



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JUNE 25, 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 - Zoning Map Amendment - Millet Rezone - 2138 North Frontage Road - Agricultural Low (A-L) to Residential Low (R-L) - Robert Millet - Legislative Decision
Consider amending the Centerville Zoning Map to rezone approximately 0.203 acres (proposed Lot 2 of the Millet Minor Subdivision Plat) of property located at 2138 North Frontage Road from Agricultural Low (A-L) to Residential Low (R-L) zoning.

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 Consideration - June 11, 2025
Consideration of Planning Commission meeting minutes for the June 11, 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
6/25/2025

Item No. 1.

Title: Public Hearing - Zoning Map Amendment - Millet Rezone - 2138 North Frontage Road - Agricultural Low (A-L) to Residential Low (R-L) - Robert Millet - Legislative Decision

Initiated By: Robert Millet, Applicant

Staff Representative: Sydney DeWees, Assistant Planner

SUBJECT:

Consider amending the Centerville Zoning Map to rezone approximately 0.203 acres (proposed Lot 2 of the Millet Minor Subdivision Plat) of property located at 2138 North Frontage Road from Agricultural Low (A-L) to Residential Low (R-L) zoning.

RECOMMENDATION:

Consider recommending City Council approval of the proposed Zoning Map Amendment from Agricultural Low (A-L) to Residential Low (R-L) zoning, contingent upon approval of the Millet Minor Subdivision Final Plat establishing proposed Lot 2.

BACKGROUND:

The applicant, Robert Millet, is requesting a Zone Map Amendment associated with the subject property, as shown on the attached subdivision plat documentation. The entire property area is currently zoned Agriculture-Low (A-L) and the applicant is requesting to rezone only the proposed Lot 2 area of the Millet Minor Subdivision (that is currently in review processing) to Residential-Low (R-L). There is currently a single-family home on this property located at 2138 North Frontage Road. Mr. Millet applied for a minor subdivision on April 15, 2025. The subdivision approval is contingent upon the rezone approval and the rezone needs Lot 2 to be approved and established in order to be memorialized on the property. The Millet Minor Subdivision is proposed to be a lot split subdivision project, with Lot 1 being 0.629 acres in size and Lot 2 being 0.203 acres in size. Mr. Millet is requesting the Zoning Map Amendment only for the Lot 2 area, from A-L to R-L zoning, and then would like to have Lot 1 remain within the A-L zone.

A public hearing was advertised for this proposed zoning map amendment request. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet. If additional feedback is submitted post-staff report, items will be later added into the packet or shared with the Commission during the meeting.

ATTACHMENTS:

1. 6.25.25 - Staff Findings Zoning Map Amendment- Millet (FINAL)
2. Exhibit A - Application- Civic Review
3. Exhibit B - Notarized Affidavits

4. Exhibit C - Narrative
5. Exhibit D - Neighborhood Planning Policies
6. Exhibit E - Rezoning Checklist
7. Exhibit F - Public Notice Millet Rezone 6.13.25
8. Exhibit F - Onsite Public Notice Millet Rezone 6.13.25
9. Exhibit G - 2025-05-22 MILLET SUBDIVISION - V4

