



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JUNE 11, 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 - Conditional Use Permit - Christiansen Enterprise LLC - 642 West 1500 North - Home Occupation Business Use - Scott Christiansen - Administrative Decision
Consider Conditional Use Permit request for Christiansen Enterprise LLC located at 642 West 1500 North for a Home Occupation Business Use.
2. Public Hearing - Preliminary Subdivision Plat - Chase Creek Subdivision - 224 West Chase Lane - Residential Subdivision - Kevin Mortensen/Scott Argyle - Administrative Decision
Consider Preliminary Plat submittal for Chase Creek Subdivision located at approximately 224 West Chase Lane consisting of a proposed 6-lot residential subdivision.
3. Public Hearing - Conceptual Site Plan - Quik Trip - 1280 West Parrish Lane - Commercial Development - Galloway Engineering - Administrative Decision
Consider Conceptual Site Plan for Quik Trip commercial development located at approximately 1280 West Parrish Lane consisting of a proposed convenience store and gasoline service station.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report

D. MINUTES

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

1. Minutes Review and Approval - May 28, 2025
Consideration of Planning Commission meeting minutes for May 28, 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**

CENTERVILLE
PLANNING
COMMISSION

Staff Report
6/11/2025

Item No. 1.

Title: Public Hearing - Conditional Use Permit - Christiansen Enterprise LLC - 642 West 1500 North - Home Occupation Business Use - Scott Christiansen - Administrative Decision

Initiated By: Scott Christiansen, Applicant

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

SUBJECT:

Consider Conditional Use Permit request for Christiansen Enterprise LLC located at 642 West 1500 North for a Home Occupation Business Use.

RECOMMENDATION:

Consider approval of conditional use permit request for a home occupation business use.

BACKGROUND:

The applicant, Mr. Scott Christiansen, has submitted a request for a Conditional Use Permit (CUP) for a home occupation to conduct a 2-trailer rental company in the northeast area of Centerville. This business will focus on providing customers with a business-owner-delivered approach to rental trailers. The business will not permit customers to come to the property. Rather, the business is catering to customers who do not own a truck to haul a full trailer or do not have the time to do this task. The applicant has provided extensive information on their proposed business operations, included in the meeting packet.

Per CZC 12.62.040, any use not listed (family childcare facility; medical service; personal care service; personal instruction service; and office, general) 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. Mr. Christiansen has met with staff on two separate occasions to verify questions, obtain needed documentation, and discuss the conditional use requirements.

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

ATTACHMENTS:

1. Staff Findings - Christiansen Enterprise LLC - 06.11.25 (FINAL)
2. Exhibit A(1) - Application Civic Review
3. Exhibit A(2) - Paper Application
4. Exhibit B - Comp review

5. Exhibit B - Letter of Completeness CUP
6. Exhibit C - Business Plan
7. Exhibit D - Site Plan Photos
8. Exhibit D - Photos where it will be stored
9. Exhibit E - Neighbor Support
10. Exhibit F -3.16.2028 Warranty Deed
11. Exhibit G - City Zoning Code 12.12 - Home Occupations
12. Exhibit H - CZC 12.62 Home Occupations
13. Exhibit I - CZC 12.21.100(e) Conditional Use Permit Approval Standards
14. Exhibit J - Neighborhood-Planning
15. Exhibit J (1) - On Site Notice -Christiansen Enterprise LLC - 5.30.25
16. Exhibit J (2) - Pub Hear Notice - Christiansen Enterprise LLC- 5.30.25

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

STAFF REPORT
AGENDA: ITEM 1

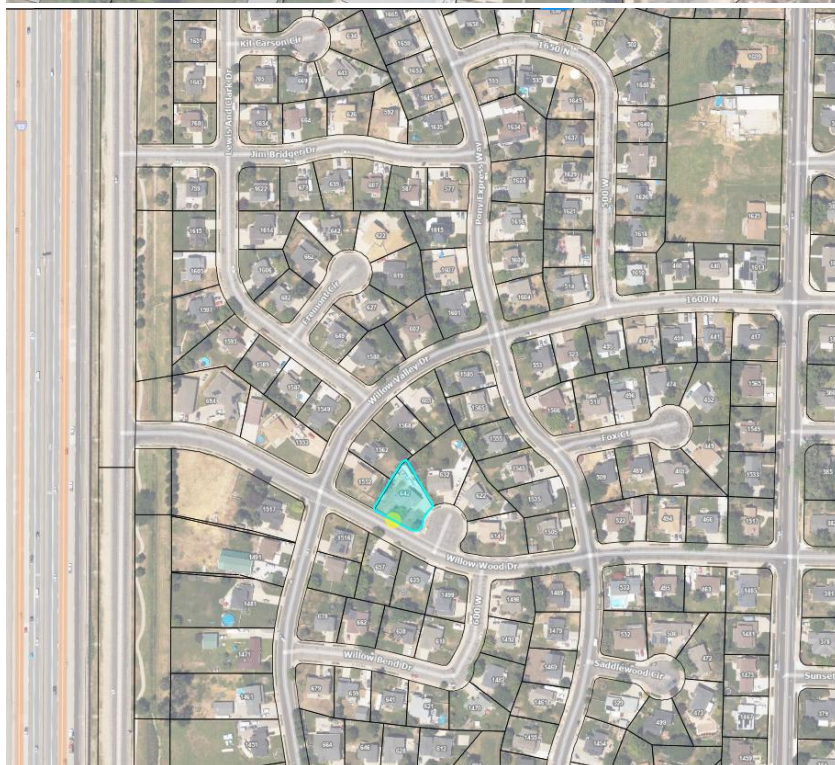
APPLICANT/ BUSINESS OWNER:	SCOTT CHRISTIANSEN (801) 540-6048 SCOTTCC69@GMAIL.COM
ADDITIONAL BUSINESS OWNER:	JAXEN CHRISTIANSEN JAXEN82TRUCK@GMAIL.COM
PROPERTY LOCATION:	642 W 1500 N CENTERVILLE UT 84014
OCCUPATION LICENSE:	CONDITIONAL USE PERMIT; HOME OCCUPATION
ZONING:	RESIDENTIAL LOW (R-L) .60 ACREAGE
RECOMMENDATION:	CONSIDER APPROVAL OF CONDITIONAL USE PERMIT REQUEST FOR A HOME OCCUPATION

BACKGROUND

The applicant, Mr. Scott Christiansen, has submitted a request for a Conditional Use Permit (CUP) for a home occupation to conduct a 2-trailer rental company in the northeast area of Centerville. This business will focus on providing customers with a business owner delivered approach to rental trailers. The business will not permit customers to come to the property. Rather the business is catering to customers who do not own a truck to haul a full trailer or do not have the time to do this task. The applicant has provided extensive information on their proposed business operations, included in the meeting packet.

Per CZC 12.62.040, any use not listed (family childcare facility; medical service; personal care service; personal instruction service; and office, general) 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. Mr. Christiansen has met with staff on two separate occasions to verify questions, obtain needed documentation, and discuss the conditional use requirements.

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





CODE REQUIREMENTS REVIEW & ANALYSIS

For Home Occupation Application to be approved, there are a list of requirements that need to be met per CZC 12.62.070:

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

- a) Employees. A home occupation shall have no employees other than persons who reside on the premises where the home occupation is conducted.*

The applicant, Scott Christiansen lives at the location of the proposed home occupation, 642 W 1500 N. The Co-owner, Jaxen Christiansen is his son and lives on premises. While this is the case for now, staff believe that if one of the owners were to move off premises, this standard would still be met as long as one of the principal owners were to live on premises. This understanding is requested by the application as part of the conditional use permit approval (see condition 3 in suggested motions for approval below).

- b) Neighborhood Disturbance. A home occupation shall not alter the residential character of the premises or unreasonably disturb the peace and quiet of the neighborhood, including*

radio and television reception, by reason of color, construction, design, lighting, materials, noises, sounds, or vibrations, or excessive traffic.

The applicant has demonstrated compliance with the neighborhood disturbance standard by confirming that no signage will be installed onsite and that the exterior colors and architectural design will remain consistent with the existing residential character. The property currently contains a legally established gravel parking area extending from the front property line to the rear, which is sufficient for the proposed use and requires no modification. Per CZC 12.52.070(e) indicated that any commercial vehicle that is “Heavy contracting and earthmoving” cannot be parked in a residential zone, which in this case, the trailer does not meet this description or create this impact. There are no new lighting fixtures or utility connections that are being proposed. The operational activities associated with the home occupation will be minimal, limited to the movement of a trailer on and off the property. The applicant has indicated that noise generation will be negligible, and no vibrations or disturbances are anticipated. Business operations will occur only during standard business hours.

Staff's primary concern regarding this home occupation is related to the potential for increased customer traffic at the applicant's residence. After reviewing the applicant's business plan and meeting with them, this concern has been adequately addressed. The business does not involve customer visits to the site; instead, the service is structured for the applicant to deliver and retrieve the trailers directly from the customer's location. This eliminates concerns related to excessive traffic or on-site interactions. Neighborhood compatibility has been taken into consideration and the applicant has proactively asked neighbors about their comfortability on this home occupation. The adjacent property owners have submitted letters of support for the proposed home occupation (see Exhibit E). Based on the information provided, staff finds that the applicant is meeting the intent and requirements of the Neighborhood Disturbance standard.

- c) Promotional Meetings. Promotional meetings for the purpose of selling merchandise, taking orders, or training shall not be held more than one time per month.*

The applicant has not indicated that there is a plan to have monthly meetings with external companies, therefore this should not be a concern. That being said, the Planning Commission may inquire more about this detail if desired.

- d) Utility Demand. A home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.*

The applicant did not propose any additional build-out plans or concepts. The drainage supervisor and streets supervisor have been notified of this potential use. One comment made by the street supervisor was concerns about the material they are hauling. The applicant has verified that there will be no debris and that city he would be adhering to all jurisdictional requirements for debris and litter clean up, in the event that any exist in the future.

For a Conditional Use Application to be approved there are a list of requirements that need to be met per CZC 12.21.100 (e)(3):

1. *Will the proposed use be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;*

No, as indicated above the nature of the business involves minimal on-site activity, no customer traffic, and no alterations to the physical structure or character of the neighborhood. There will be no increase in noise, lighting, or utility usage beyond what is typical for a residential property. The operation will take place during standard business hours and consist solely of the transportation of trailers to and from the site, which has been determined to have a negligible impact on the surrounding area. Furthermore, the support expressed by neighboring property owners reinforces the conclusion that the use is compatible with the neighborhood and will not pose any health or safety risks.

2. *Is the proposed use of the particular location necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community;*

Yes, because unlike traditional operations that require customers to travel to the business' location, this business is structured around convenience and accessibility for the customer, who will most likely be locals to Centerville. When thinking about Centerville's demographic, there are many seniors and large families in the community. This business would benefit both demographics, particularly families with young children where parents may not have the time or have access to more vehicle capacity and/or flexibility to transport trailers. This service could also assist elderly individuals or those with limited mobility who might otherwise be unable to access similar services due to physical or transportation limitations.

For the immediate neighborhood, the mobile nature of the business would increase the trips taken but these trips would be created predominantly by the homeowner. While this is a minor detail, it goes without saying that the applicant would be more inclined to drive safer, treat the public infrastructure better, have communication with the neighbors if problems arise, and have the ability to change problems as they arise. Additionally, the more business they receive, the more experience the applicant will receive in hauling the trailer, as compared to having an inexperienced driver try to manage the trailer. A more experienced driver will have less impact on the public's road safety.

3. *Does the proposed use comply with regulations and conditions specified in this Title for such use?*

Yes, the code requires the Planning Commission to review specific factors when evaluating Conditional Use Permit (CUP) applications:

CZC 12.21.100(e)(5): The following factors must be considered when determining whether to approve, approve with conditions, or deny a CUP application:

1. *The suitability of the specific property for the proposed use;*

2. *The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;*
3. *Whether the proposed use may be injurious to potential or existing development in the vicinity;*
4. *The economic impact of the proposed use on the surrounding area;*
5. *The aesthetic impact of the proposed use on the surrounding area;*
6. *The present and future requirements for transportation, traffic, water, sewer, and other utilities for the site and surrounding area;*
7. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
8. *The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants, and odors;*
9. *The safeguards proposed or provided to minimize other adverse effects on persons or property in the area; and*
10. *The impact of the proposed use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the vicinity.*

Staff have reviewed all relevant factors and addressed them throughout this report. The proposed business is expected to have a low impact on the surrounding community. However, to maintain this low-impact status while allowing for business growth, staff recommends that a capacity limit be established on the number of trailers permitted to be stored on the property. Planning with the assumption that the business may grow over time is a proactive approach that balances support for small business success with neighborhood compatibility.

According to the site plan (Exhibit D), the gravel storage area measures approximately 105 feet in length, with about 79 feet located behind the front façade of the home. The width ranges from approximately 15 feet to 22 feet, averaging around 18 feet. This results in an estimated usable area of roughly 1,422 square feet (18 ft x 79 ft). The two trailers currently in use occupy a combined footprint of approximately 268 square feet (98 sq ft + 170 sq ft), leaving sufficient space to accommodate one additional trailer without overcrowding the storage area or altering the residential character of the site. Therefore, staff recommends that the applicant be permitted to store one additional trailer on the property, allowing for up to three trailers in total as part of the approved home occupation. This limitation ensures that any expansion of the business remains consistent with the current low-impact use and does not negatively affect the neighborhood.

4. The proposed use will comply with applicable provisions of the General Plan.

It will. The business' property is located in a Residential Low (R-L) zoned area and is in Neighborhood 4 in the General Plan, see exhibit K. The General Plan does not specifically mention home occupational use in this area, nor does it in any area of the General Plan. With this being a grey area that the General Plan does not identify, the overarching goals of the General Plan can be applied to the proposed home occupation. The home occupation aligns with the goals and objectives of this area, including: providing support for small, locally owned businesses, preserving residential character, and encouraging low-impact economic activity within residential areas. As noted before, operating a mobile business from the home without generating customer traffic or altering the appearance of the property, the applicant maintains the integrity of the neighborhood while

contributing to economic diversity. This service, in turn, could further provide economic support for municipal services and the long-term economic health of the City.

SUMMARY

Based on these findings, staff recommend approval of this application with the following conditions: 1) Requirement that at least one business owner live on the property; 2) Allowing up to three trailers be stored on the property for business use; and 3) Should any business operations and/or activities deviate from the conditions listed in this report, then the Conditional Use Permit shall be revoked per CZC 12.21.100(i).

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion by the Planning Commission, the Commission may make a motion to approve this request, approve with modifications per the discussion, table the matter to a later date, or deny 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 APPROVE the Conditional Use Permit request from Scott Christiansen for a home occupation use located on parcel 02-141-0005, known as Christiansen Enterprise LLC and located at 642 West 1500 North, shall be subject to the following conditions of approval:

- 1. This Conditional Use Permit approval shall not be transferred to another similar user unless approved by the City.*
- 2. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.*
- 3. Per CZC 12.62.070(a), at least one of the two business owners shall live on premises to maintain approval of the home occupation use.*
- 4. No more than three trailers may be stored at any given time on the property located at 642 West 1500 North, in association with the approved home occupation use.*
- 5. Should any business operations and/or activities deviate from the conditions of approval for this home occupation, the Conditional Use Permit shall be revoked per CZC 12.21.100(i). (Add any additional conditions that the Planning Commission may agree upon)."*

Suggested Reasons for Action (Findings) include:

A. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).

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

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

(Add any additional findings for action 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 APPROVE the Conditional Use Permit request from Scott Christiansen for a home occupation use located on parcel 02-141-0005, known as Christiansen Enterprise LLC and located at 642 West 1500 North, shall be subject to the following conditions of approval, with the language amendment to the request (as provided by the Planning Commission) as follows: _____”

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

#3 – TABLE

“I hereby make a motion for the Planning Commission to TABLE the Conditional Use Permit request from Scott Christiansen for a home occupation use located on parcel 02-141-0005, known as Christiansen Enterprise LLC and located at 642 West 1500 North, until such a time as _____.”

4 – DENY

“I hereby make a motion for the Planning Commission to DENY the Conditional Use Permit request from Scott Christiansen for a home occupation use located on parcel 02-141-0005, known as Christiansen Enterprise LLC and located at 642 West 1500 North, with the following reasons for action (findings): _____”

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

New

Application Review Status

Pre-Review	Reviewing	
Planning Commission is scheduled for June 11th		05/20/2025
Final-Review	Not Reviewed	

Fees		Payments		
Home Occupation Fee	\$150.00	05/21/2025	Card VISA	\$150.00
Subtotal	\$150.00	Total Paid		\$150.00
Amount Paid	\$150.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name
Scott

Applicant/Agent Last Name
Christiansen

Company Name
Christiansen Enterprise LLC

Contact Email
Scottcc69@icloud.com

Phone
(801) 540-6048

Mailing Address (Street)

642 W 1500 N

City

Centerville

State

UT

Zip Code

84107

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

YES

Project Name

Christiansen Enterprise LLC

Is this conditional use permit for a home occupation?

Yes

Parcel ID of Subject Property(s)

02-141-0005

Acreage

0.24

Select your zone below

Residential-Low

Proposed use of property

Parking a 7' X 14" Dump Bed Trailer and a 8.5' X 20' Flat Bed car for hauling/ equipment rentals.

Project Address (Street)

642 W 1500 N

City

Centerville

State

UT

Zip

84107

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

See attached documentation.

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

See attached documentation.

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

See attached documentation.

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

See attached documentation.

I have read and agree to comply with the information above



Signature

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

Sydney Dewees, on behalf of Scott - Invalid date

Messages

Hello Scott, Please let me know if you receive this email. I have set up the application and made sure to upload the following documents, see attached. I will be writing a staff report in the coming weeks to prepare for the Planning Commission meeting on June 11th. I will email you if I need clarifications on your application or if there are any "red flags" I see. Based on our meeting today, you seem to have covered the questions I had. And as it appears, you are using the land as a typical home owner would have the rights to do, you just have a business tied to the use now. Please make sure to clarify what will be hauled on and off of your property on the tuck beds, will there be anything stored on them while not in use, and the hours your plan to operate.

Once again the city is very appreciate of your willingness to work with us on the requirements that need to be met for a conditinal use permit. I you have any questions you can email or call: 801-677-6097

Internal Notes

Paper Application and Documentation from meeting on 5.20.25

Jaxen82@gmail.com is the son who is the co-owner

Notices:



CITY OF CENTERVILLE

CONDITIONAL USE PERMIT REQUEST

NAME: Scott C. Christiansen
Jaxen L. Christiansen

COMPANY: Christiansen Enterprises LLC

ADDRESS: 642 W. 1500 N. Centerville

TELEPHONE NUMBER: 801-540-6048

STREET LOCATION OF PROPERTY: 642 W. 1500 N. Centerville

PROPERTY IDENTIFICATION NUMBER: 02-141-0005

LEGAL DESCRIPTION OF PROPERTY: Lot 5, FOXBRIDGE
PLAT "D" SUBDIVISION, DAVIS COUNTY, UTAH

SIZE OF PARCEL(S): 0.235 ACRES

CONDITIONAL USE PERMIT REQUEST: Parking of a 7' x 14' Dump
Bed Trailer and an 8.5' x 20' Flat Bed Car Hauling / Equipment
trailer

I have read the attached City Code, Section 156.030 pertaining to the B-1 Zoning District and the need to apply for a Conditional Use permit. I have also read the attached City Code, Section 156.320 pertaining to Conditional Uses also.

By paying the above stated fee, I understand that no refunds will be issued in full or in part, at any time, even if the outcome is denial.

Signature of Property Owner

Signature of Applicant

Date

(Office Use Only Below This Line)

PLANNING & ZONING ACTION: _____

CITY COUNCIL ACTION: _____

Business Plan Summary for Conditional Use Permit

Christiansen Enterprises LLC

Home-Based Business Located in Centerville City, Utah (Davis County)

Business Overview

Christiansen Enterprises LLC is a locally owned, home-based business that provides trailer rental and transport services. Our business operates exclusively off-site, meaning there is no customer traffic to or from our residential property. The business model centers on the delivery and pickup of utility trailers to customer locations or the transport of goods using our trailers as part of a contracted service.

Business Location & Use of Property

The business is headquartered at our private residence in Centerville. We are requesting a conditional use permit to allow the storage of two utility trailers on the improved gravel driveway located on the north side of our home:

One (1) 7' x 14' dump bed trailer

One (1) 8.5' x 20' flatbed trailer

These trailers will be parked in a manner that does not obstruct street access, public view corridors, or neighboring properties. The storage area is situated on an existing, well-maintained gravel surface designed for utility vehicle parking.

Key Operational Details

No customers will visit the property. All business transactions and interactions will occur remotely (via phone, email, or online platforms).

Trailer use is off-site only. We personally deliver the trailers to customers or utilize them ourselves to provide moving or hauling services.

No business signage, employees, or walk-in services will be present at the residence.

There will be no commercial modifications to the home or yard, and no additional traffic will be generated beyond occasional trailer transport to and from the site.

All equipment complies with city noise and appearance standards.

Community Compatibility

Christiansen Enterprises LLC is designed to operate in full harmony with our neighborhood and community standards. As a family-run business, we are committed to maintaining the residential character of our neighborhood while responsibly managing our small business. By operating off-site and limiting on-premise activity to passive trailer storage, we minimize any potential impact on nearby homes.

We respectfully request approval of our conditional use permit to continue operating Christiansen Enterprises LLC under these clearly defined, low-impact conditions.



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

STAFF MEMORANDUM

To: Scott Christiansen, Applicant
Jaxen Christiansen, Co-owner
From: Sydney DeWees, City Planner
Subject: Christiansen Enterprise LLC – Conditional Use Permit –
Completeness Review

Background:

Application Received: 05/20/2025

Application Reviewed: 1. 05/22/2025

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

<u>Item</u>	<u>Status</u>	<u>Comments</u>
The name, address, email and telephone number of the applicant and the applicant's agent, if any;	✓	Scott Christiansen 642 W 1500 N Scottcc69@icloud.com (801) 540-6048
The address and parcel identification of the subject property;	✓	642 W 1500 N, also known as 642 W WILLOW WOOD DR Centerville Utah, 84014 Parcel #: 02-141-0005
The zone, zone boundaries and present use of the subject property;	✓	Residential Low (R-L)
A description of the proposed conditional use;	✓	Exhibit C
A plot plan showing the following;		
Applicant's name;	✓	Exhibit D
Site address;	✓	Exhibit D
Property boundaries and dimensions;	✓	Exhibit D

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


 Sydney DeWees, City Planner



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

May 22, 2025

Scott Christiansen
642 W 1500 N
Centerville, UT 84014
Scottcc69@icloud.com

Re: Conditional Use Permit, Christiansen Enterprise LLC

Dear Mr. Christiansen,

We received your application for a Conditional Use Permit on May 20th, 2025. With the assistance of various city departments, the Community Development Department has completed a review to determine if your application is complete, meaning you have submitted everything listed on the CUP Checklist Completeness Review Report that was provided to you.

We have determined that your application is **COMPLETE**. For more information on why your application has been deemed complete, please refer to the attached Completeness Review Report dated 05-22-2025.

Staff will begin scheduling for this application to be reported to the Planning Commission. The application is set to be reviewed on June 11th, 2025

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

Respectfully,

Sydney DeWees
City Planner

Business Plan Summary for Conditional Use Permit

Christiansen Enterprises LLC

Home-Based Business Located in Centerville City, Utah (Davis County)

Business Overview

Christiansen Enterprises LLC is a locally owned, home-based business that provides trailer rental and transport services. Our business operates exclusively off-site, meaning there is no customer traffic to or from our residential property. The business model centers on the delivery and pickup of utility trailers to customer locations or the transport of goods using our trailers as part of a contracted service.

Business Location & Use of Property

The business is headquartered at our private residence in Centerville. We are requesting a conditional use permit to allow the storage of two utility trailers on the improved gravel driveway located on the north side of our home:

One (1) 7' x 14' dump bed trailer

One (1) 8.5' x 20' flatbed trailer

These trailers will be parked in a manner that does not obstruct street access, public view corridors, or neighboring properties. The storage area is situated on an existing, well-maintained gravel surface designed for utility vehicle parking.

Key Operational Details

No customers will visit the property. All business transactions and interactions will occur remotely (via phone, email, or online platforms).

Trailer use is off-site only. We personally deliver the trailers to customers or utilize them ourselves to provide moving or hauling services.

No business signage, employees, or walk-in services will be present at the residence.

There will be no commercial modifications to the home or yard, and no additional traffic will be generated beyond occasional trailer transport to and from the site.

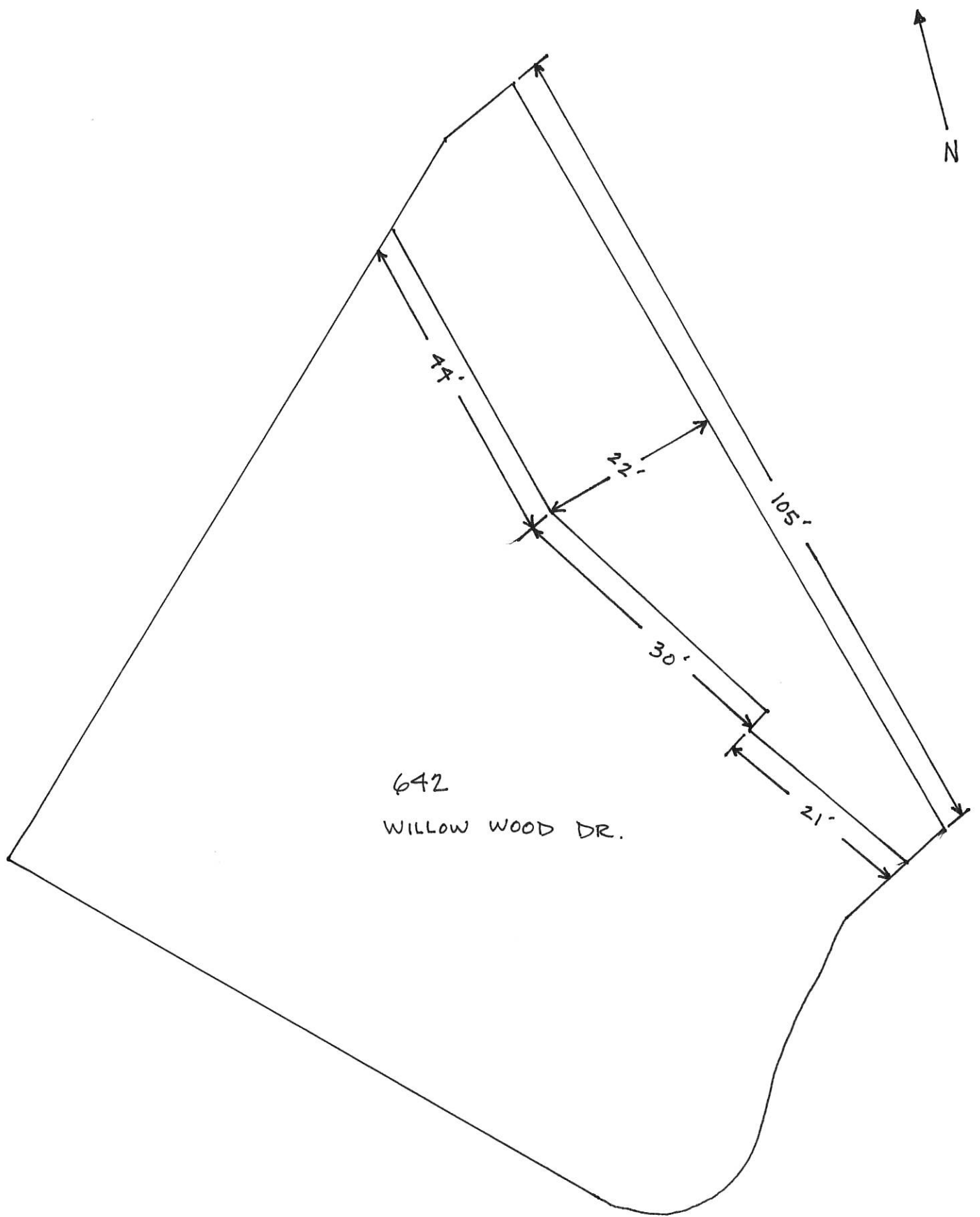
All equipment complies with city noise and appearance standards.

Community Compatibility

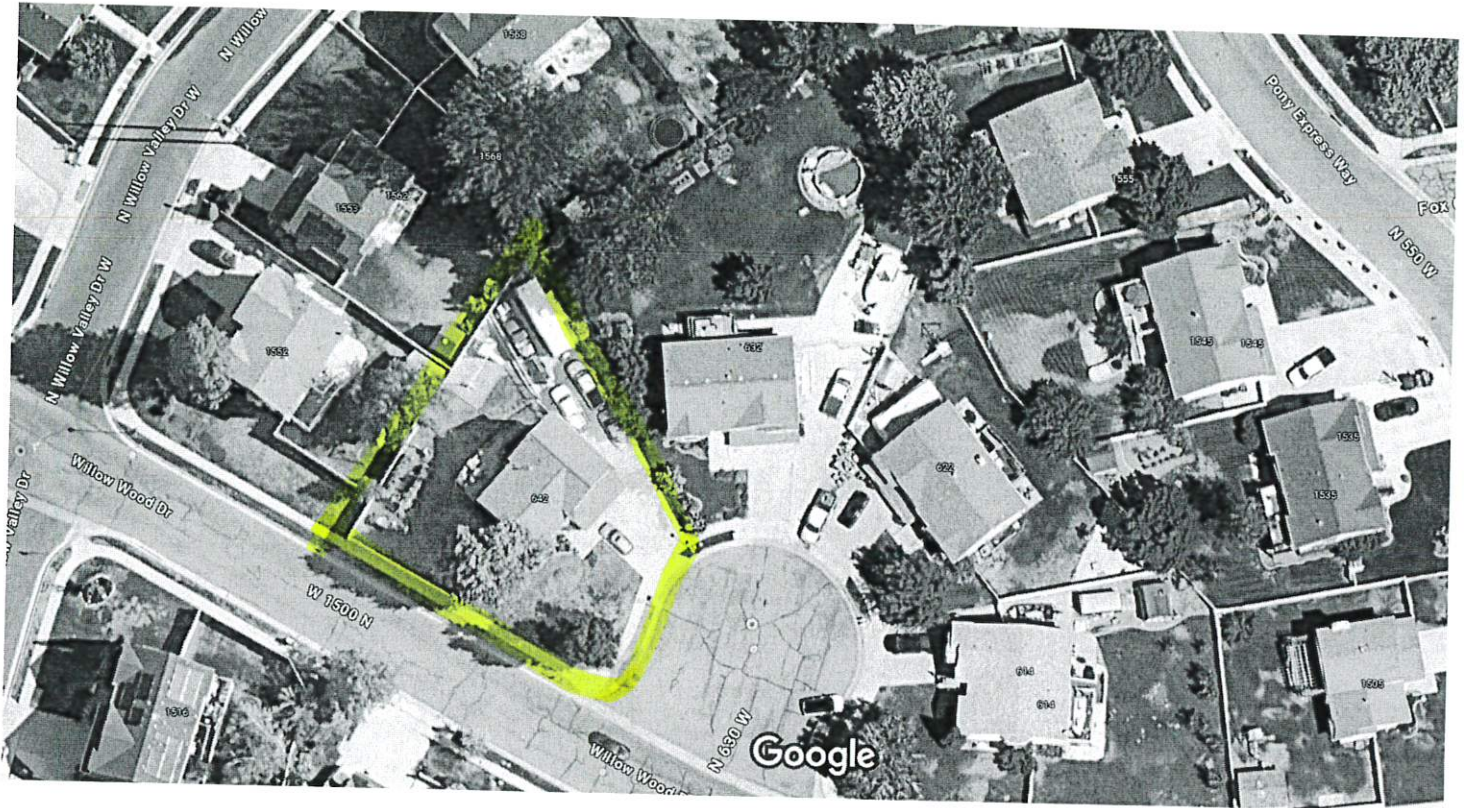
Christiansen Enterprises LLC is designed to operate in full harmony with our neighborhood and community standards. As a family-run business, we are committed to maintaining the residential character of our neighborhood while responsibly managing our small business. By operating off-site and limiting on-premise activity to passive trailer storage, we minimize any potential impact on nearby homes.

We respectfully request approval of our conditional use permit to continue operating Christiansen Enterprises LLC under these clearly defined, low-impact conditions.





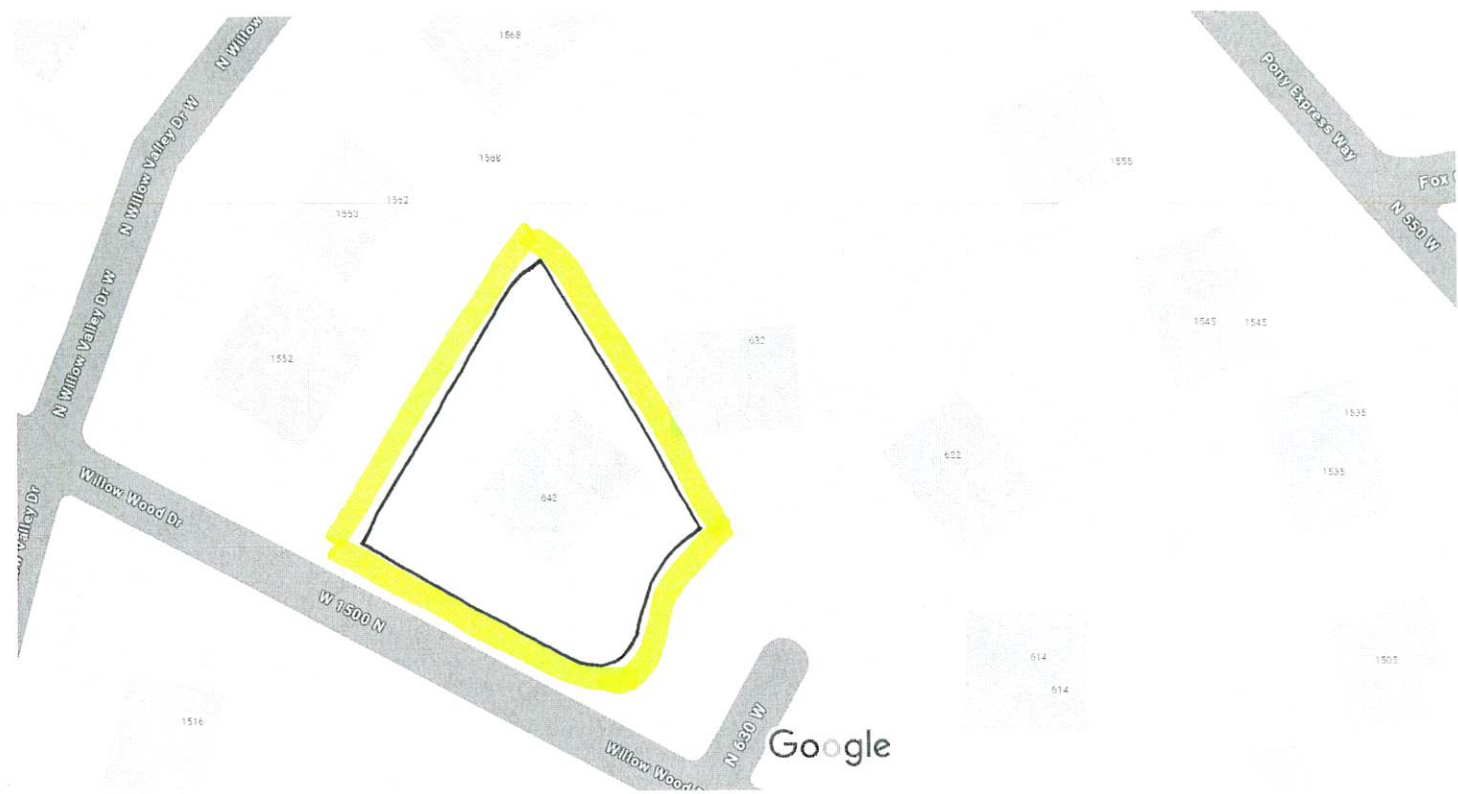
Google Maps



Imagery ©2025 Airbus, Map data ©2025 Google 20 ft



Google Maps



Map data ©2025 Google 20 ft



**MAJSTOROVIC,
NINOSLAV**

Weather

**ECKEL,
ROBERT &
SUSAN**

**PRICE,
STACY F**

**CHRISTIANSEN,
SCOTT
GAND
MORE,
NICOLE**

**HARRISON,
BRIANT
& CARI
LYN**

B

**MARLEY,
BRIAN L &
GYNTHIA L -
TRUSTEES**

Willow Wood Dr

OX

Thursday, December 12, 2024 7:38 AM



Neighbors,

We (Scott & Jaxen Christiansen) are asking Centerville City to extend to us a Conditional Use Permit to allow us to conduct a Business from our home where we will be parking a 7' x 14' Dump Bed Trailer and an 8.5' x 20' Flat Bed Car/Equipment hauling trailer on the improved gravel driveway to the North side of our house located at 642 W. Willow Wood Dr. (1500N) in Centerville, Utah. Our business plan is to rent out the trailers to customers – we will be exclusively delivering the trailer being rented to the customer and not allowing customers or their representative to come to the residence to pick up or drop off the trailer. The impact on the neighborhood and our cul-de-sac will be minimal as we will not be moving trailers at odd hours or times of the day. We have secured a Utah State Business License. Your thoughts or Concerns about this permit are welcome and approval and signature of this letter would be much appreciated.

Sincerely,

Scott C. Christiansen, Jaxen L. Christiansen

642 Willow Wood Dr.

Centerville, Utah 84014

801-540-6048

Neighbor:

Name: Brian Marley

Address: 614 Willow Wood

Phone #: 801-554-6139

Concern: None

For: ☒ Against: ☐

Signature: Brian Marley Date: 5-17-2025

Neighbors,

We (Scott & Jaxen Christiansen) are asking Centerville City to extend to us a Conditional Use Permit to allow us to conduct a Business from our home where we will be parking a 7' x 14' Dump Bed Trailer and an 8.5' x 20' Flat Bed Car/Equipment hauling trailer on the improved gravel driveway to the North side of our house located at 642 W. Willow Wood Dr. (1500N) in Centerville, Utah. Our business plan is to rent out the trailers to customers – we will be exclusively delivering the trailer being rented to the customer and not allowing customers or their representative to come to the residence to pick up or drop off the trailer. The impact on the neighborhood and our cul-de-sac will be minimal as we will not be moving trailers at odd hours or times of the day. We have secured a Utah State Business License. Your thoughts or Concerns about this permit are welcome and approval and signature of this letter would be much appreciated.

Sincerely,

Scott C. Christiansen, Jaxen L. Christiansen

642 Willow Wood Dr.

Centerville, Utah 84014

801-540-6048

Neighbor:

Name: BRYANT HARRISON

Address: 622 W WILLOW WOOD DR

Phone #: 801-390-0762

Concern: ZERO

For: ☒ Against: ☐

Signature: BV/H Date: 5-17-2025

Neighbors,

We (Scott & Jaxen Christiansen) are asking Centerville City to extend to us a Conditional Use Permit to allow us to conduct a Business from our home where we will be parking a 7' x 14' Dump Bed Trailer and an 8.5' x 20' Flat Bed Car/Equipment hauling trailer on the improved gravel driveway to the North side of our house located at 642 W. Willow Wood Dr. (1500N) in Centerville, Utah. Our business plan is to rent out the trailers to customers – we will be exclusively delivering the trailer being rented to the customer and not allowing customers or their representative to come to the residence to pick up or drop off the trailer. The impact on the neighborhood and our cul-de-sac will be minimal as we will not be moving trailers at odd hours or times of the day. We have secured a Utah State Business License. Your thoughts or Concerns about this permit are welcome and approval and signature of this letter would be much appreciated.

Sincerely,

Scott C. Christiansen, Jaxen L. Christiansen

642 Willow Wood Dr.

Centerville, Utah 84014

801-540-6048

Neighbor:

Name: Stacy Carter

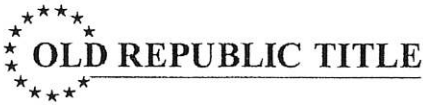
Address: 632 W. 1500 N.

Phone #: 801. 410. 3026

Concern: ☒

For: X Against:

Signature:  Date: 5/17/25



E 3082020 B 6973 P 1511
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/16/2018 2:58:00 PM
FEE \$14.00 Pgs: 1
DEP eCASH REC'D FOR OLD REPUBLIC NATL TITI

RESPA

WHEN RECORDED MAIL TO:
Scott C. Christiansen
642 West Willow Wood Drive
Centerville, UT 84014
File Number: 1828223SM

WARRANTY DEED

Aaron M. Novak and Brin Novak, as trustees of The Novak Family Trust, dated April 19, 2017 GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Scott C. Christiansen, unmarried man GRANTEE

the following tract of land in Davis, County, State of UTAH, to-wit

Lot 5, FOXBRIDGE PLAT "D" SUBDIVISION, according to the official plat thereof on file and of record in the Davis County Recorder's Office, State of Utah.

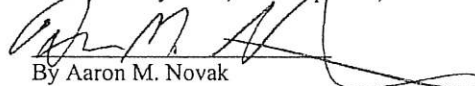
Situate in Davis County, State of Utah.

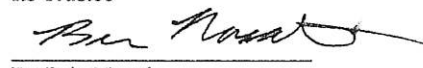
TAX ID NUMBER FOR PROPERTY: 02-141-0005

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2018 and thereafter.

WITNESS the hand of Grantor, this 15th day of March, 2018.

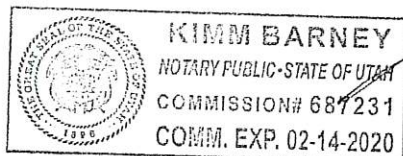
Novak Family Trust, dated April 19, 2017

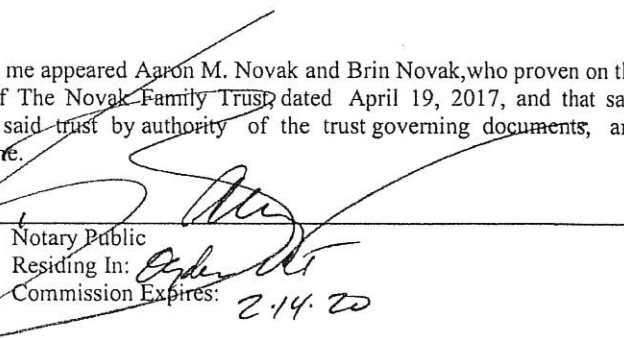
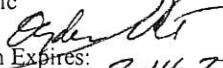

By Aaron M. Novak
Its Trustee


By Brin Novak
Its Trustee

STATE OF: Utah
COUNTY OF: Davis

On this 15th day of March, 2018, personally before me appeared Aaron M. Novak and Brin Novak, who proven on the basis of satisfactory evidence are the trustee(s) of The Novak Family Trust, dated April 19, 2017, and that said document was signed by him/her on behalf of said trust by authority of the trust governing documents, and acknowledged to me that said trust executed the same.




Notary Public
Residing In: 
Commission Expires: 2.14.20

City Zoning Code 12.12

Home Occupation: A commercial or other non-residential use conducted within a dwelling unit that is incidental and secondary to the use of the dwelling unit for residential purposes.

Staff Comments: While the act of the business is not being fulfilled inside the home, the office management is done inside the home. Just as catering, all the prep, office management, and fulfillment is done inside the home. Then when ready to cater and event, they load the materials up and do the event off of the premises. While Christiansen Enterprise LLC is not transporting anything off of their property nor is creating anything inside, its business tasks are being fulfilled the same. Therefore, based on Centerville's historic designation of what is deemed a home occupation, this business is a home occupation.

12.62 Home Occupations

12.62.010 Purpose

12.62.020 Scope

12.62.030 Definitions

12.62.040 Permitted Use

12.62.050 Development Standards - Permitted Use

12.62.060 Conditional Use Permit Required

12.62.070 Development Standards - Conditional Use

12.62.010 Purpose

The purpose of this Chapter is to establish use and development regulations for home occupations. These regulations are intended to ensure that limited business activities allowed in a residential zone do not disturb the residential character of a neighborhood.

HISTORY

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

12.62.020 Scope

The requirements of this Chapter shall apply to any home occupation conducted 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.

HISTORY

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

12.62.030 Definitions

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

HISTORY

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

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;
 - 3. Personal care service;
 - 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.

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

12.62.050 Development Standards - Permitted Use

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

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

HISTORY

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

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.

HISTORY

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

12.62.070 Development Standards - Conditional Use

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

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

HISTORY

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

12.21.100 Conditional Use Permit

- (a) Purpose. This Section sets forth procedures for considering and approving conditional use permits.
- (b) Authority. The Planning Commission is authorized to issue conditional use permits as provided in this Section.
- (c) Initiation. A property owner may request a conditional use permit as provided in this Section. An agent of a property owner shall provide a notarized authorization.
- (d) Procedure. An application for a conditional use permit shall be considered and processed as provided in this Section.
 - 1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule. The application shall include at least the following information:
 - a. The name, address, email and telephone number of the applicant and the applicant's agent, if any;
 - b. The address and parcel identification of the subject property;
 - c. The zone, zone boundaries and present use of the subject property;
 - d. A description of the proposed conditional use;
 - e. A plot plan showing the following:
 - i. Applicant's name;
 - ii. Site address;
 - iii. Property boundaries and dimensions;
 - iv. Layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - v. Adjoining property lines and uses within 100 feet of the subject property.
 - f. Traffic impact analysis, if required by the City Engineer, Zoning Administrator, or the Planning Commission;
 - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of Subsection (e);
 - h. Such other and further information or documentation as the Zoning Administrator or Planning Commission may reasonably deem necessary for proper consideration and determination of whether the application meets the requirements of this Section and applicable provisions of the Zoning Code.
 - 2. After the application is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report analyzing the application.
 - 3. The Planning Commission shall schedule and hold a public hearing on the proposed conditional use permit application. Public notice of the public hearing and the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. After due consideration the Planning Commission shall approve, approve with conditions, or deny the application pursuant to the standards set forth in Subsection (e).
 - 4. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Any conditions of approval shall be limited to conditions needed to conform the conditional use permit to approval standards.
 - 5. After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
 - 6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

(e) Approval Standards. The following standards shall apply to the issuance of a conditional use permit.

1. A conditional use permit may be issued only when the proposed conditional use is allowed by the zone where the conditional use will be located, or by another provision of this Title.
2. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit.
3. No conditional use permit shall be authorized unless the evidence presented establishes:
 - a. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community;
 - c. The proposed use will comply with regulations and conditions specified in this Title for such use; and
 - d. The proposed use will comply with applicable provisions of the General Plan.
4. The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this Subsection can be met.
5. The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
 - a. The suitability of the specific property for the proposed use;
 - b. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
 - c. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;
 - d. The economic impact of the proposed facility or use on the surrounding area;
 - e. The aesthetic impact of the proposed facility or use on the surrounding area;
 - f. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
 - g. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - h. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
 - i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
 - j. The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

(f) Appeal. Any person adversely affected by a final decision of the Planning Commission regarding the transfer, issuance, revocation or denial of a conditional use permit may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.

- (g) Effect of Approval. A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this Title or any other applicable provisions of the Centerville Municipal Code.
1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.
 2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.
- (h) Amendment. The procedure for amending a conditional use permit shall be the same as the original procedure set forth in this Section.
- (i) Revocation. A conditional use permit may be revoked as provided in CZC 12.23.070.
1. In addition to the grounds set forth in CZC 12.23.070, any of the following shall be grounds for revocation of a conditional use permit:
 - a. The use for which a permit was granted has ceased for one year or more;
 - b. The holder or user of a permit has failed to comply with the conditions of approval or any city, state, or federal law governing the conduct of the use;
 - c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan or map; or
 - d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.
 2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.
- (j) Expiration. A conditional use permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within 180 days after approval, is not substantially completed within two years, or is abandoned.

HISTORY

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

2. Commercial Policies

No commercial uses currently exist in northeast Centerville, and none are anticipated.

- a. No commercial development shall be located in any area of northeast Centerville. In particular, no commercial development shall be permitted north of Parrish Lane on Main Street so that residential character of this area may be maintained.

3. Community Facilities

a. Parks

While the greatest concentration of school-aged children lives in northeast Centerville, not one City park is located here. The current need for a park in this neighborhood is great, and will increase as new development occurs. Centerville City shall pursue the acquisition and development of property for a City park in northeast Centerville as its top parks priority. The Rockwood gravel pit or the Ford property on upper Ricks Creek would be good locations for such a park.

b. Water

City water service to this neighborhood needs to be upgraded in the near future. As new development occurs, this situation will be even more critical. Centerville City should pursue the development of new water sources and storage in this area to improve water availability and pressure. To preserve scarce culinary water, all new developments should be required to supply secondary water for maintenance of landscaping and outdoor use. This will necessitate the acquisition and development of ground water sources. Until additional water supplies are available, future residential development in this neighborhood must be carefully considered for impact on the City water system.

