lien on the real property of any lot, unit, or homeowner which may be foreclosed and the property sold.

15.06.030 Variations From Development Standards

Variations from applicable land use development standards and requirements set forth in the General Plan, Zoning Code, Subdivision Ordinance, or Municipal Code may be approved by the City Council as part of a legislative land use decision to approve the subdivision of property to a Planned Unit Development (PUD) subdivision or in an associated development agreement as provided in Section 15.06.040. Variations from development standards may include, but are not limited to, building heights, parking requirements, setbacks, landscaping, and density. Any variations approved as part of a proposed Planned Unit Development (PUD) subdivision must be specifically described in the applicable zoning ordinances and/or associated development agreement with reference to subject matter and code reference and shall not be assumed by omission or conflict with associated development plans or drawings. If a variation is not specifically described as required herein, it shall not be considered an approved or authorized variation from City standards and requirements. The City Council is not authorized to approve, as part of a Planned Unit Development (PUD) subdivision plan, any variations from applicable State law, Construction Codes, or other public health and safety regulations. Variations from applicable land use development standards considered as part of a legislative land use

decision to approve a Planned Unit Development (PUD) subdivision or in an associated development agreement shall be within the City's sole discretion. The decision to amend or enter into a development agreement is also within the City's sole discretion.

15.06.040 Development Agreements For Planned Unit Development (PUD) Subdivision

The City is authorized by State law to enter into a development agreement with the developer or property owner of a development project containing any term the City considers necessary or appropriate to accomplish the purpose of this Zoning Code and the Utah Land Use Development and Management Act, as more particularly provided in Utah Code § 10-9a-532. In accordance with this authority, the City may require the developer or property owner of a planned development project to enter into a development agreement with the City as a condition of the legislative approval of a Planned Unit Development (PUD) Subdivision. Any development agreement entered into in association with a Planned Unit Development (PUD) subdivision that allows development of land, that applicable land use regulations would otherwise prohibit, must be approved in accordance with the same procedures for enacting a land use regulation under Utah Code § 10-9a-502, including review and recommendation from the Planning Commission and a public hearing. Any development agreement for a Planned Unit Development (PUD) subdivision may not limit the City's authority in the future to enact a land use regulation or to take any action allowed under Utah Code § 10-8-84 regarding public health and safety. Any development agreement for a Planned Unit Development (PUD) subdivision shall contain a provision limiting the City's liability to specific performance. This Section shall apply to any new development agreement entered into by the City in association with a Planned Unit Development (PUD) subdivision and to any amendment of any existing development agreement previously entered into by the City in association with a Planned Unit Development (PUD) subdivision.

**PLANNING
COMMISSION**

Staff Report
3/12/2025

Item No. 1.

Title: Minutes Review and Approval - February 26, 2025

Initiated By: Jennifer Robison, City Recorder

Staff Representative:

SUBJECT:

Consideration of Planning Commission meeting minutes for February 26, 2025

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 02-26-25 PC DRAFT

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, February 26, 2025
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

Mason Kjar, Chair
LaRae Patterson
Amanda Jorgensen
Matthew Larsen
Layne Jenkins
Shawn Hoth
Tyler Moss

STAFF PRESENT

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

VISITORS

Rob Terry, Statewide Land Use Training Director

LEGISLATIVE THOUGHT/PRAYER Commissioner Larsen

PLEDGE OF ALLEGIANCE

PLANNING COMMISSION TRAINING – LAND USE 101 (ANNUAL POWERS AND DUTIES)

Rob Terry, the Statewide Land Use Training Director from the Office of the Property Rights Ombudsman, led a training session for the Planning Commission. He covered the functions of the Ombudsman's office, introduced the Land Use Academy of Utah (LUAU), and explained the Land Use Development and Management Act (LUDMA). Mr. Terry discussed the roles of the City Council, Planning Commission, and Land Use Authority, as well as the differences between legislative and administrative decision-making. He also addressed topics like annexation, conditional use permits, exactions, variances, and accessory dwelling units. Key points included the importance of substantial evidence for decisions, the concept of "rough proportionality" in exactions, and updates on accessory dwelling unit laws. Commission members actively engaged with questions, particularly regarding the interpretation and application of laws to Centerville.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Mike Eggett provided updates on the General Plan, noting that the City Council directed staff to conduct additional public outreach, extending the completion timeline to June-August. He said that the public comment period for the General Plan is still open, and a final draft will be presented to the Planning Commission after it closes. He clarified that the Commission will review the draft after the public comment period ends.

MINUTES REVIEW AND APPROVAL

Minutes of the January 22, 2025 Planning Commission Meeting were reviewed. Commissioner Larsen **moved** to approve the minutes as written. Commissioner Jorgensen seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

At 8:32 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner Jenkins seconded the motion which passed by unanimous vote (7-0).

Jennifer Robison, City Recorder

Date Approved