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

STAFF REPORT
AGENDA: ITEM 1

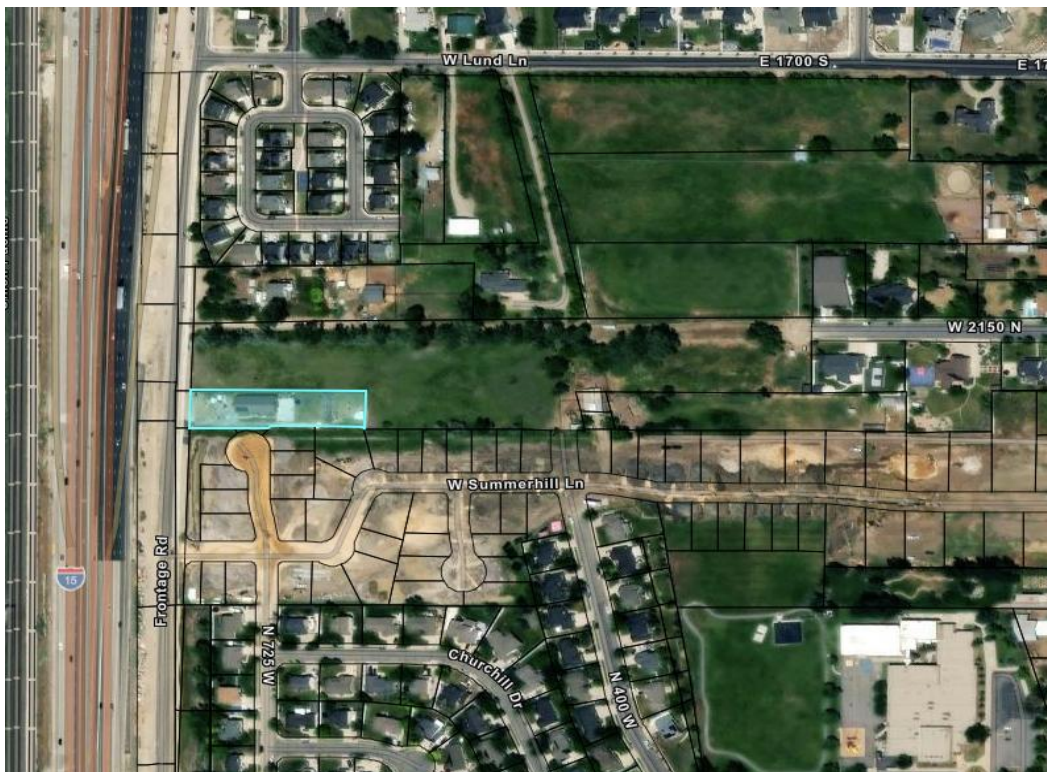
MILLET REZONE

PROPERTY OWNER FOR PARCEL:	R. ABRAHAM & EMILY L. MILLET
APPLICANT:	ROBERT MILLET 2138 N FRONTAGE RD CENTERVILLE UT 84014 ABEMILLET@GMAIL.COM
PROPERTY LOCATION:	2138 N FRONTAGE RD CENTERVILLE UT 84014
PARCEL NUMBER:	07-357-0169, FUTURE LOT 2 AREA ONLY
PARCEL SIZE:	0.203 ACREAGE, 8,835 SQ. FT.
CURRENT ZONE:	AGRICULTURE LOW (A-L)
PROPOSED ZONE:	RESIDENTIAL LOW (R-L)
RECOMMENDATIONS:	RECOMMEND REZONE APPROVAL TO THE CITY COUNCIL, CONTINGENT UPON APPROVAL OF THE MINOR SUBDIVISION PLAT ESTABLISHING THE NEW LOT TWO PARCEL

BACKGROUND

The applicant, Robert Millet, is requesting a Zone Map Amendment associated with the subject property, as shown on the attached subdivision plat documentation. The entire property area is currently zoned Agriculture-Low (A-L) and the applicant is requesting to rezone only the proposed Lot 2 area of the Millet Minor Subdivision (that is currently in review processing) to Residential-Low (R-L). There is currently a single-family home on this property located at 2138 North Frontage Road. Mr. Millet applied for a minor subdivision on April 15, 2025. The subdivision approval is contingent upon the rezone approval and the rezone needs Lot 2 to be approved and established in order to be memorialized on the property. The Millet Subdivision is proposed to be a lot split subdivision project, with Lot 1 being 0.629 acres in size and Lot 2

being 0.203 acres in size. Mr. Millet is requesting the Zoning Map Amendment only for the Lot 2 area, from A-L to R-L zoning, and then would like to have Lot 1 remain within the A-L zone.



A public hearing was advertised for this proposed zoning map amendment request. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet. If additional feedback is submitted post-staff report, items will be later added into the packet or shared with the Commission during the meeting.

CODE REQUIREMENTS REVIEW & ANALYSIS

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

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

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

Amending the zoning map to the proposed zoning would match the surrounding residential zoning. The properties located to the north and east are A-L while properties to the south are R-L. To the west of the property is Frontage Road following I-15. The properties to the south are part of the Summerhill Lane Subdivision which have single-family homes. Property located to the north is undeveloped, but only 200 ft away is a single-family house located in the A-L zone. 300 ft North of the Lot 2 property line is single family homes in the R-L zone. Therefore, consideration of the proposed rezone would be in alignment with land-use patterns.

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

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

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

The minimum lot size was reviewed and accepted by the departments when reviewing the Millet Minor Subdivision application submittal. The subdivision proposal allows for the property owner to establish a buildable lot IF the zoning is changed to a zone that allows for a smaller lot size to support proposed Lot 2. To help the property owner reach their goal of keeping their house and create an additional lot with a house on their property, the city recommended a rezone to Residential Low (R-L) zoning. This would then provide for an additional developable residential lot along Frontage Road and accessible from 725 West. Alternatively, a potential rezoning of both Lot 1 and Lot 2 to R-L would not let the property owner use his land for more intensive farming or gardening practices like the currently zoned A-L would, as he desires to retain Lot 1 for these practices and use. In the future, there is further potential to subdivide proposed Lot 1, following a rezone approval, if the property

owner so chooses. No indication of subdividing Lot 1 has been mentioned to staff by the property owner at this time.