SECTION 12-480-5. NEIGHBORHOOD 4, NORTHWEST.¹¹

Overview

The Northwest Neighborhood is located between Lund Lane, Main Street, Parrish Lane, and I-15. Most of the Northwest Neighborhood has already been developed, and consists of a variety of uses, including: single-family residential, multi-family residential of various densities and types, commercial, and professional office. The only substantial undeveloped areas are near Lund Lane, on the northern boundary of the City, and the Pineae Nurseries, near Parrish Lane.

Issue: Future land-uses and transitions between different land uses.

Perhaps the two most significant issues in the Northwest Neighborhood are future land-use patterns and transitions (buffers) between different land uses. The existing land-use patterns indicate a mix of commercial, residential of varying types and densities, and professional office in the area between Parrish Lane and Chase Lane. From Chase Lane to Jennings Lane, the uses change to primarily residential of medium to low-density. North of Jennings Lane is almost exclusively low-density residential, with the exception of Greenfields, an older, medium-density residential development on Frontage Road.

- **Goal:** Establish appropriate land-use patterns and land-use transitions.

¹¹ Amended by Ord. No. 2003-11, April 1, 2003

- **Policy:** Only compatible land-uses shall be allowed adjacent to each other, as outlined in the *Land-use Hierarchy Standards* section of this ordinance.
- **Policy:** Land-use types and densities shall be set forth in the *General Plan Land-use Map*, when adopted.
- **Policy:** All future developments must have appropriate landscaping/design transitions, as outlined in the *Transition Design Standards* section of this ordinance. (To be created; essentially a set of design guidelines/standards to facilitate transitions between different uses, intensities of operation, and residential densities.)

Issue: Semi-rural Residential areas.

A couple of areas north of Jennings Lane have developed over time as semi-rural residential, with characteristics such as ½ to 1 acre lots, and the keeping of some domestic farm animals. These areas don't qualify as true rural residential, which typically requires a minimum of 5 acres per dwelling. Historical planning practices show that 1 acre zoning is not advisable because it is too small for true agricultural, too big for purely residential purposes, and too small to subdivide when the current owners no longer want to maintain the property and/or move.

- **Goal:** Preserve existing areas of semi-rural residential for current property owners.
 - **Policy:** Amend zone text to create a zone or set of standards that regulates the keeping of domesticated farm animals in residential areas.
 - **Policy:** Amend zone text to create overlay or other designation establishing a boundary for areas to be preserved as semi-rural residential.
- **Goal:** Preserve viability of area for potential future development.
 - **Policy:** Require all new lots to have frontage equivalent to twice that required in the R-1-10 Zone.
 - **Policy:** Anticipate future ordinances allowing accessory dwelling units and/or small PUDs in these areas.

Issue: Frontage Road, 400 West, and Main Street.

Frontage Road has been designed and built as a collector road for residential areas in the south Farmington/north Centerville area, but occasionally functions as an arterial when accidents occur on I-15. 400 West is a residential collector for the interior of the Northwest Neighborhood. Main Street is a minor arterial that provides a connection to both Bountiful and Farmington.

- **Goal:** Preserve the viability of Frontage Road.
 - **Policy:** No future development shall front or have direct access onto the Frontage Road.
 - **Policy:** All roads (both public and private), connecting to Frontage Road shall meet the minimum city standard for a public residential street, including parkstrips and sidewalks.

- **Policy:** All future development along Frontage Road shall be buffered according to City landscaping standards the criteria set forth in the *Transition Design Standards* section of this ordinance.
- **Goal:** Preserve viability of area for potential future development.
 - **Policy:** Require all new lots to have frontage equivalent to twice that required in the R-1-10 Zone.
 - **Policy:** Anticipate future ordinances allowing accessory dwelling units and/or small PUDs in these areas.

Issue: Commercial development

In the past, commercial development in the Northwest Neighborhood has been limited to areas immediately adjacent to Parrish Lane.

- **Goal:** Establish an appropriate boundary for commercial uses.
 - **Policy:** High to very high-intensity commercial uses must be located within 500 feet of Parrish Lane.
 - **Policy:** Medium intensity commercial uses, such as small professional offices, must be located within 1000 feet of Parrish Lane.
- **Goal:** Preserve and enhance commercial activity along Parrish Lane.
 - **Policy:** Establish a “gateway” feature into the city near the I-15 interchange.
 - **Policy:** Actively work to reduce direct access onto Parrish Lane and require all new development to occur in commercial centers with shared access and signalized intersections.
 - **Policy:** Actively work to improve the appearance and function of existing strip commercial development and discourage new strip commercial projects reduce strip commercial development and disallow any new strip commercial projects.
 - **Policy:** Actively encourage a reduction in the number of freestanding signs along Parrish Lane. Encourage businesses to co-locate and/or use monument signs.
 - **Policy:** Actively encourage all businesses to bring their landscaping into conformance with current landscaping standards.

Residential Densities/Development ¹²

Residential densities shall be based primarily on their proximity to public services. Higher residential densities should be located in areas adjacent to basic, high-intensity facilities/services. Densities should naturally decrease as the distance increases away from these facilities/services. Multi-family projects, PUDs, developments with private roads, and other similar types of projects are permitted only on parcels 3 acres or larger. The maximum density allowed on a residential property is as follows:

- The base density for all of Centerville will be a maximum of 4 units/acre.

¹² Amended by Ord. No. 2012-23, August 7, 2012

- o Areas within $\frac{1}{2}$ mile radius of a gas station with mini-mart may be allowed up to an additional 4 units/acre; and
- o Areas within $\frac{1}{4}$ mile radius of a full-service grocery store may be allowed up to an additional 4 units/acre; and
- o Areas within $\frac{1}{4}$ mile radius of a light rail or commuter rail station may be allowed up to an additional 4 units/acre.

The maximum allowed density in any area shall not exceed 12 units/acre.

Land Use Hierarchy Standards

Only uses in the same category or in an adjacent category may be located next to each other. At least 100 feet of separation must occur before a use in a subsequent category may be employed. For example, a Very High Intensity use can not be located next to a Medium Intensity use unless there is a High Intensity use between them creating at least 100 feet of separation.

Very High Intensity

- Commercial uses with over 50,000 sq ft total floor area
- Any commercial site greater than 3 acres
- Any use involving repair or maintenance of a vehicle
- Any commercial use with a drive through
- Any use frequently open for operation after midnight or before 7 a.m.
- Any heavy industrial use; public or private
- Office/warehouse uses with outdoor storage
- Commercial uses with outdoor sales and/or storage
- Homeless shelters, substance abuse facilities

High Intensity

- Commercial uses with 10,000 to 50,000 sq ft total floor area
- Any commercial use with a 1 to 3 acre site
- All restaurants without a drive through
- Gasoline station without repair facility and/or carwash
- Any light industrial use
- Office/warehouse without outdoor storage
- Professional office – greater than 4,000 total sq ft
- Hospitals, clinics, treatment centers
- Residential uses greater than 8 units/acre

- Mixed-use developments with greater than 10,000 sq ft floor area/acre
- Public and private recreational facilities/gyms

Medium Intensity

- Commercial uses on sites smaller than 1 acre
- Professional office – less than 4,000 total sq ft
- Mixed-use developments with less than 10,000 sq ft floor area/acre
- Temples, synagogues, or similar structures greater than 10,000 sq ft
- Residential uses between 4 and 8 units/acre

Low Intensity

- Residential uses less than 4 units/acre

Uses appropriate at all levels of intensity

- Public utility structures of less than 900 sq ft.
- Parks
- Churches/religious facilities with less than 10,000 sq ft total floor area
- Structures approved for historical preservation
- Existing, non-conforming uses

Centerville City

Project:

Location:

Zoning:

Application:

Meeting Date:

Time:

Place:

Watch Online at

Youtube.com/centervillecityutah

View agenda at centervilleutah.gov

The public is cordially invited to attend this meeting and comment. Your input on this matter is very important. Anyone desiring further information about this proposal, call the Centerville City Planning Department at 801.292.8232 during regular business hours.



May 30th, 2025

Please see the following public hearing notices for June 11th, 2025

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

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **June 11th, 2025, at 7:00pm** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Conditional Use Permit** for the property located at **642 W 1500 N as a Home Occupation and commercial use at this location**. If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Michael Eggett
Community Development Director

CENTERVILLE
PLANNING
COMMISSION

Staff Report
6/11/2025

Item No. 2.

Title: Public Hearing - Preliminary Subdivision Plat - Chase Creek Subdivision - 224 West Chase Lane - Residential Subdivision - Kevin Mortensen/Scott Argyle - Administrative Decision

Initiated By: Kevin Mortensen/Scott Argyle, Applicants

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

SUBJECT:

Consider Preliminary Plat submittal for Chase Creek Subdivision located at approximately 224 West Chase Lane consisting of a proposed 6-lot residential subdivision.

RECOMMENDATION:

Consider approval of the preliminary subdivision plat and plan submittal.

BACKGROUND:

The applicant and property owner, Mr. Kevin Mortensen has applied for the Preliminary Plat Subdivision Application. Entellus Engineering is assisting Mr. Mortensen on this application as well. The plans presented for this application indicate a 6-lot subdivision on 2.13 acres of land. The zoning for this property is Residential Low (R-L) and the applicant has indicated that they are choosing to construct single-family homes on these lots.

The updated Preliminary Subdivision application for this project was submitted on October 30th, 2024, with the fees paid for on November 7, 2024. There had been one DRC prior to the application on October 28, 2024, where the applicant was informed of the new process that they would need to adhere to. The applicant has worked with the city to comply with the current Code for subdivision processing, and has hired a new engineering company to help facilitate the new process. The secondary applicant, Mr. Scott Argyle (Entellus Engineering) is the lead engineer for the subdivision planning process. We have now held three more DRC meetings for the completeness review phase of the Chase Creek Preliminary Subdivision Plat and Plan, where the application was deemed complete on April 22, 2025. Thereafter, two DRC meetings occurred to verify City Code compliance with the Preliminary Subdivision Plat and Plan. It is anticipated that on June 9th, the application will be deemed fully compliant with the City Code and a staff report was created for this Planning Commission meeting reflecting this compliance.

A public hearing was advertised for this proposed Preliminary Subdivision Plat and Plan. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet. If additional feedback is submitted post-staff report, items will be shared with the Commission at the meeting.

ATTACHMENTS:

1. 6.11.2025 - PC Staff Report - Chase Creek Prelim Subdivision (FINAL)
2. Exhibit A - Application
3. Exhibit B -4-15-25 - PLAT 2235001-PLAT
4. Exhibit C 4-15-25 - CHASE CREEK SUBDIVISION
5. Exhibit E - Creek Maintain- 2820593 NOTICE.pdf_3_14_2024
6. Exhibit F - Streamline Alteration Application 7-18-23
7. Exhibit G - 4- 21- 25 Completeness Review - COMPLETE
8. Exhibit I - 6.6.25 Preliminary Plat On Site Notice (1)
9. Exhibit I - 6.6.25 Preliminary Plat Public Place
10. Exhibit J - 10-4-2022 City Council Rezone Approval
11. Exhibit K - 01-25-2023 Planning Commission Action - Conceptual Subdivision
12. Exhibit K - 7-26-2023 Minutes
13. Exhibit L - Chase Creek 404 Response Letter
14. Exhibit N - Well Locations 9-17-24
15. Exhibit O - 15.03 - CMC_2017-03 OLD
16. Exhibit P - CMC 15.01.084
17. Exhibit Q - Part-12-480-Neighborhood-Planning-Policies-05-15-2018-PDF
18. Exhibit R - 12.32.300 R_L Lots

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: KEVIN L MORTENSEN

APPLICANT: KEVIN MORTENSEN/ SCOTT ARGYLE

PROPERTY LOCATION: 224 W CHASE LN

PARCEL NUMBERS: 02-014-0050 & 02-014-0072

PARCEL SIZE: 2.13 ACRES & .52 ACRES

DEVELOPMENT TOTAL AREA: 2.237 ACRES

ZONING DISTRICT: RESIDENTIAL LOW (R-L)

APPLICATION: PRELIMINARY PLAT SUBDIVISION
(CMC 15.03)

STAFF RECOMMENDATION: CONSIDER APPROVING THE
PRELIMINARY SUBDIVISION PLAT AND
PLAN SUBMITTAL

BACKGROUND:

The applicant and property owner, Mr. Kevin Mortensen has applied for the Preliminary Plat Subdivision Application. Entellus Engineering is assisting Mr. Mortensen on this application as well. The plans presented for this application indicate a 6-lot subdivision on 2.13 acres of land. The zoning for this property is Residential Low (R-L) and the applicant has indicated that they are choosing to construct single family homes on these lots. This applicant first applied for a Zoning Map Amendment in 2022, which was approved by City Council in, See Exhibit J. Following that application’s approval, Mr. Mortensen applied for a conceptual subdivision with the Planning Commission on January 25, 2023, where it was tabled. On July 25, 2023, Mr. Mortensen presented the application again with alterations made, the Planning Commission approved the Conceptual Subdivision on 7-25-23, see Exhibit K. The directive was for Mr. Mortensen to “prepare and submit a Preliminary Subdivision Plan that conforms to the

requirements of CMC 15.03.030” and to “obtain a 404 Permit from the US Army Corps of Engineers (Exhibit L), the Utah State’s Engineers Office (Exhibit F), and receive an approval from Davis County (Exhibit E).”

Unfortunately, since the date of this approval, the Municipal Code has now been updated for Subdivision processing (per State of Utah requirements). For more information see Exhibit O regarding *CMC 15.03.030* before the code update. No Preliminary Subdivision was submitted to the City within the one-year timeframe of the Conceptual Subdivision approval. By the time the applicant then re-applied for the Preliminary Subdivision, and it had been reviewed by Staff for processing, the City had adopted the State mandated updates and the applicant was required to follow the new process. The applicant received Conceptual Subdivision approval but never received Preliminary Subdivision Plat approval by the Planning Commission and then the City codes were amended for subdivision processing. Therefore, the updated application was ultimately denied, and the applicant was directed to re-apply for Preliminary Subdivision Plat processing, subject to the updated subdivision ordinances, as now found in *CMC 15.03*.

The updated Preliminary Subdivision application was submitted on October 30th, 2024, with the fees paid for on November 7, 2024. There had been one DRC prior to the application on October 28, 2024, where the applicant was informed of the new process that they would need to adhere to. The applicant has worked with the City to comply with the current code for subdivision processing and has hired a new engineering company to help facilitate the new process. The secondary applicant, Mr. Scott Argyle (Entellus Engineering) is the lead engineer for the subdivision planning process. We have now held three more DRC meetings for the completeness review phase of the Chase Creek Preliminary Subdivision Plat and Plan, where the application was deemed complete on April 22, 2025. Thereafter, two DRC meetings occurred to verify City Code compliance with the Preliminary Subdivision Plat and Plan. It is anticipated that on June 9th, the application will be deemed fully compliant with the City Code and a staff report was created for this Planning Commission meeting reflecting this compliance.

A public hearing was advertised for this proposed Preliminary Subdivision Plat and Plan. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet. If additional feedback is submitted post-staff report, items will be shared with the Commission at the meeting.



CODE REQUIREMENTS

15.03 Preliminary Plat:

“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. This subdivision is considered a residential subdivision so, under the provisions of State law, the City has designated the Planning Commission as the Administrative Land Use Authority authorized to approve or deny preliminary plat approvals for residential subdivisions.

15.03.020 Preliminary Plat Application And Fees:

The applicant has provided three (3) hard copies and at least one electronic copy to the city for review. The applicant has paid the associated fees for this application.

15.03.030 Preliminary Plat Submittal Requirements:

The applicant has submitted all the requirements for a preliminary subdivision plat and plan submittal. The proposed preliminary plat and plan have been reviewed by city departments and feedback given to the applicant during previous DRC meetings. The applicant will be deemed to be compliant with the plat submittal requirements during the June 9th, 2025, DRC meeting. See Exhibit G & H for the completeness and compliance checklist.

15.03.032 Preliminary Plat Completeness Review:

As referenced, the Community Development Director reviewed the Preliminary Plat application in accordance with 15.01.084. See Exhibit P for Code 15.01.084.

15.03.034 Preliminary Plat Distribution To Departments:

The completed application was distributed for one round of compliance reviews. Feedback from staff for round one of compliance reviews can be seen in Exhibit G.

15.03.036 Preliminary Plat Review Cycle Requirements:

The applicant was given feedback by City Staff, primarily during the completeness review phase. Once the review cycle, as established in CMC 15.03.036, was initiated, the applicant received feedback to be in compliance with City and State Codes. The application was deemed complete on May 12, 2025, and will receive any further final feedback on June 9th, 2025.

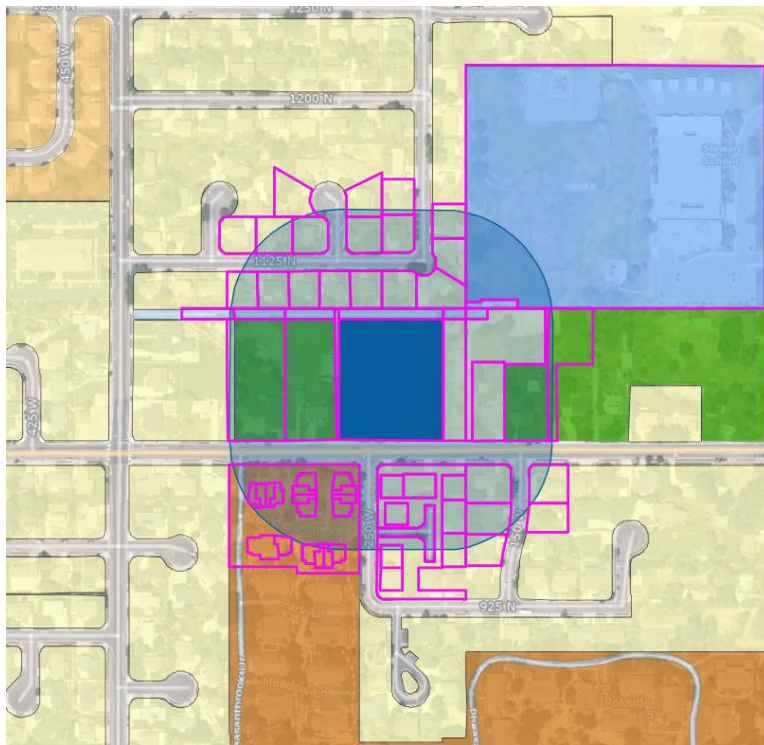
15.03.040 Preliminary Plat Review And Approval By Planning Commission:

Per this City Code, “the Planning Commission may approve, approve subject to modification, or disapprove the submitted preliminary plat, and shall make findings specifying any inadequacy in the application, noncompliance with City ordinances or regulations, questionable or undesirable design and/or engineering, and the need for any additional information which may assist the

Planning Commission to evaluate the preliminary plat.” Based on the above information and what is provided in this packet, City Staff recommends approval of the preliminary subdivision plat and plan for the Chase Creek Preliminary Subdivision proposal.

15.05 General Requirements For All Subdivisions

The subdivision complies with the General Plan neighborhood plan. This parcel is located in Neighborhood 4, northwest Centerville. As found on Exhibit Q, the neighborhood plan identifies the diversity of housing density, amenities, and agriculture use. The lots surrounding this property, as located within 300 feet of the applicant site, consist of 30 residential low properties, 4 agriculture low properties, 1 residential high property, and a public facility (Stewart Elementary School). The proposed subdivision will continue the Residential Low (R-L) zoning standard and development expectation as it will consist of single-family housing on each parcel in the subdivision. See the below imagery for more.



15.05.020 Lots:

Staff have reviewed the proposed preliminary site plan and plat, which shows that the creation of these new single-family lots meets the Residential Low (R-L) code requirements per CZC 12.32.300 (see Exhibit R for more).

15.05.030 Streets and Related Improvements:

Staff have reviewed the preliminary site plan and plat, which shows the public street, Chase Creek Circle, as having a 50 ft width with curb, gutter, and sidewalk on both sides of the property. There is a dedicated 20 ft snow load zone on the west side and east side of the street, a new fire hydrant at the northern portion of the cul-de-sac (per request of South Davis Fire District), a new streetlight (per request of Centerville streets department), and new street sign (per request of Centerville streets department).

15.05.040 Protection Strips:

This development has no proposed protection strip needs.

15.05.050 Drainage:

Staff have reviewed the preliminary plat and plan set, which shows a separate parcel, Parcel A in the southwest corner of the subdivision, which is to be dedicated as a detention pond for this project. Detention ponds are designed to detain water and release it slowly over time to prevent flooding, while retention ponds are designed to hold water permanently to protect homes from flood damage. The City Engineer has requested this after the post development area analysis, seen in the plan set. The proposed subdivision will have a unique feature that the city historically has not permitted, a private storm drain system under a public road. This was created in order to preserve the historic stream channel of Barnard Creek. The State of Utah Natural Resources, Davis County, and the City are all in favor of the continued flow of this creek. In previous years, leading up to this subdivision, there has been a maintenance agreement for 5 parcels, some of which are the parcels herein for this project proposal. While reviewing this project, the Public Works Department had concerns about this development due to the issues of this particular parcel not maintaining proper water flow and causing the city to use its resources in order to fix flooding and material build up. The applicant has worked with Public Works Staff to find a solution to this problem, while a private storm drain being constructed under a newly established city owned street and maintained by the subdivision owners. The Public Works Department and the City Engineer are supportive of this solution.

15.05.060 Utilities:

Staff has reviewed the preliminary plat and plan set, which shows culinary and secondary water access to all lots, a new fire hydrant installed to serve the cul-de-sac, sewer lines to all lots, a new city streetlight, and utility easements meeting subdivision requirements. Will serve letters were obtained by the applicant for Deuel Creek Irrigation (Centerville), Dominion Energy, Pacific Corps, Rocky Mountain Power, South Davis Sewer District, and Utopia Fiber.

15.05.070 Landscaping:

A landscaping plan will be required during the final subdivision meeting the landscaping requirements per CZC 12.51, as only applied to Parcel A which is the common drainage basin

for the subdivision project area. Parcel A will be maintained by the HOA in addition to the Barnard Creek stream bed maintenance requirement.

12.32 Residential Zones

As previously indicated, the development meets all the Residential Low zoning standards per City Code. While this is a subdivision, most of this code is applicable to site plan review or building plan review, there are requirements at the time of lot development that need to be established. Further, due to this being a preliminary subdivision, there are items in this code that are not required at this stage but shall be required if the preliminary subdivision is approved by the Planning Commission.

12.32.040 Uses Allowed:

Residential Low Zoning allows for the development of single-family homes. No accessory uses have been identified at this time.

12.32.060 Regulations Of General Applicability:

An existing conditions inventory has been met by various site tests, plans review, and documentation submittals. The City Engineer and Public Works Department will further review this at the time of final compliance during the Final Subdivision Plat and Plan submittal process for this project. Landscaping and screening will also be reviewed at the time of Final Subdivision submittal, as noted previously. Off street parking and loading will be allowed on one side of the street, opposite the fire lane. This will be indicated by a fire lane sign, no parking sign, and a towing company sign needing to be identified on the plans at the time of Final Subdivision submittal. Sensitive lands are being preserved via the updated storm drain and channel systems. The site plan identifies one street sign to be installed by the City and the applicant will pay the City for the installation and materials used for this signage. No temporary use has been identified and is typically not applicable to subdivisions.

12.32.300 Table Of Development Standards In Residential Zones:

Code	Required	Proposed
Minimum Area	None	0.18 acres - 0.69 acres
Minimum frontage	40 ft	45 ft
Minimum width, interior lot	60 ft	60 ft
Minimum width, corner lot	70 ft	70 ft
Buildable area, minimum	2,000 sqft	8,000 sqft - 29,992 sqft
Gross density, maximum, permitted use	4 units per acer	6/2.236 = 2.68 units per acre

PLANNING STAFF RECOMMENDATIONS:

Based on the application material provided, staff recommends that the Chase Creek Preliminary Subdivision Plat and Plan be approved with identified conditions. Please also note that should the applicant receive Preliminary Subdivision Plat and Plan approval, the applicant will next need to apply for the Final Subdivision Plat and Plan consideration; this will be a city staff reviewed and Zoning Administrator approval consideration (per *CMC 15.04.050*).

POSSIBLE MOTIONS:

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

MOTION #1 – APPROVE

“I hereby make a motion for the Planning Commission to APPROVE the Preliminary Subdivision Plat and Plan request for the Chase Creek Subdivision, located at 224 West Chase Lane, parcel numbers 02-014-0050 & 02-014-0072, with the following conditions:

- 1. The applicant shall resolve any remaining City Staff and/or City Engineer concerns as identified on the June 9, 2025, DRC compliance review, prior to submitting any application for Final Subdivision Plat and Plan review.*

(Add any additional conditions as discussed and directed by the Planning Commission). ”

SUGGESTED REASONS FOR APPROVAL ACTION (FINDINGS):

- a. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of CMC 15.03 for the Preliminary Plat approval.*
- b. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the General Requirements for all Subdivisions, as found in CMC 15.03 and other applicable regulations of the City Code.*
- c. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the Residential Low (R-L) Zoning standards, as found within the City Code.*

- d. *The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the City's Zoning and/or Subdivision Ordinances, as outlined and addressed in the Staff report provided for this project.*
- e. *Therefore, the Planning Commission finds that the acceptance of this Preliminary Subdivision for the proposed development, per CMC 15.03.040, is hereby warranted for approval by the City.*

#2 – APPROVE WITH PLANNING COMMISSION MODIFICATION

"I hereby make a motion for the Planning Commission to APPROVE the Preliminary Subdivision Plat and Plan request for the Chase Creek Subdivision, located at 224 West Chase Lane, parcel numbers 02-014-0050 & 02-014-0072, with the language amendment to the request (as provided by the Planning Commission) as follows, with the following conditions of approval: _____

And based on the following findings for action: _____."

MOTION #3 – TABLE

I hereby make a motion for the Planning Commission to TABLE the Preliminary Subdivision Plat and Plan request for the Chase Creek Subdivision, located at 224 West Chase Lane, parcel numbers 02-014-0050 & 02-014-0072, until such a time as _____.

MOTION #4 – DENY

I hereby make a motion for the Planning Commission to DENY the Preliminary Subdivision Plat and Plan request for the Chase Creek Subdivision, located at 224 West Chase Lane, parcel numbers 02-014-0050 & 02-014-0072, 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 the Chase Creek Subdivision Plat and Plan, located at 224 West Chase Lane, parcel numbers 02-014-0050 & 02-014-0072, does not comply with the approval standards and requirements as established in CMC 15.03 and other applicable sections of the City Code.*

Under Review

Application Review Status

Pre-Review	Accepted	10/30/2024
<i>Deemed complete on April 22, 2025. DRC will be held on May 12, 2025 for a compliance review.</i>		
1st Review Cycle	Not Reviewed	
2nd Review Cycle	Not Reviewed	
Planning Commission	Not Reviewed	
Final-Review	Not Reviewed	

Fees		Payments		
Application Fee	\$400.00	10/12/2023	Card	\$900.00
Professional Services 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)

Applicant Name
Kevin Mortensen/Scott Argyle

Mailing Address
223 West 1125 North

City, State, & Zip Code

Centerville, Utah 84014

Phone Number

(801) 580-4455

Email Address

kmortensen@mwred.com

Property Owner Name	Property Owner Address	Phone	Email
224 Chase Creek LLC	223 W 1125 North, Centerville, Utah 84014	(801) 580-4455	kmortensen@mwred.com
Kevin L Mortensen	223 W 1125 North, Centerville, Utah 84014	(801) 580-4455	kmortensen@mwred.com

Name of Subdivision

Chase Creek Subdivision

Zoning of Property

Residential-Low (R-L)

Are you requesting a zone map amendment or rezone with this application?

No

Approximate address of subject property

224 W Chase Lane, Centerville, Utah 84014

Total acreage of project

2.236 acres

Parcel Number(s)	Acreage of parcel
02-014-0050	2.13 acres
02-014-0072	0.52 acres

Proposed Use of property

Single-Family Residential Homes Subdivision

Detailed description of project

This will be to subdivide the properties into six single-family residential lots for future development of homes.

Preliminary Plat

 **10-23-24 PLAT-2235001-PLAT.pdf**

 4-15-25 - PLAT 2235001-PLAT.pdf

Public Improvement Plans/Construction Drawings

 10-23-24 CHASE LANE SUBDIVISION DRAWINGS.pdf

 4-15-25 - Vacinity Map 2235001-EX-VIC.pdf

 4-15-25 - CHASE CREEK SUBDIVISION.pdf

Property Owner Affidavit

 Owner Affidavit - Kevin Mortensen.pdf

ALTA Survey

 aerial of property.jpg

Utility Provider Letters/Will Serve Letters

 Utopia Provider Letter.pdf

 Will Serve Letters 2024.pdf

 SDSD Provider Letter.pdf

 RMP Letter 7-26-23.pdf

 Dominion Energy Provider Letter.pdf

 Rocky Mtn Power Provider Letter.pdf

All other required documents & agreements

 Image of Creek.pdf

 Well Locations.pdf

 GEOTECH Report.pdf

 Wetland Delineation Letter.pdf

 Streamline Alteration Application.pdf

 Creek Maintain- 2820593 NOTICE.pdf_3_14_2024.pdf

Title Report

 4-15-25 - TitleCommitment ChaseCreek - 31Mar2025.pdf

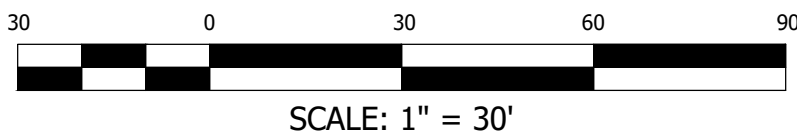
Signature

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

Kevin L Mortensen - Invalid date

CHASE CREEK SUBDIVISION

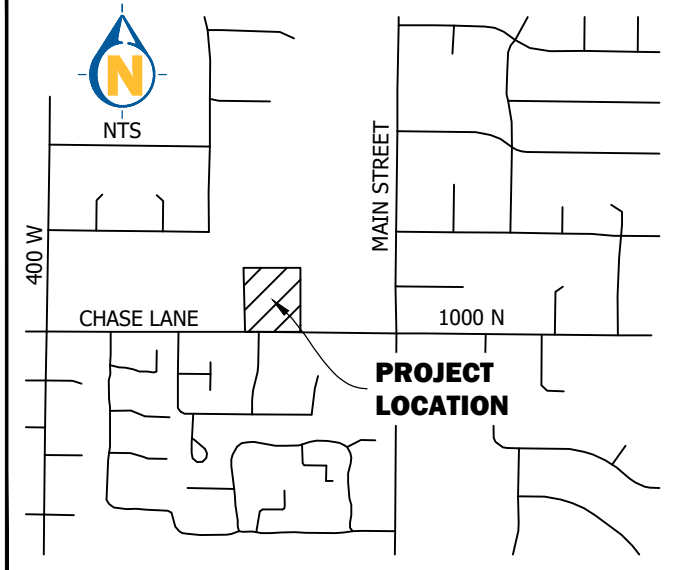
LOCATED IN THE SW 1/4 OF SECTION 6, AND THE NW 1/4 OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
CITY OF CENTERVILLE, DAVIS COUNTY, UTAH



LEGEND

PROPERTY LINE	_____
R.O.W. LINES	_____
ADJACENT PROPERTY	_____
INTERIOR LOT LINE	_____
CENTER LINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
RADIAL LINE	_____
RECORD CALLS ()	POINT OF BEGINNING (P.O.B.)
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	PUBLIC UTILITY EASEMENT (P.U.E.)
FOUND PROPERTY MARKER (AS NOTED)	

VICINITY MAP



SACLE 1:500

SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 7098776-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HERewith SHALL BE SUBDIVIDED INTO LOTS AND A STREET HEREAFTER TO BE KNOWN AS CHASE LANE SUBDIVISION.

STEPHEN M. BURT, P.L.S. DATE
UTAH LICENSE #7098776-2201

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF CENTERVILLE, DAVIS COUNTY, UTAH, SAID PARCEL IS DESCRIBED IN A QUIT CLAIM DEED RECORDED AS ENTRY NO. 2817668 IN THE DAVIS COUNTY RECORDER'S OFFICE, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT NORTH 89°52'46" EAST 16.50 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF CENTERVILLE, DAVIS COUNTY, UTAH, SAID PARCEL IS DESCRIBED IN A QUIT CLAIM DEED RECORDED AS ENTRY NO. 2817668 IN THE DAVIS COUNTY RECORDER'S OFFICE, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

PARCEL CONTAINS 2.237 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND A STREET, HEREAFTER TO BE KNOWN AS CHASE LANE SUBDIVISION, DO HEREBY DEDICATE PARCEL A TO THE HOME OWNER'S ASSOCIATION FOR DRAINAGE PURPOSES AND DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL THE STREET AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS AND PUBLIC EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

224 CHASE CREEK LLC

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF 224 CHASE CREEK LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

NOTES

- THIS SUBDIVISION PLAT IS BASED ON SURVEY FILE NO. _____ ON _____, IN THE DAVIS COUNTY SURVEYOR'S OFFICE. THE DAVIS COUNTY SURVEYOR'S BEARING ALONG THE SECTION LINE IS S89°53'07"W AND THE NAD83 BEARING IS N89°46'53"W (ROTATE THE DESCRIPTION CLOCKWISE 00°20'00" TO MATCH NAD83).
- LOTS 1, 2, 5, AND 6 ARE SUBJECT TO A 15.0' DRAINAGE EASEMENT CREATED BY THIS PLAT, OVER AND ALONG THE TAILWATER CHANNEL OF BARNARD CREEK FOR THE PURPOSE OF THOSE WATER RIGHTS OF PROPERTIES OUTSIDE OF THIS SUBDIVISION.
- THERE ARE SNOW REMOVAL AREAS DESIGNATED WITHIN THE STREET RIGHT OF WAY OF CHASE CREEK CIRCLE THAT SHALL NOT BE BLOCKED OR ENCUMBERED DURING THE WINTER MONTHS BECAUSE THEY ARE FOR USE BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF CENTERVILLE.
- PARCEL A IS TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION FOR SITE DRAINAGE PURPOSES.
- APPROVAL OF THIS DEVELOPMENT PLAT BY THE CITY OF CENTERVILLE DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR TO THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO DRAINAGE EASEMENTS.

SHEET 1 OF 1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 07' 11"W	14.80'
L2	S00° 07' 11"E	14.79'
L3	N89° 52' 46"E	16.50'
L4	N44° 41' 35"W	108.61'
L5	N64° 42' 13"W	33.32'
L6	N66° 56' 42"W	123.23'
L7	N89° 48' 15"W	72.02'
L8	S01° 22' 11"E	15.01'
L9	N89° 48' 15"W	75.46'
L10	N66° 56' 42"W	126.56'
L11	N64° 42' 13"W	36.26'
L12	N44° 41' 35"W	96.09'
L13	S00° 00' 00"E	21.33'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	75.00'	71.68'	054° 45' 38"	S27° 14' 30"W
C2	75.00'	63.23'	048° 18' 01"	N30° 28' 19"E
C3	12.00'	14.03'	066° 59' 36"	N33° 29' 48"E
C4	100.00'	95.58'	054° 45' 38"	S27° 14' 30"W
C5	50.00'	15.85'	018° 09' 33"	N45° 32' 33"E
C6	22.00'	38.07'	099° 09' 19"	N13° 06' 54"W
C7	50.00'	217.31'	249° 00' 51"	S61° 48' 52"W
C8	100.00'	84.30'	048° 18' 01"	N30° 28' 19"E
C9	50.00'	47.79'	054° 45' 38"	S27° 14' 30"W
C10	12.00'	14.06'	067° 06' 51"	S33° 40' 37"E
C11	100.00'	20.37'	011° 40' 10"	S05° 41' 47"W
C12	100.00'	75.21'	043° 05' 28"	S33° 04' 35"W
C13	50.00'	2.65'	003° 02' 16"	S61° 10' 25"E
C14	50.00'	75.35'	086° 20' 38"	S16° 28' 58"E
C15	50.00'	40.00'	045° 50' 12"	S49° 36' 27"W
C16	50.00'	44.54'	051° 02' 20"	N81° 57' 17"W
C17	50.00'	54.77'	062° 45' 25"	N25° 03' 25"W
C18	100.00'	35.09'	020° 06' 13"	N16° 22' 24"E
C19	100.00'	49.21'	028° 31' 48"	N40° 31' 25"E

OWNER/DEVELOPER

Name: Kevin Mortensen
Phone #: 801-580-4455
Address: P. O. Box 1063 centerville, UT 84014
Email: kmortensen@mwred.com

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____, 20____.

CITY ATTORNEY

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____, 20____.

CITY ENGINEER

RECOMMENDED FOR APPROVAL

ON THIS _____ DAY OF _____, 20____,
BY THE CENTERVILLE CITY PLANNING COMMISSION

CHAIRMAN PLANNING COMMISSION

CENTERVILLE CITY

ACCEPTED BY CENTERVILLE CITY THIS _____ DAY OF _____, 20____,
AT WHICH TIME THIS SUBDIVISION
WAS APPROVED AND ACCEPTED.

MAYOR: _____

CITY RECORDER ATTEST: _____

PRELIMINARY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, A.D.
20____, AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

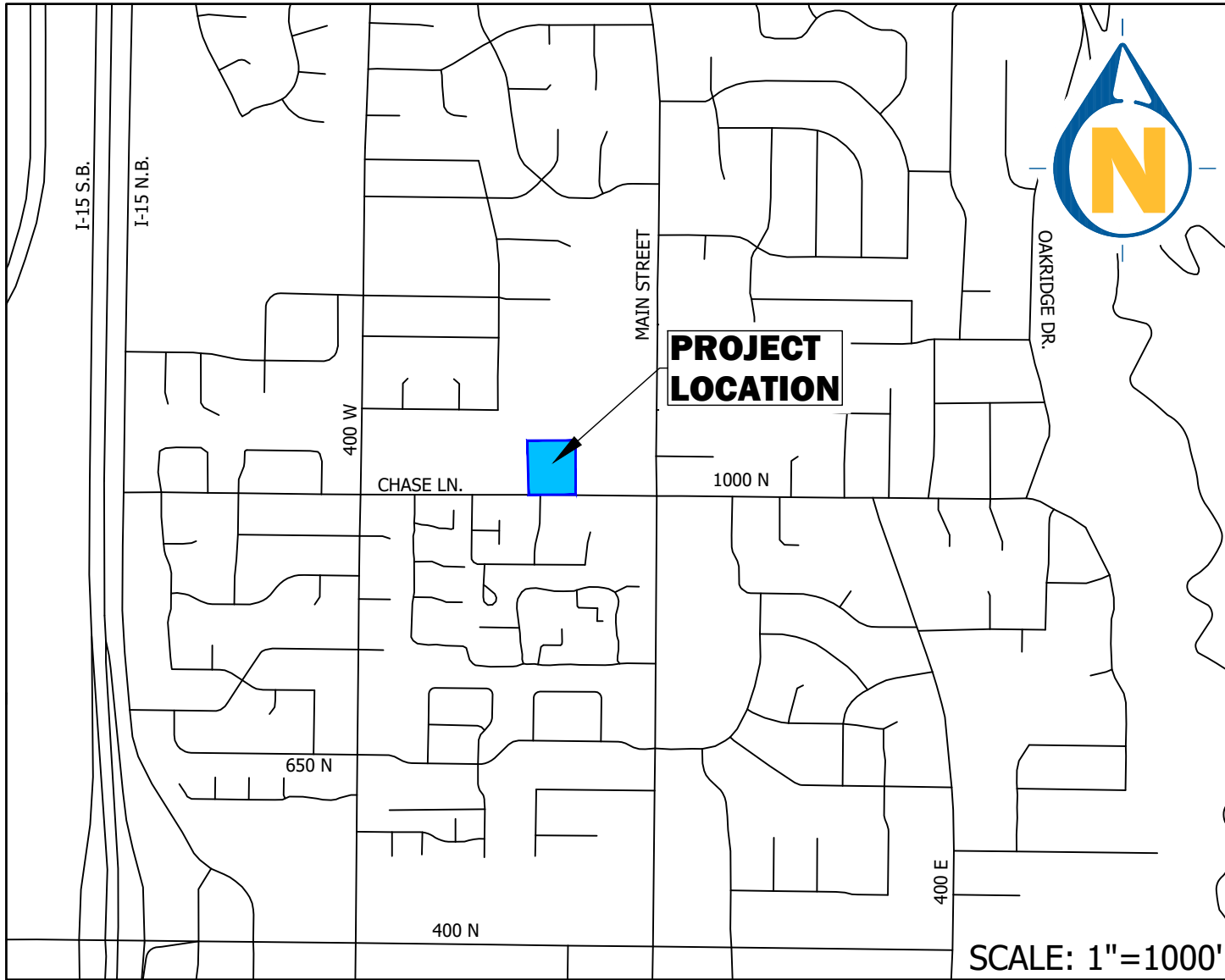
PRELIMINARY

CHASE CREEK SUBDIVISION

224 WEST CHASE LANE
PARCEL #02-14-0050

LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
CURRENT ZONING: RESIDENTIAL-LOW
FEMA FLOOD ZONE: X MAP #49011C0392F DATE: SEP 15,2022

VICINITY MAP



CIVIL DRAWING INDEX

SHEET	TITLE
C100	COVER AND INDEX
C101	NOTES AND COVER
C300	DEMOLITATION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	OVERALL UTILITY PLAN
C610	UTILITY PLAN AND PROFILE
C620	WATER AND IRRIGATION PLANS
C630	STORM DRAIN CALCULATIONS
C631	DRAINAGE PLAN AND PROFILE
C633	DRAINAGE PLAN AND PROFILE
C800	EROSION CONTROL PLAN
C700	CHASE CIRCLE PLAN & PROFILE
C801	BMPS
C900	SITE STORM DRAIN DETAIL
C910	CITY DETAILS
C911	CITY DETAILS
C912	CITY DETAILS

GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

DEVELOPER

KEVIN MORTENSEN
Contact: Kevin Mortensen
P.O.Box 1063
Centerville, UT 84014
Phone: 801-580-4455
kmortensen@imwred.com



CHASE CREEK SUBDIVISION

224 WEST CHASE LANE
PARCEL #02-14-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

COVER AND INDEX

REVISIONS

DRAWN: JH 2025-04-02
APPROVED: STA 2025-04-02
PROJECT #: 1000.0
PLANSET-2235001.dwg

C100
COVER AND INDEX

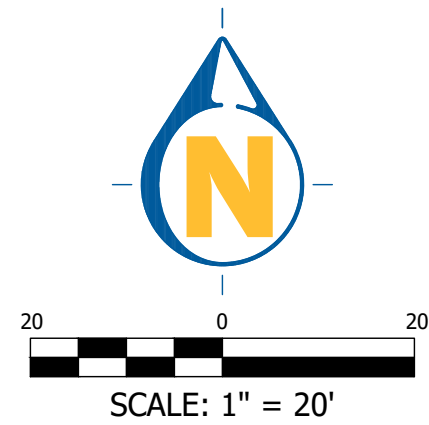
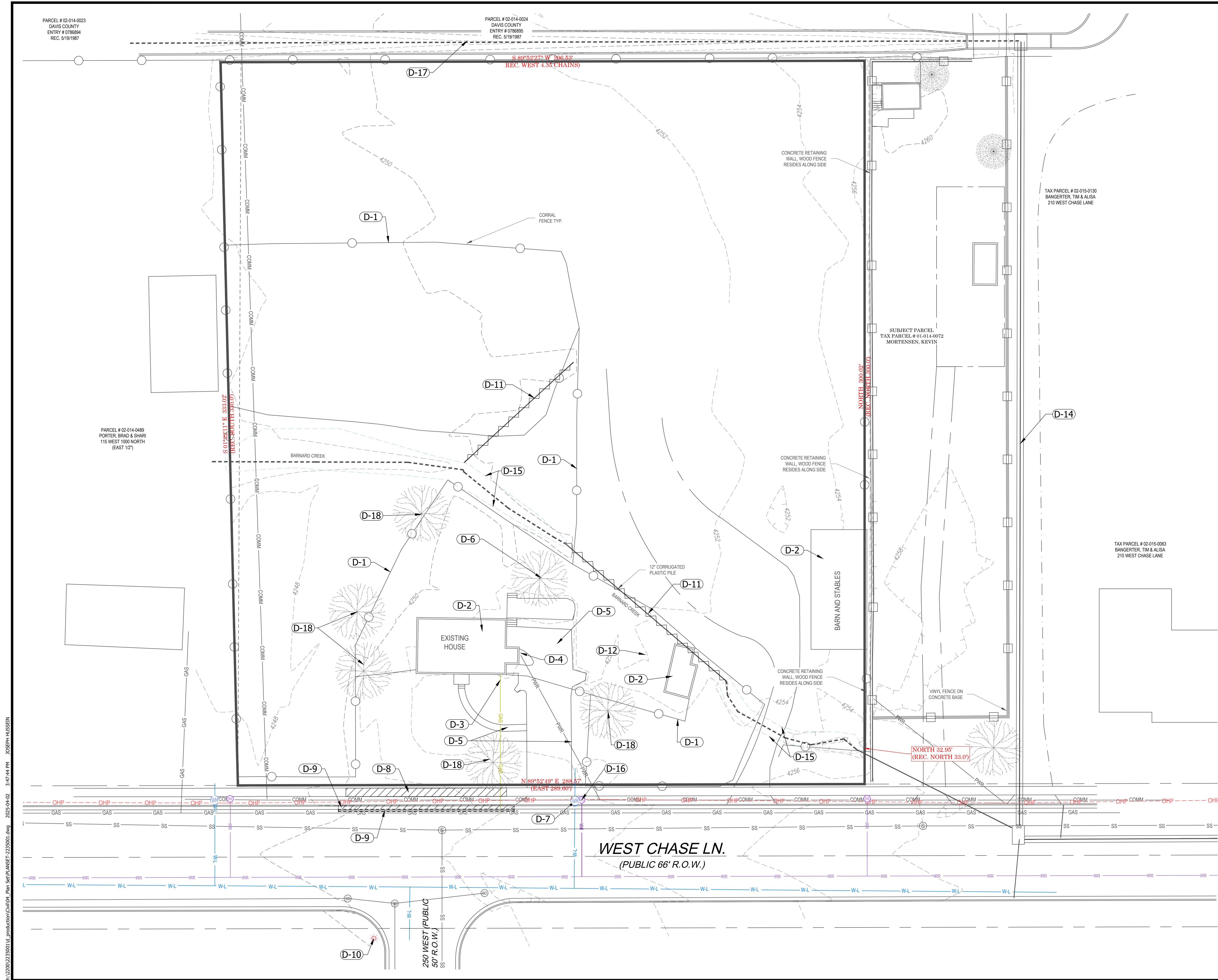
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Call **811** before you dig.

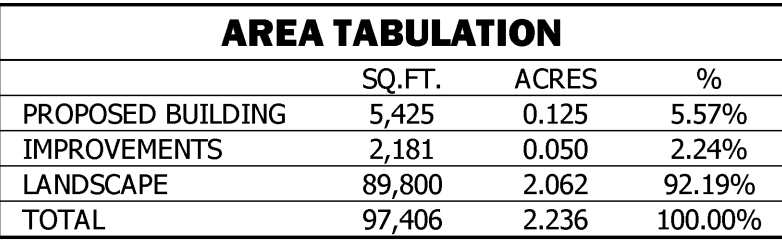


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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

BENCHMARK IRRIGATION VALVE LID AT SOUTH WEST PROPERTY CORNER
ELEVATION 4248.98'

FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION





ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING
MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%)
ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%)

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:4
(2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%)
IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE,
MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM
CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT
AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF
BEVELED).