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

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

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

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

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

The required will serve letters were obtained from the service providers and provided at the time of the Millet Minor Subdivision application submittal. The Public Works department has conducted a review that verifies an additional house would not significantly impact the existing utility infrastructure of the City. The Fire District has also approved the subdivision plans and verifies that fire can access the property.

Based on this information Staff believe that the proposed project is consistent with the goals and objectives of the General Plan. Therefore, the Zoning Map Amendment request complies with all city standards and zoning codes reviewed as part of this processing.

POTENTIAL MOTIONS

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

#1 - APPROVE

"I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the Zoning Map Amendment for the property located at 2138 North Frontage Road, Lot 2 only, as identified on the proposed Millet Minor Subdivision Final

Plat, from Agricultural Low (A-L) to Residential Low (R-L) zoning, contingent on the following condition:

- 1. That the zoning map amendment from A-L to R-L zoning for proposed Lot 2 of the Millet Minor Subdivision will be officially changed only after the Millet Minor Subdivision Final Plat has been approved by the City.*

(Additional conditions discussed and agreed upon by the Planning Commission)

with the following findings for action:

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

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

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the Zoning Map Amendment for the property located at 2138 North Frontage Road, Lot 2 only, as identified on the proposed Millet Minor Subdivision Final Plat, from Agricultural Low (A-L) to Residential Low (R-L) zoning, with the language amendment to the request (as provided by the Planning Commission) as follows, based on the following conditions and subsequent findings: _____”

(Refer to conditions and findings noted above for the motion to approve)

#3 - TABLE

“I hereby make a motion for the Planning Commission to TABLE the Zoning Map Amendment request for the property located at 2138 North Frontage Road, Lot 2 only, as identified on the proposed Millet Minor Subdivision Final Plat, from Agricultural Low (A-L) to Residential Low (R-L) zoning, until such a time as _____.”

#4 – DENY

“I hereby make a motion for the Planning Commission to recommend City Council DENIAL of the Zoning Map Amendment for the property located at 2138 North Frontage Road, Lot 2 only, as identified on the proposed Millet Minor Subdivision Final Plat, from

Agricultural Low (A-L) to Residential Low (R-L) zoning, with the following findings for action:

- 1. The proposed Zoning Map Amendment does not meet the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].*
- 2. The proposed Zoning Map Amendment does not meet the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).*
- 3. Therefore, the Planning Commission recommends that the City Council deny approval of this Zoning Map Amendment request.”*

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

Millet Subdivision

5518250

04/15/2025 -
04/14/2026

550bd9f0-1a19-11f0-8be0-
7384a70b9137

Zoning Map
Amendment

General

Active

New

Application Review Status

Pre-Review Not Reviewed

Final-Review Not Reviewed

04/15/2025

Fees

Application Fee	\$400.00
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Professional Services	\$250.00
Deposit	

Subtotal	\$650.00
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Amount Paid	\$650.00
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Total Due	\$0.00
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Payments

04/15/2025	Online	\$650.00
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Total Paid	\$650.00
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Application Form Data

(Empty fields are not included)

Address of Subject Property

2138 N Frontage Rd

Existing Zoning District

A-L

Proposed Zoning District

A-L/R-L

Parcel ID of Subject Property

073570169

Zoning Map Amendment Petition Narrative

 **Subdivision & Rezoning Map.pdf**

Zoning Map Amendment Petition Submittal Information

 **Subdivision & Rezoning Map.pdf**

Applicant's First Name

Robert

Applicant's Last Name

Millet

Applicant's Email

abemillet@gmail.com

Phone

(801) 989-7806

Address

2138 N Frontage Rd

City

Centerville

State

UT

Zip Code

84014

Project Title

Millet Subdivision

Project Parcel Number

073570169

Signature

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

Robert Abraham Millet - 04/15/2025 10:47 am

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah

COUNTY OF Davis

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}ss
}

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

Emily Lubek Millet
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of April, 2029.



Suzanne Wright
(Notary Public)

Residing in Farmington, Utah

My Commission Expires 12.1.2027

AGENT AUTHORIZATION

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

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in _____, Utah

My Commission Expires _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF DAVIS

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}ss
}

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

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of APRIL, 2025.