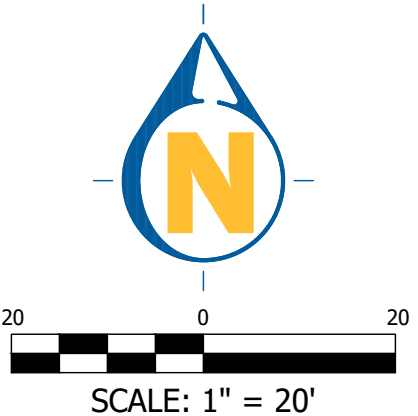
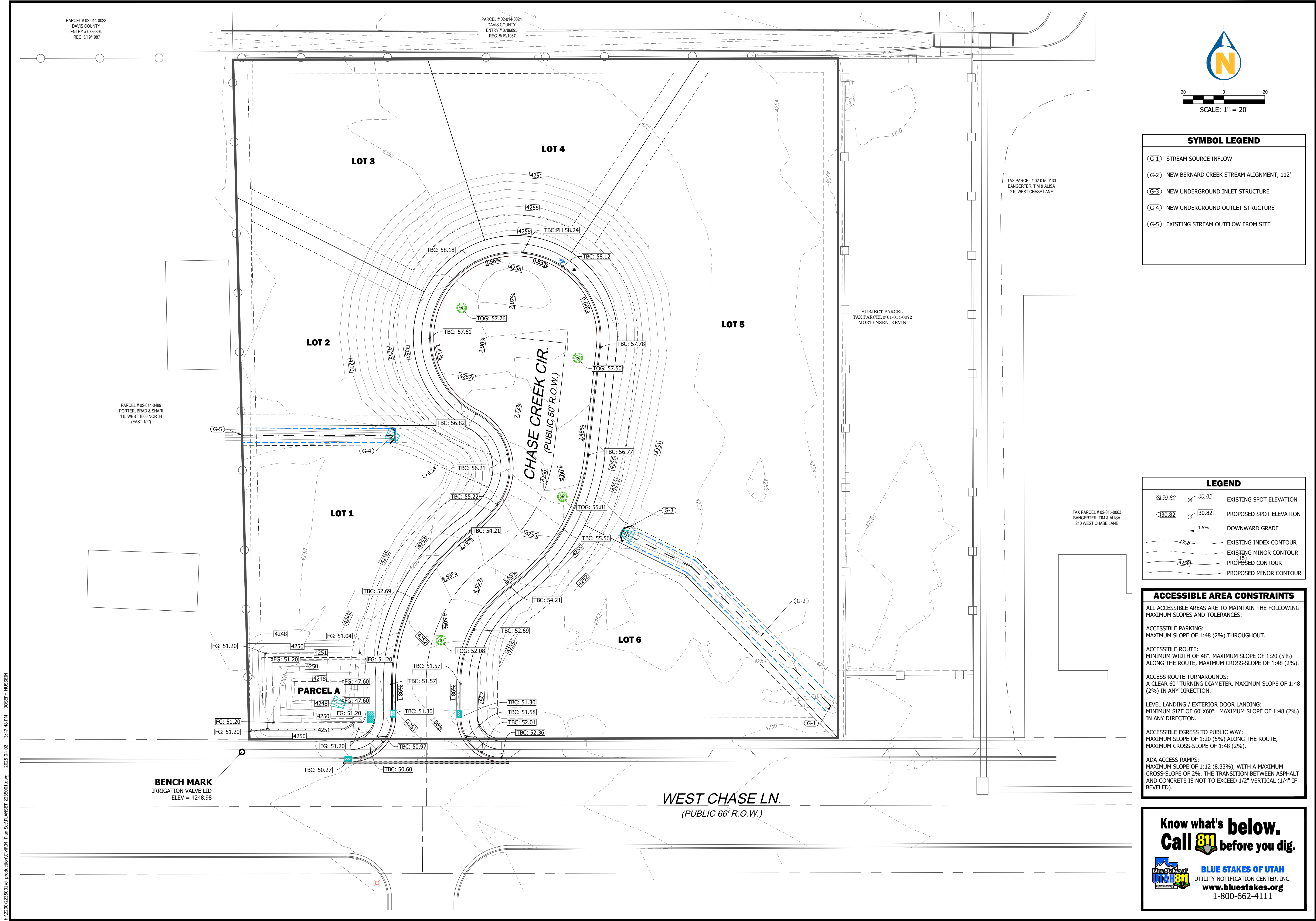


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C400

SITE PLAN

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SYMBOL LEGEND

- G-1 STREAM SOURCE INFLOW
- G-2 NEW BERNARD CREEK STREAM ALIGNMENT, 112'
- G-3 NEW UNDERGROUND INLET STRUCTURE
- G-4 NEW UNDERGROUND OUTLET STRUCTURE
- G-5 EXISTING STREAM OUTFLOW FROM SITE

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DOWNWARD GRADE
- EXISTING INDEX CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR
- PROPOSED MINOR CONTOUR

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1-800-662-4111

DEVELOPER

KEVIN MORTENSEN
Contact: Kevin Mortensen
P.O.Box 1063
Centerville, UT 84014
Phone: 801-580-4455
kmortensen@imwred.com

CHASE CREEK SUBDIVISION

224 WEST CHASE LANE
PARCEL #02-014-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

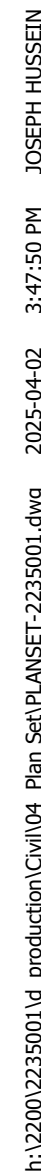
REVISIONS

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APPROVED: STA	2025-04-02
PROJECT #:	1000.0
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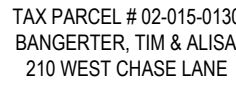
C500
GRADING PLAN

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Woods Cross, UT 84010
Phone 801.298.2236
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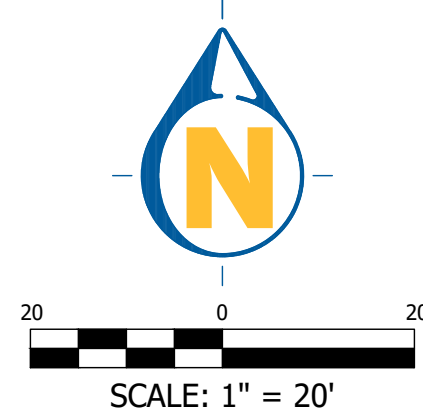
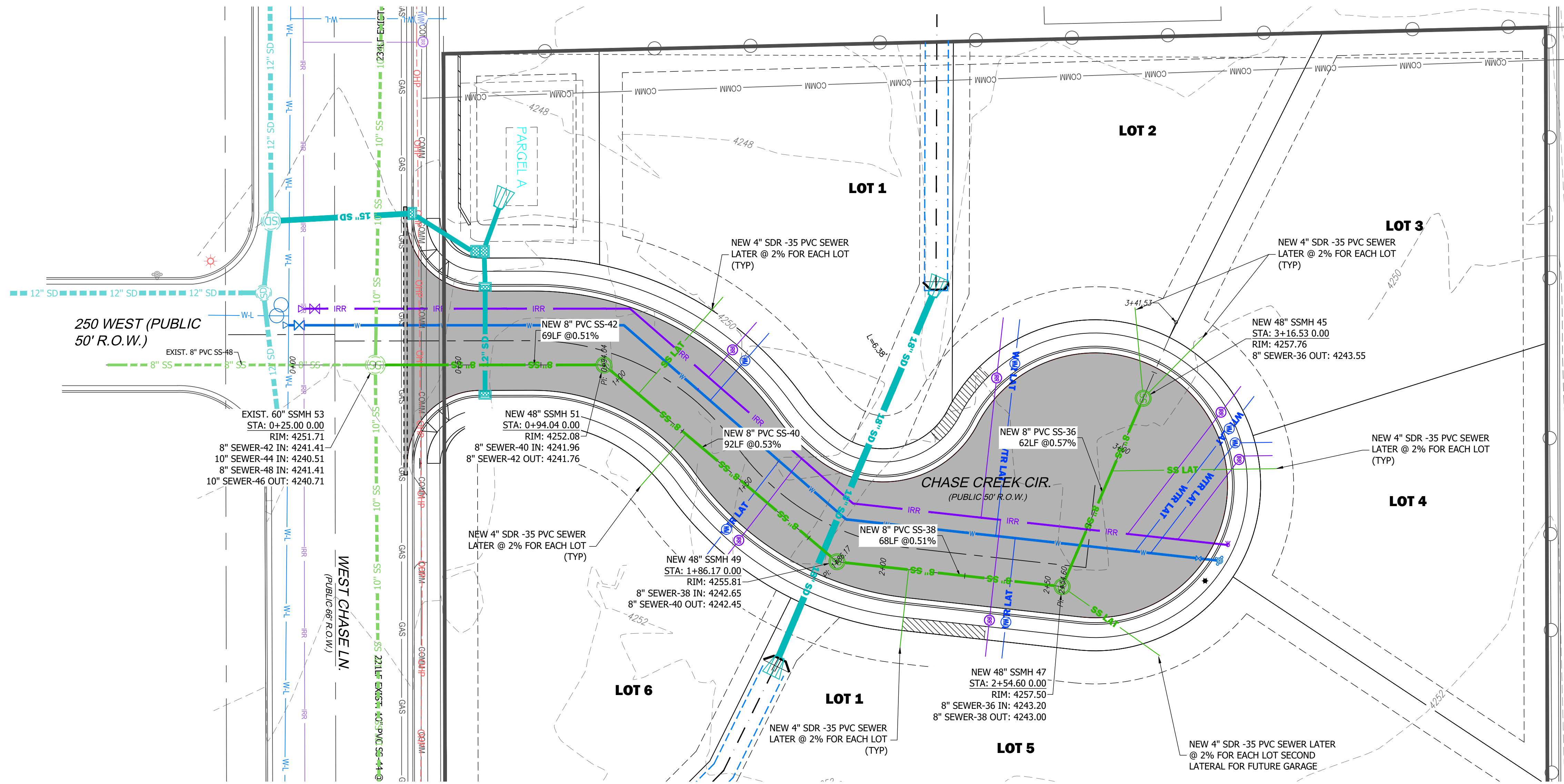
DAVIS COUNTY
ENTRY # 0786895
REC. 5/19/1987



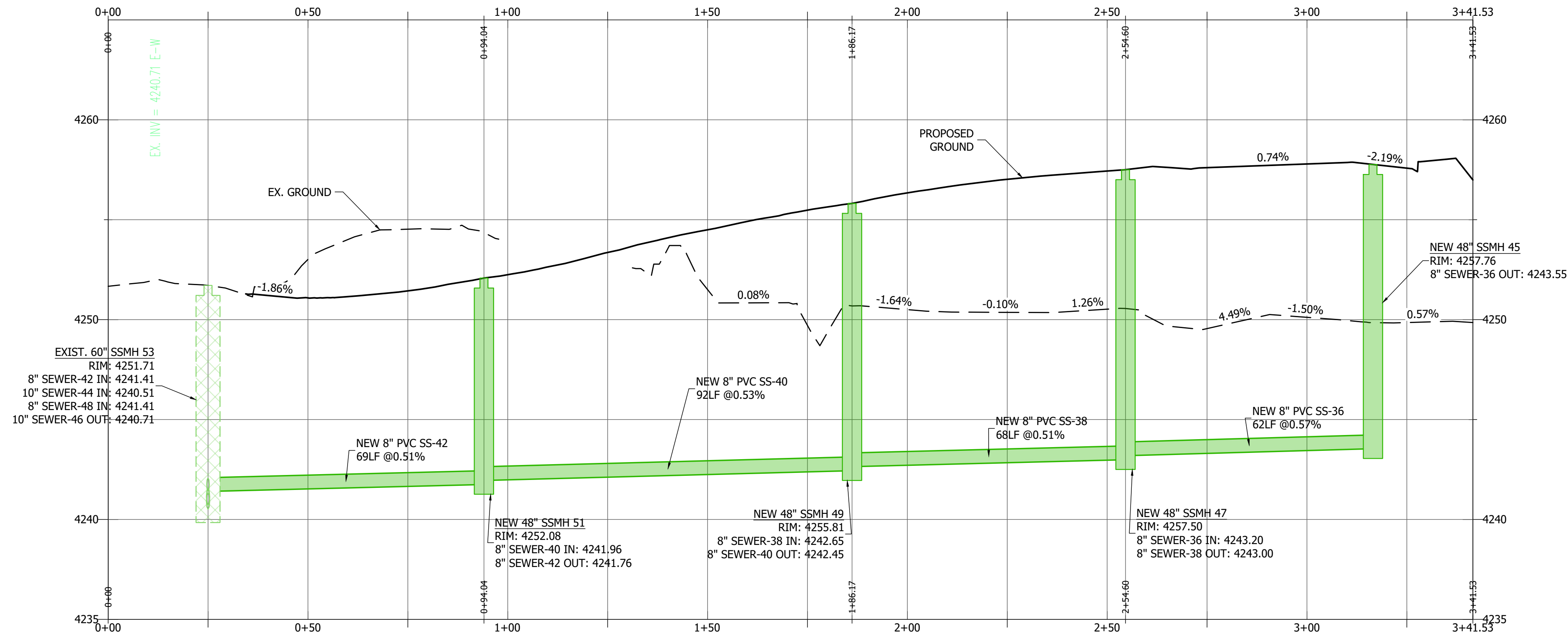
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APPROVED: STA	2025-04-0
PROJECT #:	1000.
PLANSET-2235001.dwg	
C600 OVERALL UTILITY PLAN	



CL SEWER - STA: 0+00 TO 3+41.53



CURB FIT TO EX. ASPHALT

THE CURB & GUTTER DESIGN IS BASED ON A SURVEY OF EXISTING EDGE OF ASPHALT ELEVATIONS, AND IS INTENDED AS A BEST FIT OF NEW CONCRETE TO EXISTING ASPHALT ELEVATIONS. THIS DESIGN IS SUBJECT TO ADJUSTMENT IN THE FIELD. THE CONTRACTOR IS TO FIELD VERIFY A MINIMUM OF 2% AND A MAXIMUM OF 5% CROSS-SLOPE FROM EXISTING ASPHALT TO THE LIP OF GUTTER & COORDINATE REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTING THE CURB & GUTTER SHOWN ON THIS PLAN.

THE CONTRACTOR IS TO SAWCUT A NEAT, STRAIGHT EDGE ALONG THE EXISTING EDGE OF ASPHALT & PLACE TACK OIL BEFORE PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.

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DEVELOPER

KEVIN MORTENSEN
Contact: Kevin Mortensen
P.O. Box 1063
Centerville, UT 84014
Phone: 801-580-4455
kmortensen@mwred.com



CHASE CREEK SUBDIVISION

224 WEST CHASE LANE
PARCEL #02-14-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

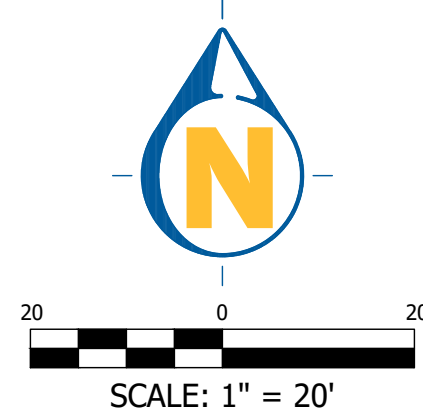
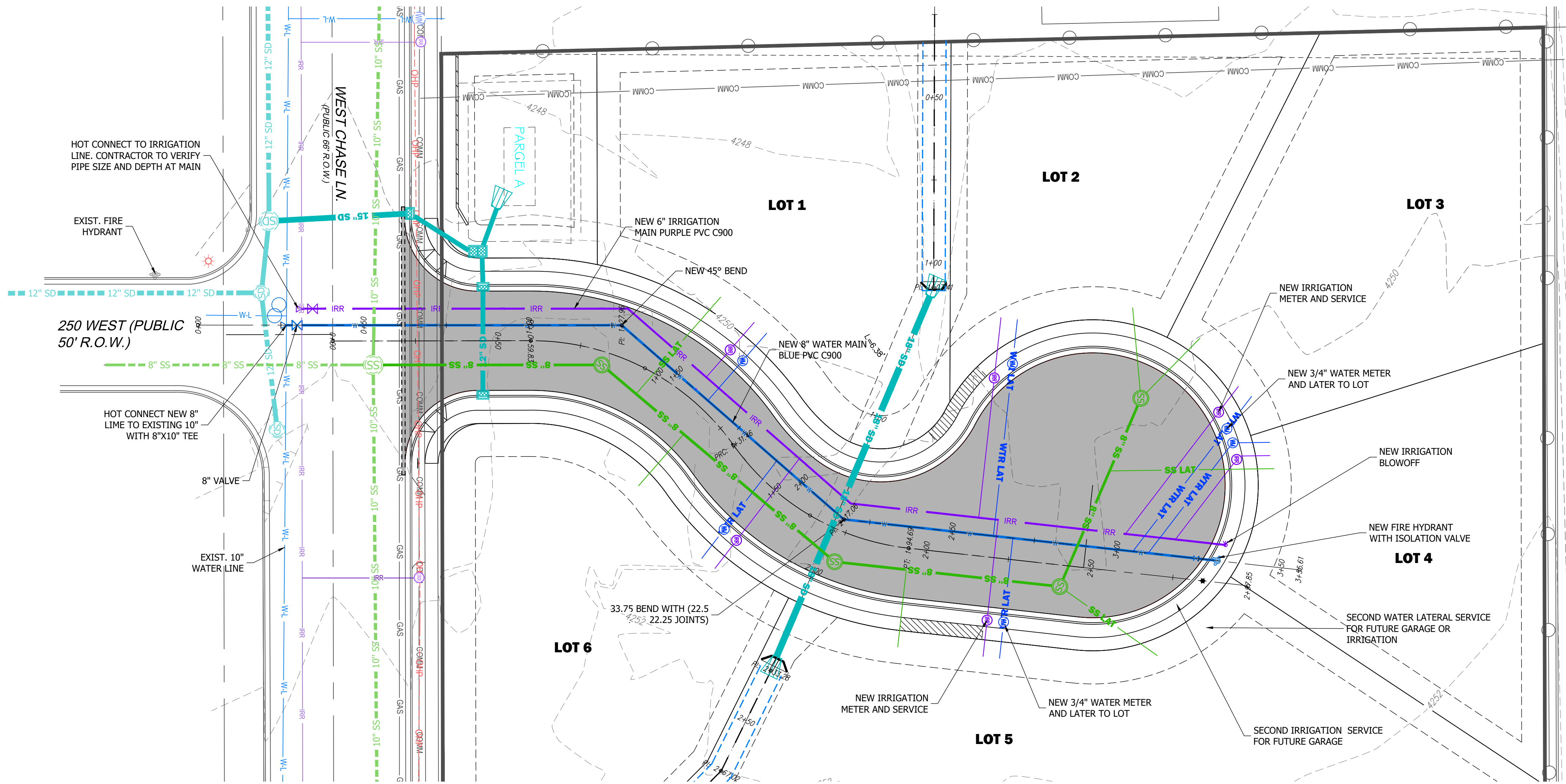
UTILITY PLAN AND PROFILE

REVISIONS

DRAWN: JH 2025-04-02
APPROVED: STA 2025-04-02
PROJECT #: 1000.0
PLANSET-2235001.dwg

C610

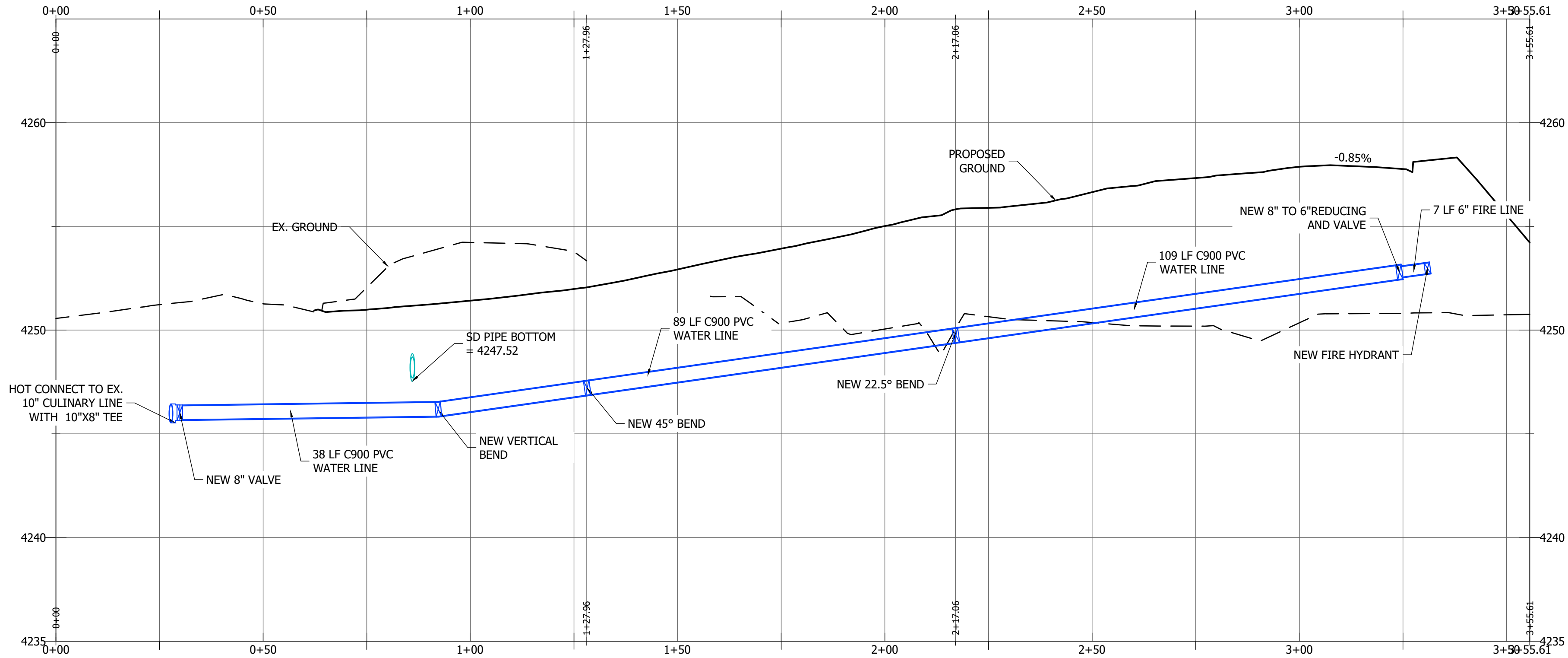
UTILITY PLAN AND PROFILE



NOTES

1. WATER TO BE INSTALLED PER CITY STANDARDS
2. ALL IRRIGATION TO BE INSTALLED PER DUEL CREEK IRRIGATION COMPANY.
3. CONTRACTOR TO FIELD VERIFY DEPTH OF IRRIGATION MAIN PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING UTILITY CROSSING CONFLICTS.

CL WATER - STA: 0+00 TO 3+55.61



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DEVELOPER

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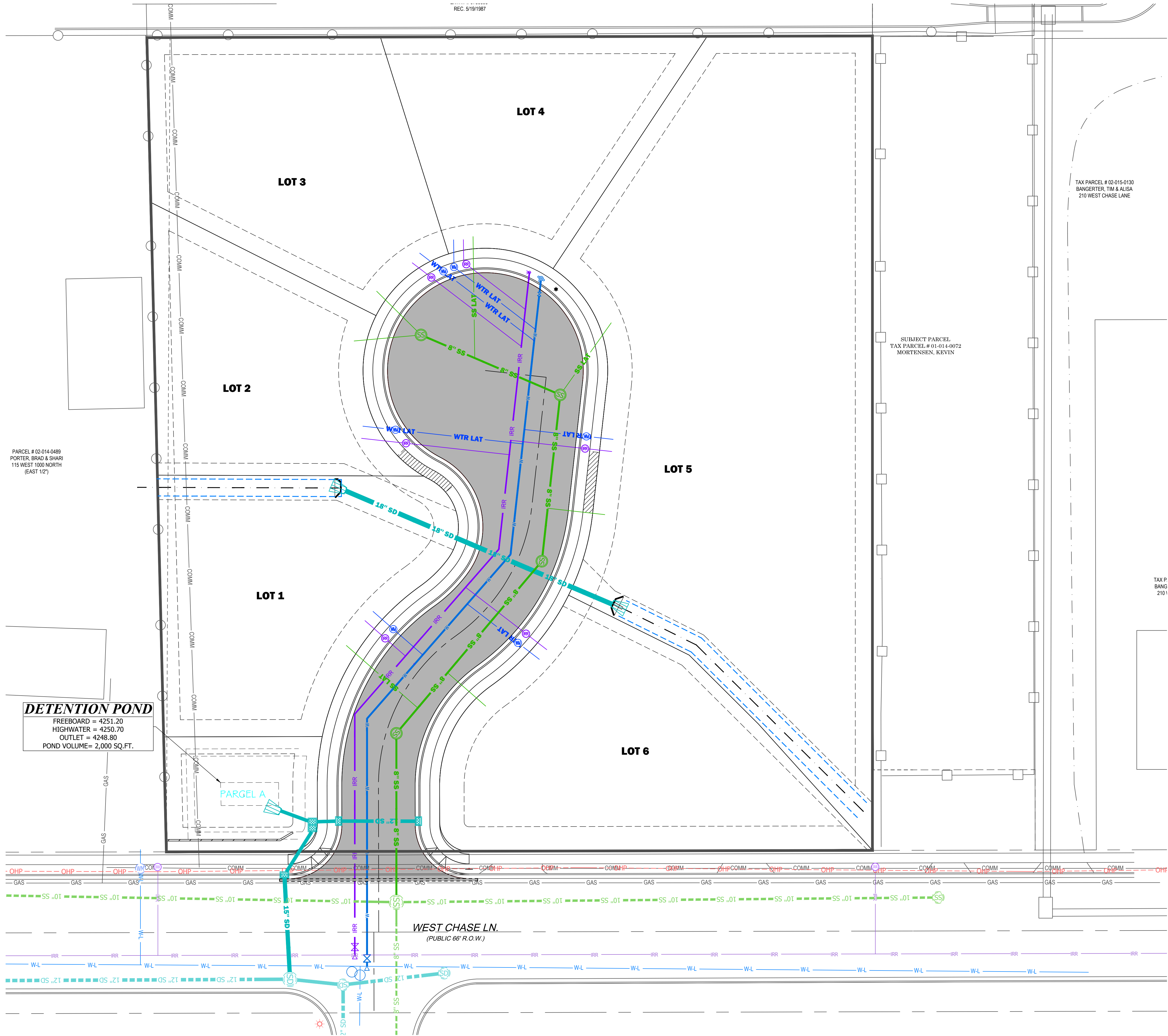
WATER AND IRRIGATION PLANS

REVISIONS

DRAWN: JH	2025-04-02
APPROVED: STA	2025-04-02
PROJECT #:	1000.0
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C620
WATER AND IRRIGATION
PLANS

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DRAINAGE CALCULATIONS				
2-Apr-25				
PRE-DEVELOPMENT AREA ANALYSIS				
Area	sq.ft.	Acres	C	
Building	5,425	0.12	0.85	
Improvements	2,181	0.05	0.90	
Landscape	89,800	2.06	0.15	
Total	97,406	2.24	0.21	
POST-DEVELOPMENT AREA ANALYSIS				
Area	sq.ft.	Acres	C	
Building	25,000	0.57	0.85	
Improvements	19,300	0.44	0.90	
Landscape	53,106	1.22	0.15	
Total	97,406	2.24	0.48	
10 YEAR STORAGE ANALYSIS				
NOAA Precipitation Frequency Data Server				
Allowable Runoff		0.01	cfs/acre	
Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	1.530	491	7	484
10	0.948	608	13	595
15	0.575	553	20	533
30	0.416	801	40	761
60	0.254	978	81	897
120	0.159	1,224	161	1,063
180	0.099	1,143	242	902
360	0.058	1,340	483	857
720	0.043	1,987	966	1,021
1440	0.036	3,326	1,932	1,394
Required Detention				1,394
80th PERCENTILE RETENTION ANALYSIS				
$P_{new} EQ. A \quad R_{new} = 0.225(Imp)^{-0.05}$ when $Imp < 55\%$				
$P_{new} EQ. B \quad R_{new} = 1.14(Imp)^{-0.371}$ when $Imp > 55\%$				
$WQRV EQ. \quad WQRV = (P_{80\%} * R_{new} * A) / 12$				
Retention	$Retention = WQRV * 43560$			
$P_{80\%}$				0.50 (in.)
Imp_{pre}				0.08
Imp_{new}				45%
A				2.24 (acre)
R_{pre}				0.05
R_{new}				0.15
WQRV				0.010 ac-ft
Retention				415 cu.ft.
COMBINED STORAGE				
Retention				415 cu.ft.
Detention				979 cu.ft.
Combined Storage				1,394 cu.ft.
ORIFICE SIZING				
Highwater Elevation				4,250.70 ft
Orifice Elevation				4,248.80 ft
Flow				0.02 cfs
C_d				0.62 square
Orifice Size				0.77 in.

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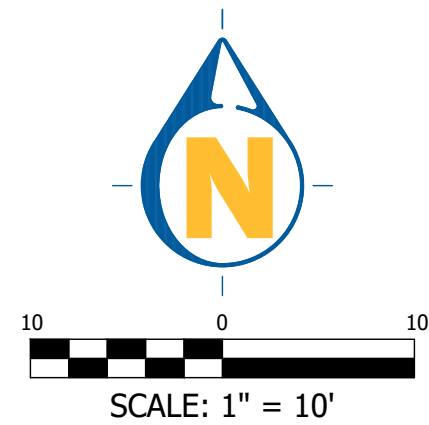
DEVELOPER
KEVIN MORTENSEN
Contact: Kevin Mortensen
P.O.Box 1063
Centerville, UT 84014
Phone: 801-580-4455
kmortensen@imwred.com

CHASE CREEK SUBDIVISION
224 WEST CHASE LANE
PARCEL #02-14-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: JH 2025-04-02
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PROJECT #: 1000.0
PLANSET-2235001.dwg
C630
STORM DRAIN CALCULATIONS

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Woods Cross, UT 84010
Phone 801.298.2236
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DEVELOPER

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CHASE CREEK SUBDIVISION

224 WEST CHASE LANE
PARCEL #02-14-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.L.B.&M.

DRAINAGE PLAN AND PROFILE

CURB FIT TO EX. ASPHALT

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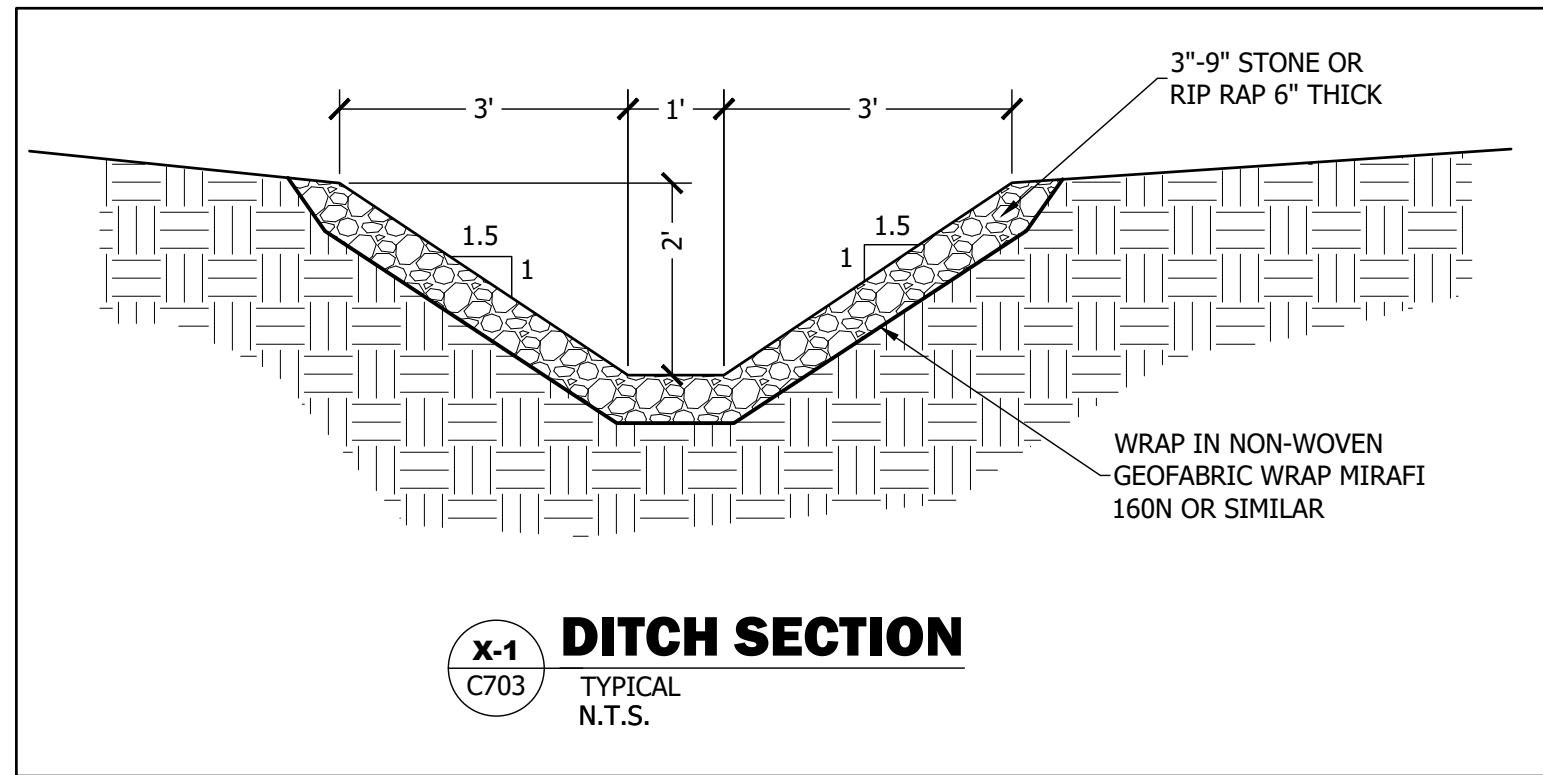
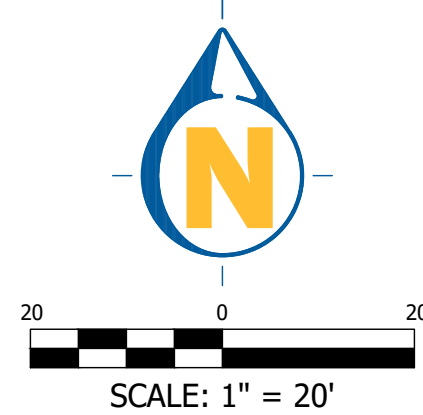
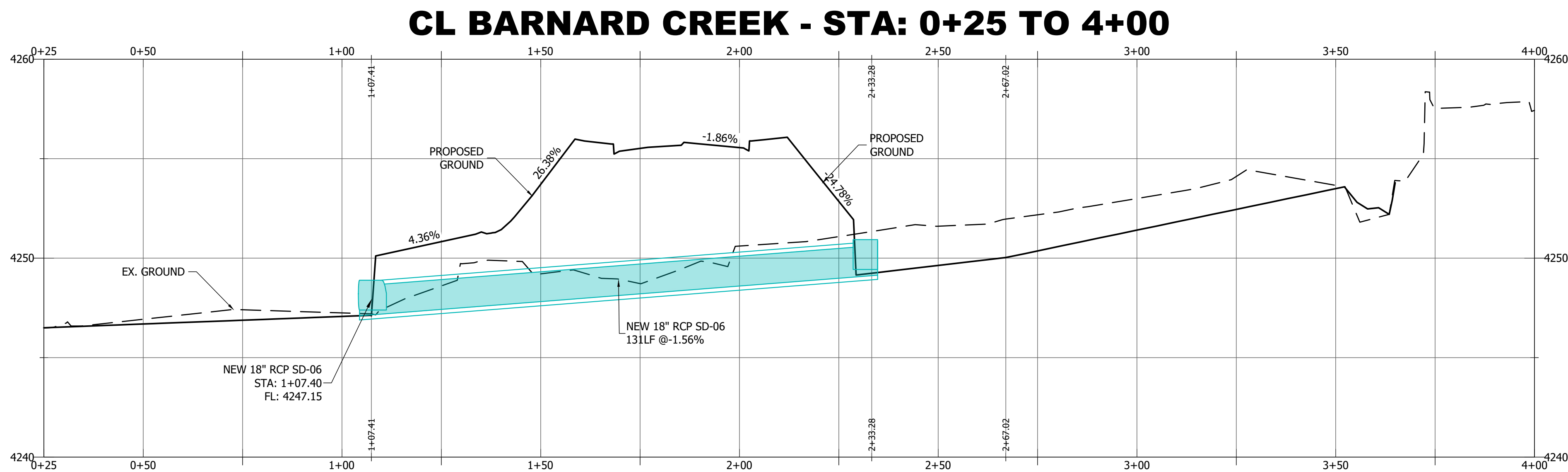
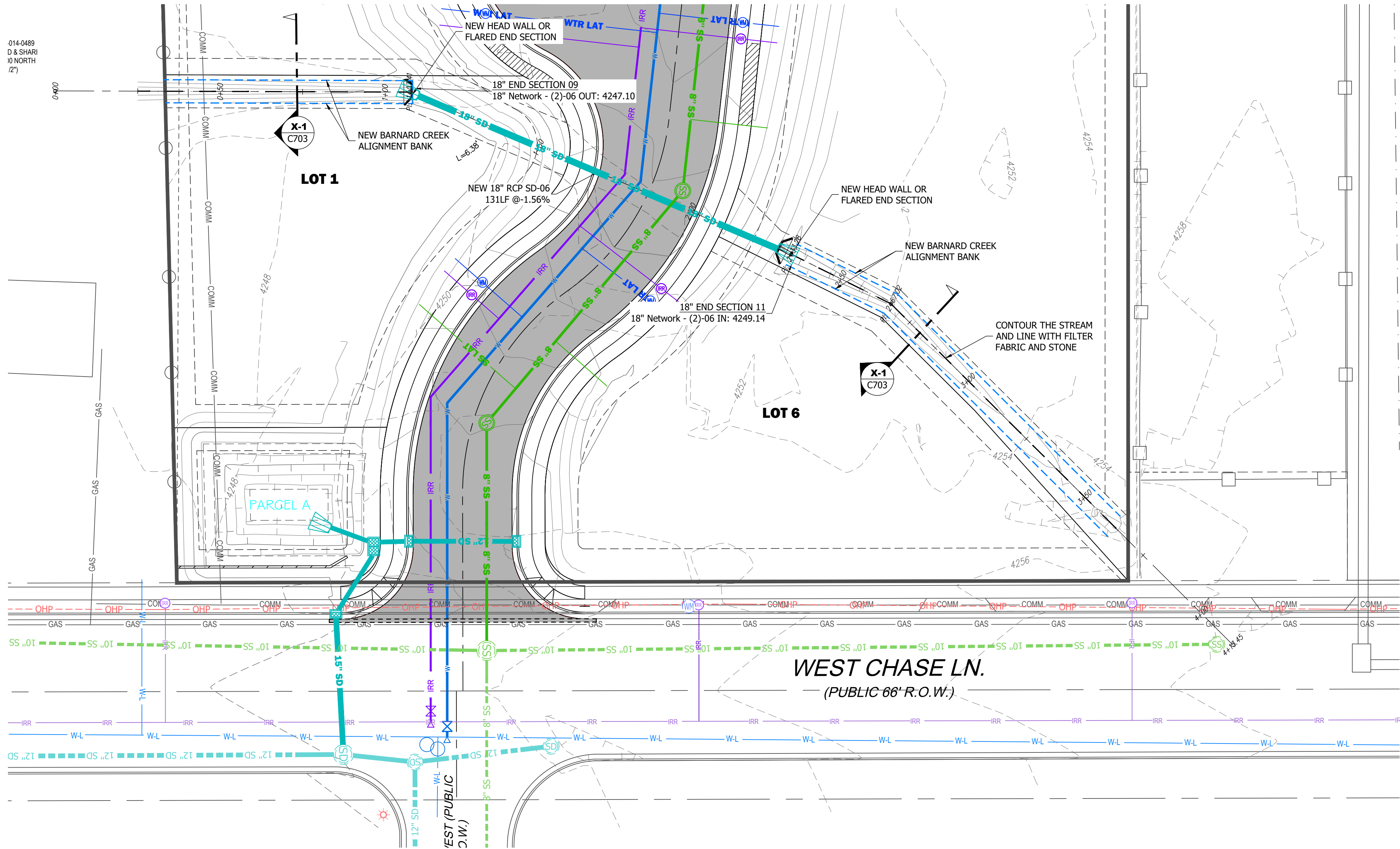
REVISIONS

DRAWN: JH	2025-04-02
APPROVED: STA	2025-04-02
PROJECT #:	1000.0
PLANSET-2235001.dwg	

C631

DRAINAGE PLAN AND PROFILE

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CURB FIT TO EX. ASPHALT

THE CURB & GUTTER DESIGN IS BASED ON A SURVEY OF EXISTING EDGE OF ASPHALT ELEVATIONS, AND IS INTENDED AS A BEST FIT OF NEW CONCRETE TO EXISTING ASPHALT ELEVATIONS. THIS DESIGN IS SUBJECT TO ADJUSTMENT IN THE FIELD. THE CONTRACTOR IS TO FIELD VERIFY A MINIMUM OF 2% AND A MAXIMUM OF 5% CROSS-SLOPE FROM EXISTING ASPHALT TO THE LIP OF GUTTER & COORDINATE REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTING THE CURB & GUTTER SHOWN ON THIS PLAN.

THE CONTRACTOR IS TO SAWCUT A NEAT, STRAIGHT EDGE ALONG THE EXISTING EDGE OF ASPHALT & PLACE TACK OIL BEFORE PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.

Know what's below. Call 811 before you dig.

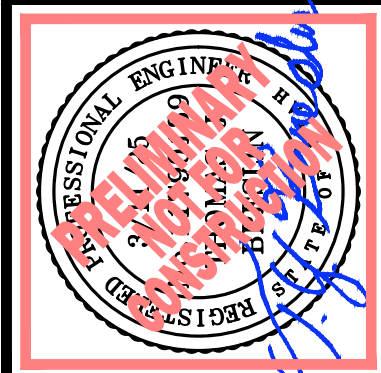
Blue Stakes of UTAH 811
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus

DEVELOPER

KEVIN MORTENSEN
Contact: Kevin Mortensen
P.O. Box 1063
Centerville, UT 84014
Phone: 801-580-4455
kmortensen@mmwred.com



CHASE CREEK SUBDIVISION

224 WEST CHASE LANE
PARCEL #02-14-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S. 1 B. & W.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

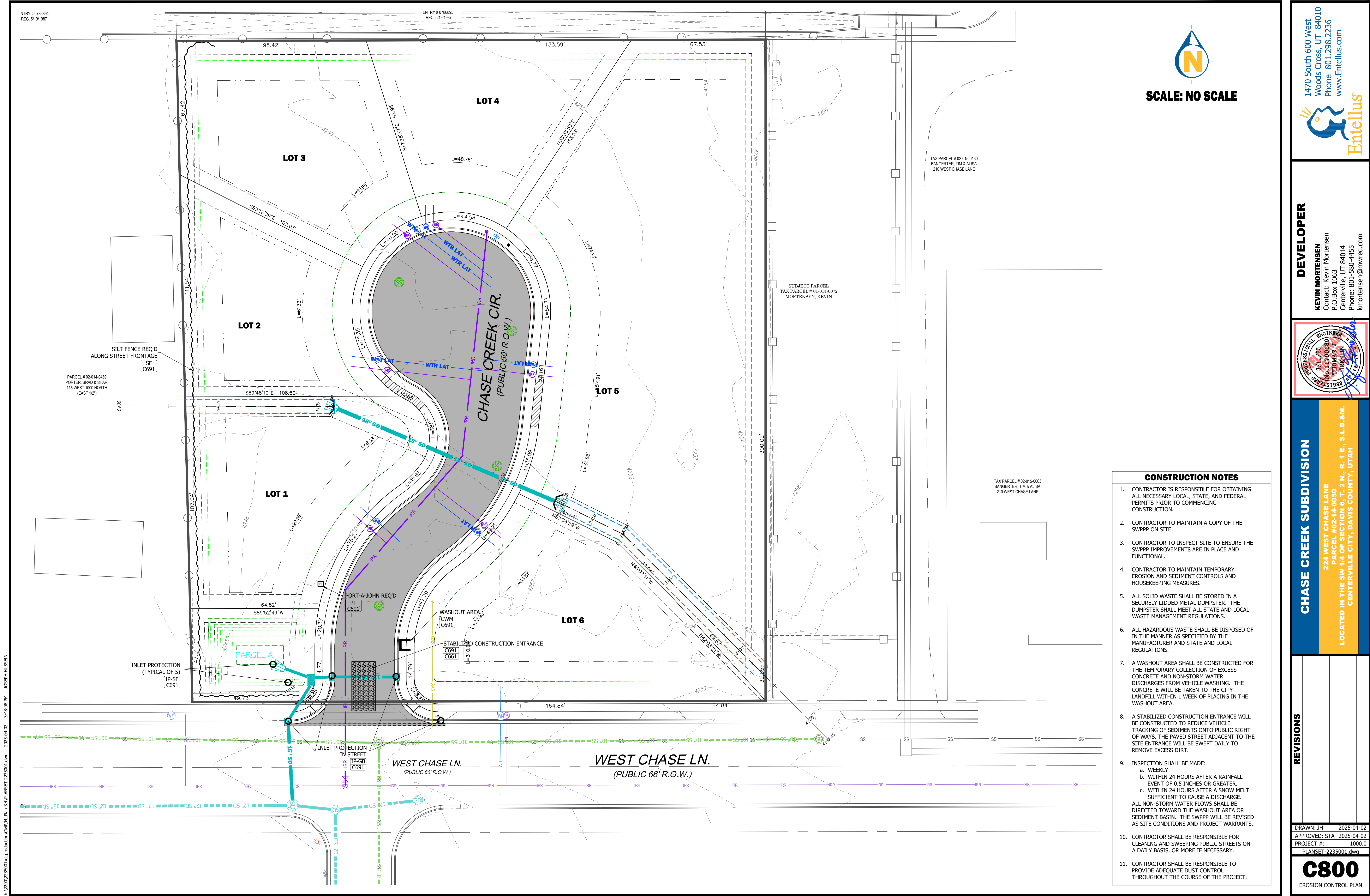
DRAINAGE PLAN AND PROFILE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN: JH 2025-04-02
APPROVED: STA 2025-04-02
PROJECT #: 1000.0
PLANSET-2235001.dwg

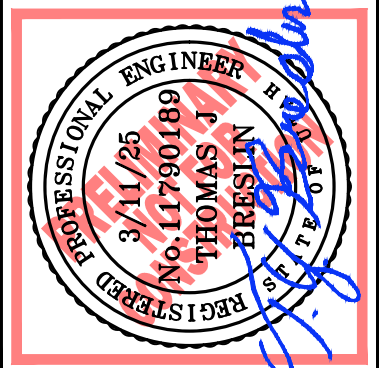
C633
DRAINAGE PLAN AND PROFILE



SCALE: NO SCALE

DEVELOPER

KEVIN MORTENSEN
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kmortensen@imwred.com



CHASE CREEK SUBDIVISION

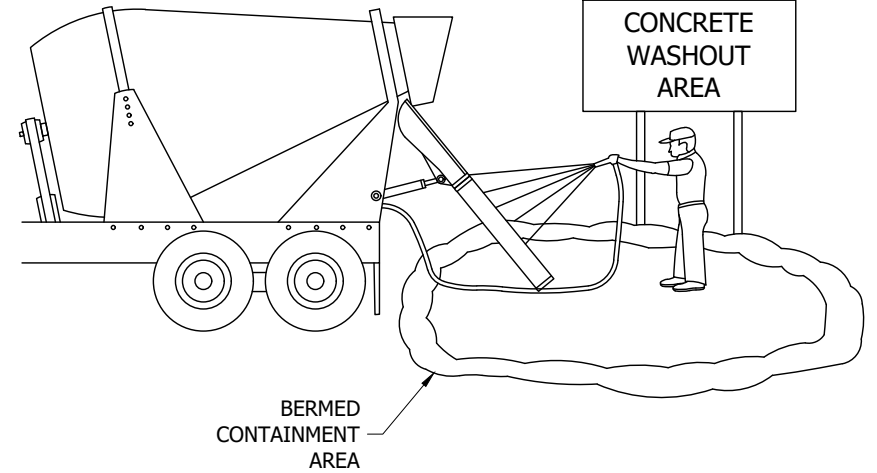
224 WEST CHASE LANE
PARCEL #02-14-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS

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CONCRETE WASTE MANAGEMENT

CWM-BERM



DESCRIPTION

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICABILITY

Applicable to sites where concrete will be placed.

IMPLEMENTATION

1. Store dry materials under cover, away from drainage areas
2. Minimize excess mixing of fresh concrete, mortar or cement on site
3. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams
4. Do not allow excess concrete to be dumped on-site, except in designated areas
5. When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area (6" tall X 6' wide)
6. Train employees and subcontractors in proper concrete waste management

LIMITATIONS

Off-site washout or concrete wastes may not always be possible

MAINTENANCE

1. Inspect subcontractors to ensure that concrete wastes are being properly managed.
2. If using a temporary pit, dispose of hardened concrete on a regular basis.

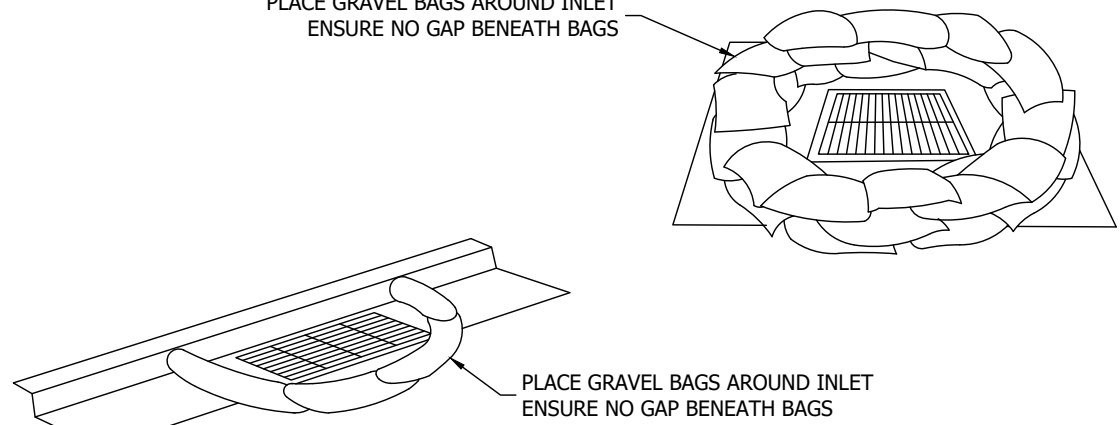


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INLET PROTECTION - GRAVEL BAGS

IP-GB



DESCRIPTION

Sediment barrier erected around storm drain inlet.

APPLICABILITY

Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

IMPLEMENTATION

1. Provide up-gradient sediment controls, such as silt fence during construction of inlet
2. When construction of curb and gutter and roadway is complete, install gravel filled bags around perimeter of inlet
3. Fill to recommended levels to reduce splitting of bags

LIMITATIONS

1. Recommended maximum contributing drainage area of one acre.
2. Requires shallow sloped adjacent to inlet.

MAINTENANCE

1. inspect inlet protection following storm event and at a minimum of once every 14 days.
2. Remove accumulated sediment when it reaches half the height of the bag.
3. Look for bypassing or undercutting and repair or realign as needed.
4. Replace and clean up spilled gravel when bags split.

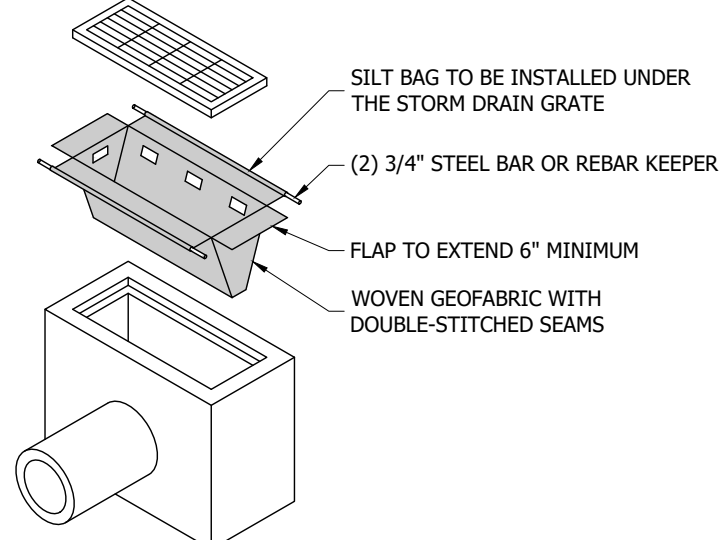


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INLET PROTECTION - SILT BAGS

IP-SB



DESCRIPTION

Collect and trap sediment and debris entering catch basins from either grated or curb inlets. Insert is made of fabric and is placed in the drain inlet around the perimeter of the grate. Runoff passes through the bag before discharging into the drain outlet pipe. Overflow holes are usually provided to pass larger flows without causing a backwater at the grate. Certain manufactured products include polymers intended to increase pollutant removal effectiveness.

APPLICABILITY

Storm drain inlet boxes.

IMPLEMENTATION

1. Regular Maintenance is necessary
2. Evaluation of the device chosen should be balanced with cost
3. Hydraulic capacity controls effectiveness
4. Most useful in small drainage areas (< 1 Acre)
5. Ideal in combination with other BMP's

LIMITATIONS

1. Cost.
2. Maintenance required to prevent plugging and remain effective.

MAINTENANCE

Inspection after all storm events and as required between events.

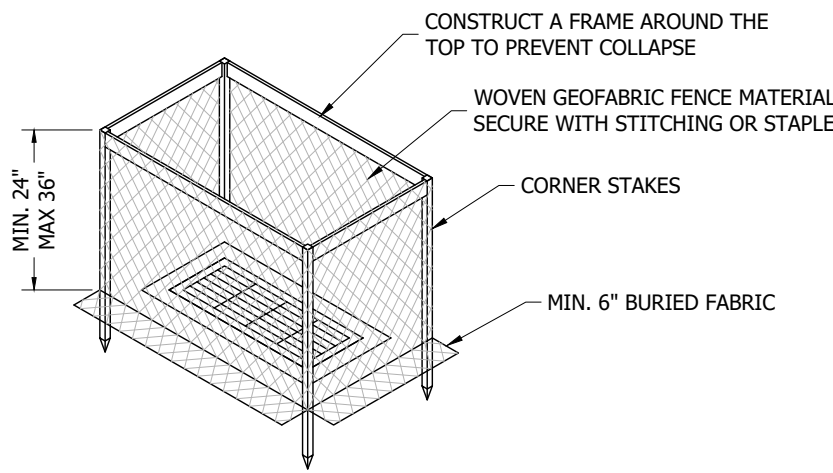


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INLET PROTECTION - SILT FENCE

IP-SF



DESCRIPTION

Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

APPLICABILITY

Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

IMPLEMENTATION

1. Provide upgradient sediment controls, such as silt fence during construction of inlet.
2. When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

LIMITATIONS

1. Recommended maximum contributing drainage area of one acre.
2. Limited to inlets located in open unpaved areas.
3. Requires shallow slopes adjacent to inlet.

MAINTENANCE

1. Inspect inlet protection following storm event and at a minimum of once every two weeks.
2. Remove accumulated sediment when it reaches 4" in depth.
3. Repair or realign barrier/fence as needed.
4. Look for bypassing or undercutting and recompact soil around barrier/fence as required.

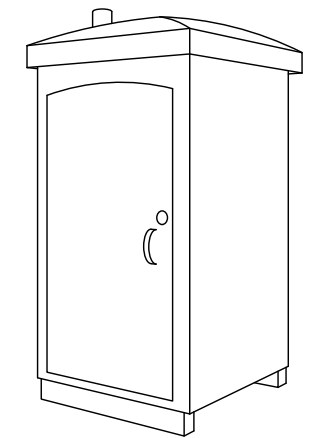


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PORTABLE TOILET

PT



DESCRIPTION

Temporary on-site sanitary facilities for construction personnel.

APPLICABILITY

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

IMPLEMENTATION

1. Locate portable toilets in a convenient locations throughout the site
2. Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel
3. Construct earth berm perimeter (see Earth Berm Barrier Sheet), control for spill / leak protection.
4. Anchor the portable toilet to prevent tipping

LIMITATIONS

No limitations

MAINTENANCE

1. Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection
2. Regular waste collection should be arranged with licensed service
3. All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval

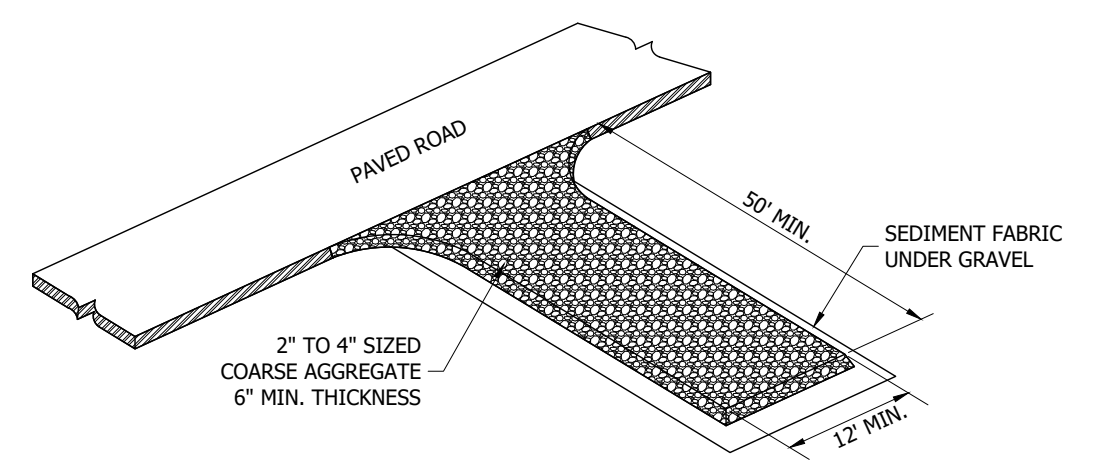


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STABILIZED CONSTRUCTION ENTRANCE

SCE



DESCRIPTION

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICABILITY

At any point of ingress and egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

IMPLEMENTATION

1. Clear and grub area and grade to provide maximum slope of 2%
2. Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months)
3. Place coarse aggregate, 3-6 inches in size, to a minimum depth of 8 inches

LIMITATIONS

1. Requires periodic top dressing with additional stones
2. Should be used in conjunction with street sweeping on adjacent public right-of-way

MAINTENANCE

1. Inspect daily for loss of gravel or sediment buildup
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling
3. Repair entrance and replace gravel as required to maintain control in good working condition
4. Expand stabilized area as required to accommodate traffic and prevent erosion at driveways

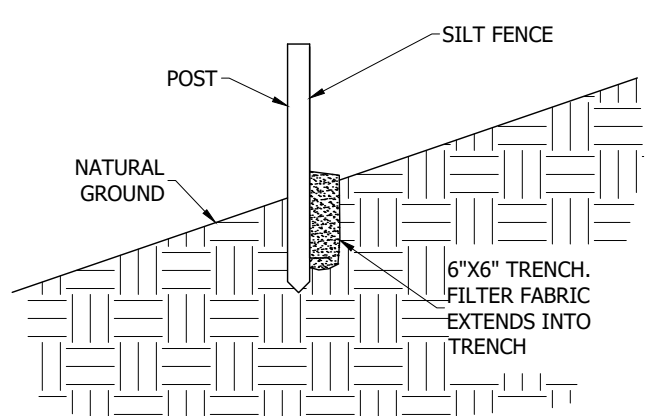


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SILT FENCING

SF



DESCRIPTION

A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICABILITY

1. Perimeter control: place barrier at downgradient limits of disturbance.
2. Sediment barrier: place barrier at toe of slope or soil stockpile.
3. Protection of existing waterways: place barrier at top of stream bank.
4. Inlet protection: place fence surrounding catch basins.

IMPLEMENTATION

1. Place posts 6' apart on center along contour (or use preassembled unit) and drive 2' minimum into ground. Excavate an anchor trench immediately up gradient of posts
2. Cut fabric to require width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench
3. Backfill trench over fabric to anchor
4. Fabric must have 85% minimum sediment removal efficiency

LIMITATIONS

1. Recommended maximum drainage area of 0.5 acre per 100 feet
2. Recommended maximum upgradient slope length of 150'
3. Recommended maximum uphill grade of 2:1 (50%)
4. Recommended maximum flow rate of 0.5 cfs
5. Ponding should not be allowed behind fence

MAINTENANCE

1. Inspect immediately after any rainfall and at least daily during prolonged rainfall
2. Look for runoff bypassing ends of barriers or undercutting barriers
3. Repair or replace damaged areas of the barrier and remove accumulated sediment
4. Reanchor fence as necessary to prevent shortcutting
5. Remove accumulated sediment when it reaches 1/2 the height of the fence

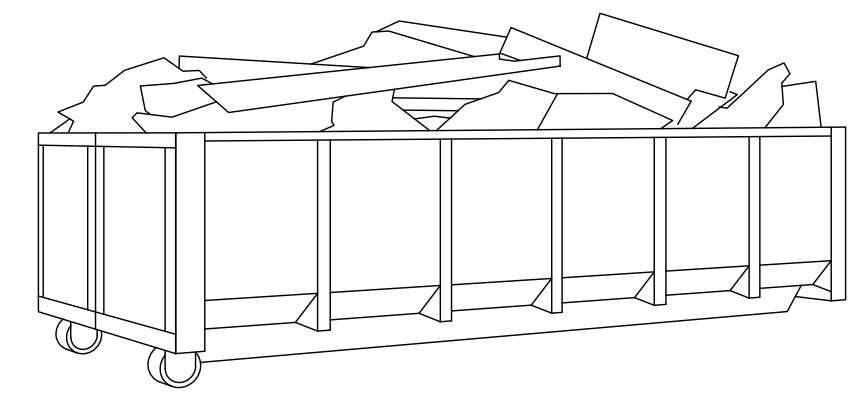


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Adapted from Davis County Stormwater Coalition materials.

WASTE DISPOSAL

WD



DESCRIPTION

Controlled storage and disposal of solid waste generated by construction activities.

APPLICABILITY

All construction sites

IMPLEMENTATION

1. Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
2. Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills.
3. Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
4. Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porta-potty service in waste management activities.

LIMITATIONS

On-site personnel are responsible for correct disposal of waste.

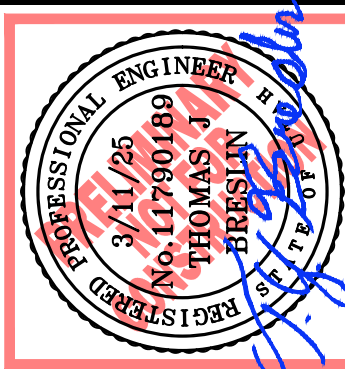
MAINTENANCE

1. Discuss waste management procedures at progress meetings.
2. Collect site trash daily and deposit in containers at designated collection areas.
3. Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).



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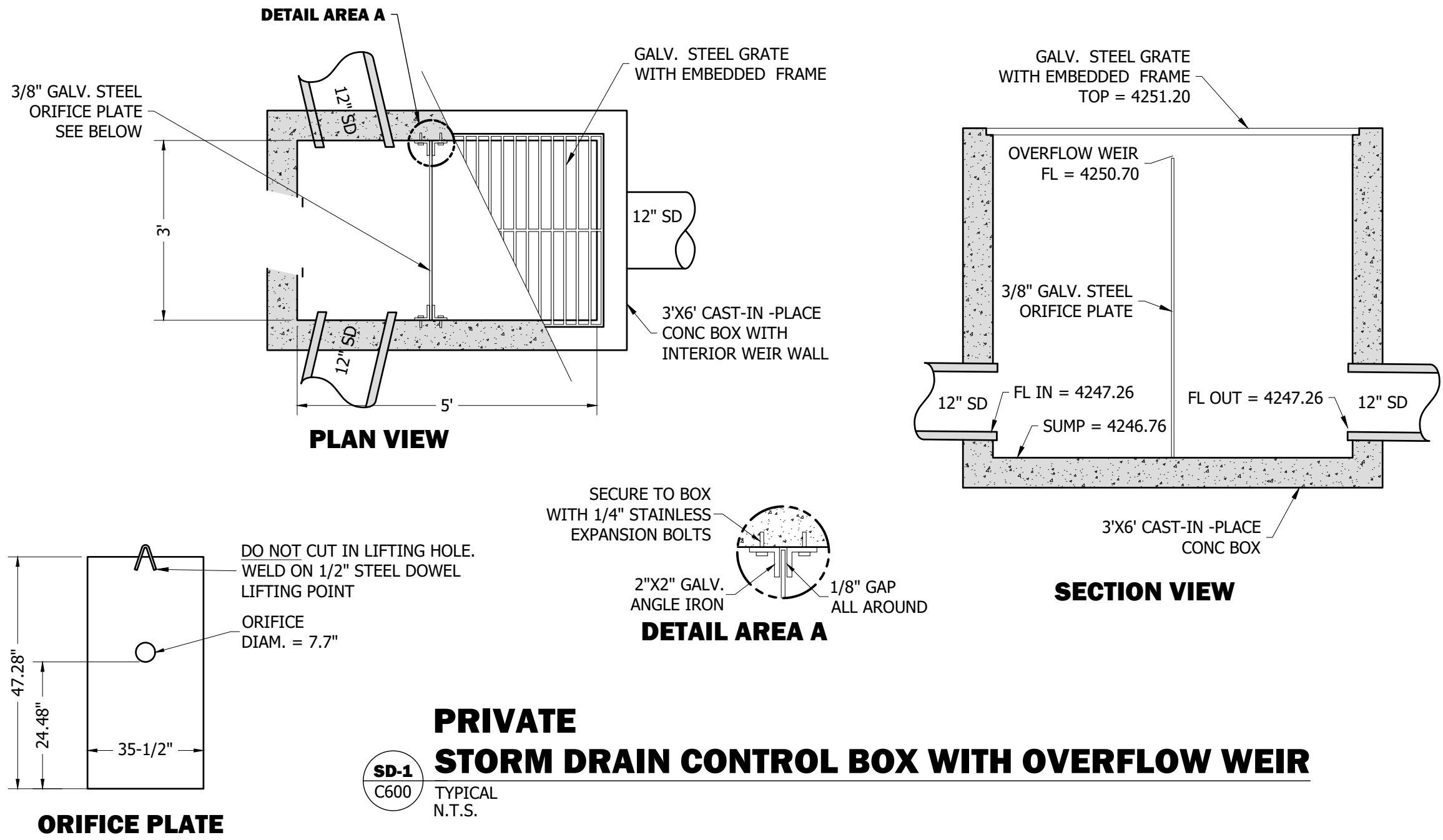


DEVELOPER
KEVIN MORTENSEN
Contact: Kevin Mortensen
P.O.Box 1063
Centerville, UT 84014
Phone: 801-580-4455
kmortensen@imwired.com

CHASE CREEK SUBDIVISION
224 WEST CHASE LANE
PARCEL #02-14-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.L.B.&W.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REVISIONS			
DRAWN: JH		2025-04-02	
APPROVED: STA		2025-04-02	
PROJECT #:		1000.	
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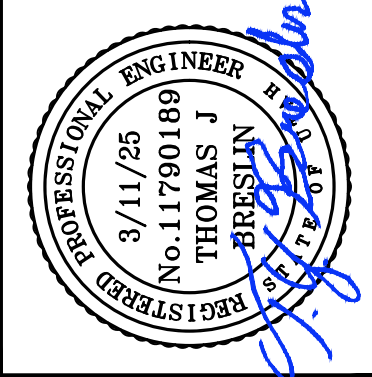
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DRAWN: JH 2025-04-02	
APPROVED: STA 2025-04-02	
PROJECT #: 1000.0	
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SITE STORM DRAIN DETAIL

CHASE CREEK SUBDIVISION

224 WEST CHASE LANE
PARCEL #02-14-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

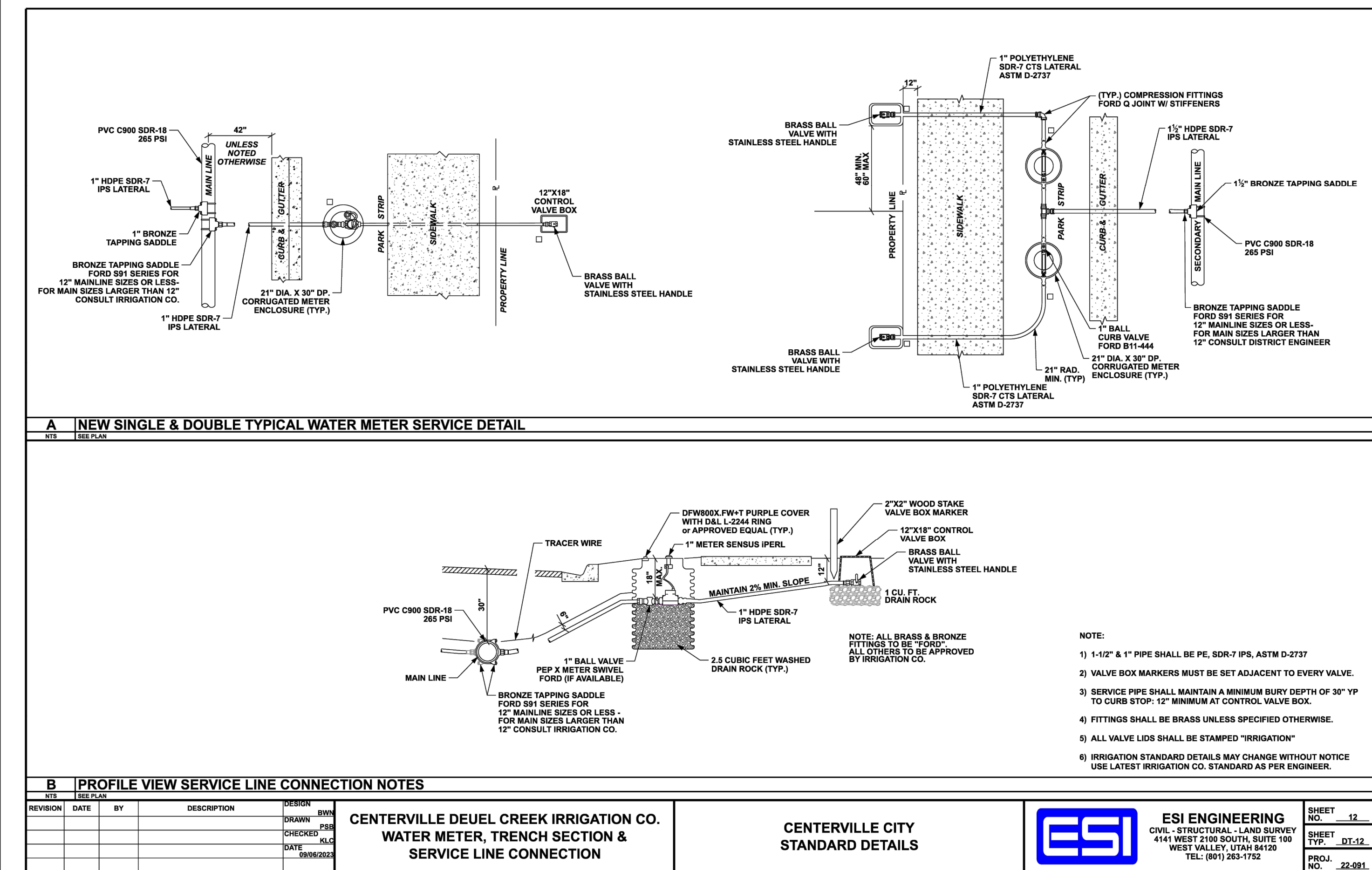
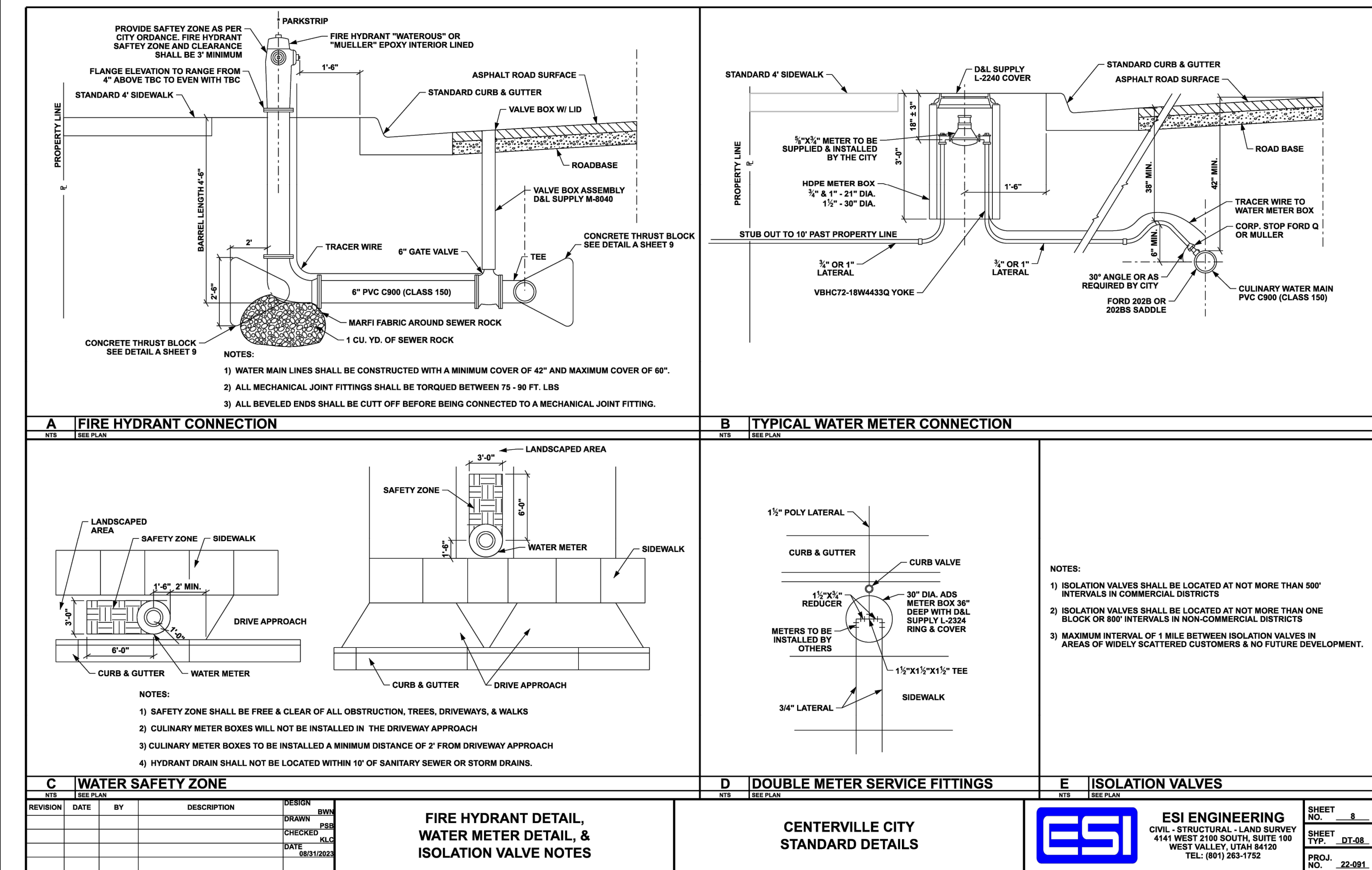


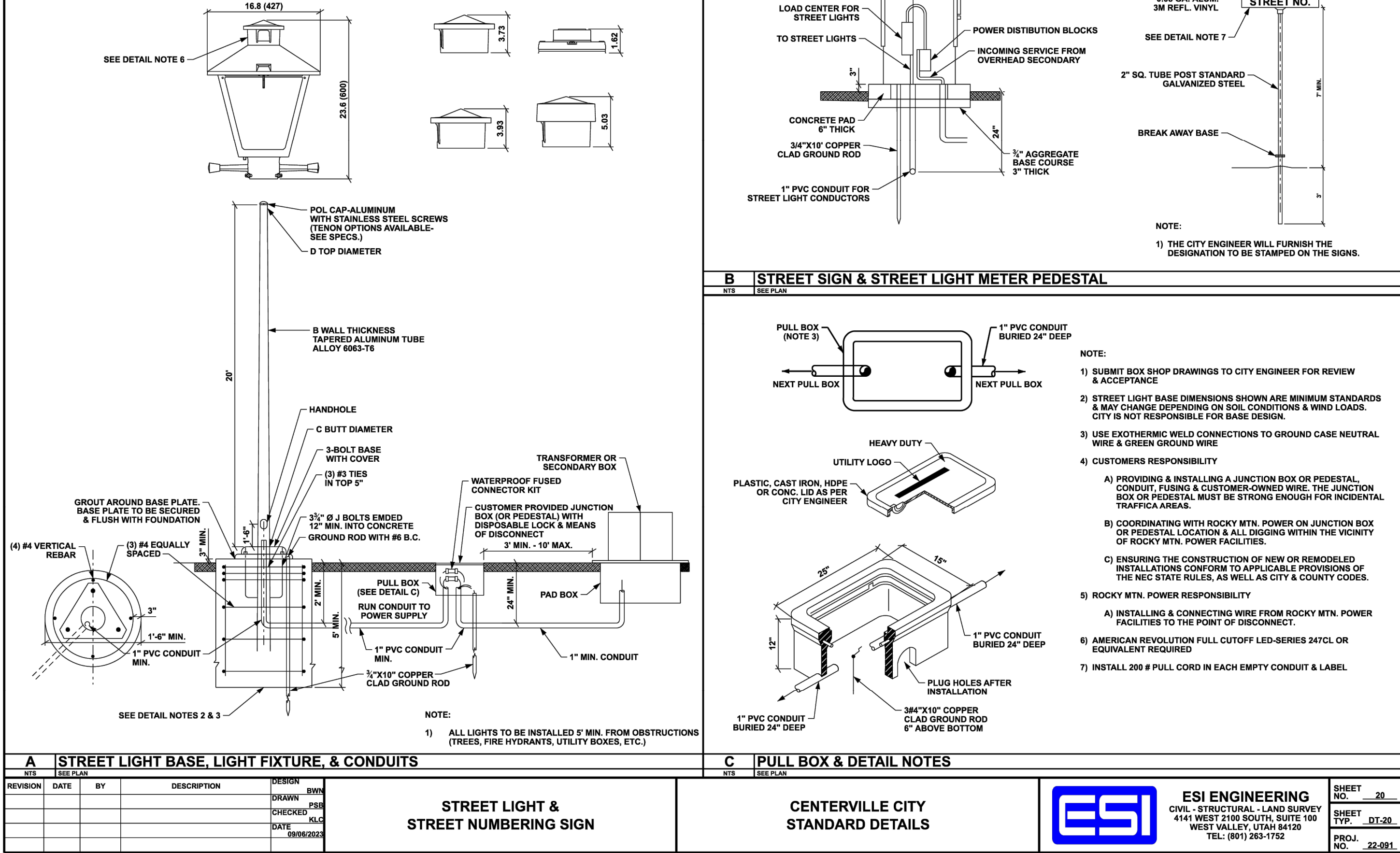
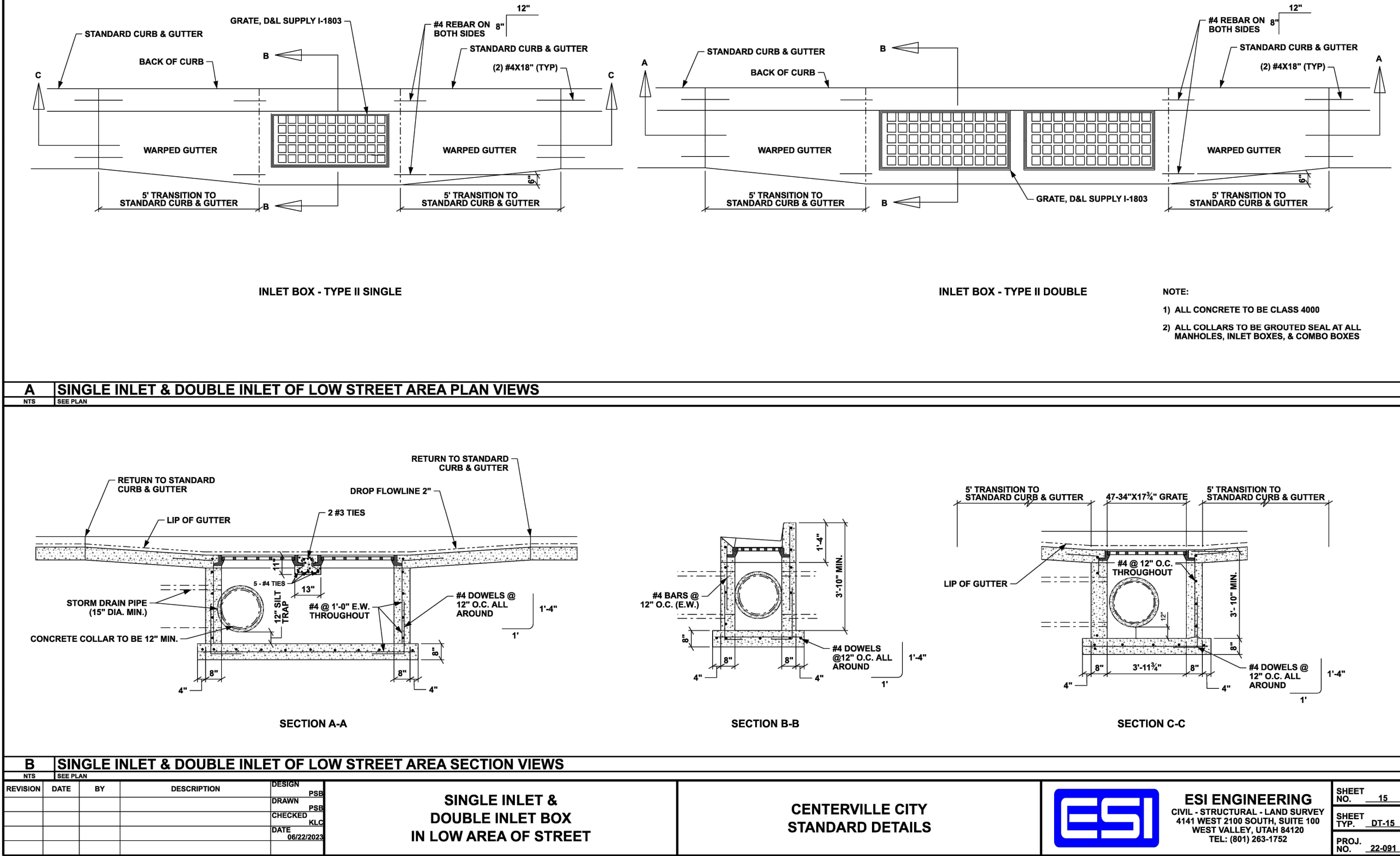
DEVELOPER

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REVISIONS

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PROJECT #: 1000.0
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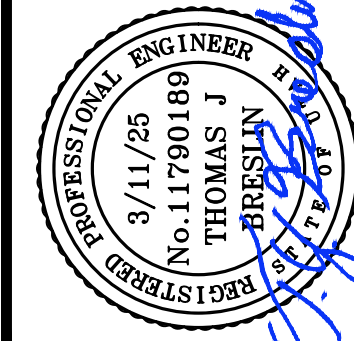
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CITY DETAILS

CHASE CREEK SUBDIVISION

224 WEST CHASE LANE
PARCEL #02-14-0050
LOCATED IN THE SW 1/4 OF SECTION 6, T. 2 N., R. 1 E., S.1.B.&W.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DEVELOPER

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kmortensen@mmwred.com



1470 South 600 West
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After Recording Return To:
Grant L. Sorensen
1060 N. 400 W.
Centerville, UT 84014

Land Serial Nos. 02-014-0050, 02-014-0048, 02-014-0087, 02-014-0046, 02-212-0001

NOTICE OF AGREEMENTS

RETURNED
AUG 27 2014

On this 27 day of August, 2014, notice is hereby given of agreements (the "Agreements") executed by Davis County, a body politic of the State of Utah, pertaining to certain properties (the "Properties") located in Centerville, Utah, which agreements govern in perpetuity the presence, quantity, and direction of water flowing through the present Barnard Creek Channel located on the Properties, as well as the maintenance of the Barnard Creek Channel by each Property owner.

The Agreements were executed in connection with the transfer of the Northern thirty (30) feet of each of the Properties from the Property owners to Davis County in May 1987 to allow for the construction of a flood control channel to assist in the control of storm and flood waters in the Barnard Creek area of Davis County. The Agreements require the allowance of the low flows of the creek water in and through the present channel of Barnard Creek through and across each Property, as more specifically described in each Agreement. A copy of each Agreement, certified by Davis County, is attached hereto as an exhibit and incorporated herein by reference. A copy of the plat map of the Properties is attached hereto as Exhibit A and incorporated herein by reference.

There are at least five (5) Properties subject to and entitled to enforcement of the Agreement that pertains to each individual Property. They are described below as follows:

1. Situs Address: 224 West Chase Lane, Centerville, UT 84014

Mailing Address: 7067 Commerce Park Dr., Salt Lake City, UT 84047

Land Serial Number: 02-014-0050

More particularly described as of the date of this Notice as:

BEG 1 ROD W OF SE COR SW 1/4 SEC 6-T2N-R1E, SLM; RUN N ALG BERR 300 FT; W 4.35 CHAINS; S 333.0 FT TO CHASE LANE, E 4.35 CHAINS; N 0.50 CHAINS TO PT OF BEG. CONT. 2.13 ACRES.

Described prior to May 1987 as:

BEG 1 RD W OF SE COR SW1/4 SEC 6, T2N-R 1E; SLM: RUN N ALG BERR 5 CHS; W 4.35 CHS; S 5.50 CHS TO CHASE LANE; E 4.35 CHS; N .50 CHS TO BEG. CONT. 2.33 ACS. BEING SITUATE IN SW1/4 SEC 6.

Subject to and entitled to the enforcement of Agreement 87-99, entered into between Davis County and Blaine and Margene L. Carr, dated May 12, 1987, a copy of which, certified by Davis County, is attached hereto as Exhibit B and incorporated herein by reference.

2. Situs Address: 242 W. 1000 N., Centerville, UT 84014

Mailing Address: 115 W. 1000 N., Centerville, UT 84014

Land Serial Number: 02-014-0048

More particularly described as of the date of this Notice as:

THE E 1/2 OF THE FOLLOWING; BEG AT A PT W 307.24 FT ALG SEC LINE FR THE SE COR OF SW 1/4 SEC 6-T2N-R1E, SLM; TH N 1^06'30" W 298.74 FT ALG A FENCE LINE; TH W 277.10 FT; TH S 331.68 FT TO N LINE OF CHASE LANE; TH E 284.10 FT ALG SD N LINE; TH N 1^06'30" W 33.01 FT TO POB. CONT. 1.06 ACRES. (WENT TO 02-014-0049)

Described prior to May 1987 as:

THE EAST 1/2 OF THE FOLL; BEG AT A PT W 307.24 FT ALG SEC LN FR THE SE COR OF SW1/4 SEC 6; T2N-R1E; SLM: TH N 1^06'30" W 328.74 FT ALG A FENCE LINE; TH W 277.10 FT; TH S 361.68 FT TO N LN OF CHASE LANE; TH E 284.10 FT ALG SD N LINE; TH N 1^06'30" W 33.01 FT TO POB. CONT. 1.16 ACRES

Subject to and entitled to the enforcement of Agreement 87-101, entered into between Davis County and Alma Jay Poulson and Richard Blake Poulson, dated May 12, 1987, a copy of which, certified by Davis County, is attached hereto as Exhibit C and incorporated herein by reference.

3. Situs Address: 302 W. Chase Ln., Centerville, UT 84014

Mailing Address: 316 W. 1000 N., Centerville, UT 84014

Land Serial Number: 02-014-0087

More particularly described as of the date of this Notice as:

BEG AT A PT WH IS S 89^52'46" W 607.70 FT ALG THE SEC LN & S 0^15'10" E 32.59 FT TO THE N LN OF A STR FR THE S 1/4 COR OF SEC 6-T2N-R1E, SLM, &

RUN TH N 00°15'10" W 332.33 FT TO THE N LN OF THE GRANTORS PPTY, TH E 17.00 FT TO THE E LN OF THE GRANTORS PPTY, TH S 00°15'10" E 332.29 FT ALG SD LN TO THE N LN OF A STR, TH S 89°53'31" W 17.00 FT ALG SD LN TO POB. CONT. 0.105 ACRES.

Which is a 17-foot-wide strip of land deeded to Cody Fraughton and Charlie Fraughton by Fred Naisbitt and Shauna Naisbitt on or about August 17, 2006, which before that transfer was part of Land Serial Number 02-014-0055, more particularly described as:

BEG 8.95 CHS W FR SE COR OF SW ¼ OF SEC 6-T2N-R1E SLM; TH N 300 FT; TH W 2.175 CHS; TH S 333.0 FT TO N LN OF CHASE LANE; TH E 2.175 CHS; TH N 0.50 OF A CHAIN TO BEG. CONT. 1.065 ACRES. (WENT TO 02-014-0056)

Which was described prior to May 1987 as:

BEG 8.95 CHS W FR SE COR OF SW ¼ OF SEC 6, TP 2N, RG 1E, SLM, N 5 CHS, W 2.175 CHS, S 5.50 CHS TO N LN OF CHASE LANE, E 2.175 CHS, N 0.50 OF A CH TO BEG. CONT. 1.165 ACRES

Subject to Agreement 87-96 entered into between Fred T. Naisbitt and Shauna D. Naisbitt, dated May 10, 1987, a copy of which, certified by Davis County, is attached hereto as Exhibit D and incorporated herein by reference, and which Agreement, to the extent it pertains to this Property (Land Serial Number: 02-014-0087), was duly assigned to Cody D. Fraughton and Charlie Fraughton out of an abundance of caution on August 19, 2014, with an effective date of August 17, 2006, a copy of which assignment is attached hereto as Exhibit E and incorporated herein by reference.

4. Situs Address: 302 W. 1000 N., Centerville, UT 84014

Mailing Address: 316 W. 1000 N., Centerville, UT 84014

Land Serial Number: 02-014-0046

More particularly described as of the date of this Notice as:

TH W 1/2 OF THE FOLLOWING DESC; BEG AT A PT WHICH IS W 307.24 FT ALG THE SEC LINE FR THE SE COR OF SW 1/4 OF SEC 6-T2N-R1E, SLM: & RUN TH N 1°06'30"W 298.73 FT ALG A FENCE; TH W 277.68 FT; TH S 331.68 FT TO THE N LINE OF CHASE LANE; TH E 284.10 FT ALG SD N LINE; TH N 1°06'30" W 33.01 FT TO POB. CONT. 1.07 ACRES.

Described prior to May 1987 as:

TH W 1/2 OF THE FOLLOWING DESC; BEG AT APT WHICH IS W 307.24 FT ALG THE SEC LN FR THE SE COR OF SW ¼ OF SEC 6; T2 N-R1E; SLM: RUN TH N 1°06'30"W 328.74 FT ALG A FENCE; TH W 2.10 FT; TH S 361.68 FT TO THE N LN

OF CHASE LANE; TH E 284.10 FT ALG SD N LN TH N 1^06'30" W 33.01 FT TO
POB. CONT. 1.17 ACRE

-----Subject to Agreement 87-98, entered into between Davis County and Brent Eugene Barnes and Cynthia Hite Barnes, dated May 1, 1987, a copy of which, certified by Davis County, is attached hereto as Exhibit F and incorporated herein by reference, and which Agreement was duly assigned to Cody D. Fraughton and Charlie Fraughton out of an abundance of caution in June 1998, a copy of which assignment is attached hereto as Exhibit G and incorporated herein by reference.

5. Situs Address: 1060 N. 400 W., Centerville, UT 84014

Mailing Address: 1060 N. 400 W., Centerville, UT 84014

Land Serial Number: 02-212-0001

More particularly described as of the date of this Notice as:

ALL OF LOT 1, G K SORENSEN SUBDIVISION. CONT. 0.93000 ACRES.

Which includes a portion of land which prior to July 2006 was part of Land Serial Number 02-014-0055, which number is now deleted, and which property was more particularly described as:

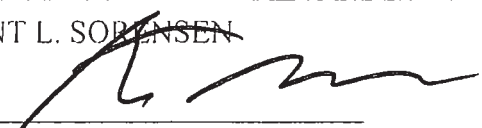
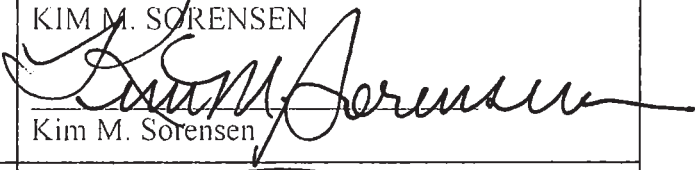
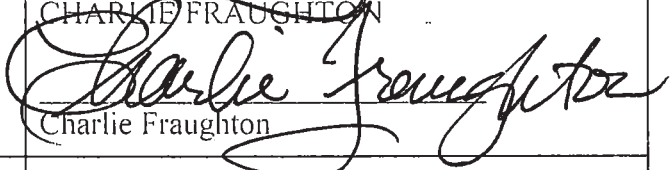
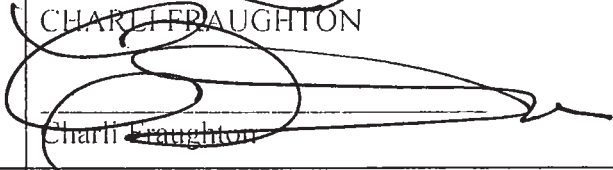
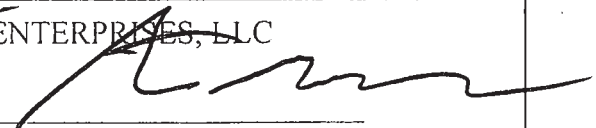
BEG 8.95 CHS W FR SE COR OF SW ¼ OF SEC 6-T2N-R1E SLM; TH N 300 FT; TH W 2.175 CHS; TH S 333.0 FT TO N LN OF CHASE LANE; TH E 2.175 CHS; TH N 0.50 OF A CHAIN TO BEG. CONT. 1.065 ACRES. (WENT TO 02-014-0056)

Which was described prior to May 1987 as:

BEG 8.95 CHS W FR SE COR OF SW 1/4 OF SEC 6. TP 2N, RG 1E. SLM. N 5 CHS, W 2.175 CHS, S 5.50 CHS TO N LN OF CHASE LANE, E 2.175 CHS, N 0.50 OF A CH TO BEG. CONT. 1.165 ACRES

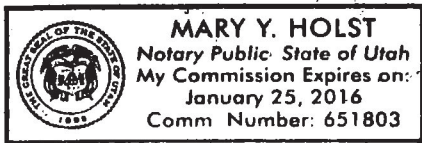
Subject to Agreement 87-96 entered into between Fred T. Naisbitt and Shauna D. Naisbitt, dated May 10, 1987, a copy of which, certified by Davis County, is attached hereto as Exhibit D and incorporated herein by reference, and which Agreement, to the extent it pertains to this Property (Land Serial Number: 01-212-0001), was duly assigned to GKS Enterprises, LLC out of an abundance of caution on August 19, 2014, with an effective date of August 10, 2006, a copy of which assignment is attached hereto as Exhibit H and incorporated herein by reference. Agreement 87-96 was subsequently duly assigned by GKS Enterprises, LLC to Grant L. Sorensen and Kim M. Sorensen out of an abundance of caution on August 19, 2014, with an effective date of August 29, 2008, a copy of which assignment is attached hereto as Exhibit I and incorporated herein by reference.

This Notice is not intended to provide notice of any interest in the fee estate of any of the Properties described herein, but instead, is intended to provide notice of the existence of the Agreements mentioned herein, and notice of the Properties which are entitled to enforcement of those Agreements as they pertain to the flow of water in the present channel of Barnard Creek.

DATED this <u>27</u> day of August, 2014.	GRANT L. SORENSEN  Grant L. Sorensen
DATED this <u>27</u> day of August, 2014.	KIM M. SORENSEN  Kim M. Sorensen
DATED this <u>27</u> day of August, 2014.	CODY D. FRAUGHTON  Cody D. Fraughton
DATED this <u>27</u> day of August, 2014.	CHARLIE FRAUGHTON  Charlie Fraughton
DATED this <u>27</u> day of August, 2014	CHARLIE FRAUGHTON  Charli Fraughton
DATED this <u>27</u> day of August, 2014.	GKS ENTERPRISES, LLC  By: Grant L. Sorensen Its: Managing Member

STATE OF UTAH)
) ss.
County of Davis)

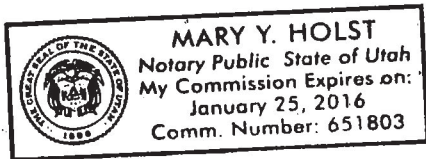
On this 27 day of August, 2014, personally appeared before me Grant L. Sorensen, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that he signed it voluntarily for its stated purposes.



Mary Y. Holst
Notary Public

STATE OF UTAH)
) ss.
County of Davis)

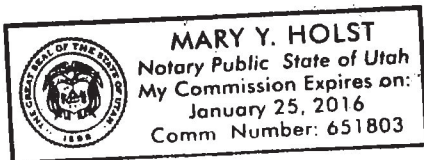
On this 27 day of August, 2014, personally appeared before me Kim M. Sorensen, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily for its stated purposes.



Mary Y. Holst
Notary Public

STATE OF UTAH)
) ss.
County of Davis)

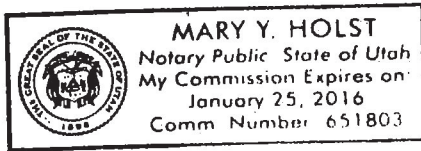
On this 27 day of August, 2014, personally appeared before me Cody D. Fraughton, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that he signed it voluntarily for its stated purposes.



Mary Y. Holst
Notary Public

STATE OF UTAH)
) ss.
County of Davis)

On this 27 day of August, 2014, personally appeared before me Charlie Fraughton, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily for its stated purposes.

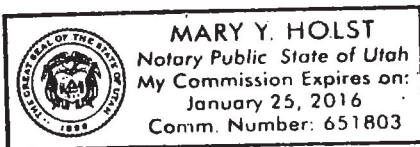


Mary Y. Holst

Notary Public

STATE OF UTAH)
) ss.
County of Davis)

On this 27 day of August, 2014, personally appeared before me Charli Fraughton, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily for its stated purposes.

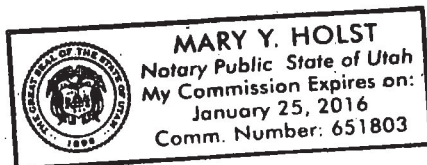


Mary Y. Holst

Notary Public

STATE OF UTAH)
) ss.
County of Davis)

On this 27 day of August, 2014, personally appeared before me Grant L. Sorensen, Managing Member of GKS Enterprises, LLC, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that he signed it voluntarily on behalf of GKS Enterprises, LLC for its stated purposes.



Mary Y. Holst

Notary Public

EXHIBIT A

PLAT MAP

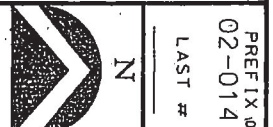


EXHIBIT B

AGREEMENT 87-99

87-99

AGREEMENT

This Agreement made and entered into this 12TH day of MAY, 1987, by and between Davis County, a body politic of the State of Utah, hereinafter referred to as "Davis County" and Blaine Carr and Margene L. Carr, hereinafter referred to as "Carr".

WITNESSETH

WHEREAS, Davis County is in need of a portion of property owned by Carr on which to locate a flood control channel;

WHEREAS, Carr is willing to sell certain real property to Davis County upon the following terms and conditions.

NOW THEREFORE, in consideration of the mutual covenants and promises contained hereafter, the parties hereto agree as follows:

1. Carr agrees to sell to Davis County that certain parcel of real property identified and described on Exhibit A attached hereto, incorporated herein and made a part hereof.

2. Davis County will construct a flood control channel on the property described on Exhibit A, attached hereto and incorporated herein. During the construction phase, in the event Davis County its agents or employees should damage any real

property of Carr, Davis County agrees to restore any such real property to the same condition it was in prior to the damage.

3. During the construction of the flood channel Davis County will excavate fill material from the property described on Exhibit A. Davis County, at the request of Carr, will place the excess or available fill material taken from the property identified on Exhibit A, and deposit it onto property of Carr and thereafter rough grade the same.

4. Davis County agrees to install in the new flood channel it constructs a flood control structure with a 12" diameter outlet to allow the low flows of the creek into the present Barnard Creek Channel through Carrs' property. All water in Barnard Creek at the outlet structure, up to the amount capable of flowing through the above described outlet shall continue in the present channel of Barnard Creek, and all flows in excess of said amount shall be diverted into the flood control channel to be constructed by Davis County on property acquired from Carr.

5. Carr agrees to maintain in perpetuity the present Barnard Creek Channel which is on property owned by Carr.

6. Davis County agrees to install along the north boundary of property retained by Carr a temporary five barbed wire field fence during construction, and a six foot permanent chain link fence after construction is completed.

7. Carr agrees to allow Davis County, during the construction of the flood control channel, to interrupt the flow of water through an irrigation system utilized on property of

Carr. The County agrees that any period of interruption shall not exceed seven days with minimum periods of operation of seven days between interruptions. The County agrees to reestablish the irrigation system in a location mutually satisfactory to Carr and to Davis County.

8. Davis County agrees to complete construction by July 31, 1988.

9. This contract shall be binding upon the heirs, administrators and assigns of parties.

WHEREFORE, the parties hereto have signed this Agreement the day and year first above written.

DAVIS COUNTY

By Harold Suppette
Chairman, Board of County
Commissioners

ATTEST:

Michael S. Alphen
County Clerk

Approved as to Form:

David E. Tice
Office of Davis County
Attorney



Blaine S. Carr
Blaine S. Carr

Margene L. Carr
Margene L. Carr

EXHIBIT A

Beginning at the Grantors' northeast corner which is West 16.5 feet and North 330 feet from the Southeast corner of the SW1/4 of Section 6; Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence South 30 feet along the Grantors' east line; thence West 287.10 feet; thence North 30 feet along the Grantors' west line; thence East 287.1 feet along the Grantors' north line to the point of beginning.

Containing 0.20 acres.

The above description is the North 30 feet of Grantors' property.

EXHIBIT C

AGREEMENT 87-101

87-101
AGREEMENT

This Agreement made and entered into this 12TH day of MAY, 1987, by and between Davis County, a body politic of the State of Utah, hereinafter referred to as "Davis County" and Alma Jay Poulsen and Richard Blake Poulsen hereinafter referred to as "Poulsen".

WITNESSETH

WHEREAS, Davis County is in need of a portion of property owned by Poulsen on which to locate a flood control channel;

WHEREAS, Poulsen is willing to sell certain real property to Davis County upon the following terms and conditions.

NOW THEREFORE, in consideration of the mutual covenants and promises contained hereafter, the parties hereto agree as follows:

1. Poulsen agrees to sell to Davis County that certain parcel of real property identified and described on Exhibit A attached hereto, incorporated herein and made a part hereof.

2. Davis County will construct a flood control channel on the property described on Exhibit A, attached hereto and incorporated herein. During the construction phase, in the event Davis County its agents or employees should damage any real

property of Poulsen, Davis County agrees to restore any such real property to the same condition it was in prior to the damage.

3. During the construction of the flood channel Davis County will excavate fill material from the property described on Exhibit A. Davis County, at the request of Poulsen, will place the excess or available fill material taken from the property identified on Exhibit A, and deposit it onto property of Poulsen and thereafter rough grade the same.

4. Davis County agrees to install in the new flood channel it constructs a flood control structure with a 12" diameter outlet to allow the low flows of the creek into the present Barnard Creek Channel through Poulsens' property. All water in Barnard Creek at the outlet structure, up to the amount capable of flowing through the above described outlet shall continue in the present channel of Barnard Creek, and all flows in excess of said amount shall be diverted into the flood control channel to be constructed by Davis County on property acquired from Poulsen.

5. Poulsen agrees to maintain in perpetuity the present Barnard Creek Channel which is on property owned by Poulsen.

6. Davis County agrees to install along the north boundary of property retained by Poulsen a temporary five barbed wire field fence during construction, and a six foot permanent chain link fence after construction is completed.

7. Davis County agrees to complete construction by July 31, 1988.

8. This contract shall be binding upon the heirs,
administrators and assigns of parties.

WHEREFORE, the parties hereto have signed this Agreement
the day and year first above written.

DAVIS COUNTY

By Harold J. Sypelt
Chairman, Board of County
Commissioners

ATTEST:

Michael A. Alphin
County Clerk

Approved as to Form:

Donald E. Hansen
Office of Davis County
Attorney



Alma Jay Poulsen
Alma Jay Poulsen

Richard Blake Poulsen
Richard Blake Poulsen

EXHIBIT A

Beginning at the Grantors' northeast corner which is West 307.24 feet and N01°06'30"W 328.74 feet from the Southeast corner of the SW1/4 of Section 6, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence S01°06'30"E 30.01 feet along the Grantors' east line; thence West 138.8 feet to the Grantors' west line; thence N00°33'W 30 feet along said west line; thence East 138.55 feet along the Grantors' north line to the point of beginning.

Containing 0.10 acres.

The above description is the North 30 feet of the Grantors' property.

EXHIBIT D

AGREEMENT 87-96

87-96

AGREEMENT

This Agreement made and entered into this 10th day of May, 1987, by and between Davis County, a body politic of the State of Utah, hereinafter referred to as "Davis County" and Fred T. Naisbitt and Shauna D. Naisbitt hereinafter referred to as "Naisbitt".

WITNESSETH

WHEREAS, Davis County is in need of a portion of property owned by Naisbitt on which to locate a flood control channel;

WHEREAS, Naisbitt is willing to sell certain real property to Davis County upon the following terms and conditions.

NOW THEREFORE, in consideration of the mutual covenants and promises contained hereafter, the parties hereto agree as follows:

1. Naisbitt agrees to sell to Davis County that certain parcel of real property identified and described on Exhibit A attached hereto, incorporated herein and made a part hereof.

2. Davis County will construct a flood control channel on the property described on Exhibit A, attached hereto and incorporated herein. During the construction phase, in the event Davis County its agents or employees should damage any real

property of Naisbitt , Davis County agrees to restore any such real property to the same condition it was in prior to the damage.

3. During the construction of the flood channel Davis County will excavate fill material from the property described on Exhibit A. Davis County, at the request of Naisbitt, will place the excess or available fill material taken from the property identified on Exhibit A, and deposit it onto property of Naisbitt and thereafter rough grade the same.

4. Davis County agrees to install in the new flood channel it constructs a flood control structure with a 12" diameter outlet to allow the low flows of the creek into the present Barnard Creek Channel through Naisbitts' property. All water in Barnard Creek at the outlet structure, up to the amount capable of flowing through the above described outlet shall continue in the present channel of Barnard Creek, and all flows in excess of said amount shall be diverted into the flood control channel to be constructed by Davis County on property acquired from Naisbitt.

5. Naisbitt agrees to maintain in perpetuity the present Barnard Creek Channel which is on property owned by Naisbitt.

6. Davis County agrees to install along the north boundary of property retained by Naisbitt a temporary five barbed wire field fence during construction, and a six foot permanent chain link fence after construction is completed.

7. Davis County agrees to complete construction by July 31, 1988.

8. This contract shall be binding upon the heirs, administrators and assigns of parties.

WHEREFORE, the parties hereto have signed this Agreement the day and year first above written.

DAVIS COUNTY

By Harold S. Siggett
Chairman, Board of County
Commissioners

ATTEST:

Michael A. Alphon
County Clerk

Approved as to Form:

David E. T. [Signature]
Office of Davis County
Attorney



Fred T. Naisbitt
Fred T. Naisbitt

Shauna D. Naisbitt
Shauna D. Naisbitt

EXHIBIT A

Beginning at the Grantors' northeast corner which is West 590.70 feet and North 330 feet from the Southeast corner of the SW1/4 of Section 6, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence South 30 feet along the Grantors' east line; thence West 143.55 feet; thence North 30 feet along the Grantors' west line; thence East 143.55 feet along the Grantors' north line to the point of beginning.

Containing 0.10 acres.

The above description is the North 30 feet of Grantors' property.

EXHIBIT E

ASSIGNMENT

OF AGREEMENT 87-96
NAISBITT TO FRAUGHTON

ASSIGNMENT OF AGREEMENT

This Assignment of Agreement (hereinafter referred to as the "Assignment") is made and entered into this 19 day of August, 2014, with an effective date of August 17, 2006, by and between Cody and Charli Fraughton (hereinafter referred to as "Fraughton"), and Fred T. Naisbitt and Shauna D. Naisbitt (hereinafter referred to as "Naisbitt").

WITNESSETH

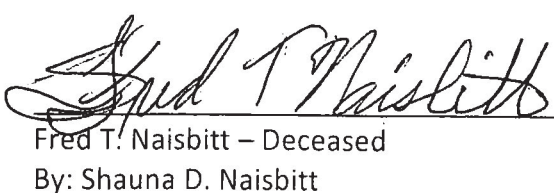
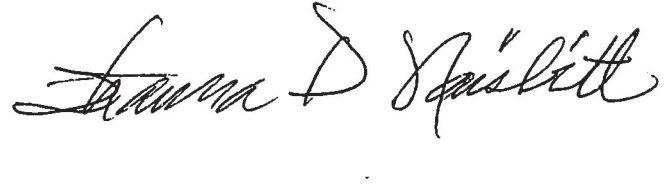
WHEREAS, on the 10th day of May, 1987, Naisbitt entered into an agreement identified as Agreement (87-96) (hereinafter referred to as the "Agreement") with Davis County which Agreement is incorporated and made a part of this Assignment and is the subject matter of this Assignment; and

WHEREAS, the Agreement addresses rights and obligations relating to the original Barnard Creek Channel which channel traverses real property formerly owned by Naisbitt and located at 362 West 1000 North, Centerville, UT 84014 (hereinafter referred to as the "Naisbitt Property"); and

WHEREAS, Fraughton purchased a portion of the Naisbitt Property and desires the acquisition of all rights and interest Naisbitt has in the Barnard Creek Channel associated with the portion of the Naisbitt Property purchased by Fraughton.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Naisbitt hereby assign to Fraughton all of the beneficial interest and rights accrued or to accrue under that certain Agreement (87-96) dated May 10, 1987 by and between Davis County, Fred T. Naisbitt and Shauna D. Naisbitt as it relates to the parcel purchased by Fraughton from Naisbitt.

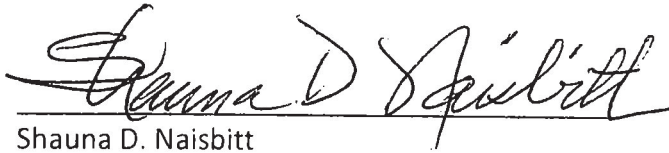
WHEREFORE, the parties hereto have signed this Assignment the day and year first above written with an effective date of August 17, 2006.

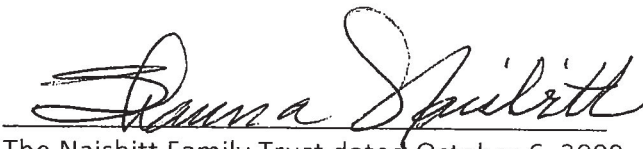
 by 

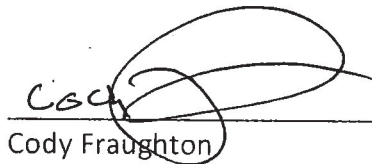
Fred T. Naisbitt – Deceased

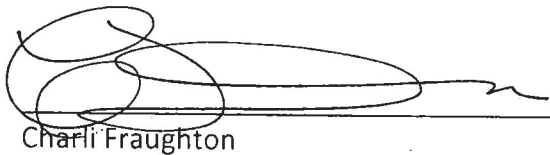
By: Shauna D. Naisbitt

His: Attorney in Fact and Agent


Shauna D. Naisbitt


The Naisbitt Family Trust dated October 6, 2009
By: Shauna Naisbitt
Its: Trustee


Cody Fraughton


Charli Fraughton

STATE OF UTAH)
) ss.
County of Davis)

On this 19th day of August 2014, personally appeared before me Shauna D. Naisbitt, Attorney in Fact and Agent for Fred T. Naisbitt (Deceased), known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily on behalf of Fred T. Naisbitt for its stated purposes

STATE OF UTAH)
) ss.
County of Davis)

A rectangular notary seal stamp. On the left is a circular emblem with an eagle and the words "THE GREAT SEAL OF THE STATE OF UTAH 1896". To the right of the emblem, the text reads: "NOTARY PUBLIC", "BRYCE A EDMISTER", "677135", "COMMISSION EXPIRES", "APRIL 29, 2018", "STATE OF UTAH".

Bryce A Edminister
Notary Public

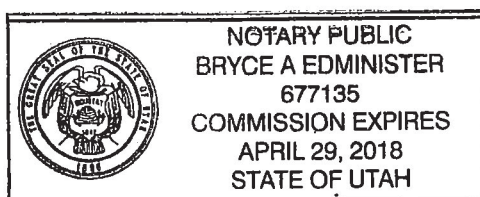
On this 19th day of August 2014, personally appeared before me Shauna D. Naisbitt, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily for its stated purposes

STATE OF UTAH)
) ss.
County of Davis)

A rectangular notary seal stamp. On the left is a circular emblem with an eagle and the words "THE GREAT SEAL OF THE STATE OF UTAH 1896". To the right of the emblem, the text reads: "NOTARY PUBLIC", "BRYCE A EDMISTER", "677135", "COMMISSION EXPIRES", "APRIL 29, 2018", "STATE OF UTAH".

Bryce A Edminister
Notary Public

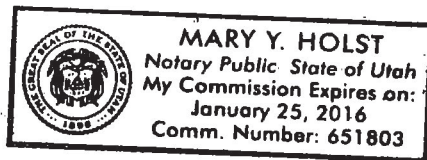
On this 19th day of August 2014, personally appeared before me Shauna Naisbitt, Trustee of The Naisbitt Family Trust dated October 6, 2009, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily on behalf of The Naisbitt Family Trust for its stated purposes



Bryce A Edminister
Notary Public

STATE OF UTAH)
) ss.
County of Davis)

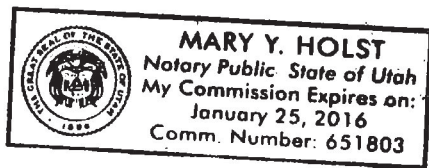
On this 25 day of August 2014, personally appeared before me Cody Fraughton known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that he signed it voluntarily for its stated purposes



Mary Y. Holst
Notary Public

STATE OF UTAH)
) ss.
County of Davis)

On this 25 day of August 2014, personally appeared before me Charli Fraughton known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily for its stated purposes



Mary Y. Holst
Notary Public

EXHIBIT F

AGREEMENT 87-98

87-98

AGREEMENT

This Agreement made and entered into this 1st day of May, 1987, by and between Davis County, a body politic of the State of Utah, hereinafter referred to as "Davis County" and Brent Eugene Barnes and Cynthia Hite Barnes hereinafter referred to as "Barnes".

WITNESSETH

WHEREAS, Davis County is in need of a portion of property owned by Barnes on which to locate a flood control channel;

WHEREAS, Barnes is willing to sell certain real property to Davis County upon the following terms and conditions.

NOW THEREFORE, in consideration of the mutual covenants and promises contained hereafter, the parties hereto agree as follows:

1. Barnes agrees to sell to Davis County that certain parcel of real property identified and described on Exhibit A attached hereto, incorporated herein and made a part hereof.

2. Davis County will construct a flood control channel on the property described on Exhibit A, attached hereto and incorporated herein. During the construction phase, in the event Davis County its agents or employees should damage any real

property of Barnes, Davis County agrees to restore any such real property to the same condition it was in prior to the damage.

3. During the construction of the flood channel Davis County will excavate fill material from the property described on Exhibit A. Davis County, at the request of Barnes, will place the excess or available fill material taken from the property identified on Exhibit A, and deposit it onto property of Barnes and thereafter rough grade the same.

4. Davis County agrees to install in the new flood channel it constructs a flood control structure with a 12" diameter outlet to allow the low flows of the creek into the present Barnard Creek Channel through Barnes' property. All water in Barnard Creek at the outlet structure, up to the amount capable of flowing through the above described outlet shall continue in the present channel of Barnard Creek, and all flows in excess of said amount shall be diverted into the flood control channel to be constructed by Davis County on property acquired from Barnes.

5. Barnes agrees to maintain in perpetuity the present Barnard Creek Channel which is on property owned by Barnes.

6. Davis County agrees to install along the north boundary of property retained by Barnes a temporary five barbed wire field fence during construction, and a six foot permanent chain link fence after construction is completed.

7. Davis County agrees to complete construction by July 31, 1988.

8. This contract shall be binding upon the heirs,
administrators and assigns of parties.

WHEREFORE, the parties hereto have signed this Agreement
the day and year first above written.

DAVIS COUNTY

By *Harold S. Sypette*
Chairman, Board of County
Commissioners

ATTEST:

Michael B. Alphin
County Clerk

Approved as to Form:

Ronald E. [Signature]
Office of Davis County
Attorney



Brent Eugene Barnes
Brent Eugene Barnes

Cynthia Hite Barnes
Cynthia Hite Barnes

EXHIBIT A

Beginning at the Grantors' northeast corner which is West 307.24 feet; N01°06'30"W 328.74 feet and West 138.55 feet from the Southeast corner of the SW1/4 of Section 6, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence S00°33'E 30 feet along the Grantors' east line; and West 138.8 feet to the Grantors' west line; thence North 30 feet along said west line; thence East 138.55 feet along the Grantors' north line to the point of beginning.

Containing 0.10 acres.

The above description is the North 30 feet of Grantors' property.

AFFIDAVIT OF BRENT EUGENE BARNES

STATE OF UTAH)
COUNTY OF DAVIS) ss.

Brent Barnes, being first duly sworn upon oath deposes and says:

1. That affiant has personal knowledge regarding the matter set forth in this affidavit and the facts set forth in this affidavit are true.
2. Affiant is not the same person as Brent Barnes dba Hair Technica and any warrants in the favor of the State of Utah against a Brent Barnes dba Hair Technica are not the obligation of affiant.
3. Any obligation Brent Barnes dba Hair Technica may have to the State of Utah as identified in certain warrants in favor of the State of Utah are not against affiant and have been improperly listed as a part of any preliminary title search against property of affiant, Brent Eugene Barnes.

4. Specifically affiant declares that the warrant in favor of State of Utah against Brent Barnes dba Hair Technica in the amount of \$950.21 dated August 19, 1982 and entered August 30, 1982 is not against affiant and is not an obligation of affiant.

5. Specifically a warrant in favor of the State of Utah against Brent Barnes dba Hair Technica in the amount of \$925.24 dated November 1, 1982 and entered November 4, 1982 is not against affiant and is not the responsibility of affiant.

6. Specifically the warrant in favor of the State of Utah against Brent Barnes dba Hair Technica in the amount of \$946.13 dated November 1, 1982 and entered November 4, 1982 is not against affiant and is not the obligation of affiant.

7. Specifically the warrant in favor of the State of Utah against Brent Barnes dba Gallery Lounge in the amount of \$913.20 dated December 7, 1982 and entered December 13, 1982 is not the obligation of affiant but of some other person named Brent Barnes dba Gallery Lounge.

Dated this 1st day of May 1987.

Brent Eugene Barnes
Brent Eugene Barnes

Subscribed and sworn to before me this 1st day of

May, 1987.

David H. [Signature]
Notary Public

My Commission Expires:

6-1-87

Residing at:

Farmington, ut.

EXHIBIT G

ASSIGNMENT

OF AGREEMENT 87-98
BARNES TO FRAUGHTON

ASSIGNMENT OF AGREEMENT

This Assignment of Agreement is made and entered into this _____ day of June, 1998, by and between Cody and Charli Fraughton (hereinafter "the Fraughtons"), and Brent Eugene Barnes (hereinafter "Barnes").

WITNESSETH

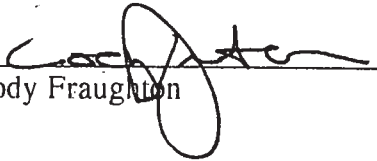
WHEREAS, on the 1st day of May, 1987, Barnes entered into an agreement (hereinafter "the Agreement") with Davis County which Agreement is incorporated and made a part of this Assignment of Agreement and is the subject matter of this assignment;

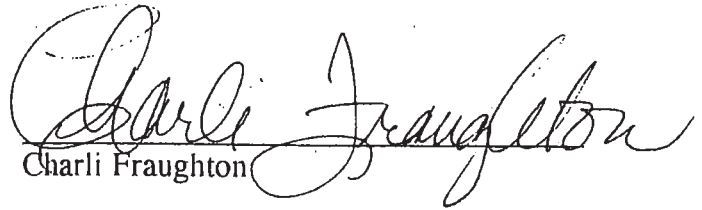
WHEREAS, the Agreement addresses rights and obligations relating to the original Barnard Creek Channel which channel traverses real property currently owned by Barnes and located at 316 West 1000 North, Centerville, UT, 84014(hereinafter "Barnes property"); and

WHEREAS, Fraughtons are in the process of purchasing Barnes' property and desire the acquisition of all rights and interest Barnes has in the Barnard Creek Channel.

NOW THEREFORE, FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Barnes hereby assigns to Fraughtons all the beneficial interest and rights accrued or to accrue under that certain Agreement (87-98) dated May 1, 1987 by and between Davis County, Brent Eugene Barnes and Cynthia Hite Barnes.

WHEREFORE, the parties hereto have sign this Assignment the day and year first above written.


Cody Fraughton


Charli Fraughton


Brent Eugene Barnes

* * * * *

EXHIBIT H
ASSIGNMENT
OF AGREEMENT 87-96
NAISBITT TO GKS ENTERPRISES, LLC

ASSIGNMENT OF AGREEMENT

This Assignment of Agreement (hereinafter referred to as the "Assignment") is made and entered into this 19 day of August, 2014, with an effective date of August 10, 2006 by and between GKS Enterprises, LLC (hereinafter referred to as "GKS"), and Fred T. Naisbitt and Shauna D. Naisbitt (hereinafter referred to as "Naisbitt").

WITNESSETH

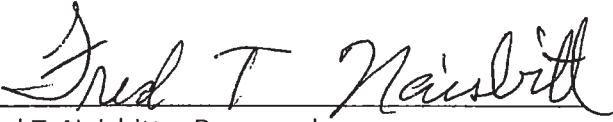
WHEREAS, on the 10th day of May, 1987, Naisbitt entered into an agreement identified as Agreement (87-96) (hereinafter referred to as the "Agreement") with Davis County which Agreement is incorporated and made a part of this Assignment and is the subject matter of this Assignment; and

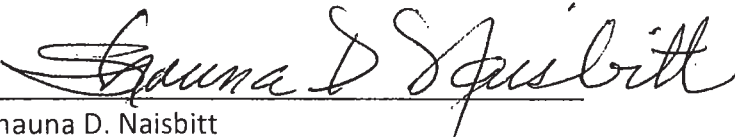
WHEREAS, the Agreement addresses rights and obligations relating to the original Barnard Creek Channel which channel traverses real property formerly owned by Naisbitt and located at 362 West 1000 North, Centerville, UT 84014 (hereinafter referred to as the "Naisbitt Property"); and

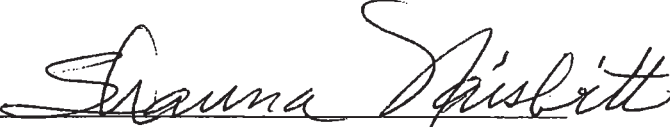
WHEREAS, GKS purchased a portion of the Naisbitt Property and desires the acquisition of all rights and interest Naisbitt has in the Barnard Creek Channel associated with the portion of the Naisbitt Property purchased by GKS.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Naisbitt hereby assigns to GKS all of the beneficial interest and rights accrued or to accrue under that certain Agreement (87-96) dated May 10, 1987 by and between Davis County, Fred T. Naisbitt and Shauna D. Naisbitt as it relates to the parcel purchased by GKS from Naisbitt.

WHEREFORE, the parties hereto have signed this Assignment the day and year first above written with an effective date of August 10, 2006.

 by 
Fred T. Naisbitt – Deceased
By: Shauna D. Naisbitt
His: Attorney in Fact and Agent


Shauna D. Naisbitt

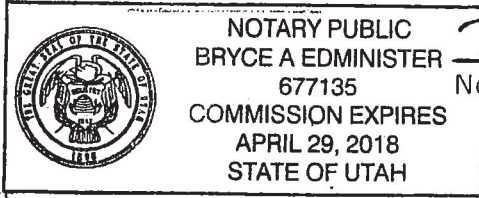

The Naisbitt Family Trust dated October 6, 2009
By: Shauna Naisbitt
Its: Trustee


GKS Enterprises, LLC
By: Grant L. Sorensen
Its: Manager

STATE OF UTAH)
) ss.
County of Davis)

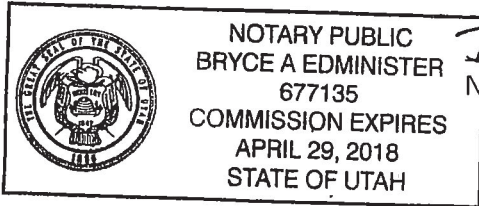
On this 19th day of August 2014, personally appeared before me Shauna D. Naisbitt, Attorney in Fact and Agent for Fred T. Naisbitt (Deceased), known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily on behalf of Fred T. Naisbitt for its stated purposes

STATE OF UTAH)
) ss.
County of Davis)

 Bryce A Edminister
Notary Public

On this 19th day of August 2014, personally appeared before me Shauna D. Naisbitt, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily for its stated purposes

STATE OF UTAH)
) ss.
County of Davis)

 Bryce A Edminister
Notary Public

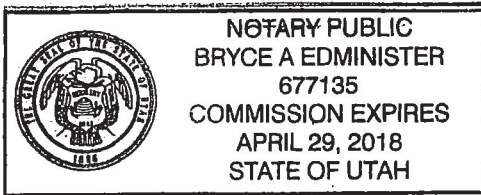
On this 19th day of August 2014, personally appeared before me Shauna Naisbitt, Trustee of The Naisbitt Family Trust dated October 6, 2009, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily on behalf of The Naisbitt Family Trust for its stated purposes

 NOTARY PUBLIC
BRYCE A EDMISTER
677135
COMMISSION EXPIRES
APRIL 29, 2018
STATE OF UTAH

Bryce A Edminister
Notary Public

STATE OF UTAH)
) ss.
County of Davis)

On this 19th day of August 2014, personally appeared before me Grant L. Sorensen, Manager of GKS Enterprises, LLC, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that he signed it voluntarily on behalf of GKS Enterprises, LLC for its stated purposes




Notary Public

EXHIBIT I

ASSIGNMENT

OF AGREEMENT 87-96
GKS ENTERPRISES, LLC TO SORENSEN

ASSIGNMENT OF AGREEMENT

This Assignment of Agreement (hereinafter referred to as the "Assignment") is made and entered into this 19 day of August, 2014, with an effective date of August 29, 2008 by and between GKS Enterprises, LLC (hereinafter referred to as "GKS"), and Grant L. Sorensen and Kim M. Sorensen (hereinafter referred to as "Sorensen").

WITNESSETH

WHEREAS, on the 10th day of May, 1987 Fred T. Naisbitt and Shauna D. Naisbitt (hereinafter referred to as "Naisbitt") entered into an agreement identified as Agreement (87-96) (hereinafter referred to as the "Agreement") with Davis County which Agreement is incorporated and made a part of this Assignment and is the subject matter of this Assignment; and

WHEREAS, the Agreement addresses rights and obligations relating to the original Barnard Creek Channel which channel traverses real property formerly owned by Naisbitt and located at 362 West 1000 North, Centerville, UT 84014 (hereinafter referred to as the "Naisbitt Property"); and

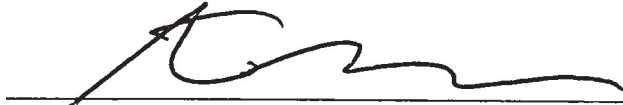
WHEREAS, in August 2006 GKS purchased a portion of the Naisbitt Property and desired the acquisition of all rights and interest Naisbitt had in the Barnard Creek Channel associated with the portion of the Naisbitt Property purchased by GKS; and

WHEREAS, on August 19, 2014 (with an effective date of August 10, 2006), Naisbitt assigned its interest in the Agreement to GKS; and

WHEREAS, on August 29, 2008, GKS sold the Naisbitt Property to Sorensen and now desires to assign to Sorensen all of its rights and interest in the Agreement to Sorensen;

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, GKS hereby assigns to Grant L. Sorensen and Kim M. Sorensen, all of the beneficial interest and rights accrued or to accrue under that certain Agreement (87-96) dated May 10, 1987 by and between Davis County, Fred T. Naisbitt and Shauna D. Naisbitt as it relates to the parcel purchased by Sorensen from GKS.

WHEREFORE, the parties hereto have signed this Assignment the day and year first above written with an effective date of August 29, 2008.



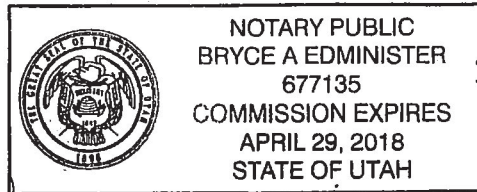
Grant L. Sorensen

Kim M. Sorensen

GKS Enterprises, LLC
By: Grant L. Sorensen
Its: Manager

STATE OF UTAH)
) ss.
County of Davis)

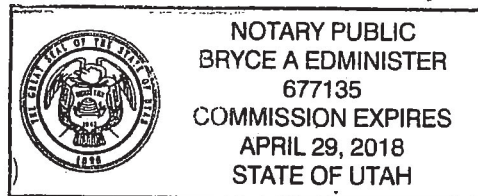
On this 19th day of August 2014, personally appeared before me Grant L. Sorensen, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that he signed it voluntarily for its stated purposes




Notary Public

STATE OF UTAH)
) ss.
County of Davis)

On this 19th day of August 2014, personally appeared before me Kim M. Sorensen, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that she signed it voluntarily for its stated purposes

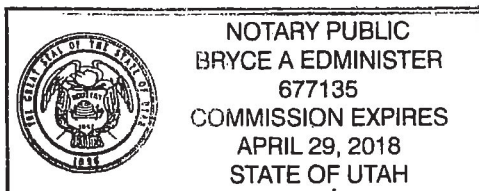



Notary Public

STATE OF UTAH)
) ss.
County of Davis)

STATE OF UTAH)
) ss.
County of Davis)

On this 19th day of August 2014, personally appeared before me Grant L. Sorensen, Manager of GKS Enterprises, LLC, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing instrument, and duly acknowledged to me that he signed it voluntarily on behalf of GKS Enterprises, LLC for its stated purposes




Notary Public



SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

State of Utah

DEPARTMENT OF NATURAL RESOURCES

JOEL FERRY
Executive Director

Division of Water Rights

TERESA WILHELMSEN
State Engineer/Division Director

ORDER OF THE STATE ENGINEER

FOR STREAM ALTERATION APPLICATION NUMBER **23-31-04SA**
IN THE NAME OF KEVIN MORTENSEN FOR ALTERATION TO BARNARD CREEK
IN DAVIS COUNTY, UTAH

Stream Alteration Application No. **23-31-04SA**, submitted in the name of Kevin Mortensen, applicant, in order to install pipe and rehabilitate remaining historic stream channel associated with Barnard Creek, a natural stream located in Davis County, Utah, is hereby **APPROVED** as a STATE ONLY permit, contingent upon the conditions outlined in this **ORDER**. The applicant is hereby authorized to conduct the work detailed in the application and supporting documentation, as described in this **ORDER**. Any modification or addition to the work may require additional authorization and/or application resubmittal.

1. The expiration date of this **ORDER** is **July 18, 2025**. Work affecting the bed and/or banks of the stream may not be conducted after this date. Extension of the **ORDER** is subject to reverification and review by the Division. A request for extension must be submitted in writing to the Division and include an explanation for project delay.
2. A copy of this order must be kept onsite at any time the work authorized under this order is in progress.
3. Best Management Practices should be implemented and maintained during any streamside or instream work to minimize sedimentation, temporary erosion of stream banks, and needless damage or alteration to the streambed.
4. Excavated material and construction debris may not be wasted in any stream channel or placed in flowing waters, this will include material such as grease, oil, joint coating, or any other possible pollutant. Excess materials must be wasted at an upland site well away from any channel. Construction materials, bedding material, excavated material, etc. may not be stockpiled in riparian or channel areas.
5. Equipment must be properly cleaned off-site prior to construction. If necessary during and/or after construction, fueling and cleaning of equipment must occur well away from any stream channels.
6. Bedding and backfill material, placed around the pipe, may not be more free draining than existing soils in stream channels, banks, and riparian zones. Loosely compacted material may act to violate this condition. Bedding and backfill materials must be either fine grained or constructed in such a manner that it does not act as a drain. This shall include placing clay cutoff collars, or utilizing compaction techniques.



The statutory process and criteria for evaluation of this application are described at Utah Code Ann. § 73-3-29 and Administrative Rule R655-13. The State Engineer has determined that this application does meet the necessary legal criteria for approval based upon the following Findings of Fact and reasoning set forth in the Discussion.

FINDINGS OF FACT

1. The application was received by the Division of Water Rights ("Division") on June 12, 2023, and made available for comment on the Division's webpage, provided to pertinent governmental agencies, and to other entities as warranted, for a period of 20 calendar days, said period concluding prior to July 2, 2023.
2. The application contains the following information:
 - The stated description of the proposed project is: To install pipe and rehabilitate remaining historic stream channel associated with Barnard Creek in Davis County.
 - The stated purpose of the proposed project is: To maintain some historic natural flow and accommodate road crossing and infrastructure.
3. The following comments or objections on the proposed project were received from:
 - State of Utah - Floodplain Manager - Tracie Harrison
 - USACE - U.S. Army Corps of Engineers (Corps) - Elizabeth Carlson

The comments or objections received are summarized as follows:

- Tracie Harrison, State Floodplain Manager, Division of Emergency Management (DEM), has indicated that the Applicant needs to verify if they will be required to get a floodplain development permit from the local Floodplain Administrator (FPA) in the community they are doing the work in. An Applicant needs to make sure they are in compliance with the National Flood Insurance Program (NFIP) and with the local floodplain regulations by contacting the community FPA. Even state and federal agencies need to obtain the local floodplain development permits as per the federal regulations 44 CFR 60.3. This may include obtaining a Letter of Map Change (LOMC) from FEMA. As well as any other federal or local permits required to develop in Special Flood Hazard Areas (SFHA). The Community Floodplain Manager should know what is required in these areas. If there are questions as to what is needed individuals can call or email Tracie Harrison at 385-499-2007 or tjharrison@utah.gov.
- The Corps has indicated that this project does not qualify under PGP10. Separate permitted from the Corps is required.

DISCUSSION

1. Based on a review of the Division's water rights records and/or a review of the application by personnel of the Division's regional office, it is the opinion of the State Engineer that the project will not impair vested water rights.

2. It is the opinion of the State Engineer that the project will not unreasonably or unnecessarily affect recreational use or the natural stream environment.
3. It is the opinion of the State Engineer that the project will not unreasonably or unnecessarily endanger aquatic wildlife.
4. It is the opinion of the State Engineer that the project will not unreasonably or unnecessarily diminish the natural channel's ability to conduct high flows.
5. Other comments or concerns submitted by interested persons or parties are not believed to be within the purview of the State Engineer in evaluating an Application to Alter a Natural Stream.

Documents associated with this **ORDER** and the submitted application are included in the stream alteration file and available for viewing on the Division of Water Rights website.

This **ORDER** does not authorize trespass, easements, rights-of-way, or any other access and land use permits. It is the responsibility of the applicant to obtain any such authorizations as may be necessary for this proposal. It is recommended that the applicant coordinate with potentially impacted landowners prior to initiating stream alteration activities.

This **ORDER** is subject to the provisions of UTAH ADMIN. CODE R. 655-6-17 of the Division of Water Rights and to UTAH CODE ANN. §§ 63G-4-302 and 73-3-14, which provide for persons or parties with legal standing to file either a Request for Reconsideration with the State Engineer or an appeal with the appropriate District Court. A Request for Reconsideration must be filed with the State Engineer within 20 days of the date of this **ORDER**. However, a Request for Reconsideration is not a prerequisite to filing a court appeal. A court appeal must be filed within 30 days after the date of this **ORDER**, or if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken within 20 days after the Request is filed.

Your contact with the Division is Daren Rasmussen, who can be reached at telephone number 801-538-7377 or email darenrasmussen@utah.gov.

Dated this 18th day of July, 2023.



Everett W. Taylor, P.E.
Assistant State Engineer

Page 4
23-31-04SA
July 18, 2023

Mailed a copy of the foregoing Order this 18th day of July, 2023, to:

KEVIN MORTENSEN
223 WEST 1125 NORTH
CENTERVILLE, UT 84014

Beth Carlson - U.S. Army Corps of Engineers. elizabeth.a.carlson@usace.army.mil

Gary Brimley - Regional Engineer. garybrimley@utah.gov

Nolan Hahn - EPA. Hahn.Nolan@epa.gov

Daniel Olson - Division of Wildlife Resources. danielolson@utah.gov

Tracie J. Harrison - Division of Emergency Management. tjharrison@utah.gov

Paul Feser - Spinnaker Land LLC. paul@spinnaker-land.com

Kevin Mortensen. kmortensen@mwred.com

By:

Tiffany Gonzales
Tiffany Gonzales
Executive Secretary

CENTERVILLE CITY PRELIMINARY SUBDIVISION COMPLETENESS CHECKLIST – CHASE CREEK SUBDIVISION

Project Name: Chase Creek Subdivision

Date: 4/22/25

TRACKING HISTORY:

- Application Submitted: 10/30/2024
- Completeness Checklist DRC Meeting (1): 10/28/24
- Completeness Checklist DRC Meeting (2): 3/31/25
- Completeness Checklist DRC Meeting (3): 4/21/25

Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED		Completeness Review Comments from City Staff:
✓	City application is completely filled out.	Name: Kevin Mortensen Phone #: 801-580-4455 Email: kmortensen@mwred.com Application filled out on: 10-30-24
✓	All required fees and deposits paid in full.	\$300 paid on: 10-12-2023 with previous application
Information to include <i>ON</i> preliminary plat:		No <u>physical</u> plat submitted, once the final compliance check is given, will be required to submit it.
✓	Plat drawn at a scale of not less than one-inch equals 100ft (1" = 100')	1" = 30'
✓	Legal description	Boundary description provided
✓	A north arrow	
✓	The proposed name of the subdivision	Chase Creek Subdivision
✓	The name and addresses of the subdivider, the engineer or surveyor of the subdivision and the owners of the land immediately adjoining the land to be subdivided.	
✓	Township, Range, Section, 1/4 Section, Block, and Lot Numbers.	
✓	Total area of the subdivision and area of each lot.	
✓	Location of existing easements.	To be confirmed with title report
✓	Certification of the accuracy of the preliminary plat and any traverse to permanent survey monuments by a licensed engineer or land surveyor registered to practice in the State of Utah.	Surveyor: Stephen Burt provided
✓	Dedicated Snow Load Zones labeled in knuckles and cul-de-sacs.	

<i>Vicinity Map showing the following:</i>		
✓	Drawn at a scale of not less than one-inch equals 500ft (1" = 500')	Scale: 1" = 200'
✓	Boundaries of the entire subdivision identified, including accesses	
✓	Boundary lines and dimensions of the tract, parcel, or lot to be subdivided	
✓	Adjoining subdivision outlines and names	
✓	Location of the subdivision with respect to surrounding properties and roads	
✓	Names of all adjoining property owners of record	
✓	All lots and streets in the project and all abutting streets, with names of the streets labeled.	
<i>Information to include in plan set submittal:</i>		
✓	A contour map at intervals of at least two feet (2'), showing all existing and proposed contour lines, and all unusual topographic features with verification by a qualified engineer or land surveyor.	See Sheet C500
<i>A subdivision boundary map showing the following information:</i>		
✓	Drawn accurately to scale, dimension, and bearing.	Will review during the compliance phase
✓	Location and dimensions to the nearest existing benchmark or survey monument.	Bench mark: irrigation valve lid at south west property corner sheet C100
✓	The map shall have an error closure of not greater than 1:10,000 of a foot.	See plat
✓	Survey tie to the State grid or other permanent established marker in Davis County.	
✓	The boundary lines of the tract, parcel, or lot to be subdivided, with all dimensions shown.	Sheet C400
✓	The location of the subdivision as it forms part of a larger tract, parcel, or lot.	Sheet C400
✓	The location of existing bridges, culverts, railroads, surface or subsurface drainage ways, utilities, buildings, or other structures, pumping stations, or appurtenances, within the subdivision or within 200' thereof.	Sheet C600
✓	All known wells and/or springs within the subdivision or within 200'. (Consult Utah State Engineer's Office)	Sheet C300 Noted D12
✓	All existing power lines, sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains and culverts, and other utilities within the proposed subdivision and within 100' thereof.	Sheet C600
✓	Proposed off-site and on-site culinary and secondary water facilities, sanitary sewer, storm drainage facilities, and fire hydrants.	Sheet C600, Fire Hydrant indicated on Sheet C400
✓	The location, principle dimensions, purpose, and name of all existing streets and easements of record located within 100' of the boundary of the subdivision.	

N/A	All known Master Planned Trails shown.	
All proposed lots and street layout showing the following:		
✓	The required front, side, and rear setback lines, frontage, buildable area, and lot width at the front setback identified for each lot.	See C400
For the blocks and lots to be created the following shall be shown:		
✓	The lot or unit reference.	6 lots, parcel A for retention
✓	The block or building reference.	N/A
✓	Street and site address and the street name or coordinate address.	Chase Creek Cir.
✓	Boundaries, course, and dimensions.	
✓	Acreage or square footage for all parcels, units, or lots.	Sheet C400
✓	All parcels, units, lots, or blocks created shall be numbered consecutively.	6 lots, parcel A for retention
✓	All existing and proposed street names shown, including if public or privately owned.	
N/A	A sketch of the prospective future street system of the unplatted portion of the property.	
	Proposed streets, easements, parks, and other open spaces and lots shall show:	
✓	The location, width, and other dimensions.	Sheet C400
✓	The size of each lot in square footage.	Sheet C400
✓	The proper labeling of spaces to be dedicated to the public.	Sheet C400
✓	Street cross-section with sidewalk, park strip, and curb and gutter.	Cities general cross section provided in the details and drawings
✓	A tentative plan for providing street lighting in the subdivision.	Sheet C400 P9
✓	The location of the 100-year flood plain as determined by FEMA.	Will review during compliance
The following Storm Water Drainage information shall be provided:		
✓	The subdivider's proposed plan to handle storm water drainage (10-year return).	
✓	Proposed storm drainage and flood control systems.	
✓	Proposed pipe sizes, inlets, and retention/detention areas shown.	
✓	Drainage arrows shown on proposed plans.	Stream Alteration Letter-Expiration Date 7-18-25

		Has been informed that an extension might be required
✓	Power service availability and any power line relocations shown.	
✓	Fire Marshal and Public Safety issues addressed and/or shown including temporary turnaround location(s), emergency vehicle accesses, and Fire Code requirements.	Will need to submit a application for site plan review with SDFD during the compliance phase
✓	The location, principal dimensions, recording information, purpose, and name of all existing streets and easements of record as shown on the title report.	Dated: March 26, 2025
✓	Each sheet of the plan set shall contain the name of the project, scale (not less than 1" = 100'), sheet number, north arrow, and date of the latest draft or revision.	
✓	Boundary lines of adjacent tracts of unsubdivided land within 100ft of the tract proposed for subdivision, showing ownership and property monuments.	
✓	Plans showing any required landscaping and/or park strip tree planting.	No landscaping plan provided. Will be needed for the Parcel A. *During Compliance*
✓	Soil erosion and sedimentation control plan prepared by a registered civil engineer, if the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements.	
✓	Verification as the accuracy of the plat by the property owner.	
✓	Legal description of the outside boundaries of all property located within the subdivision certified by an engineer or surveyor.	Will need to submit a title report for verification
✓	Groundwater Study	GEOTECH Dated: 3-13-23 Stream Alterations Letter Dated: 7-18-23
✓	Gross density calculation for entire development.	C400
✓	Impervious surface calculation for entire lot area and setback areas - for anything but single-family developments.	C400
✓	Location of proposed street signs.	Sheet C400 P-11 Note; SHEET C900 FOR DETAIL
✓	Parcel numbers for all property within the subdivision and for all property immediately adjoining the property to be subdivided.	
Additional Documents to include in application submittal:		
✓	Copies of any agreements with adjacent property owners relevant to the proposed subdivision.	Barnyard Creek maintenance and continuation letter provided. City attorney is reviewing

✓	A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test borings or excavations shall be submitted in accordance with the City Standards and Specifications.	GEOTECH Dated: 3-13-23
✓	A preliminary title report current within 30 days of submittal evidence satisfactory proof of ownership, other land owners of interest, including lienholders, legal descriptions of all property within the subdivision, and easements or recording encumbering any property within the subdivision.	Dated: March 26, 2025
✓	Satisfactory evidence that all utilities and services will be available for the subdivision and that all utilities and easements thereof have been reviewed by the utility providers.	Utility Providers: ☐ CenturyLink Engineer ☒ Centerville Deuel Creek Irrigation Co. ☒ Dominion Energy ☒ Rocky Mountain Power ☒ South Davis Sewer ☒ Utopia Fiber ☐ Weber Basin Water District ☐ Xfinity Cable (Comcast)
N/A	An adequate traffic report prepared by a qualified traffic engineer when required by the Planning Commission.	
✓	If the proposed project is located within 100 feet of the critical area flood areas as defined by Davis County (which includes Deuel, Parrish, Barnard, and Ricks Creek stream channels), the subdivider shall obtain and submit a Davis County Development and Construction permit and provide any required stream channel easements and restricted build areas.	404 Joint Permit Application between Utah State Engineer's office and US Army Corps of Engineers Still need to determine ownership and maintenance obligations for Barnard Creek drainage and detention basin. Proposed to have these facilities privately owned and maintained. Agreement for authorization to have private improvements in public rights-of-way, including Chase Lane and Cul de Sac, will be required.
✓	An American Land and Title Association Survey ("ALTA Survey) contains and addresses all details and information listed in Table A.	Dated: 11/19/24
—	The Subdivider shall comply with all other federal, state, and local laws and regulations and shall provide evidence of such compliance if requested by the City.	Will review during compliance check

N/A	Approval of any proposed subsurface drains in accordance with applicable provisions of CMC 9.06 and a copy of proposed protective covenants in all cases where subsurface drains are to be located within the subdivision, as applicable.	
—	Dedication of Water Rights upon development.	-Applicant indicated they wish to keep their water rights. -Well will be capped and water rights will be dedicated to the city. -City will not require subsurface “water rights” -Will have a discussion during compliance with applicant
✓	Letter from U.S. Army Corps of Engineers for wetlands.	See Chase Creek 404 Permit
N/A	For Planned Community Zones, PRD, & PUDs the following information shall be provided: proposed building elevations, materials, amenities, land uses, master planned trail connectivity, open space, park walkways, parking, etc., and development agreements and CC&Rs.	
N/A	For Planned Community Parks the following information shall be provided: preliminary description of park landscaping, underground sprinkler system and landscaping seed mix notes, and minimum required percent of landscape for commercial uses.	
✓	Signed property owner affidavit.	Expired date: 2/24/25 but submitted application before expiration. Dated: 6/8/22
✓	Description of project.	6 lot residential subdivision
✓	Approximate property address of the project.	224 W Chase Lane.
Existing Inventory per CZC 12.50 for the subject property and for the first 100 feet of adjoining properties:		
If a factor is not applicable to the subject property, the ECI shall include a note to that effect.		
—	The information gathered shall be shown graphically on one or more 24" x 36" sheets	Submit physical with plans during compliance
✓	Streams and Floodplains. The ECI shall show streams, drainage courses, and floodplains located on or within 100 feet of the subject property.	Non identified
✓	City topographic maps or field topography shall be used to determine the presence of streams and drainage courses	See Sheet C300
N/A	Floodplains shall be as delineated on Federal Emergency Management Agency (FEMA) flood insurance rate maps.	
N/A	Floodplain elevations for a 100 year flood event shall be shown by topographic delineation.	

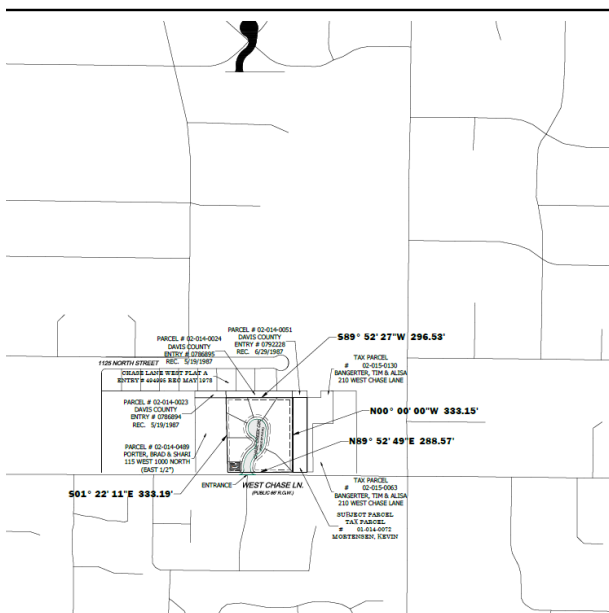
N/A	If an engineering study provides a basis for topographic or floodplain information, the name and source of the study shall be noted on the ECI.	
N/A	Steep Slopes. The ECI shall show the following categories of existing slopes, based on City topographic maps or field topography: 1-10%, 10-20%, 20-30%, 30% or more	
	Sensitive Soils. The ECI shall show sensitive soils as identified on any soil survey prepared for a government body. Soil limitations on development shall be noted on the ECI and on the associated site plan. Soils with severe limitations shall be noted separately. Such soils are those which have one or more of the following characteristics: seasonal high water table, subject to flood hazard, poor drainage, wetland/hydric soil conditions, high shrink/swell potential, shallow depth to bedrock, excessive slopes, and high susceptibility to erosion.	To be reviewed with compliance check
N/A	Wetlands. The ECI shall show all wetlands which are required to be delineated by the Clean Water Act.	
N/A	U.S. Fish and Wildlife Service National Wetlands Inventory maps, Utah Department of Natural Resources maps, and other sources designated by the Utah Department of Natural Resources or the Utah Department of Environmental Quality may be used to identify wetlands.	
N/A	Wetlands shall be shown on the ECI by a line denoting the boundaries thereof.	
N/A	If wetlands are present, a wetlands assessment shall be submitted to the City as required by applicable law prior to consideration of a site plan. The assessment shall include the name and address of the individual who conducted the assessment.	
✓	A copy of any application for authorization to impact or alter wetlands shall be submitted with a site plan application for the subject property.	Stream channel alteration permit has been submitted; stream channel on property
✓	Utility Lines, Dams and Canals. The ECI shall show any existing utility line, aqueduct, dam, ditch, or canal located within the area subject to the ECI. The ECI shall also show any area which may be flooded in the event an aqueduct, dam, ditch, or canal fails, as contained in any study conducted and/or possessed by the City or the Utah State Engineer.	
✓	Shrubs and Trees. The ECI shall show shrub and tree stands as indicated by recent aerial photos. Such areas shall be delineated by a circumferential line extending to the outer perimeter of the tree or shrub canopies. Tree varieties and range of size shall be shown generally.	
N/A	Special Protection Areas. The ECI shall show areas identified as special protection areas in this Title, the General Plan, and other documents adopted by the City, including, but not limited to, wellhead protection areas and groundwater recharge areas.	

N/A	Cultural and Historic Resources. The ECI shall show cultural and historic resources, including cemeteries, identified in the General Plan, and whether the property is located within a designated historic district.	
N/A	Plan to provide off-street parking including parking space calculations and dimensions.	
✓	Any proposed signs and their locations and dimensions.	
✓	Location and height of any proposed walls or fences.	Will review during Compliance.

Additional Staff Comments for Completeness:

Please address the highlighted items on the check list as well as the following items:

- Will change the Plat name to: Chase Creek Subdivision
- Will identify lot setbacks to lot 1 and 2
- Will identify the buildable area (area out of the setbacks) calculation for each lot
- Will identify the width measurement (front of setback to rear property line) for each lot
- Will submit an ALTA survey
- Will submit a Title report
- Review the City Details and Drawings [1701822707_Centerville City Standard Details \(2023\)_adopted.pdf](#)



Edit the Vicinity Map to take off the design error

Centerville City

Project:	CHASE CREEK PRELIMINARY SUBDIVISION
Location:	224 W CHASE LN
Zoning:	RESIDENTIAL LOW

Application: PRELIMINARY SUBDIVISION

Meeting Date:	WEDNESDAY JUNE 11, 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

The public is cordially invited to attend this meeting and comment. Your input on this matter is very important. Anyone desiring further information about this proposal, call the Centerville City Planning Department at 801.292.8232 during regular business hours.



JUNE 6th, 2025

Please see the following public hearing notices for June 11, 2025

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – Preliminary Subdivision Plat

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **June 11th, 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 **Preliminary Subdivision for a single family subdivision on the property located at 224 W Chase 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

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

CITY COUNCIL TRANSMITTAL REPORT

PROPERTY OWNER: KEVIN MORTENSEN
PO BOX 71590
SALT LAKE CITY, UT 84171

APPLICANT: PAUL FESER
1001 S ARBOR WAY
LAYTON, UT 84041
801-433-2498
paul@sescience.com

PROPERTY LOCATION: 224 WEST CHASE LN

PARCEL NUMBER(S): 02-014-0050, 02-014-0072

PARCEL SIZE: 2.65 ACRES

CURRENT ZONE: AGRICULTURAL-LOW

APPLICATION: ZONE MAP AMENDMENT, REZONE FROM
AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-
LOW (R-L)

PC RECOMMENDATION: APPROVAL (5-0)

BACKGROUND

On behalf of the property owner, the applicant is requesting a zone map amendment to the subject properties. The property is currently zoned Agricultural-Low (A-L). The applicant is requesting to rezone it to Residential-Low (R-L). There currently is a single-family home located on the property, as well as several accessory buildings.

PLANNING COMMISSION RECOMMENDATION

On 9/14/2022 the Centerville Planning Commission voted to **RECOMMEND APPROVAL** of the Zoning Map Amendment for the property located at 224 W Chase Ln, known as Parcels 02-014-0050 and 02-014-0072, from the Agricultural-Low (A-L) to Residential-Low (R-L)."

REASONS FOR THE ACTION:

- A. The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].
- B. The proposed amendment is deemed consistent or adequate with the review requirements listed in CZC 12.21.080(e), as reviewed in the applicable Staff Report.

PLANNING COMMISSION VOTE (5-0)

COMMISSIONER	YES	NO	ABSENT	ABSTENTION
Daly (Chair)			X	
Kjar	X			
Hoth	X			
Larsen			X	
Shegrud	X			
Wilcox	X			
Wright	X			



CENTERVILLE CITY

COMMUNITY DEVELOPMENT DEPARTMENT

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

PAUL FESER
S.E. SCIENCE
1001 S ARBOR WAY
LAYTON, UTAH 84041
(paul@sescience.com)

Re: Planning Commission Action

January 26, 2023

Dear Mr. Feser,

On January 25, 2023, the Centerville Planning Commission voted to **TABLE** the *Conceptual Subdivision Plan for the proposed Chase Creek Subdivision*, located at approximately 224 West Chase Lane, subject to **the applicant addressing the following**:

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

This letter has been compiled from preliminary draft meeting minutes, not from the officially approved meeting meetings. You may request a copy of the officially approved minutes from the city Recorder at 801.677.6097, when they are made available.

The next step is for your team to further prepare and resubmit your conceptual subdivision plans addressing the items listed above. Afterwards, your application will be scheduled for the next available Commission Meeting.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Corvin M. Snyder", is written over the printed name.

Corvin M. Snyder, AICP
Community Development Director

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, July 26, 2023
7:00 p.m.

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

MEMBERS PRESENT

Shawn Hoth
Mason Kjar
LaRae Patterson
Heidi Shegrud, Chair

MEMBERS ABSENT

Matt Larsen, Vice Chair
Tyler Moss

STAFF PRESENT

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

VISITORS

Daniel Rasband
Paul Feser
Chand Randal
Sam Nelson (via Zoom)

LEGISLATIVE THOUGHT/PRAYER Commissioner Patterson

PLEDGE OF ALLEGIANCE

PARKING MODIFICATION REQUEST – BRUSH AND PALETTE ART STUDIO

Assistant Planner Whittney Black explained the applicant had leased a portion of the building located at 281 South Main Street, and wanted to use the space for artistic instruction (Brush and Palette Art Studio). The property was located within the Traditional Main Street Subdistrict of the South Main Street Corridor (SMSC) Overlay District, and the building was constructed in 1979 (4568 square feet) with 30 parking spaces. With the City's current parking requirements for the SMSC and the addition of the proposed use, the site would be deficient by 12 parking spaces, thus a parking modification was requested. The parking modification request included a shared parking proposal, arguing that the uses would not produce a substantial demand for parking at the same time. The peak hours for the medical service providers in the building were between 7:00 a.m. and 4:00 p.m., and Brush and Palette's peak hours would be between 4:00 p.m. and 9:00 p.m. Ms. Black said staff believed the shared parking arrangement could work with the differing peak hours, and recommended approval of the parking modification request.

Daniel Rasband, applicant, said he and his wife were excited to start taking registrations for classes. He described a variety of evening classes that would be offered, and said the maximum number of students would be 12-15. Easel space would be available to rent for a limited number of individuals during daytime hours. Some classes may also be offered during the day, with a limited number of students.

Chair Shegrud said she was in favor of finding compatible uses for building space, and said she believed the applicant had clearly thought through the situation.

Commissioner Hoth **moved** to approve a parking modification with the following conditions and reasons for action. Commissioner Patterson seconded the motion, which passed by unanimous vote (4-0).

Conditions:

- 1) The proposed parking modification is for the on-site parking located at 281 South Main Street.
- 2) The parking modification is narrowly defined for and limited to the following businesses:
 - i. Pitt Family Dental, P.C.
 - ii. Arbuckle Dental, P.C.
 - iii. Ridge Park Dental South
 - iv. David G. Johnson, D.D.S., P.C.
 - v. D.B. Knoles DDS, PLLC
 - vi. Brush and Palette Art Studio
- 3) This parking modification permits the shared use of 12 of the 30 on-site parking spaces.
- 4) The uses sharing the parking lot shall not produce a substantial demand for parking at the same time.
- 5) Required parking spaces reserved for persons with disabilities shall not be reduced.
- 6) The parking lot shall be continuously available unless an alternative legal parking lot is provided.
- 7) All parking spaces shall be available without charge.
- 8) No future building additions, enlargements, or new buildings within whole or part of a shared use site arrangement, which requires additional on-site parking, shall be undertaken unless the original on-site required parking count is provided, or a new parking modification is approved by the City.
- 9) Any changes to the uses, as defined in the parking modification, or any proposed additional uses to the site shall NOT be undertaken, unless additional approvals are obtained from the City.
- 10) This parking modification shall become null and void if the conditions of this approval are found to be in violation or the approved uses are altered or abandoned in manner that required additional parking capacity, unless otherwise approved by the City.
- 11) The property owner shall sign an "affidavit of acknowledgement" to agree to the terms and conditions of this parking modification and intent to comply with the approval, which shall be returned to the Community Development Department.
- 12) This "parking modification" shall not become effective until the affidavit of acknowledgement is submitted, as per Condition 11.

Reasons for action:

- a) The Planning Commission finds that according to CZC 12.52.110(a), Parking Modifications, the Planning Commission may modify the number of parking spaces required.
- b) The Planning Commission finds that based on the information provided, the analysis from planning staff, and due to the nature of the current actual uses and the proposed personal instruction service use, the ordinance required calculations are unnecessary at this time.

- 1 c) Therefore, the Planning Commission finds that, with the conditions imposed, the
2 parking modification will accommodate the current parking demand for the site.
3

4 **PUBLIC HEARING – CONCEPTUAL SUBDIVISION, CHASE CREEK SUBDIVISION**
5 **AT APPROXIMATELY 224 WEST CHASE LANE**
6

7 This item was previously reviewed and tabled at the January 25, 2023 Planning
8 Commission Meeting. The concept plan for consideration included a six-lot (previously nine-lot),
9 single-family subdivision with a cul-de-sac off Chase Lane. Ms. Black said the applicant had
10 addressed all concerns expressed by the Planning Commission in January, and staff
11 recommended the Planning Commission accept the conceptual subdivision. Community
12 Development Director Cory Snyder commented that double-frontage was not approved on
13 Chase Lane, so the Lot 5 double frontage would need to be resolved. The Planning
14 Commission and staff discussed the conceptual retention plan.
15

16 Paul Feser, applicant, said the owner wanted to make sure the existing creek on the
17 property (Barnard Creek) was cared for with the development. Mr. Feser answered questions
18 about the proposed retention, and said he was willing to work with the City on the double-
19 frontage issue.
20

21 Chair Shegrud opened a public hearing at 7:40 p.m., and closed the public hearing
22 seeing no one come forward. Commissioner Kjar said he was ready to vote in favor. Chair
23 Shegrud said she liked the six-lot concept plan better than the nine-lot concept.
24

25 Commissioner Kjar made a **motion** for the Planning Commission to accept the
26 conceptual subdivision plan for the Chase Creek Subdivision located at approximately 224 West
27 Chase Lane, with the following conditions and directives, and with the following reasons for
28 action. Chair Shegrud seconded the motion, which passed by unanimous vote (4-0).
29

- 30 1. The applicant shall apply for a Preliminary Subdivision Plat that conforms to the
31 requirements of CMC 15.03.030.
32 2. The potential violation of the double frontage shall be addressed at the next stage.
33

34 **Reasons for action:**
35

- 36 a. The conceptual subdivision plan appears to be consistent with the applicable
37 Neighborhood Plan as described in CMC 12.480.5.
38 b. The proposed subdivision plan appears to likely be able to satisfy the Development
39 Standards provided in CZC 12.32.300.
40 c. The applicable review standards of CMC 15.02 have been reviewed and directives
41 established to allow the proposal to proceed to a preliminary subdivision plan
42 submittal.
43

44 **FINAL SUBDIVISION PLAT, CENTERVILLE INDUSTRIAL FLEX PUD, 50 SOUTH**
45 **1250 WEST**
46

47 Mr. Snyder explained the applicant desired to develop a significant underutilized portion
48 of property at approximately 50 South 1250 West (16.85 acres) as an industrial flex-use project
49 consisting of multiple buildings and related improvements. A portion of the project would be
50 located within West Bountiful boundaries. Mr. Snyder said the City had not received a
51 Preliminary Title Report, but said he believed the Preliminary Title Report could be resolved as
52 the process moved forward. Mr. Snyder recommended moving the Final Subdivision Plan on to
53 the City Council.
54

1 Sam Nelson with Stokes Stevenson, said he believed West Bountiful had approved the
2 Interlocal Agreement and forwarded the document to Centerville. He said he would provide an
3 updated Title Report.

4
5 Commissioner Patterson made a **motion** for the Planning Commission to recommend
6 approval of the Final Subdivision Plan for the Centerville Industrial Flex Development, located at
7 approximately 50 South 1250 West, subject to the following conditions and with the following
8 reasons for action. Commissioner Hoth seconded the motion, which passed by unanimous vote
9 (4-0).

10
11 Conditions:

- 12
13 1) The Final Subdivision Plat shall be reviewed and approved by the City Engineer in
14 accordance with the City's Subdivision Plat Format.
15 2) The Final Subdivision Plat shall be reviewed by applicable staff for compliance with
16 following:
17 a. Provision of the required utility easements, as required by ordinance.
18 b. Note the required "open space" easement for the common areas.
19 c. Any needed language changes regarding the term "public roads" to reflect the
20 needed cross-access needs of the subdivision.
21 3) Provide an updated Preliminary Title Report for review by applicable City staff.
22 4) Final Subdivision Construction Plans may consist of the Construction Drawings for
23 the related Final Site Plan Approval, as deemed acceptable by the City Engineer.

24
25 Reasons for action:

- 26
27 a) The Planning Commission finds that a Final Subdivision Plan, with the conditions
28 imposed, is consistent with the City Approved Final Site Plan approved in May of
29 2023 and Preliminary Subdivision Approval, of June 14, 2023.
30 b) The Planning Commission finds that the Planned Unit Development (PUD)
31 implements the related Final Site Plan Approval granted by the City in May of 2023.
32 c) Therefore, the Planning Commission finds that, with the conditions imposed, the
33 Final Subdivision Plan meets the requirements of CMC 15.06.010 Planned Unit
34 Development and CMC 15.04.050 Final Subdivision.

35
36 **PUBLIC HEARING – CONCEPTUAL SUBDIVISION, PARRISH CREEK PUD**
37 **SUBDIVISION, 1160 NORTH 950 WEST**

38
39 The applicant received Final Site Plan Approval from the Planning Commission on
40 September 14, 2022 for Lots 1, 3, and 4 of the Parrish Creek Business Park with a condition
41 that the three lots would be combined into a single parcel. Mr. Snyder explained the applicant
42 desired to amend and re-subdivide the property and convert the original lots into a single
43 planned unit development (PUD) to allow future independent ownership of the proposed two
44 buildings (one existing/one to be constructed), and transform the approved parking,
45 landscaping, and storage area into common areas for use of the future building owners. Mr.
46 Snyder said the applicant only submitted hard copies of the documents. City Attorney Lisa
47 Romney commented that by ordinance the City required submission of three hard copies and
48 one electronic copy.

49
50 Chair Shegrud opened a public hearing at 7:55 p.m., and closed the public hearing
51 seeing no one come forward. Commissioner Kjar said he found the scanned version of the hard
52 copy difficult to read, and would only be inclined to approve the conceptual plan because the
53 Planning Commission had reviewed the project previously. Chair Shegrud said she agreed with

Commissioner Kjar and would be nervous if the Commission had not reviewed the project so many times.

Commissioner Kjar **moved** to accept the Conceptual Subdivision Plan for the Parrish Creek Business Park, subject to the following directives and with the following reasons for action. Commissioner Hoth seconded the motion, which passed by unanimous vote (4-0).

Directives:

- 1) The applicant shall prepare and submit a Preliminary Subdivision Plan that conforms to the requirements of CMC 15.03.030.
- 2) The preliminary subdivision plans shall depict the required easements for overall parcel, as deemed applicable by the City Engineer.
- 3) The applicant shall prepare and submit draft versions of the required documents to establish an Owners Association and related CC&Rs meeting the expectations of CMC 15.06.010.
- 4) The preliminary subdivision plans and subdivision layout shall be subject to consistency with the applicable Final Site Plan Approval for the proposed development.

Reasons for action:

- a) The Planning Commission finds that a Conceptual Subdivision Plan is a planned development request and is dependent upon approval of the related Final Site Plan, thereby guaranteeing that any subsequent owner of the lots would not be in possession of a non-conforming situation or dependent upon another lot owner for compliance with the Zoning Ordinance.
- b) The Planning Commission finds that, with the applied directives, the proposed Conceptual Subdivision Plan would likely meet the requirements of CMC 15.06.010 Planned Unit Development.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on August 9, 2023.

MINUTES REVIEW AND APPROVAL

Minutes of the July 12, 2023 Planning Commission Meeting were reviewed. Chair Shegrud **moved** to approve the minutes, and Commissioner Patterson seconded the motion. The motion passed by unanimous vote (4-0).

ADJOURNMENT

At 8:07 p.m., Chair Shegrud **moved** to adjourn the meeting. Commissioner Hoth seconded the motion, which passed by unanimous vote (4-0).

Jennifer Robison, City Recorder

Date Approved

SPINNAKER LAND LLC

1001 Arbor Way,
Layton, UT 84041

June 8, 2023

Daren Rasmussen
Utah Division of Water Rights
1594 West North Temple, Suite 220
P.O. Box 146300
Salt Lake City, UT 84114-6300

Re: Historic Barnard Creek
Joint Permit Application for a Stream Alteration

Dear Mr. Rasmussen:

As an attachment to a 404 Joint Permit Application between Utah State Engineer's office and US Army Corps of Engineers in this letter the application checklist items are discussed.

The checklist items / responses:

☐ A clear site location map with enough detail to easily find the site, a recent aerial/satellite image of the site, and a USGS topography map (7.5 minute quadrangle map is recommended). [Response:](#)

Fig. 1 USGS Road Map

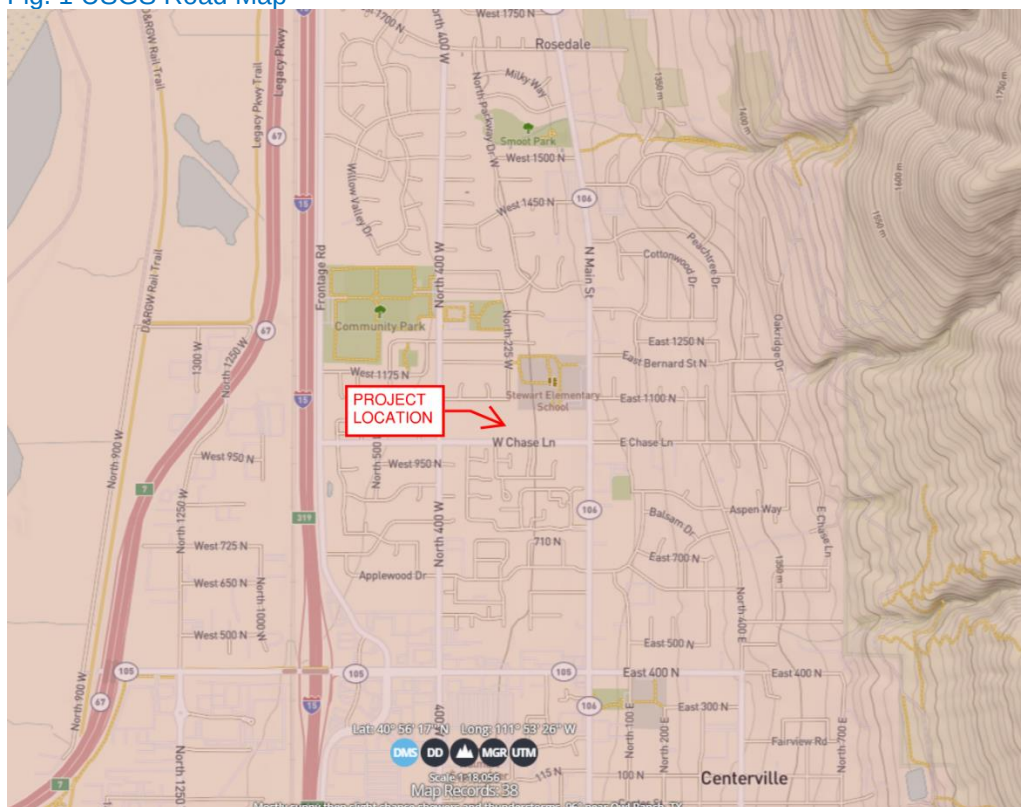
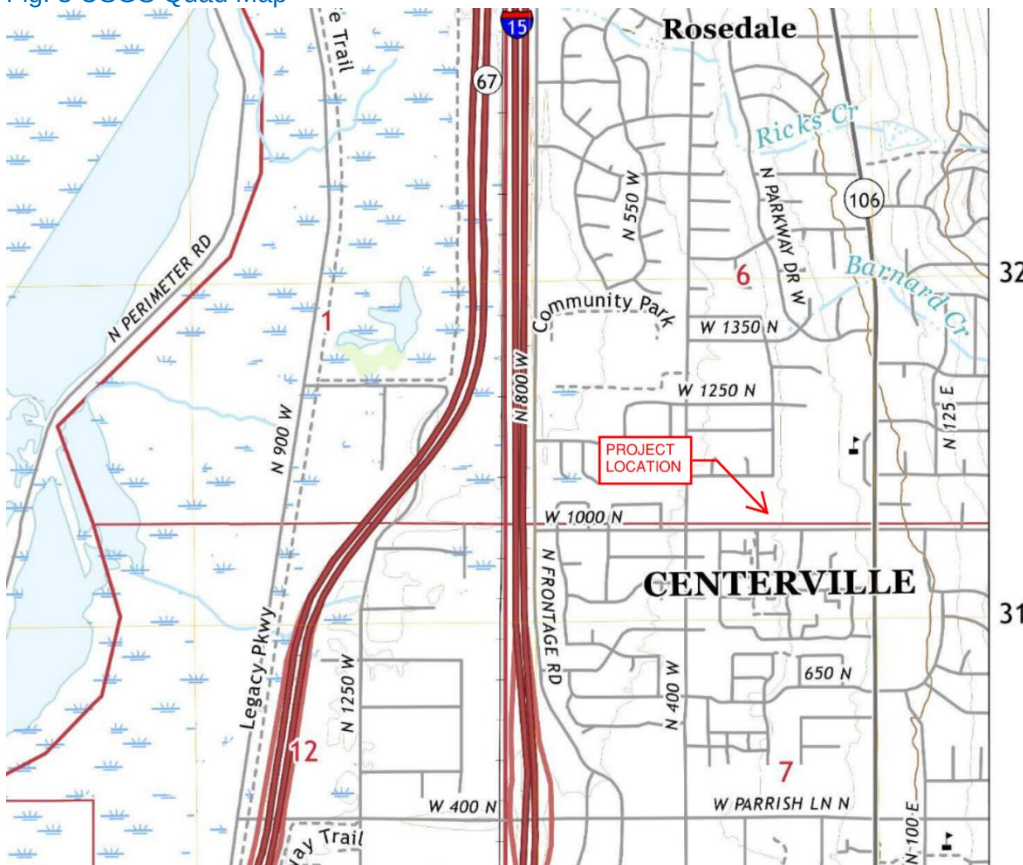


Fig. 2 Aerial Map



Fig. 3 USGS Quad Map



□ Plan view and cross-sectional drawings showing all work requiring a permit, including fills, structures, borrow sites, staging areas and storage areas. The drawings must clearly demarcate the ordinary high water mark of the waters of the U.S. to be impacted and clearly illustrate where fill will be placed below the ordinary high water mark. Professional drawings are not required; however, drawings must be scaled

or indicate dimensions of the work to be completed. [Response: See the attached sheets G101, G203, and G301.](#)

☐ A restoration plan for any areas temporarily disturbed during work, including re-contouring, revegetation with appropriate native plants and maintenance and monitoring to ensure success for the restored area.

[Response: As this area has a controlled release and the water will be turned off during construction it is expected the vegetation to be mostly restored before it sees water. The use of organic soil adjacent to the rock bottom shouldn't be a problem. General Note on sheet G203 "...CONTOUR AND LANDSCAPE THE REMAINING DITCH TO THE SOURCE. ENSURE SLOPES ARE STABLE AND PROPERLY VEGETATED BEFORE OPENING ANY SIGNIFICANT AMOUNT OF FLOW BACK THROUGH THIS AREA."](#)

☐ Ground photographs taken from various locations of the proposed disturbance area. [Response: See sheet G301 for the orientation of each photo...](#)









☐ Please check the box if the proposed project involves bank stabilization or protection. If so, please complete the following: **Response:** No bank stabilization and instead it is expected that it will be fully vegetated.

Project Information:

☐ Final scope of work. Brief description of project including construction methods, equipment, etc. to be employed to complete the work. **Response:** Barnard Creek has been piped to a V-Ditch to the north of this property years ago. The ditch in question for this permit is a historic stream channel and is completely controlled. Prior to construction seal off the flow through this property then using a track hoe install the new irrigation pipe beginning at the downstream side. Then contour and landscape the remaining ditch to the current outfall. Ensure slopes are stable and properly vegetated before opening any significant amount of flow back through this area. There is essentially no work to be performed in the stream below the ordinary highwater mark as this work will be done in a dry bed.

☐ Purpose (justification) of project.. **Response:** This segment of the historic Barnard Creek is generally not for runoff and maintains a minimal aesthetic flow for the few properties it flows through before connecting back into the V-Ditch. The purpose behind this project is to re-align the creek along future property lines and then under a future roadway to the adjacent property.

☐ Is this a single and complete project? **Response:** Yes.

☐ What steps were taken to avoid and minimize impacts (i.e. avoid unnecessary impacts, minimize unavoidable impacts) to the stream? Indicate best management practices (ex. silt fencing) to be utilized during construction activities to avoid and minimize impacts to the stream. **Response:** Performing essentially 100% of the construction in a dry riverbed is the most predominant BMP aspect of the project. This allows for the installation of pipe, boxes, contouring, and establishment of vegetation with negligible downstream impact.

☐ Describe any proposed mitigation to offset impacts to the stream channel. **Response:** The future use of this project will have less exposed stream channel and thus less opportunity for erosion.

☐ Describe dewatering method if working in wetted channel/live water (provide drawing/sketch if necessary). [Response: The dewatering method is to turn of the water at the "CONTROL STRUCTURE FOR HISTORIC BARNARD CREEK" shown on sheet G203.](#)

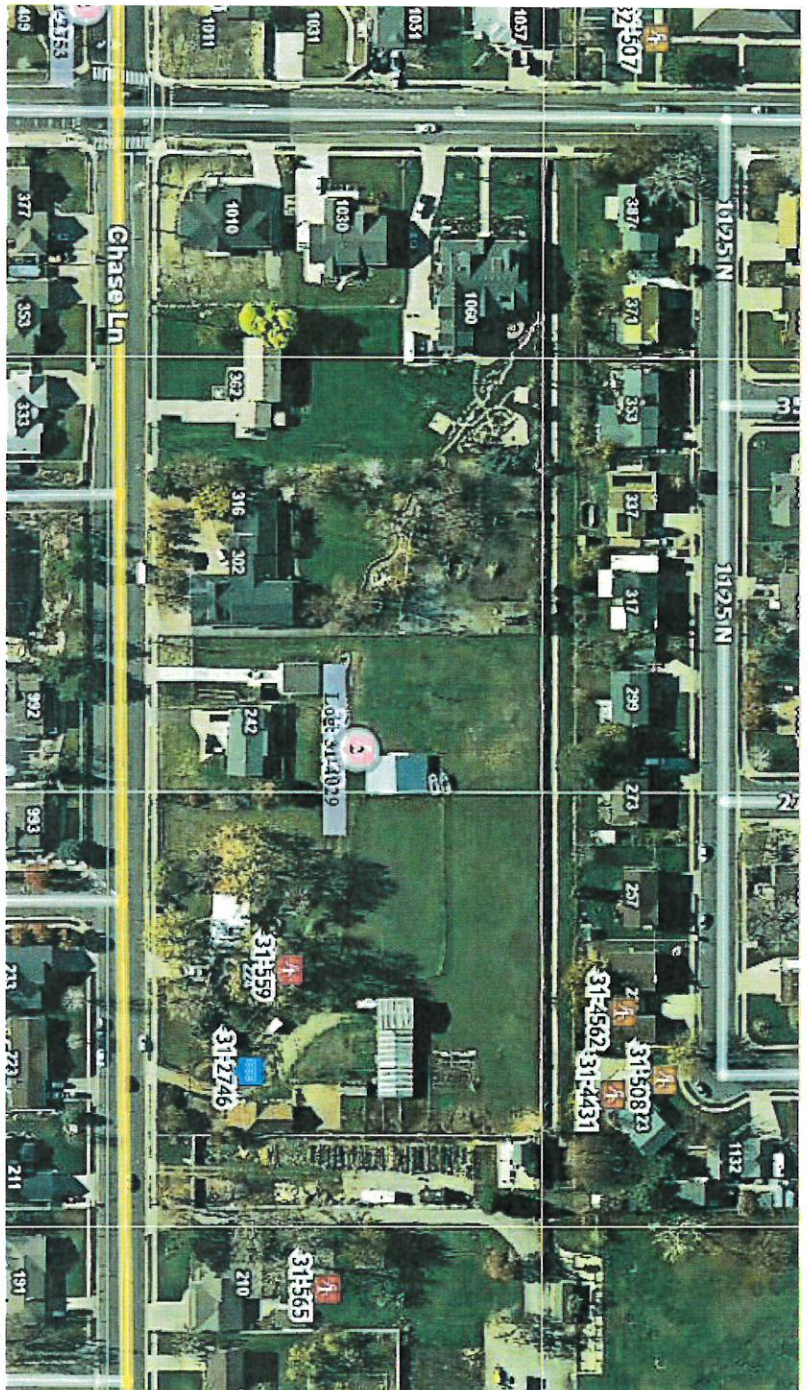
☐ Alternatives (other ways to accomplish project purpose). [Response: Hard pipe the entire project or leave it open channel on either side of the future road. This proposed solution is a blend of both options.](#)

☐ List other authorizations required by Federal, state, or local governments (i.e. National Flood Insurance Program), and the status of those authorizations. [Response: There are no other permits required for this project.](#)

Thank you for your assistance and we look forward to your input and feedback,

Best regards,

Paul Feser, P.E.



RECEIVED SEP 17 2074

15.03 Preliminary Plat

15.03.010* Preliminary Plat - Purpose

15.03.020* Application And Fees

15.03.030* Plat Preparation And Required Information

15.03.040* Review And Approval By Planning Commission

15.03.050 Expiration Of Preliminary Plan Approval

15.03.010* Preliminary Plat - Purpose

The purpose of the preliminary plat is to require formal preliminary approval of a subdivision as provided herein in order to minimize changes and revisions which might otherwise be necessary on the final plat and to ensure compliance of the subdivision with City ordinances and regulations. The preliminary plat and all information and procedures relating thereto, shall in all respects, be in compliance with the provisions of this Title and any other applicable City ordinances and regulations.

15.03.020* Application And Fees

The subdivider of a subdivision, after completing the concept plan required in CMC 15.02 (Concept Plan), shall file an application for preliminary plat approval with the ~~City~~ Community Development Department on a form prescribed by the City, together with three hard copies and one electronic copy of the preliminary plat. At the same time, the subdivider shall pay the application fees and deposits for preliminary plat review as provided in the City Fee Schedule.

15.03.030* Plat Preparation And Required Information

The preliminary plat shall be drawn to scale not smaller than 100 feet to the inch, and shall include the following.

- (a) A north arrow.
- (b) The proposed name of the subdivision.
- (c) ~~The plat shall show the~~ location of the subdivision as it forms part of a larger tract, ~~or parcel, or~~ lot.
- (d) ~~The submittal shall include a~~ A sketch of the prospective future street system of the unplatted portion of the property, and the street system of the part submitted shall be considered in light of adjustments and connections with the future street system of the surrounding area and in accordance with the ~~City's~~ General Plan.
- (e) A vicinity map of the proposed subdivision, drawn at a scale of 500 feet to the inch, showing all lots and streets in the project, and all abutting streets, with names of the streets.
- (f) The names and addresses of the subdivider, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.
- (g) A contour map at intervals of at least two feet, showing all unusual topographic features with verification by a qualified engineer or land surveyor.
- (h) Certification of the accuracy of the preliminary plat of the subdivision and any traverse to permanent survey monuments by a land surveyor registered to practice in the State of Utah.
- (i) The boundary lines of the tract, parcel or lot to be subdivided, with all dimensions shown.
- (j) Existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains and culverts and other utilities within the tract or within 100 feet thereof.
- (k) The location, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots with the size of each lot in square footage and proper labeling of spaces to be dedicated to the public.
- (l) The location, principal dimension, and names of all existing or recorded streets, alleys, and easements, both within the proposed subdivision and within 100 feet of the boundary thereof,

- showing whether recorded or claimed by usage.
- (m) The location and dimensions to the nearest existing bench mark or monument, and section line.
 - (n) The location and principal dimensions of all water courses, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided, including railroads, power lines, and exceptional topography.
 - (o) The location of existing bridges, culverts, surface or subsurface drainage ways, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within 200 feet thereof, and all known wells or springs (consult Utah State Engineer's Office).
 - (p) The ~~and~~ location of the 100 year flood plain as determined by the Federal Emergency Management Agency (FEMA).
 - (q) Proposed off site and on site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants.
 - (r) A tentative plan by which the subdivider proposes to handle storm water drainage for an event with a 10 year return interval, as determined by the City Engineer.
 - (s) Each sheet of the set shall contain the name of the project, scale (not less than 100 feet to the inch), sheet number, ~~and north arrow,~~ and date of latest draft or revision.
 - (t) Boundary lines of adjacent tracts of unsubdivided land within 100 feet of the tract proposed for subdivision, showing ownership and property monuments.
 - (u) A tentative plan for providing street lighting in the subdivision.
 - (v) Plans showing any required landscaping and/or parkstrip tree planting.
 - (w) If the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements, the application shall include a soil erosion and sedimentation control plan prepared by a registered civil engineer.
 - (x) Verification as to the accuracy of the plat by the owner.
 - (y) The subdivider shall provide with the application the following documents:
 - (1) Copies of any agreements with adjacent property owners relevant to the proposed subdivision.
 - (2) A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test borings or excavations shall be submitted in accordance with the City Standards and Specifications. ~~City's Subdivision Standards.~~
 - (3) A copy of a preliminary title report evidencing satisfactory proof of ownership, other land owners of interest, including lienholders, legal description of all property within the subdivision, and easements of record encumbering any property within the subdivision.
 - (4) Satisfactory evidence that all utilities and services will be available for the subdivision and that the utilities and easements therefor have been reviewed by the utilities.
 - (5) An adequate traffic report prepared by a qualified traffic engineer when required by the Planning Commission.
 - (6) If the proposed project is located within 100 feet of a critical flood area as defined by Davis County (which includes Deuel, Parrish, Barnard and Ricks Creek stream channels), the subdivider shall obtain and submit a Davis County Development and Construction permit and provide any required stream channel easements or restricted build areas.
 - (7) The subdivider shall comply with all other applicable federal, state and local laws and regulations and shall provide evidence of such compliance if requested by the City.
 - (8) Approval of any proposed subsurface drains in accordance with applicable provisions of CMC 9.06 (Subsurface Water) and a copy of proposed protective covenants in all cases where subsurface drains are to be located within the subdivision, as applicable.

- (a) The Planning Commission shall schedule and hold a public hearing on the proposed preliminary subdivision plat. Notice of the public hearing and the public meeting shall be provided in accordance with CMC 15.01.030. At the time and place specified, the Planning Commission shall hold a public hearing and review the submitted preliminary plat for compliance with the standards and criteria set forth in this Title and all other ordinances of the City, including but not limited to the Zoning Code, General Plan, Master Street Plan, and applicable Construction Codes. ~~building codes~~. The Planning Commission may approve, approve subject to modification, or disapprove the submitted preliminary plat, and shall make findings specifying any inadequacy in the application, noncompliance with City ordinances or regulations, questionable or undesirable design and/or engineering, and the need for any additional information which may assist the Planning Commission to evaluate the preliminary plat. The Planning Commission may review all relevant information pertaining to the proposed development including, but not limited to, the following: fire protection; sufficient supply of culinary and secondary water to the proposed subdivision; sewer service; traffic considerations; potential for flooding; ~~burden on the school district~~, etc. The subdivider shall be notified in writing of the action taken by and the findings of the Planning Commission regarding the submitted preliminary plat.
- (b) If the Planning Commission denies preliminary plat approval, no further review of the proposed subdivision shall be made by the Planning Commission and a new preliminary plat shall be required to re-initiate the subdivision process.
- (c) Granting of a preliminary plat approval by the Planning Commission shall not constitute a final approval acceptance of the subdivision by the Planning Commission. Nor shall approval of the preliminary plat relieve the subdivider of the responsibility to comply with all required conditions and ordinances, and to provide the improvements and easements necessary to meet all City standards and requirements.

15.03.050 Expiration Of Preliminary Plan Approval

- (a) Once preliminary plat approval has been granted, the subdivider may apply for final plat approval. If the final plat has not been recorded within one year of the date of the preliminary plat approval by the Planning Commission, the preliminary plat must again be submitted to the Planning Commission for review and approval.
- (b) In those cases where a subdivision is proposed to be developed in phases, preliminary plat approval for the remaining portions of the subdivision shall not be voided if final plat for the first phase is approved and recorded within one year of the date of preliminary plat approval and subsequent phases are recorded in accordance with the approved phasing plan.

15.04 Final Plat

15.04.010* Final Plat

15.04.020* Filing Deadline

15.04.025* Application And Fees

15.04.030* Final Plat - Preparation And Required Information

15.04.040 Construction Plans - Preparation And Required Information

15.04.050* Review And Recommendation By Planning Commission

15.04.060* Review And Approval By City Council

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

15.01.084 Complete Application Review

After receipt of a subdivision application, the Community Development Director shall determine whether the application is complete. Such completeness review shall be conducted using any application or ordinance checklists as provided herein. If the application is not complete, the Community Development Director shall notify the applicant in writing that the application is incomplete and provide the applicant with information regarding the deficiencies. No further action will be taken on incomplete applications until and unless such deficiencies are corrected. Incomplete applications that are not corrected within 90 days from the date of City notice of application deficiencies shall be considered withdrawn. Incomplete applications are not entitled to vested rights.

HISTORY

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

2. Commercial Policies

No commercial uses currently exist in northeast Centerville, and none are anticipated.

- a. No commercial development shall be located in any area of northeast Centerville. In particular, no commercial development shall be permitted north of Parrish Lane on Main Street so that residential character of this area may be maintained.

3. Community Facilities

a. Parks

While the greatest concentration of school-aged children lives in northeast Centerville, not one City park is located here. The current need for a park in this neighborhood is great, and will increase as new development occurs. Centerville City shall pursue the acquisition and development of property for a City park in northeast Centerville as its top parks priority. The Rockwood gravel pit or the Ford property on upper Ricks Creek would be good locations for such a park.

b. Water

City water service to this neighborhood needs to be upgraded in the near future. As new development occurs, this situation will be even more critical. Centerville City should pursue the development of new water sources and storage in this area to improve water availability and pressure. To preserve scarce culinary water, all new developments should be required to supply secondary water for maintenance of landscaping and outdoor use. This will necessitate the acquisition and development of ground water sources. Until additional water supplies are available, future residential development in this neighborhood must be carefully considered for impact on the City water system.

SECTION 12-480-5. NEIGHBORHOOD 4, NORTHWEST.¹¹

Overview

The Northwest Neighborhood is located between Lund Lane, Main Street, Parrish Lane, and I-15. Most of the Northwest Neighborhood has already been developed, and consists of a variety of uses, including: single-family residential, multi-family residential of various densities and types, commercial, and professional office. The only substantial undeveloped areas are near Lund Lane, on the northern boundary of the City, and the Pineae Nurseries, near Parrish Lane.

Issue: Future land-uses and transitions between different land uses.

Perhaps the two most significant issues in the Northwest Neighborhood are future land-use patterns and transitions (buffers) between different land uses. The existing land-use patterns indicate a mix of commercial, residential of varying types and densities, and professional office in the area between Parrish Lane and Chase Lane. From Chase Lane to Jennings Lane, the uses change to primarily residential of medium to low-density. North of Jennings Lane is almost exclusively low-density residential, with the exception of Greenfields, an older, medium-density residential development on Frontage Road.

- **Goal:** Establish appropriate land-use patterns and land-use transitions.

¹¹ Amended by Ord. No. 2003-11, April 1, 2003

- **Policy:** Only compatible land-uses shall be allowed adjacent to each other, as outlined in the *Land-use Hierarchy Standards* section of this ordinance.
- **Policy:** Land-use types and densities shall be set forth in the *General Plan Land-use Map*, when adopted.
- **Policy:** All future developments must have appropriate landscaping/design transitions, as outlined in the *Transition Design Standards* section of this ordinance. (To be created; essentially a set of design guidelines/standards to facilitate transitions between different uses, intensities of operation, and residential densities.)

Issue: Semi-rural Residential areas.

A couple of areas north of Jennings Lane have developed over time as semi-rural residential, with characteristics such as ½ to 1 acre lots, and the keeping of some domestic farm animals. These areas don't qualify as true rural residential, which typically requires a minimum of 5 acres per dwelling. Historical planning practices show that 1 acre zoning is not advisable because it is too small for true agricultural, too big for purely residential purposes, and too small to subdivide when the current owners no longer want to maintain the property and/or move.

- **Goal:** Preserve existing areas of semi-rural residential for current property owners.
 - **Policy:** Amend zone text to create a zone or set of standards that regulates the keeping of domesticated farm animals in residential areas.
 - **Policy:** Amend zone text to create overlay or other designation establishing a boundary for areas to be preserved as semi-rural residential.
- **Goal:** Preserve viability of area for potential future development.
 - **Policy:** Require all new lots to have frontage equivalent to twice that required in the R-1-10 Zone.
 - **Policy:** Anticipate future ordinances allowing accessory dwelling units and/or small PUDs in these areas.

Issue: Frontage Road, 400 West, and Main Street.

Frontage Road has been designed and built as a collector road for residential areas in the south Farmington/north Centerville area, but occasionally functions as an arterial when accidents occur on I-15. 400 West is a residential collector for the interior of the Northwest Neighborhood. Main Street is a minor arterial that provides a connection to both Bountiful and Farmington.

- **Goal:** Preserve the viability of Frontage Road.
 - **Policy:** No future development shall front or have direct access onto the Frontage Road.
 - **Policy:** All roads (both public and private), connecting to Frontage Road shall meet the minimum city standard for a public residential street, including parkstrips and sidewalks.

- **Policy:** All future development along Frontage Road shall be buffered according to City landscaping standards the criteria set forth in the *Transition Design Standards* section of this ordinance.
- **Goal:** Preserve viability of area for potential future development.
 - **Policy:** Require all new lots to have frontage equivalent to twice that required in the R-1-10 Zone.
 - **Policy:** Anticipate future ordinances allowing accessory dwelling units and/or small PUDs in these areas.

Issue: Commercial development

In the past, commercial development in the Northwest Neighborhood has been limited to areas immediately adjacent to Parrish Lane.

- **Goal:** Establish an appropriate boundary for commercial uses.
 - **Policy:** High to very high-intensity commercial uses must be located within 500 feet of Parrish Lane.
 - **Policy:** Medium intensity commercial uses, such as small professional offices, must be located within 1000 feet of Parrish Lane.
- **Goal:** Preserve and enhance commercial activity along Parrish Lane.
 - **Policy:** Establish a “gateway” feature into the city near the I-15 interchange.
 - **Policy:** Actively work to reduce direct access onto Parrish Lane and require all new development to occur in commercial centers with shared access and signalized intersections.
 - **Policy:** Actively work to improve the appearance and function of existing strip commercial development and discourage new strip commercial projects reduce strip commercial development and disallow any new strip commercial projects.
 - **Policy:** Actively encourage a reduction in the number of freestanding signs along Parrish Lane. Encourage businesses to co-locate and/or use monument signs.
 - **Policy:** Actively encourage all businesses to bring their landscaping into conformance with current landscaping standards.

Residential Densities/Development ¹²

Residential densities shall be based primarily on their proximity to public services. Higher residential densities should be located in areas adjacent to basic, high-intensity facilities/services. Densities should naturally decrease as the distance increases away from these facilities/services. Multi-family projects, PUDs, developments with private roads, and other similar types of projects are permitted only on parcels 3 acres or larger. The maximum density allowed on a residential property is as follows:

- The base density for all of Centerville will be a maximum of 4 units/acre.

¹² Amended by Ord. No. 2012-23, August 7, 2012

- o Areas within $\frac{1}{2}$ mile radius of a gas station with mini-mart may be allowed up to an additional 4 units/acre; and
- o Areas within $\frac{1}{4}$ mile radius of a full-service grocery store may be allowed up to an additional 4 units/acre; and
- o Areas within $\frac{1}{4}$ mile radius of a light rail or commuter rail station may be allowed up to an additional 4 units/acre.

The maximum allowed density in any area shall not exceed 12 units/acre.

Land Use Hierarchy Standards

Only uses in the same category or in an adjacent category may be located next to each other. At least 100 feet of separation must occur before a use in a subsequent category may be employed. For example, a Very High Intensity use can not be located next to a Medium Intensity use unless there is a High Intensity use between them creating at least 100 feet of separation.

Very High Intensity

- Commercial uses with over 50,000 sq ft total floor area
- Any commercial site greater than 3 acres
- Any use involving repair or maintenance of a vehicle
- Any commercial use with a drive through
- Any use frequently open for operation after midnight or before 7 a.m.
- Any heavy industrial use; public or private
- Office/warehouse uses with outdoor storage
- Commercial uses with outdoor sales and/or storage
- Homeless shelters, substance abuse facilities

High Intensity

- Commercial uses with 10,000 to 50,000 sq ft total floor area
- Any commercial use with a 1 to 3 acre site
- All restaurants without a drive through
- Gasoline station without repair facility and/or carwash
- Any light industrial use
- Office/warehouse without outdoor storage
- Professional office – greater than 4,000 total sq ft
- Hospitals, clinics, treatment centers
- Residential uses greater than 8 units/acre

- Mixed-use developments with greater than 10,000 sq ft floor area/acre
- Public and private recreational facilities/gyms

Medium Intensity

- Commercial uses on sites smaller than 1 acre
- Professional office – less than 4,000 total sq ft
- Mixed-use developments with less than 10,000 sq ft floor area/acre
- Temples, synagogues, or similar structures greater than 10,000 sq ft
- Residential uses between 4 and 8 units/acre

Low Intensity

- Residential uses less than 4 units/acre

Uses appropriate at all levels of intensity

- Public utility structures of less than 900 sq ft.
- Parks
- Churches/religious facilities with less than 10,000 sq ft total floor area
- Structures approved for historical preservation
- Existing, non-conforming uses

12.32.300 Table Of Development Standards In Residential Zones

The Development Standards for Residential Zones is set forth in the following Table.

Development Standard	Zones		
	R-L	R-M	R-H
Building Standards			
Distance between buildings	6 feet	6 feet	6 feet
Maximum height, main building ¹	35 feet	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet	20 feet
Lot and Parcel Standards			
Minimum area	None	10,000 sq ft	1 acre
Minimum frontage	40 feet	60 feet	60 feet
Minimum width, interior lot	60 feet	60 feet	100 feet
Minimum width, corner lot	70 feet	70 feet	110 feet
Setback Standards - Front Yard			
Any building ²	25 feet	25 feet	25 feet
Setback Standards - Rear Yard			
Main building ³	20 feet	20 feet	20 feet
Accessory building (one-story) - 400 square feet or less ^{4, 5}	3 feet	3 feet	3 feet
Accessory building - Greater than 400 square feet and up to the maximum height allowed by the applicable zone ^{4, 5}	5 feet	5 feet	5 feet
Setback Standards - Interior Side Yard			
Main building ⁵	8 feet Minimum total width of both sides yards: 18 feet	8 feet Minimum total width of both sides yards: 18 feet	12 feet
Accessory building	Not permitted	Not permitted	
Setback Standards - Street Side Yard ⁶			
Main building	20 feet	18 feet	20 feet
Main building on corner lot abutting side yard of another lot or parcel	20 feet	18 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted
Site Standards			
Animal units permitted	None	None	None

Buffer landscaping requirements	See CZC 12.51.070(b)	See CZC 12.51.070(b)	See CZC 12.51.070(b)
Buildable area, minimum	2,000 square feet	2,000 square feet	3,000 square feet
Buildable area minimum, range of length/width ratio	Between 2:1 and 1:2	Between 2:1 and 1:2	Between 2:1 and 1:2
Gross density, maximum, permitted use	4 units per acre	6 units per acre	8 units per acre
Gross density, maximum, conditional use	Not applicable	Not applicable	12 units per acre
Hard surfacing, maximum total of lot or parcel	60%	60%	60%
Hard surfacing, maximum total of front, rear, and side yards	50%	50%	50%
Outside storage	Not permitted	Not permitted	Not permitted

1. Except as otherwise permitted by CZC 12.32.080(b) and CZC 12.55.120.
2. Except as modified by the provisions of CZC 12.55.130(h).
3. Flexibility for setbacks may be provided for multiple-family dwelling unit in R-M and R-H Zones in accordance with and subject to the provisions of CZC 12.55.130(l).
4. Setback is measured from any interior and/or rear lot line.
5. Subject to compliance with applicable Construction Codes.
6. Flexibility for setbacks may be provided for multiple-family dwelling unit in R-M and R-H Zones in accordance with and subject to the provisions of CZC 12.55.130(l).

HISTORY

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

Amended by Ord. [2017-04](#) on 3/7/2017

Amended by Ord. [2017-28](#) on 11/21/2017

Amended by Ord. [2019-12](#) on 7/2/2019

CENTERVILLE
PLANNING
COMMISSION

Staff Report
6/11/2025

Item No. 3.

Title: Public Hearing - Conceptual Site Plan - Quik Trip - 1280 West Parrish Lane - Commercial Development - Galloway Engineering - Administrative Decision

Initiated By: Spencer Hymas-Galloway, Applicant

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consider Conceptual Site Plan for Quik Trip commercial development located at approximately 1280 West Parrish Lane consisting of a proposed convenience store and gasoline service station.

RECOMMENDATION:

Consider approval of Conceptual Site Plan submittal, with need to resolve any remaining staff concerns.

BACKGROUND:

The applicant, Galloway Engineering (Spencer Hymas) on behalf of Quik Trip, is seeking approval of a conceptual site plan for the property located at approximately 1280 W Parrish Lane, known as a combination of parts of parcel numbers 06-006-0118 and 06-006-0082. This conceptual site plan location is contingent on the submittal of a future Final Small Subdivision proposal that will need to be reviewed by the City prior to any actual development of this proposed site plan area. Further, the existing parcels (06-006-0118 and 06-006-0082) will need to be reestablished to align with the proposed site plan area for Quik Trip as part of this future Final Small Subdivision proposal by the property owner. That all being said, following the conceptual site plan, the applicant group will need to submit a final site plan application as the next step in processing for this development project proposal.

The planned site plan project is to develop a new Quik Trip Convenience Store and Gasoline Service Station area on these properties (as shown within the packet). This specific Quik Trip would have a gasoline service area for typical motorists as well as a larger fueling area in the north of the building for larger trucks and equipment fueling needs. An additional newer feature of this site plan proposal is the planned integration of a future planned roundabout in 1250 West that would connect through the western arm of the roundabout to the Quik Trip site. This roundabout planning is reflected in the site plan documents that have been included for this discussion. However, the roundabout is a future improvement that would be installed by the City at a later date. Therefore, this site plan proposal reflects improvements, easements, and other land use dedication to accomplish this roundabout connectivity to this site, when the City decides it is the correct time to move forward with the roundabout improvements on 1250 West. Another feature of this site is the intersection of 1250 West and Parrish Lane, which is subject to UDOT review and approvals for access management on and off of Parrish Lane, as well as Quik Trip drive access near the intersection point of 1250 West and Parrish Lane. The applicant group is currently working with UDOT on the access management driveway from Parrish

Lane and the southern access driveway from 1250 West. UDOT has not determined a final decision on either proposed access points, and this UDOT decision is anticipated in the future, per Galloway Engineering's request for these access points.

A public hearing was advertised for this proposed conceptual site plan. A public hearing notice was posted in accordance with State and City Code requirements. There were no public comments provided prior to the publication of this packet material.

ATTACHMENTS:

1. 06.11.2025 - PC Staff Report - Quik Trip Concept Site Plan
2. QT Concept City Eng Comments - 20250605
3. DRC Review Checklist- QUIK TRIP CONCEPT SITE PLAN 3rd Rev - 20250530
4. 04-23-2025 Staff Proposed Parking Analysis QT Update
5. 05-30-2025 Staff - Various Items Analysis QT Update
6. QT Concept Site Plan App Doc - 20241220
7. QKT 89-7494 - CENTERVILLE Concept Site Plan (updated w-roundabout) 20250530
8. QKT 89-7494 - Civil
9. QKT7494_Conceptual_Landscape_Rendering
10. QT_7494_Land-Landscape (Prelim)
11. Building Sign - IDB-20
12. Building Sign Channel Letters
13. Canopy Sign - IDC-20 (1)
14. Pole Sign
15. Quik Trip Concept Site Plan Notice - 20250529
16. Quik Trip Concept Plan - On Site Notice - 20250529



CENTERVILLE

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

STAFF REPORT
AGENDA: ITEM 3

QUIK TRIP – CONVENIENCE STORE AND GASOLINE SERVICE STATION

PROPERTY OWNER:	WDG Parrish Lane LLC Attn: Spencer Wright 1178 West Legacy Crossing Blvd, Ste 108 Centerville, UT 84014
APPLICANT:	Galloway Engineering Attn: Spencer Hymas 172 North East Promontory, Ste 274 Farmington, UT 84025
PROPERTY LOCATION:	Approximately 1280 W Parrish Lane Centerville, UT 84014
PARCEL NUMBER(S):	06-006-0118, 06-006-0082
PARCEL SIZE:	Approximately 8.171 acres
ZONING DISTRICT:	COMMERCIAL VERY HIGH (C-VH); LEGACY CROSSING CDA AREA
APPLICATION:	CONCEPTUAL SITE PLAN
RECOMMENDATIONS:	CONSIDER APPROVAL OF SUBMITTAL, WITH NEED TO RESOLVE STAFF CONCERNS

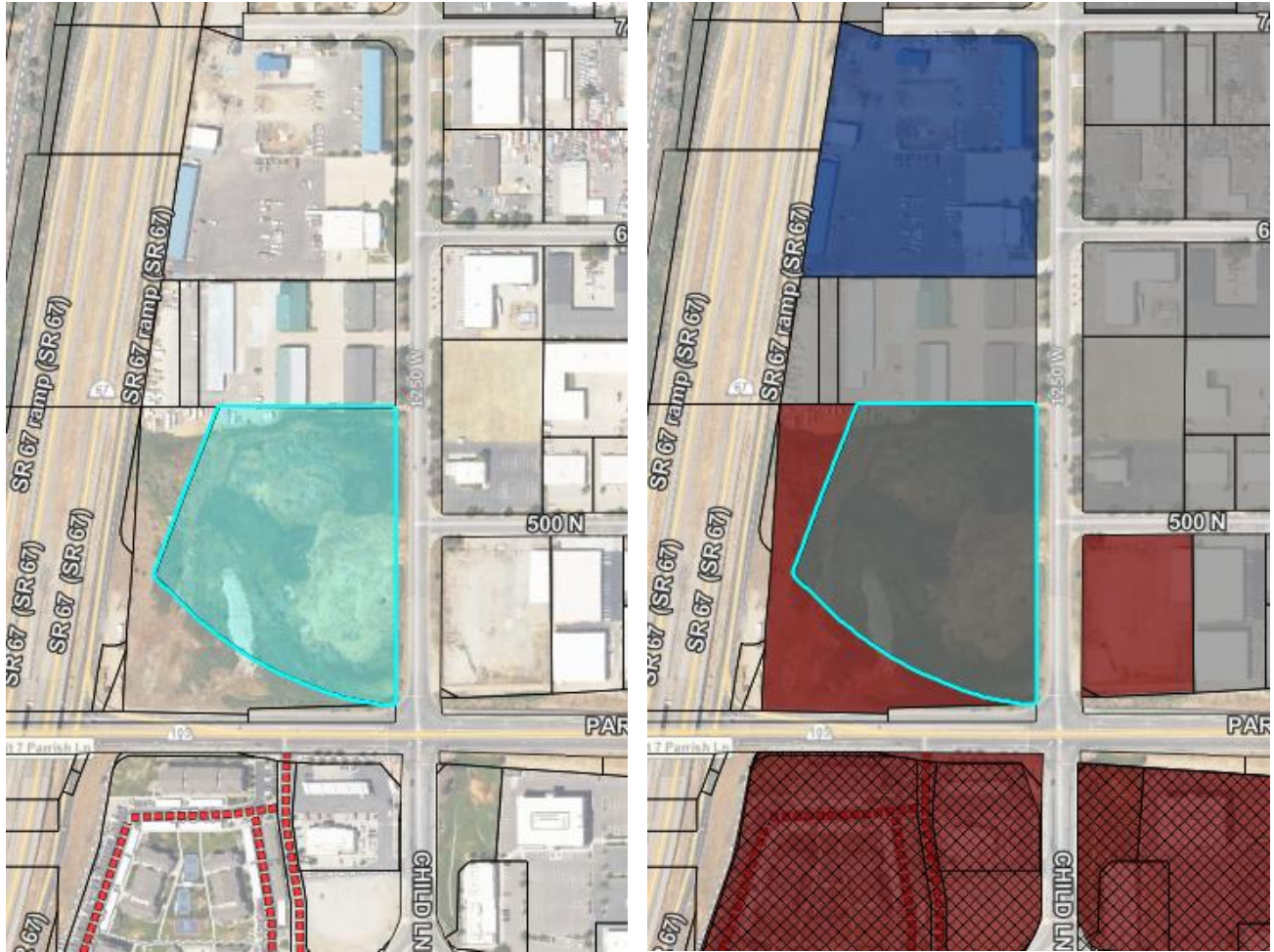
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The planned site plan project is to develop a new Quik Trip Convenience Store and Gasoline Service Station area on these properties (as shown within the packet). This specific Quik Trip would have a gasoline service area for typical motorists as well as a larger fueling area in the north of the building for larger trucks and equipment fueling needs. An additional newer feature of this site plan proposal is the planned integration of a future planned roundabout in 1250 West that would connect through the western arm of the roundabout to the Quik Trip site. This roundabout planning is reflected in the site plan documents that have been included for this discussion. However, the roundabout is a future improvement that would be installed by the City at a later date. Therefore, this site plan proposal reflects improvements, easements, and other land use dedication to accomplish this roundabout connectivity to this site, when the City decides it is the correct time to move forward with the roundabout improvements on 1250 West. Another feature of this site is the intersection of 1250 West and Parrish Lane, that is subject to UDOT review and approvals for access management on and off of Parrish Lane, as well as Quik Trip drive access near the intersection point of 1250 West and Parrish Lane. The applicant group is currently working with UDOT on the access management driveway from Parrish Lane and the southern access driveway from 1250 West. UDOT has not determined a final decision on either proposed access points, and this UDOT decision is anticipated in the future, per Galloway Engineering's request for these access points.

Currently, the property is vacant land areas that were once utilized as a concrete and construction activity site. This request would allow the property owner and Quik Trip team to work on a cleanup plan for these property parcels. Further, this property is located in the Legacy Crossing CDA and the developer would be expected to make sure that their exterior building design, landscaping element, and other on-site features are matching and reflecting other buildings, landscaping, and site designs of existing developments within the Legacy Crossing CDA area. This expectation to match existing building aesthetics, landscaping design, and similar land use features has been discussed with the applicant group and they are aware of this expectation. That being said, the Planning Commission may discuss these CDA matching elements with the applicant group, if deemed warranted by the Planning Commission during the review of this conceptual site plan submittal.

Below are maps reflecting the applicant's proposed development location and associated existing zoning and property lines for the conceptual site plan site.



A public hearing was advertised for this proposed conceptual site plan. A public hearing notice was posted in accordance with State and City Code requirements. There were no public comments provided prior to the publication of this packet material.

CODE REQUIREMENTS REVIEW & ANALYSIS

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

This project proposal is located in the current West Centerville Neighborhood Plan, as part of the current General Plan document, as found in Section 12-480-6 of the General Plan. Within the West Centerville Neighborhood Plan, the project proposal properties are located in the Centerville Business Park District and the Parrish Lane Gateway District. Further, this project proposal is associated with Part 12-430 of the General Plan (specifically 12-430-3(2)) regarding Commercial and Industrial Development planning.

Some key goals, associated with this project proposal, identified in Section 12-480-6 of the General Plan are:

- Goal 1. Enhance the City Business Park District.
- Goal 2. Create and Develop the Parrish-Legacy Gateway Corridor District.
- Goal 6. Preserve and Develop the Area for Future Business and Job Growth.
- Goal 12. Develop 1250 West as a Major Boulevard Street for the Business Park.

These goals, as outlined in more detail in the West Centerville Neighborhood Plan reflect the long-range planning interests of the Centerville Community for this area of the City, when this plan was approved on December 2, 2009.

A review of these goals in more detail does show intent to develop property, such as these properties, in a way that “preserves the economic vitality of a now aging development area”. The key question with this specific concept site plan is whether or not this proposal helps to achieve this goal (as found within Goal 1. language and supporting objectives). Furthermore, Goals 1 and 12 both discuss the desire to “develop and maintain 1250 West as the primary focal corridor for the Business Park”. This development proposal would surely provide more use on and off 1250 West in the future and support the enhancement within 1250 West for a future roundabout development.

Additionally, Goals 1 and 2 expect development of this property to “maintain an architectural theme for all buildings along 1250 West” and this building proposal appears to be consistent with this interest. To that point, this project is also in the Legacy Crossing CDA area, and as such, will be expected to match similar building development and landscaping concepts existing and established on properties south of Parrish Lane (also in the Legacy Crossing CDA area). The applicant group is aware of this expectation and working to achieve a match to correlate with this expectation. A key statement that reiterates this expectation is found within Goal 2 which states, “This area will function as a primary entryway into the City. The goal of this corridor [Parrish Lane] is to create a positive visual experience or impression for arriving and leaving Centerville City. All street and streetscape improvements of this area are to serve as entry and gateway features.” As an immediate comparative across the street from this site, there is another functioning Convenience Store and Gasoline Service Station use (Maverik). At a minimum the development group would be expected to match a similar building aesthetic, landscaping system design, and other land use features as this site has been developed where it is currently controlling an entryway corner within the City, as motorists exit Legacy Highway specifically, and/or travel west from I-15. The proposed commercial land use otherwise seems to meet the land uses noted in Objective 2.C. of Goal 2.

The Goal 6 statement explains, “Future development growth for the City needs to focus more on employment growth. The goal is to establish the long-term financial health of the City by preserving places for continued business growth with good jobs being added to the existing mix of residential and retail in other areas of the City.” This project proposal will create some new jobs within the Community, but more importantly it would provide a support service to benefit the existing developed areas of the West Centerville area in the form of fueling service station access for larger vehicles and equipment utilized by businesses in the West Centerville Commercial areas. Further, these

additional services may be of small benefit in attracting new business interests to this area of Centerville and to retain existing businesses in this area of Centerville.

Finally, Goal 12, as has been previously noted, is seeking the establishment of 1250 West as a primary collector for the West Centerville Business Park area. To that point, there are future plans at work to eventually bring 1250 West northward and connect into Farmington City. When this happens, there will be a significant need to establish adequate traffic calming efforts and other roadway enhancements that are planned for 1250 West. A crucial enhancement, per the City Engineer, is a roundabout improvement at 500 North and 1250 West. This roundabout enhancement will better accommodate the traffic flow and movement needs through the intersection of 500 North and 1250 West, when this 1250 West connector is completed. This roundabout enhancement has been discussed at length with the applicant group and the Quik Trip conceptual site plan design reflects the proposed site plan connectivity to the 1250 West roundabout future planning design. This partnership between the City and the property owner is a benefit that would be derived through this site plan project.

Overall, like any new site plan development concept plan, there are pros and cons to the proposed development of nearly 9 acres of land. The above review has discussed multiple pros to the project and alignment with some key elements of the West Centerville Neighborhood Plan. However, there may be other unrealized cons to any new site plan project such as traffic impacts, impacts to neighboring property areas created by new growth of the site, potential environmental impacts, and other potential unperceived impacts. It is important to evaluate the pros and cons of any newly proposed conceptual site plan and the nexus of those pros and cons with the intent and expectation of the General Plan as a long-range guidance tool.

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

Yes, the subject property is currently surrounded by office/commercial buildings, industrial style buildings, a convenience store and gasoline service station across the street, some high-density residential, and undeveloped parcels. The proposed project as commercial convenience store and gasoline service stations aligns with the surrounding existing character and land use in this area of the City. That being said, this proposed conceptual site plan is located within the Legacy Crossing CDA area. As such, the site plan proposal and building design should match and appear to be a continuation of building construction aesthetics, landscaping designs, and other similar land use features reflecting the existing building aesthetics, landscaping designs, and land use features within this Legacy Crossing district (as established to the south of this site plan proposal area). This site plan area is also a hard corner located at the intersection of Parrish Lane and 1250 West. Therefore, this property location is a gateway area for Centerville City and Parrish Lane. That being the case, this site should represent itself as a welcoming gateway site experience to visitors of Centerville City and business activities along Parrish Lane.

Please note that the City is currently participating in a Comprehensive General Plan update process, and associated mapping does reflect commercial land use for this area of the overall Future Land Use plan for the City. Additionally, the proposed plan also anticipates the possibility of a future rail stop to the northeast of this location, and surrounding potential redevelopment plans for this West Centerville Business Park area could have various impacts on this proposed site plan concept area.

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

Potential site plan development impacts from this project proposal might include:

- Increased traffic access and use impacts;
- Increased potential traffic versus pedestrian and/or biker risk;
- Increased potential environmental impacts;
- Some increase in noise impacts to the area;
- Alternative land use impacts to neighboring properties different from the more recent historical usage of the properties; and
- Other unforeseen and/or unplanned impacts derived from site development of this property area.

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

The applicant group has anticipated that all utility providers should be able to appropriately serve this property location within the City. This will be further verified as part of the Final Site Plan submittal and review processing.

Conclusion Comments

It is important to emphasize that this is a conceptual site plan, not a final development approval. Its purpose is to illustrate how the site could potentially be developed. Per City process, the applicant must submit a final site plan within one year, or this conceptual approval will expire. Construction cannot begin unless and until the Planning Commission grants final site plan approval in a future meeting. Further, even if a final site plan were to be approved, the site development and construction for this project may not commence until after an updated subdivision proposal has been submitted and approved by the City.

As a follow-up point, the Centerville Zoning Code does recognize the Convenience Store use as a “permitted use” in the Commercial Very High zone and the Gasoline Service Station as a “conditional use” in the Commercial Very High zone. Therefore, the applicant group is aware that they will need to seek conditional use permit consideration by the Planning Commission. To that point, the applicant group has already submitted a conditional use permit application to the City. The conditional use permit is planned to be brought to the Planning Commission at a later date with a future final site plan

application submittal consideration (should the project advance forward to the final site plan submittal consideration).

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 approve this request, approve with modifications per the discussion, table the matter to a later date, or deny the proposed conceptual site plan request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 - APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the Conceptual Site Plan for the property located at approximately 1280 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, subject to the following conditions of approval:

- 1. Resolve noted comments and concerns identified by the City Engineer, City Attorney, and/or City Staff for the Conceptual Site Plan review process.*

(Add any additional conditions that may be agreed upon by the Planning Commission)

With the following findings for action:

- 1. The proposed Conceptual Site Plan meets the goals and objectives of the General Plan.*
- 2. The proposed Conceptual Site Plan meets the use, standards, and applicability in CZC 12.35, CZC 12.36, and CZC 12.21.110(d).*

(Add any additional findings discussed and agreed upon by the Planning Commission)"

#2 – APPROVE WITH PLANNING COMMISSION MODIFICATION

"I hereby make a motion for the Planning Commission to APPROVE the Conceptual Site Plan for the property located at approximately 1280 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, with the language amendment to the request (as provided by the Planning Commission) as follows, with the following conditions of approval: _____

And based on the following findings for action: _____."

#3 - TABLE

"I hereby make a motion for the Planning Commission to TABLE the request of the Conceptual Site Plan for the property located at approximately 1280 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, until such a time as _____, with the following directives for action: _____."

#4 – DENY

“I hereby make a motion for the Planning Commission to recommend City Council DENY the Conceptual Site Plan for the property located at approximately 1280 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, with the following findings for action:

- 1. The proposed Conceptual Site Plan does not meet the goals and objectives of the General Plan.*
- 2. The proposed Conceptual Site Plan does not meet the use, standards, and applicability in CZC 12.35, CZC 12.36, and CZC 12.21.110(d).*

(Add any additional findings discussed and agreed upon by the Planning Commission).”

RE: Centerville DRC Update - Quik Trip Concept Site Plan Review 20250602

From Kevin Campbell <Kevin.Campbell@esieng.com>

Date Thu 6/5/2025 1:01 PM

To Michael Eggett <michael.eggett@centervilleutah.gov>; Spencer Hymas <spencerhymas@gallowayus.com>;
Kylie Bailey <kyliebailey@gallowayus.com>

Cc Sydney DeWees <sydney.dewees@centervilleutah.gov>; Lisa Romney <lisa.romney@centervilleutah.gov>;
Cameron Woodbury <cameron.woodbury@centervilleutah.gov>; Mike Carlson
<mike.carlson@centervilleutah.gov>; Dave Walker <dave.walker@centervilleutah.gov>; Marc Marchant
<marc.marchant@centervilleutah.gov>; 'Travis Mander' <tmander@sdmetrofire.gov>; 'Cole Fessler'
<cfessler@sdmetrofire.gov>

 1 attachment (769 KB)

MX-2630N_20250605_113303.pdf;

Kylie,

A few additional comments from DRC and staff meetings this week:

1. Remove the asphalt striping / hatched areas
2. Add inlet boxes and storm drain system as shown on attached plan.
3. The island in the north entrance will need to be installed later when the roundabout is constructed.
In the interim there will be a left turn pocket on 1250 West.
4. put together a striping plan for 1250 West for pre-roundabout construction and one for post-roundabout construction.

Let me know of any questions on these items.

Kevin

Kevin Campbell, P.E.

Centerville City Engineer

Kevin Campbell, P.E.

ESI Engineering, Inc
4141 W 2100 S Ste 100
West Valley City, UT 84120
801.263.1752

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

From: Michael Eggett <michael.eggett@centervilleutah.gov>

Sent: Wednesday, June 04, 2025 4:39 PM

To: Spencer Hymas <spencerhymas@gallowayus.com>; Kylie Bailey <kyliebailey@gallowayus.com>

Cc: Sydney DeWees <sydney.deweese@centervilleutah.gov>; Lisa Romney <lisa.romney@centervilleutah.gov>; Kevin Campbell <Kevin.Campbell@esieng.com>; Cameron Woodbury <cameron.woodbury@centervilleutah.gov>; Mike Carlson <mike.carlson@centervilleutah.gov>; Dave Walker <dave.walker@centervilleutah.gov>; Marc Marchant <marc.marchant@centervilleutah.gov>; 'Travis Mander' <tmander@sdmetrofire.gov>; 'Cole Fessler' <cfessler@sdmetrofire.gov>

Subject: Centerville DRC Update - Quik Trip Concept Site Plan Review 20250602

Spencer and Kylie:

Attached with this email is my most recent review for the latest DRC meeting we held on June 2, 2025. The submittals look in order to advance to the Planning Commission for Conceptual Site Plan review.

I will note that there are still a few lingering items I am still noting on my review comments, but these can be resolved as we move into the Final Site Plan submittal and review processing.

Please note that I did receive a few comments from the drainage supervisor, Cameron Woodbury. His comments are as follows:

- There needs to be a comment provided to the City regarding wetlands status on this property site. If there are no wetlands, please have the developer's engineering provide a comment as such that we can put in the file for this site plan. Otherwise, please have the engineering team provide us with wetlands mitigation studies and plans for this area.
- Please note that there are still some concerns regarding drainage for this property that will likely need to be discussed further with the City Engineer and Drainage Supervisor. The City Engineer and Drainage Supervisor will share these comments with the applicant engineering team at a later date.

I also anticipate receiving more commentary by the end of the day from the City Engineer in anticipation of this advancing to the Planning Commission. One item in particular the Engineer has noted is identification of a timing delay for the installation of the on-site island connecting to the west arm of the future roundabout build on 1250 west. His commentary should further clarify this comment and concern; I will share his commentary and review details with you, once I receive them from him.

In the meantime, please feel free to let me know if you have any follow-up questions or concerns to discuss prior to putting together the comments for the upcoming Planning Commission meeting packet.

Sincerely,

MIKE EGGETT, MPA
Community Development Director



☎ 801-677-6437

🏠 655 N 1250 W
Centerville, UT 84014

🌐 www.centervilleutah.gov

✉ michael.eggett@centervilleutah.gov

CENTERVILLE CONCEPTUAL SITE PLAN CHECKLIST

Project Name: Quik Trip Conceptual Site Plan

Date: April 23, 2025

TRACKING HISTORY:

- Application Submitted: December 20, 204 (delayed due to Legacy Commons Subdivision start)
- Completeness Checklist DRC Meeting (1): March 24th, 2025 – INCOMPLETE SUBMITTAL
- Completeness Checklist DRC Meeting (2): April 23, 2025 – NEAR COMPLETE SUBMITTAL to go to PC
- Compliance Checklist DRC Meeting (1): March 24th, 2025
- Compliance Checklist DRC Meeting (2): April 23, 2025



Per 12.21.110 Site Plan Review

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	This is provided on application
✓	Complete application for conceptual site plan approval to the Zoning Administrator	
✓	Proposed use of the buildings and site	Also see conditional use permit for more
✓	Payment of fees and deposits set forth in the City Fee Schedule	
Site Plan showing the following:		
✓	Legal description of the property and parcel number;	
✓	Lot or parcel dimensions, square footage, and orientation	
✓	Location, topography, and layout of proposed lots	
✓	Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property	Even provided concept of proposed future buildings of Lot 1 on WDG subdivision
✓	Location and height of existing and proposed walls and fences	
✓	Height, bulk and preliminary elevations of proposed buildings	
✓	Location, arrangement and layout of landscaping and open space	
✓	Location, name and width of existing and proposed streets and sidewalks	
✓	Traffic and pedestrian circulation patterns, including proposed access to the property	
✓	Location, number, access points, and design of carports, garages and other off-street parking spaces and loading areas	
✓	Location, number, type, and size of signs	

✓	Preliminary utility plans, including water, sewer, and storm drainage plans, including availability of utilities	These utilities are shown, including the two 36 diameter drainage pipes in Parrish Lane from east to west to be installed. These are shown on utility plans to extend to 1250 West, check with City Engineer for more information, developer will need to install and may qualify for a drainage credit to project.
✓	Proposed reservations for parks, playgrounds, school, and other public facility sites, if any	Ten-foot-wide asphalt multi-use trail along 1250 West provided on plans
✓	Relationship of property to adjoining properties and uses	
✓	Tables showing the number of acres in the proposed development and a land use summary	
✓	A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed	Updated response comments indicate development to start 30-60 days after permitting issued. 12-15 months construction period expected for site and building work.
Additional Items:		
-	A letter from providers, addressing the feasibility and their requirements to serve the project The Utility Provider Review Sheet needs to be kept blank below applicant information and will need to then be provided to each utility service provider to complete this form and email or otherwise provide back to the City verifying that these services will be provided to this site plan location – this is advisory for the concept plan process IN PROCESS PER APPLICANT	☐ Century Link ☐ Deuel Creek Irrigation Co ☐ Dominion Energy ☐ Rocky Mountain Power ☐ South Davis Metro ☐ South Davis Sewer District ☐ Utopia Fiber ☐ Weber Basin Water District ☐ Xfinity Cable Service ☐ Davis County Health Department UDOT Region One (1)
✓	Landscaping plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening) – this is advisory for the concept plan process	
-	Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator. – this is advisory for the concept plan process, IN PROCESS PER APPLICANT	Verify proof of variance to “no access line” established by UDOT for right in access off of Parrish Lane to the site.
✓	A traffic impact analysis, if requested by the City Engineer or the Planning Commission. – this is advisory for the concept plan process	This has been provided by applicant; applicant has also participated in preapplication review with UDOT Region 1 for this site access off of Parrish Lane

?	Warranty deed and preliminary title report or other document showing the application has control of the property. – this is advisory for the concept plan process	WDG has completed a Title Report in conjunction with their subdivision; Quik Trip team please submit this same warranty deed and preliminary Title Report for the site plan file.
---	--	--

Additional Staff Comments for Completeness and Compliance:

Please address the following items:

- Applicant has met and discussed multiple variations with Kevin Campbell to worked on updated northern entry to better reflect their site portion of the City’s roundabout design. 1250 West Street roundabout and accessway will need to be designed and plans for improvement (and right-of-way allocation to the City) will need to be solidified in working with Wright Development Group (WDG) in order to construct a full roundabout bulb between lots 1 and 2 (Quik Trip site) of the Legacy Commons Subdivision. Please work with City Engineer Kevin Campbell for more on this matter to determine best course of action to design the roundabout bulb that affects lots 1 and 2 (Quik Trip site) of the Legacy Commons Subdivision.
- **Please review the attached supplementary review comments as this should be considered and potentially addressed for updated future submittals of this conceptual site plan. These supplementary reviews are advisory at this point but these review comments will be expected to be resolved as part of the final site plan review process.**

Once the DRC deems your application complete, Community Development staff will send a letter to you, the applicant. Following the approval letter for completeness, staff will present the application to DRC for conceptual site plan compliance review processing. Once the conceptual site plan application is deemed compliant, Community Development staff will send a letter to you, the applicant, with more information regarding the next steps in this process, which include a public hearing and conceptual site plan consideration review by the Planning Commission.

The administrative review board for a conceptual site plan is the Planning Commission and a public hearing is required for a conceptual site plan review. The public hearing process, per Centerville Zoning Code 12.21.050, requires the City to advertise a public hearing regarding a conceptual site plan at least 10 calendar days before the public hearing. Therefore, this is being provided to you to point out that this public hearing requirement will affect the date of the Planning Commission review of the conceptual site plan request. Advancement to the Planning Commission will only occur after City Staff have determined that the conceptual site plan application is complete and in a stage of compliance to advance to the Planning Commission for their consideration of this conceptual site plan request and who will be responsible for the approval consideration of the conceptual site plan application (per Centerville Zoning Code 12.21.110).

**Off-Street Parking and Loading Staff Review (Per CZC 12.52)
Quik Trip Conceptual Site Plan Application**

Standard	Requirement	Depicted	Compliance
Parking Location	Within 300' of building served	Within very close proximity of building	YES
Parking Space Dimensions	Standard: 9'x18'	9.5'x18'	YES
Handicapped Parking Space	Standard Size, plus 4' unloading area parallel to space	Yes 8' between handicap stalls	YES
Driveway Dimensions	Driveway width shall not exceed 35' (per CZC 12.52.090(b)(3))	Driveways are 17.5', 20', and 35'	YES
Parking Lot Landscaping	See Staff Landscaping Review	Landscaping plan provided	UNDER REVIEW
Parking Lot Lighting	See CZC 12.52.040(g) and CZC 12.52.100(i)	Depicted	YES
Parking Lot Paving	Paved with asphalt, concrete, or some other all weather surfacing material. Maintained to eliminate dust or mud and graded and drained to dispose of all surface water.	Depicted and Noted	YES
Number of Spaces	Convenience Store: 1 space per 200sqft of gross floor area = 25 stall minimum required Gasoline Service Station: 1 space per 250 sqft of gross floor area = 20 stalls required	49 Total	YES
Drive Aisle Width	25' minimum	35' on site minimum in all directions	YES

Various Items Staff Review
Quik Trip Conceptual Site Plan Application

Standard	Requirement	Depicted	Compliance
Signs	Wall signs must comply with <i>CZC 12.54.110(b)(1)</i> . A separate permit is required.	Unknown coverage at this time, applicant needs to identify percent of main wall façade that signs will use	UNKNOWN
Easements	All easements of record need to be shown on the site plan.	Shown on “Site/Demo Plan” sheet	YES
Fences/Walls	Any new fencing will need to meet the standards outlined in <i>CZC 12.55.110</i> .	Depicted, would like to see a sample representation, still unclear on depiction	YES
Street Requirements: Streetlights	Per <i>CZC 15.05.030</i> , streetlights shall be installed at all street intersections, school or pedestrian crossings, or at bends or curves in the street.	Depicted, on site lights shown, new streetlight on 1250 West frontage	YES
Street Requirements: Sidewalk	Must meet City Tech Specs and Standards	Provided 10’ ped trail on 1250 West	YES

Water Requirements	Fire hydrants will need to be installed along 1250 West and on site. (Required every 400').	Depicted, verify with SD Fire Marshal	YES
Drainage Requirements	Must meet City Tech Specs and Standards	Depicted	UNDER REVIEW
Other Comments	This property is located within the Legacy Crossing CDA. Development will need to match CDA area directives and reviewed by RDA Board.	Not Depicted	WORK WITH STAFF FOR RDA BOARD REVIEW

Application Review Status

Pre-Review	Reviewing	
Final-Review	Not Reviewed	12/18/2024

Fees		Payments		
Conceptual Site Plan Fee	\$250.00	12/20/2024	Card VISA	\$500.00
Professional Services Deposit	\$250.00	Total Paid		\$500.00
Subtotal	\$500.00			
Amount Paid	\$500.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name
Spencer

Applicant Last Name
Hymas

Contact Email
Spencerhymas@gallowayus.com

Phone
(801) 512-1673

Company Name
Galloway

Mailing Address (Street)
172 N. East Promontory, Suite 274

City
Farmington

State
UT

Zip
84025

Property Owner Name
WDG PARRISH LANE LLC

Mailing Address
1178 W Legacy Crossing Blvd, Suite 100

Email
spencer@wrightdevelopment.com

Phone Number
(801) 773-7339

Company Name
Wright Development

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

☐ Affidavit signed.pdf

Does this property have additional owners?

No

Project Name

QuikTrip 7494

Parcel #(s)

060060082

Acreage

5.972

Select your zone below

Commercial-Very High

Proposed use of property

Retail Gas Station Convenience Store

Project Address (Street)

1250 West Parrish Lane

City

Centerville

State

UT

Zip

84014

Please upload Site Plan

 89-7494 - Site Plan City Submittal.pdf Quik Trip - Updated Concept Site Plan City Submit - 20250306.pdf

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



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



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



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



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



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



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



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



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



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



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

TBD depending on approvals - store development typically is 12 month construction timeline.

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

 Legal Description.png Warranty Deed.pdf QuitClaim Deed.pdf

Please upload building elevations and checklist item

 Utility Provider Review Sheet (PDF)_202312151542241351 (1).pdf 7494 RTC-L-EIFS-24x36.pdf

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



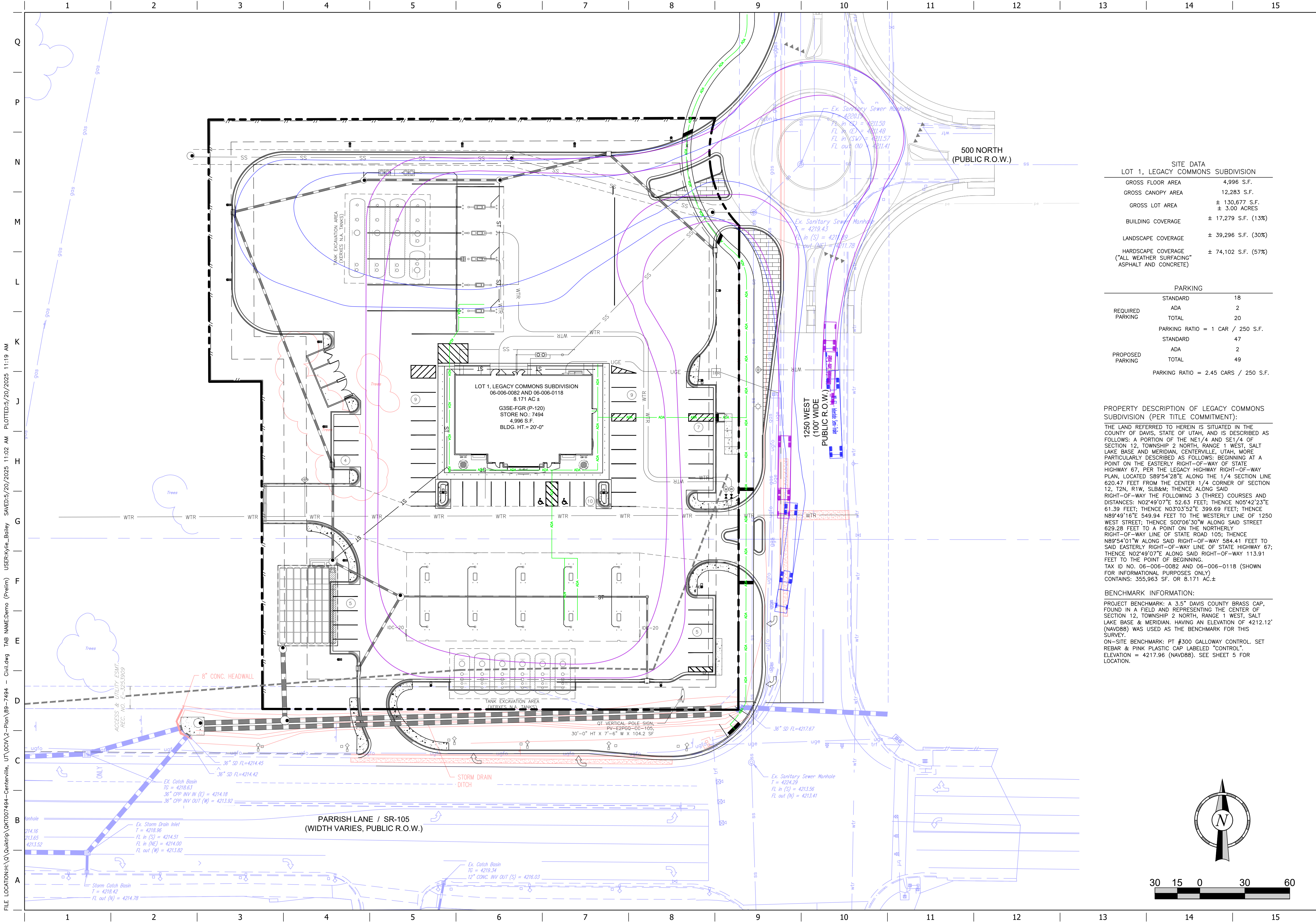
I have provided Utility Provider Review Sheets



Signature

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

Spencer Hymas - 12/18/2024 4:51 pm



FILE LOCATION: H:\Q\QuikTrip\QUT007494 - Centerville, UT\QCV2 - Plan\09-7494 - Civil.dwg TAB NAME: Demo (Prelim) USER: Kyle Bailey SAVED: 5/20/2025 11:02 AM PLOTTED: 5/20/2025 11:19 AM

SITE DATA	
LOT 1, LEGACY COMMONS SUBDIVISION	
GROSS FLOOR AREA	4,996 S.F.
GROSS CANOPY AREA	12,283 S.F.
GROSS LOT AREA	± 130,677 S.F. ± 3.00 ACRES
BUILDING COVERAGE	± 17,279 S.F. (13%)
LANDSCAPE COVERAGE	± 39,296 S.F. (30%)
HARDSCAPE COVERAGE ("ALL WEATHER SURFACING" ASPHALT AND CONCRETE)	± 74,102 S.F. (57%)

PARKING	
STANDARD	18
ADA	2
TOTAL	20
PARKING RATIO = 1 CAR / 250 S.F.	
STANDARD	47
ADA	2
TOTAL	49
PARKING RATIO = 2.45 CARS / 250 S.F.	

PROPERTY DESCRIPTION OF LEGACY COMMONS SUBDIVISION (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 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.

PROJECT NO.:#####

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH



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PROTOTYPE: P-118 (05/01/24)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV DATE DESCRIPTION

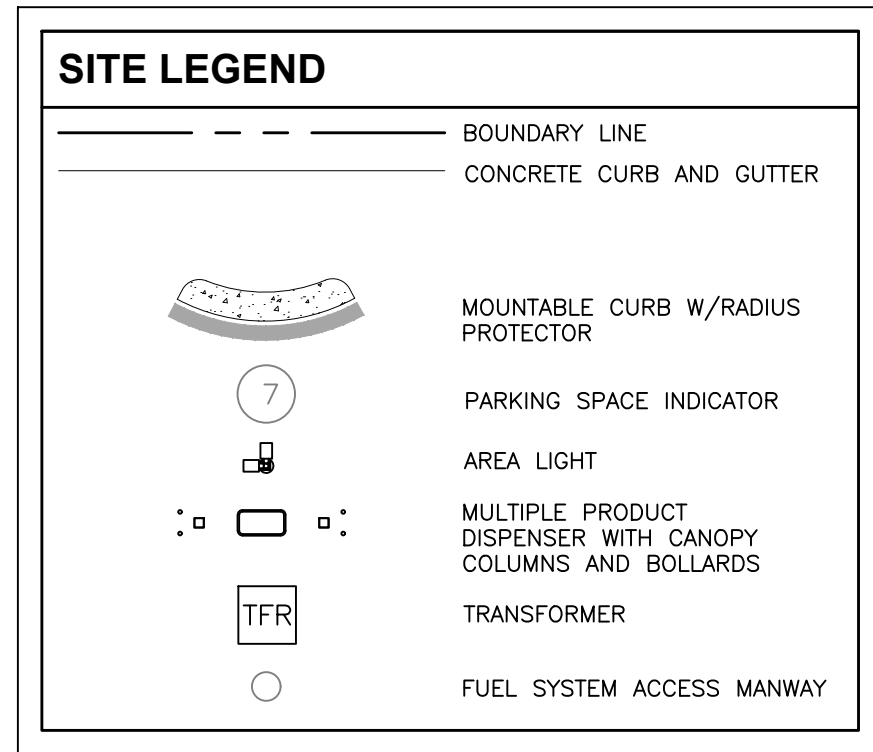
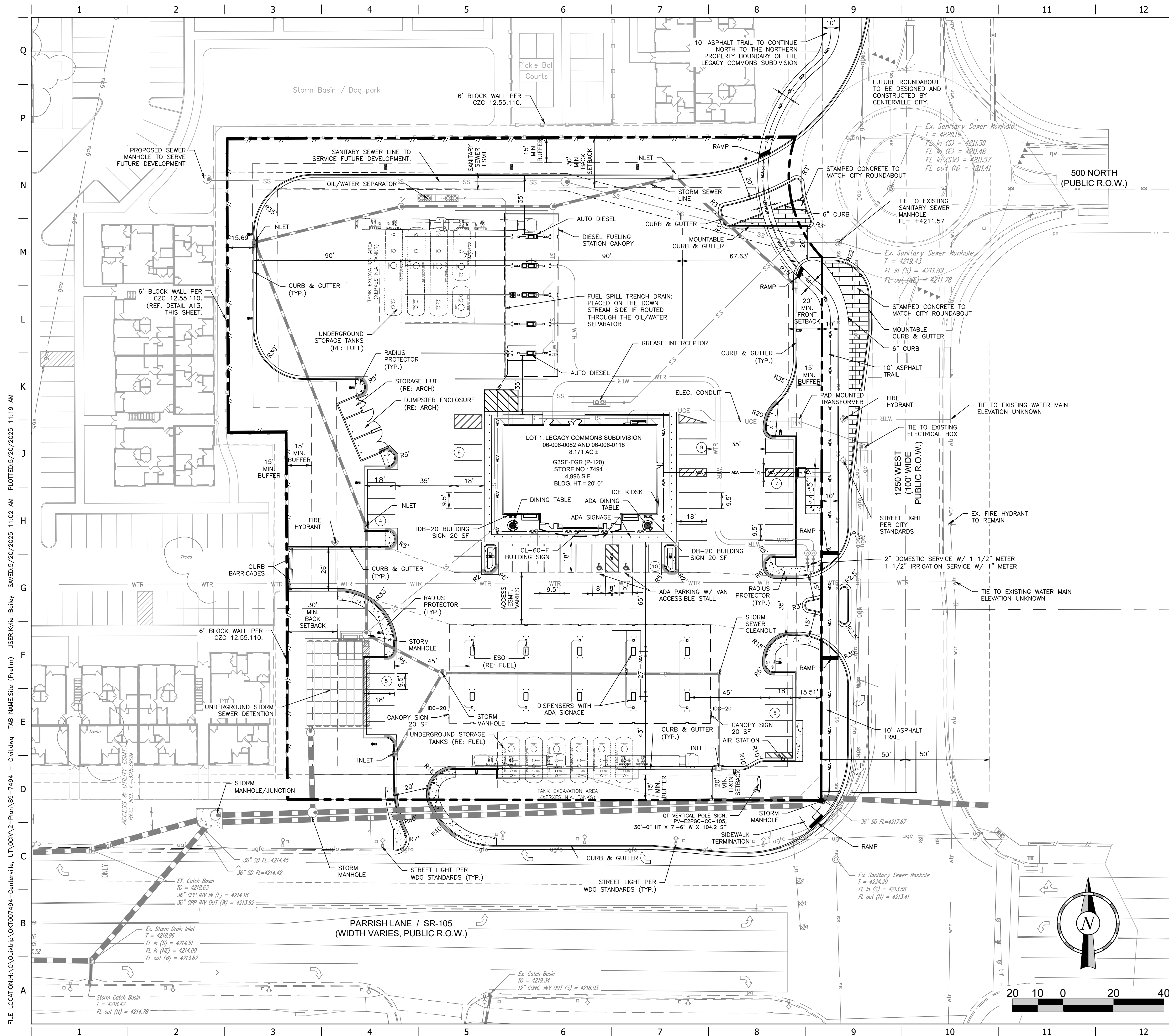
ORIGINAL ISSUE DATE:

SHEET TITLE:

SITE/DEMO PLAN

SHEET NUMBER:

1



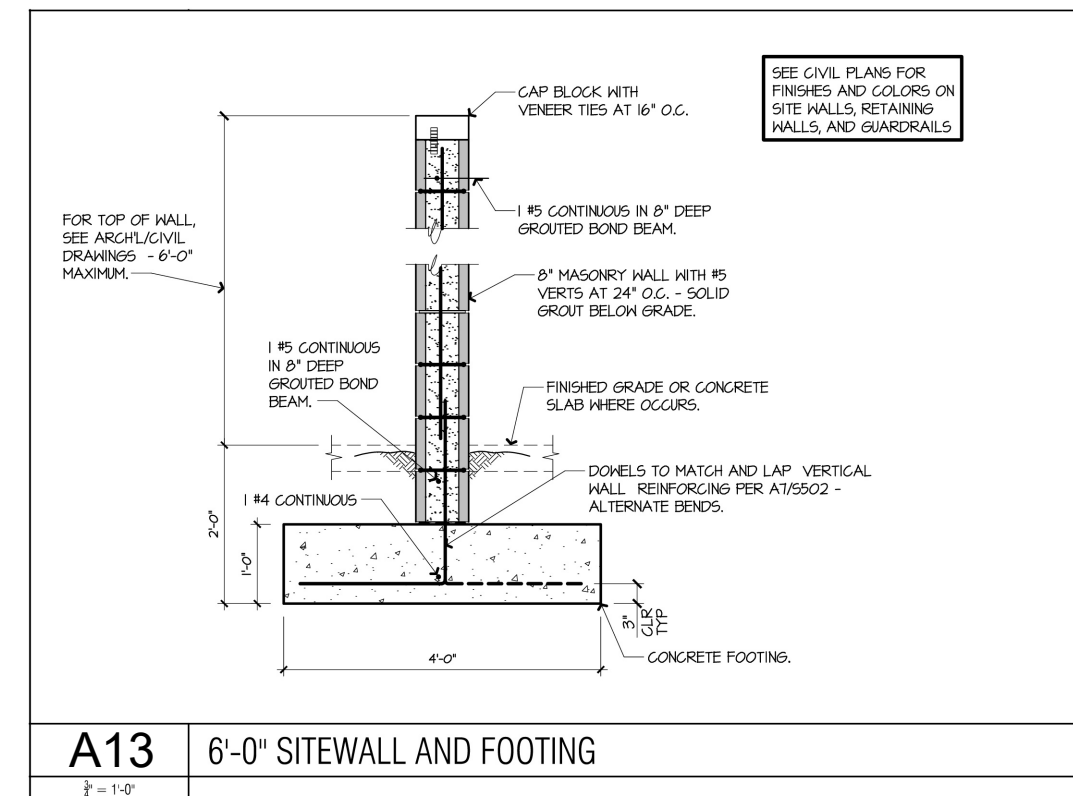
SITE DATA	
LOT 1, LEGACY COMMONS	SUBDIVISION
GROSS FLOOR AREA	4,996 S.F.
GROSS CANOPY AREA	12,283 S.F.
GROSS LOT AREA	± 130,677 S.F. ± 3.00 ACRES
BUILDING COVERAGE	± 17,279 S.F. (13%)
LANDSCAPE COVERAGE	± 39,296 S.F. (30%)
HARDSCAPE COVERAGE ("ALL WEATHER SURFACING" ASPHALT AND CONCRETE)	± 74,102 S.F. (57%)
PARKING	
STANDARD	18
ADA	2
TOTAL	20
PARKING RATIO = 1 CAR / 250 S.F.	
STANDARD	47
ADA	2
TOTAL	49
PARKING RATIO = 2.45 CARS / 250 S.F.	

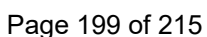
PROPERTY DESCRIPTION OF LEGACY COMMONS
SUBDIVISION (PER TITLE COMMITMENT):

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF DAVIS, STATE OF UTAH, AND IS DESCRIBED AS SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SAL Lake BASE AND MERIDIAN, CENTERVILLE, UTAH, MORE PARTICULARLY DESCRIBED AS BEING THE EAST 1/4 OF SAID SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SAL Lake BASE AND MERIDIAN, CENTERVILLE, UTAH, BEING AT POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 67, PER THE LEGACY HIGHWAY RIGHT-OF-WAY LINE, BEING THE EAST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SAL Lake BASE AND MERIDIAN, CENTERVILLE, UTAH, BEING 620.0 FEET FROM THE CENTER 1/4 CORNER OF SECTION 12, T2N, R1W, SLB&M; THENCE ALONG SAID RIGHT-OF-WAY OF THE FOLLOWING 3 (THREE) COURSES AND BEING THE EAST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SAL Lake BASE AND MERIDIAN, CENTERVILLE, UTAH, BEING 61.39 FEET; THENCE NO209°53'52"E 399.69 FEET; THENCE N89°49'16"E 54.94 FEET TO THE WESTERLY LINE OF 1250 WEST STREET; THENCE S00°06'30"W ALONG SAID STREET 69.14 FEET; THENCE N00°00'00"E ALONG SAID STREET RIGHT-OF-WAY LINE OF STATE ROAD 105; THENCE N89°54'01"W ALONG SAID RIGHT-OF-WAY 584.41 FEET; THENCE S89°49'16"E ALONG SAID RIGHT-OF-WAY 113.91 FEET; THENCE NO2°49'07"E ALONG SAID RIGHT-OF-WAY 113.91 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 06-06-0082 AND 06-06-0118 (SHOW FOR INFORMATION)

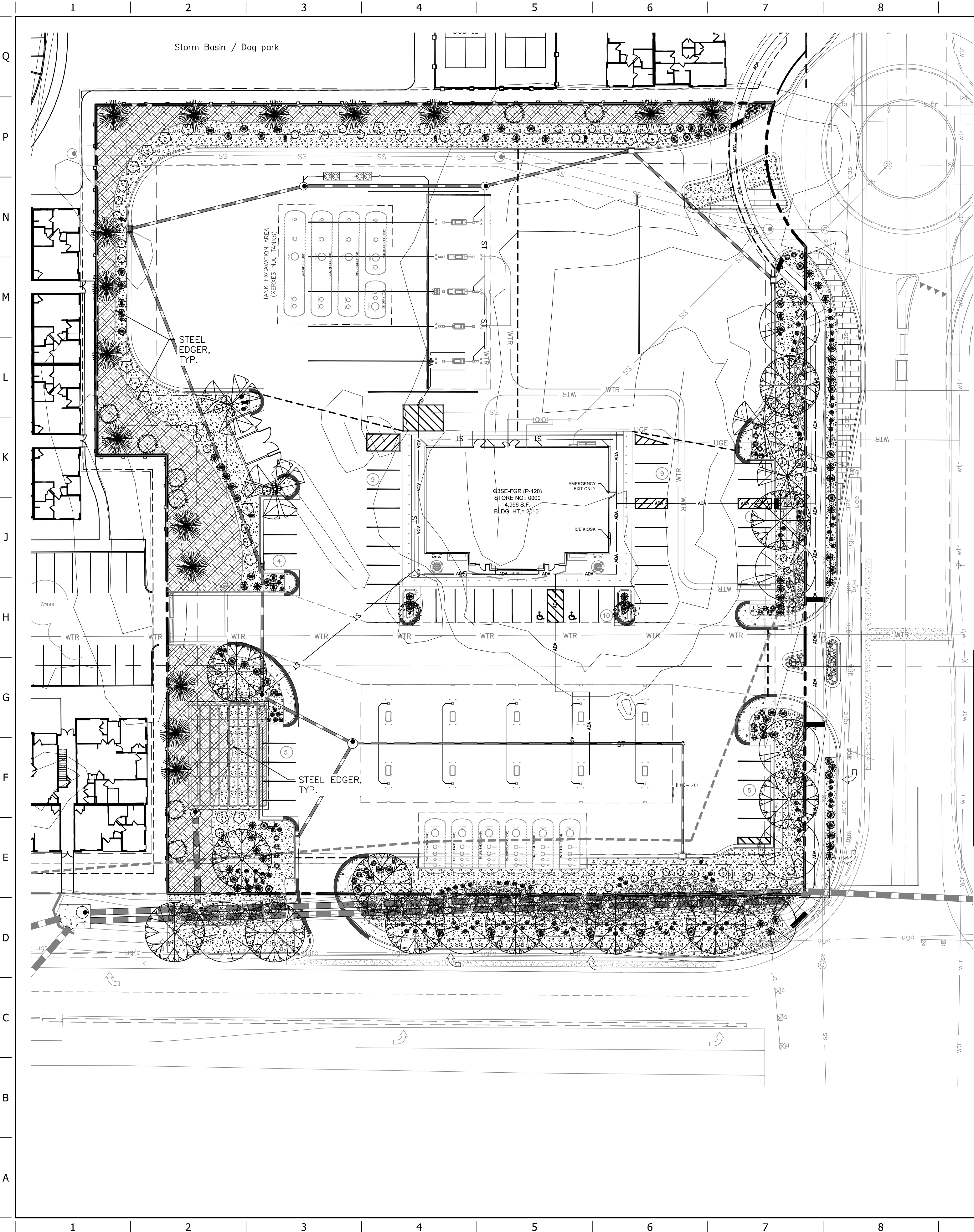
CONTAINS: 356,963 SF. OR 8.171 AC.

[illegible]





FILE LOCATION: H:\Q\QuikTrip\QKT007494-Centerville, UT\PLAN2-Plan\QT_7494_Land.dwg TAB NAME: Landscape (Prelim) USER: Eric_Newell SAVED: 5/23/2025 10:56 AM PLOTTED: 5/23/2025 3:03 PM

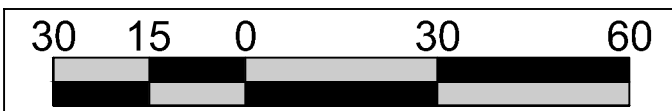
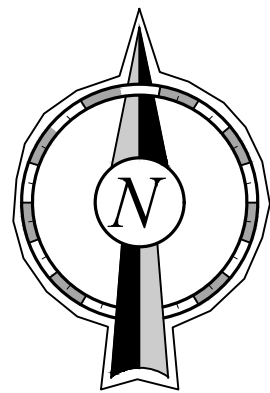


PLANT SCHEDULE			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
DECIDUOUS TREES			
	PSCA	2	CALLERY PEAR PYRUS CALLERYANA
	LICO	9	LITTLELEAF LINDEN TILIA CORDATA
	ACRU	12	RED MAPLE ACER RUBRUM
	ZESN	4	ZELKOVA - VILLAGE GREEN ZELKOVA SERRATA
EVERGREEN TREES			
	PIGL	8	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'
	PIED	16	PINYON PINE PINUS EDULIS
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
DECIDUOUS SHRUBS			
	RIAL	11	ALPINE CURRANT RIBES ALPINUM
	PBEP	26	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'PAWNEE BUTTES'
	PEAT	49	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
EVERGREEN SHRUBS			
	JNSA	106	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'
	ARCP	20	PANCHITO MANZANITA ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
ORNAMENTAL GRASSES			
	HESE	33	BLUE AVENA HELICTOTACHNON SEMPERVIRENS
	CAAK	113	KARL FOERSTER FEATHER REED GRASS CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
MULCH			
	RMULCH	23,089 SF	2-4" ROCK COBBLE MULCH
	RMULCH2	3,915 SF	4-6" ROCK COBBLE MULCH
SOD/SEED			
	SEED1	11,202 SF	LOW GROW NATIVE SEED

REFERENCE NOTES SCHEDULE		
CODE	DESCRIPTION	QTY
Landscape		
	STEEL EDGER	720 LF

LANDSCAPE REQUIREMENTS					
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
-	LIVE PLANT MATERIAL 50% COVERAGE	29,344 SF x .50	29,344 x .50 = 14,672 SF	14,672 SF	20,273 SF LIVE PLANT MATERIAL COVERAGE
-	1 TREE PER 500SF OF LANDSCAPE AREA NOT INCLUDING ANY REQUIREMENT FOR PLANTINGS FOR BUFFERS AND ARCHITECTURAL BARRIERS	13,067 OF REQUIRED LANDSCAPE AREA / 500	13,067 / 500 = 26	26 INTERNAL TREES	26 TREES
-	FOUNDATION LANDSCAPING, AT LEAST 50% OF THE BUILDING FRONTAGE SHALL BE LANDSCAPED	92 LF x .50	92 x .50 = 46 LF	46 LF OF LANDSCAPE AREA AT BUILDING FRONTAGE	0 LF
-	10% OF A NON-RESIDENTIAL DEVELOPMENT PROJECT LOCATED WEST OF I-15 SHALL BE LANDSCAPED, NOT INCLUDING AREA WITHIN AN ABUTTING RIGHT OF WAY	130,675 SF OF LOT AREA	130,675 SF x .10 = 13,067 SF	13,067 SF OF LANDSCAPE AREA	29,344 SF OF LANDSCAPE AREA
-	PARKING LOTS CONSISTING OF MORE THAN 10 SPACES AND 3,500 SF SHALL CONTAIN, AT A MINIMUM, INTERNAL LANDSCAPED ISLANDS. 7% OF TOTAL PARKING AREA	8,369 SF OF PARKING AREA	8,369 x .07 = 585 SF	585 SF OF LANDSCAPE AREA	745 SF OF INTERIOR PARKING LANDSCAPE AREA
-	EVERY 6 REQUIRED PARKING SPACES, A MINIMUM OF TWO SHRUBS AND ONE DECIDUOUS TREE SHALL BE PROVIDED WITHIN EACH INTERNAL PARKING ISLAND AREA	30 PARKING SPACES REQUIRED	30 / 6 = 5 TREES (30 / 6) = 5 * 2 = 10 SHRUBS	5 TREES 10 SHRUBS	5 TREES 18 SHRUBS
-	ONE TREE SHALL BE PLANTED FOR EVERY 25 FEET OF PUBLIC STREET FRONTAGE IN A REQUIRED LANDSCAPED AREA. PERCENTAGE OF TURF GRASS	PARRISH LANE = 273 LF OF FRONTAGE 1250 WEST = 356 LF OF FRONTAGE 0 SF OF TURF GRASS	273 / 25 = 11 TREES 356 / 25 = 14 TREES 0 / 35,481 SF	PARRISH LANE = 11 TREES 1250 WEST = 14 TREES 0%	PARRISH LANE = 11 TREES *1250 WEST = 9 TREES 0%

NOTE:
* UTILITY CONFLICTS EXIST AND MINIMAL LANDSCAPE AREA TO ACHIEVE THE 14 TREES WHETHER CLUSTERED OR NOT ALONG 1250 WEST.



PROJECT NO.: #####

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE: P-118 (05/01/24)

DIVISION:

VERSION: 001

DESIGNED BY:

DRAWN BY:

REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

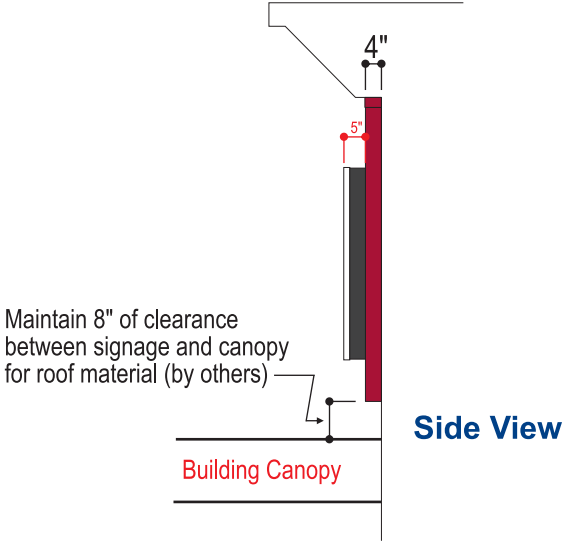
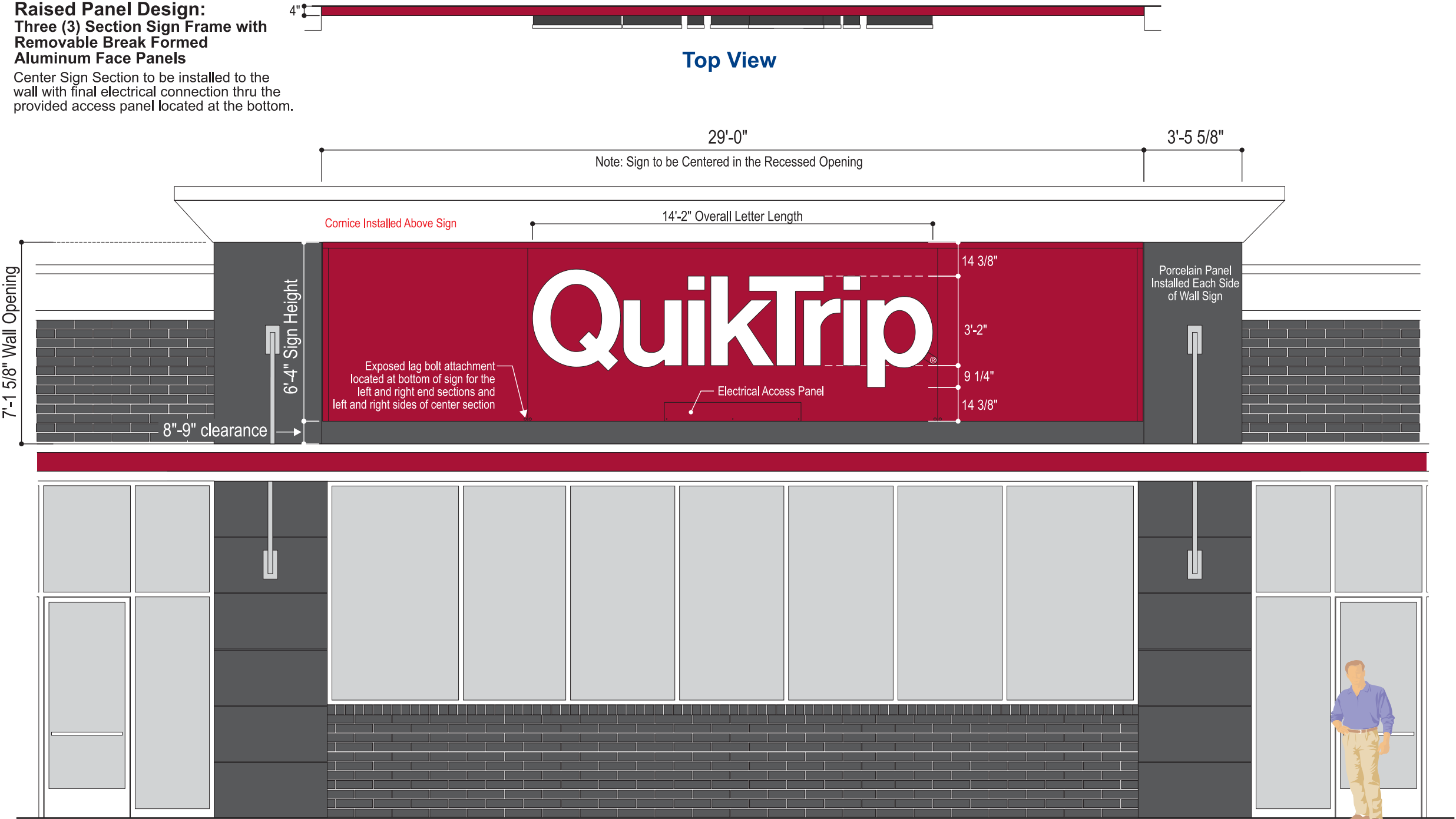
L100

Gen III Sign Design

Raised Panel Design:
Three (3) Section Sign Frame with
Removable Break Formed
Aluminum Face Panels

Center Sign Section to be installed to the
wall with final electrical connection thru the
provided access panel located at the bottom.

Sign Manufactured in Three (3) Sections.
Fabricated Aluminum Wall Sign with Projected Aluminum Channel Letters
Internally Illuminated White LED Formed Evonik Cyro SG-7328 Face Panels



COLOR REFERENCE:
NOTE: AKZO NOBLE PAINT SPECIFIED
FOR ALL PAINTED SURFACES

EMBOSSSED FACE PANELS: TRANSLUCENT WHITE
EVONIK CYRO SG-7328 NON-GLARE FINISH

QT RED, AKZO NOBLE PAINT MATCH 3M CARDINAL
RED TRANSLUCENT VINYL #3632-53, SATIN FINISH

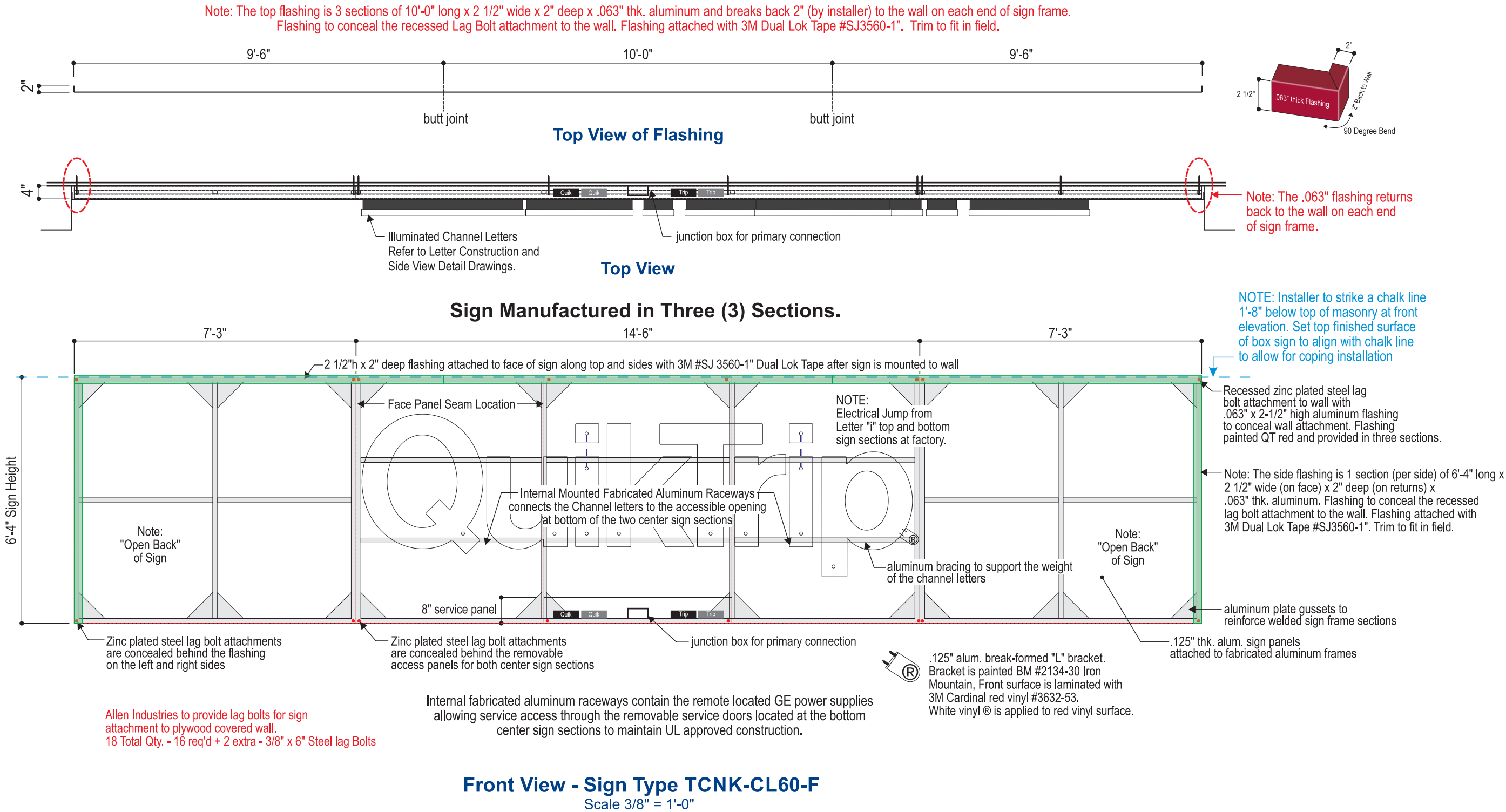
LETTER RETURNS TO BE AKZO NOBLE PAINT MATCH
TO BENJAMIN MOORE #2134-30 IRON MOUNTAIN



Client Review Status	Declaration	Date / Description	Project Information
Allen Industries, Inc. requires that an " ☒ Approved " drawing be obtained from the client prior to any production release or production release revision. ☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit	The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.	04/24/18 Issue Date 04/29/18 Revised depth to 4" 05/27/18 Revised panel size 06/01/18 Various revisions 08/12/18 Changed to 3 Sections	Client QuikTrip Corporation - Gen III Exterior Sign Program Item QT TCNK-CL60-F File QT TCNK-CL60-F Sales Tom Allen Design CT PM James Gentry
Name _____ Title _____ Date _____			



TCNK-CL60-F Construction Detail



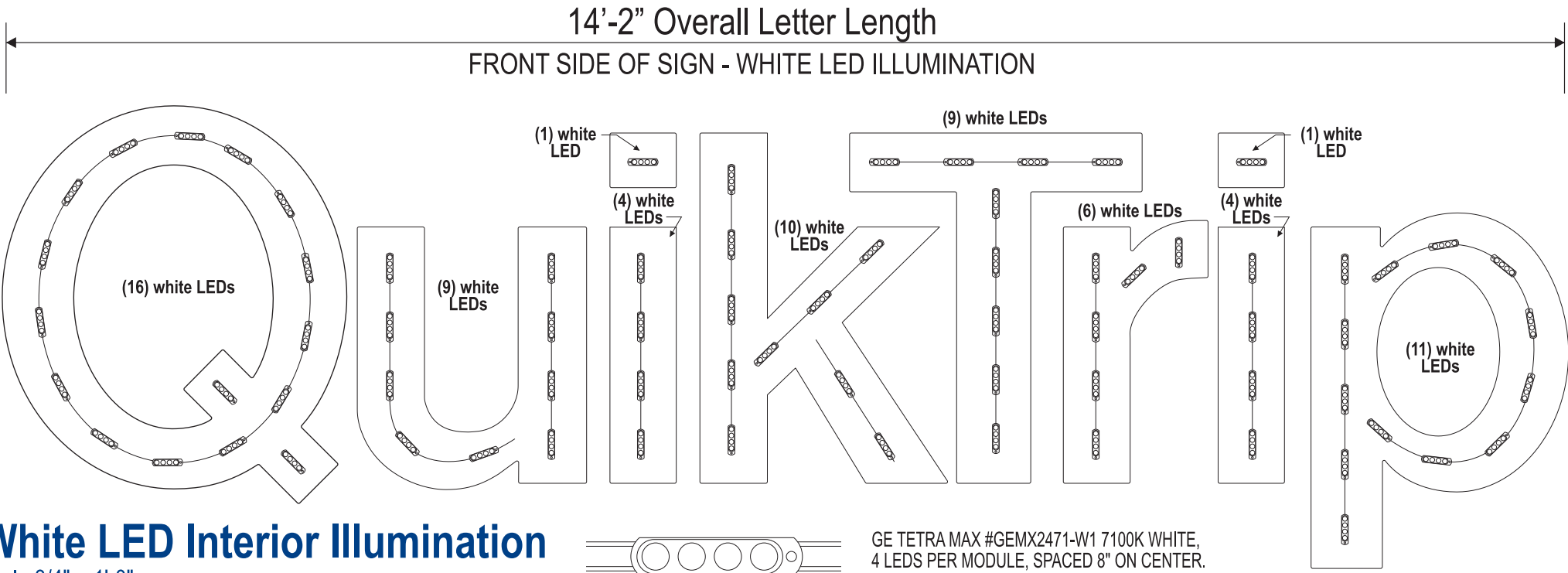
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Name _____ Title _____ Date _____			



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1-800-967-2553

www.allenindustries.com



◆ TOTAL: APP. 71 TOTAL WHITE TETRA MAX LED MODULES
(1) GEPS24-100U LED Power Supplies

GE TETRA MAX #GEMX2471-W1 7100K WHITE,
4 LEDS PER MODULE, SPACED 8" ON CENTER.
100' = 150 MODULES PER PACKAGE
(CAN CUT BETWEEN EVERY MODULE)
12 AWG SUPPLY WIRE, 40' MAX. WIRE LIMITS
GE POWER SUPPLY:
GEPS24-100U **PULLS MAX. 130 MODULES**
(87 FT. PER POWER SUPPLY)
ENERGY CONSUMPTION: STRIP: 0.73 W/MODULE
AMP LOAD = APP. 3 AMPS

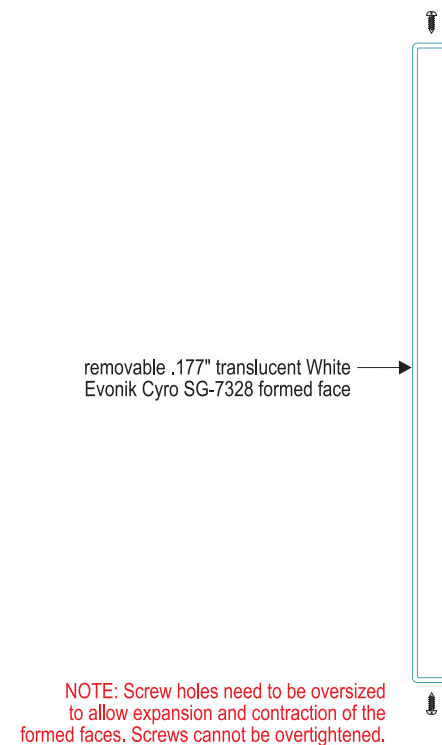


Client Review Status	Declaration	Date / Description	Project Information
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Name _____ Title _____			

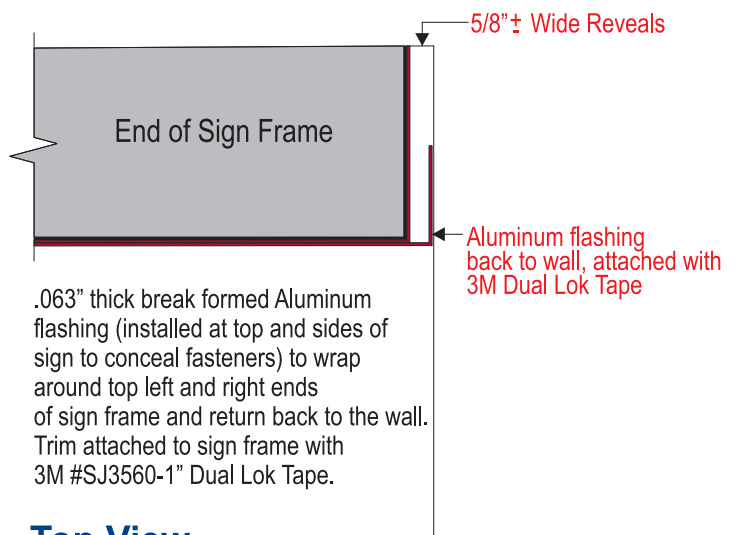
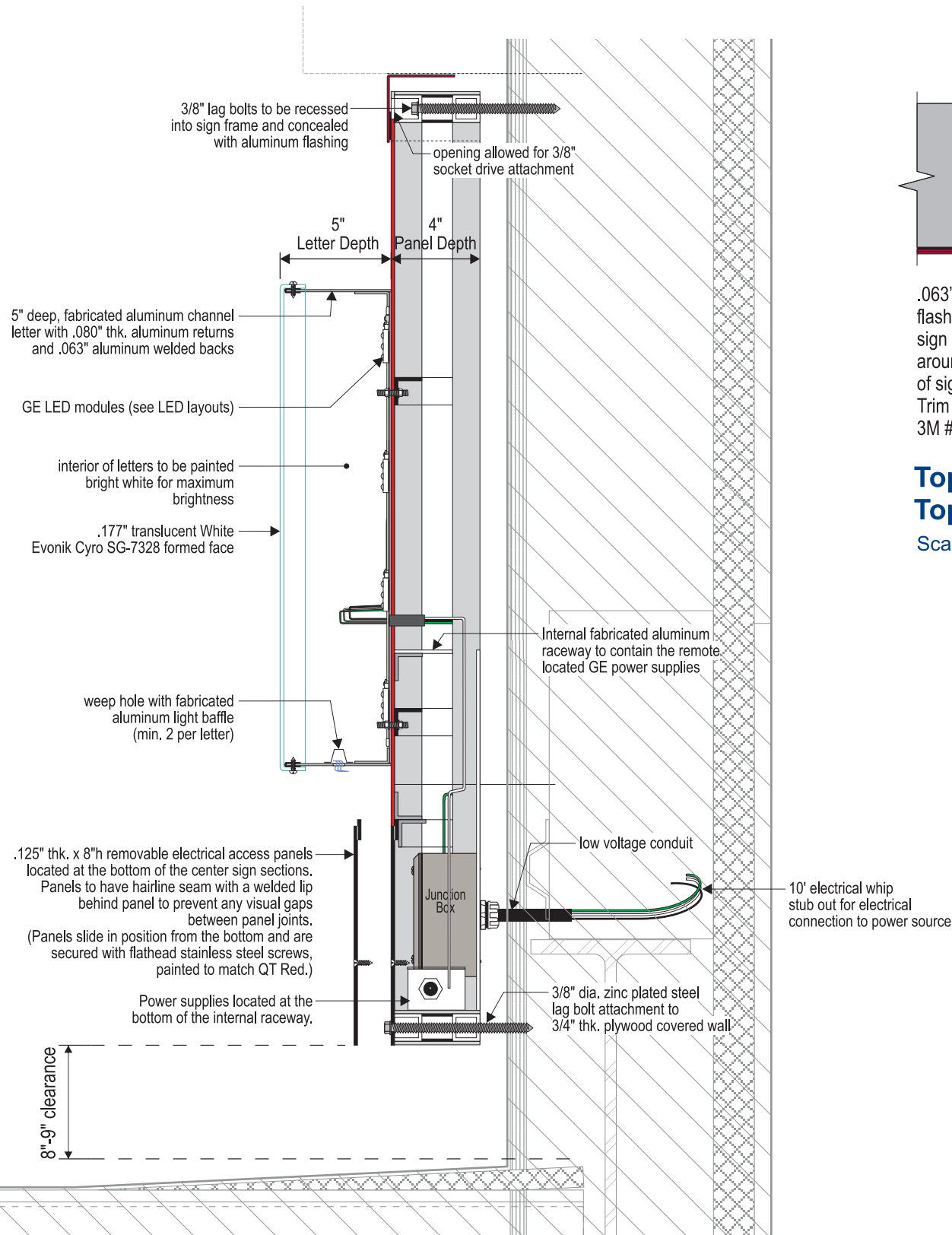
Gen III Sign Design

TCNK-CL60-F

Drawing for Representation of Sign and Channel Letter Construction.
Actual Construction may vary slightly.



Side View Construction Detail
LED Illuminated Letter
Scale 3/16" = 1"



Top View
Top Trim Detail
Scale 1/4" = 1"



Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____
Title _____ Date _____

Declaration

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Date / Description

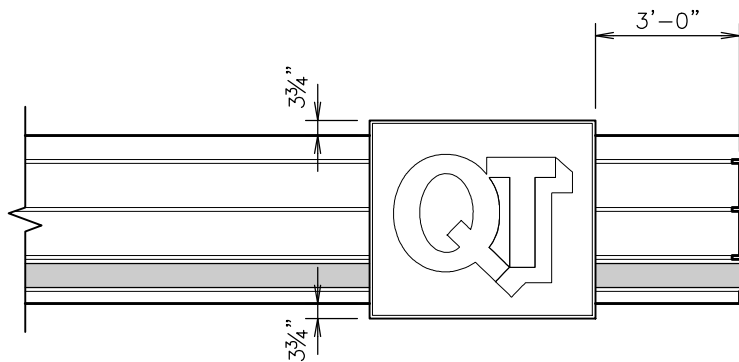
04/24/18	Issue Date
04/29/18	Revised depth to 4"
05/27/18	Revised panel size
06/01/18	Various revisions
08/12/18	Changed to 3 Sections

Project Information

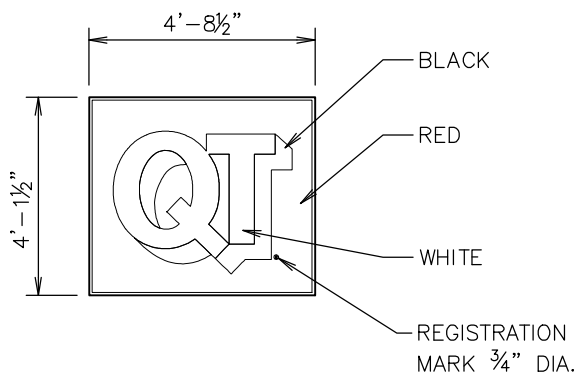
Client	QuikTrip Corporation - Gen III Exterior Sign Program		
Item	QT TCNK-CL60-F		
File	QT TCNK-CL60-F		
Sales	Tom Allen	Design	CT
		PM	James Gentry



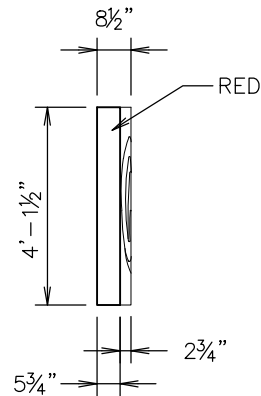
QuikTrip.
4705 S. 122nd, L. Ave. - Tulsa, OK 74134-7008
P.O. Box 1475 - Tulsa, OK 74101-1475
918.585.1200



CANOPY ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Canopy ID
IDC-20

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	10
INSIDE CAN	
ENTIRE SIGN	20

SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

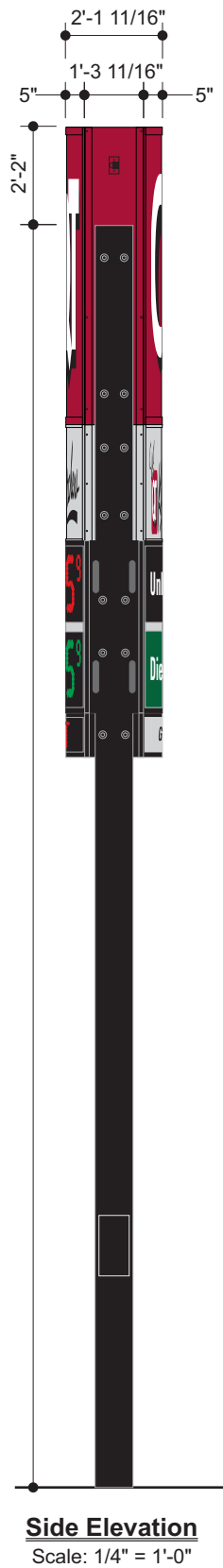
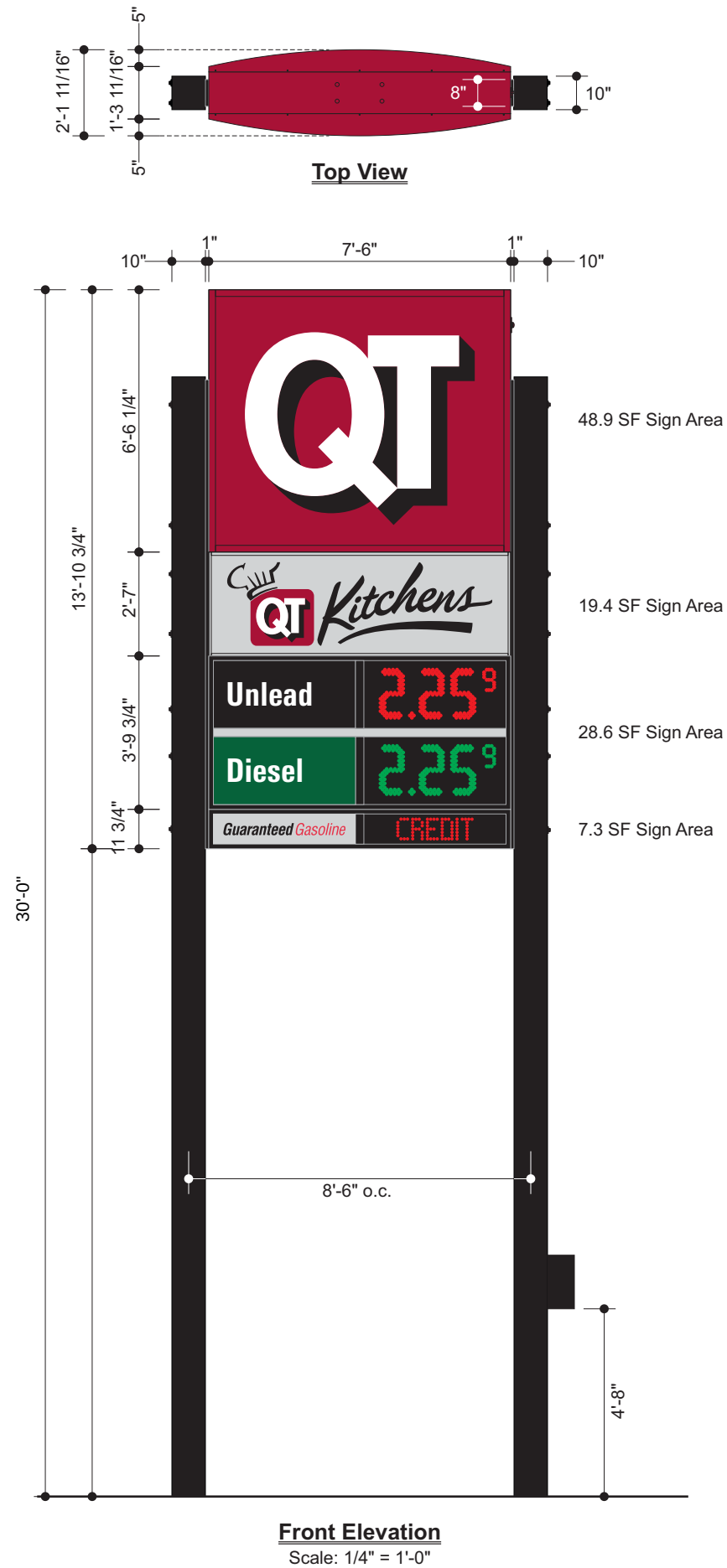
SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

IDC-20

STORE NUMBER:



- XXXX-PV-E2PGQ-CC-105**
Vertical Pole Sign
- QT Logo
 - Two (2) Product LED Gas Price Sign with Cash & Credit
 - QT Kitchens
 - Guaranteed Gasoline
 - 104.2 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



XXXX -PV-E2PGQ-CC-105

Project Information

Client
QuikTrip

Location

Sales
House

Design
CT

Project Manager
James Gentry

Date / Description

12/02/19	Issue Date
01/13/20	Rev. 1
02/18/20	Rev. 2
3	
4	
5	
6	
7	
8	
9	

Notes

-

Client Review Status

XXXX

Declaration

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Allen Industries

FILE NUMBER: E212503

Listed Electric Sign Complies with UL48

CSA C22.2 No.207

E212503 A11 017510

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDING ELECTRICAL CONNECTIONS

Allen Industries

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May 29th, 2025

Please see the following public hearing notices for June 11th, 2025

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – CONCEPTUAL SITE PLAN**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **June 11th, 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 **Conceptual Site Plan for a convenience store use and a gasoline service station use on the 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

Centerville City

Project:	QUIK TRIP - CONCEPTUAL SITE PLAN PROPOSAL
Location:	1280 WEST PARRISH LANE
Zoning:	COMMERCIAL VERY HIGH (C-VH)

Application: CONCEPTUAL SITE PLAN

Meeting Date:	WEDNESDAY, JUNE 11, 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

The public is cordially invited to attend this meeting and comment. Your input on this matter is very important. Anyone desiring further information about this proposal, call the Centerville City Planning Department at 801.292.8232 during regular business hours.

CENTERVILLE
PLANNING
COMMISSION

Staff Report
6/11/2025

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
PLANNING
COMMISSION

Staff Report
6/11/2025

Item No. 1.

Title: Minutes Review and Approval - May 28, 2025

Initiated By:

Staff Representative: Jennifer Robison, City Recorder

SUBJECT:

Consideration of Planning Commission meeting minutes for May 28, 2025

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 05-28-25 PC DRAFT

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, May 28, 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
Gary Woodward
Amanda Jorgensen
Layne Jenkins

MEMBERS ABSENT

Tyler Moss
Shawn Hoth

STAFF PRESENT

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

LEGISLATIVE THOUGHT/PRAYER Commissioner Patterson

PLEDGE OF ALLEGIANCE

PUBLIC HEARING - ZONING CODE AMENDMENTS – BODY ART FACILITIES AND PERMANENT COSMETICS – CZC 12.12.040, 12.36.040, 12.62.040, 12.62.060, AND NEW 12.55.260 – LEGISLATIVE DECISION

Community Development Director Mike Eggett presented the proposed zoning code amendments for body art facilities and permanent cosmetics, noting updates to several code sections and the table of uses as directed by the planning commission. The commission discussed zoning designations and definitions, and considered whether they should be treated separately or as potentially overlapping uses. Chair Kjar inquired about the decision regarding Industrial-Medium zoning, noting that while the city doesn't have an Industrial-Medium zone, it was present on the table of uses. He questioned whether there should be a conditional use there as well.

Chair Kjar opened a public hearing for this item. Receiving no comments, Chair Kjar closed the public hearing.

Chair Kjar **moved** to recommend City Council approval of Zoning Code Text Amendments to Centerville Zoning Code 12.12.040 regarding "Definitions", amending Centerville Zoning Code 12.36.040 regarding "Table of Uses for Commercial Uses", adding a new section to the Centerville Zoning Code as 12.55.260 "Body Art Facilities and Permanent Cosmetics", and other associated amendments as located in Centerville Zoning Code 12.62.040 and 12.62.060, as presented by City staff and the City Attorney, with the language amendment to the request as follows, based on the following reasons for action (findings). Commissioner Patterson seconded the motion which passed by a unanimous vote (5-0).

Reasons for Action (findings):

1. The Planning Commission finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The Planning Commission finds that the proposed text amendments do not create detrimental or negative impacts to established zoning areas within Centerville City.
3. The Planning Commission finds that the proposed text amendments are in the best interests of Centerville City.
4. Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.12.040 "Definitions", CZC 12.36.040 "Table of Uses for Commercial Uses", CZC 12.62.040 "Permitted Use", CZC 12.62.060 "Conditional Use", and the addition of CZC 12.55.260 "Body Art Facilities and Permanent Cosmetics" should be recommended to the City Council for approval consideration.
5. That 12.62.40(c) add the language "and permanent cosmetics", that the Table of Uses add "Conditional Use" to the row for body art facilities in the Industrial-Medium (I-M), that the designation of "Permitted" for Permanent Cosmetics be added to the Table of Uses in all industrial zones, and that we clarify that Body Art Facilities will not be Permitted or Conditional in the PDO overlay.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett informed the commission that the next meeting will include a conceptual site plan review and a conditional use permit request for a home occupation in a residential zone. He also reported that survey results from the general plan update have been received, and he hopes to begin drafting a document soon. Additionally, Mr. Eggett noted he would begin work on the moderate-income housing plan report, due August 1st, and may present highlights to the commission beforehand.

MINUTES REVIEW AND APPROVAL

Minutes of the May 14, 2025 Planning Commission meeting were reviewed. Commissioner Jorgensen **moved** to approve the minutes as written. Commissioner Jenkins seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:26 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Chair Kjar seconded the motion which passed by unanimous vote (5-0).

Jennifer Robison, City Recorder

Date Approved