Suzanne D. Wright
(Notary Public)

Residing in Farmington Utah

My Commission Expires 12-1-2027

AGENT AUTHORIZATION

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

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in _____, Utah

My Commission Expires _____

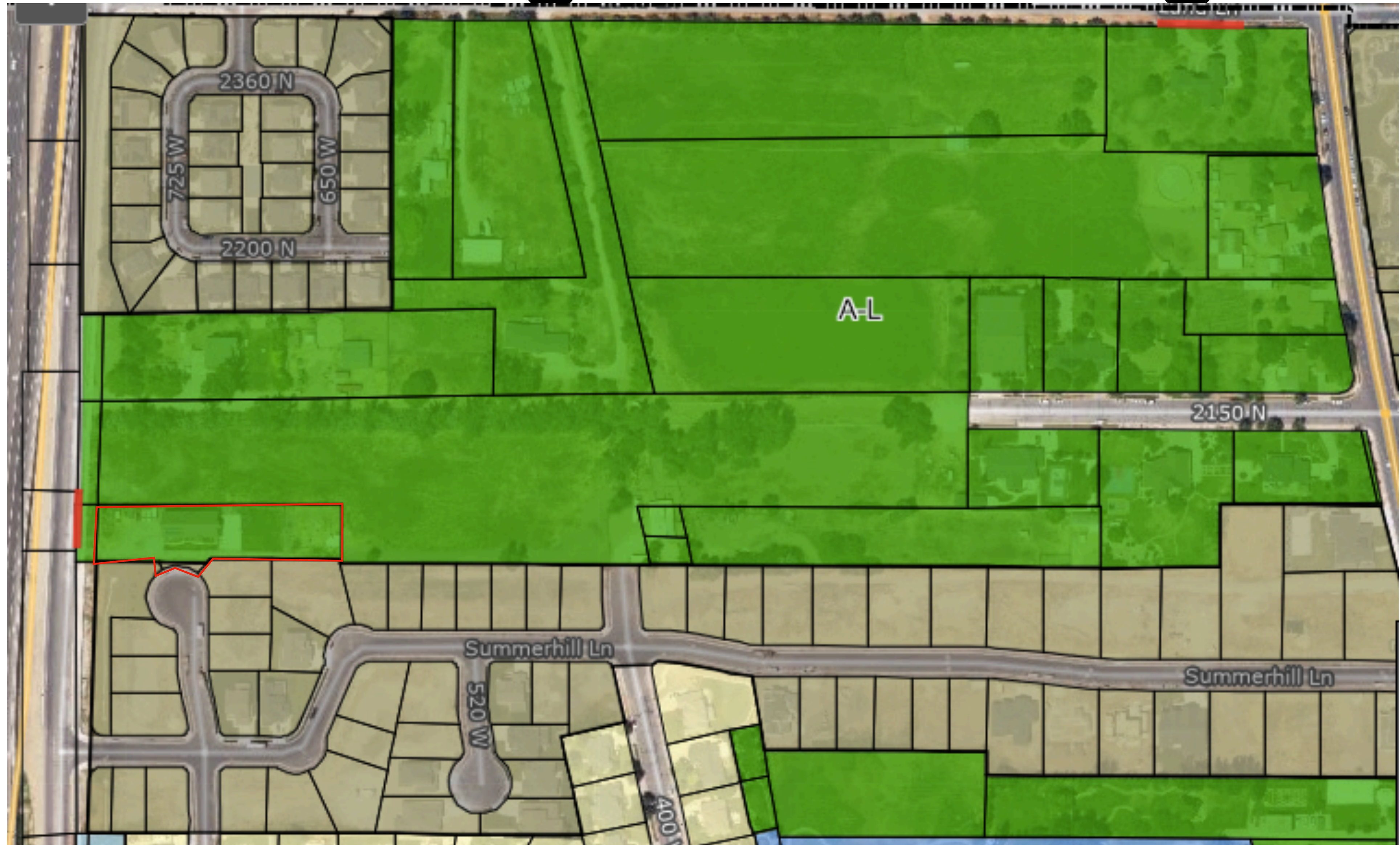
Millet Subdivision & Rezoning

Parcel Number - 073570169

Proposal Summary

- We live on parcel #073570169 which is agricultural low.
- We propose to subdivide the parcel into two parcels.
- We propose Lot 1 (Eastern Lot - Where we currently live) to remain unchanged in Agricultural Low.
- We propose Lot 2 (Western Lot) be re-zoned to Residential Low.
- Size and intended use of Lot 2 is designed to match the lots in Summerhill Subdivision currently under construction adjoining our parcel on the southern border.

Existing Area Zoning



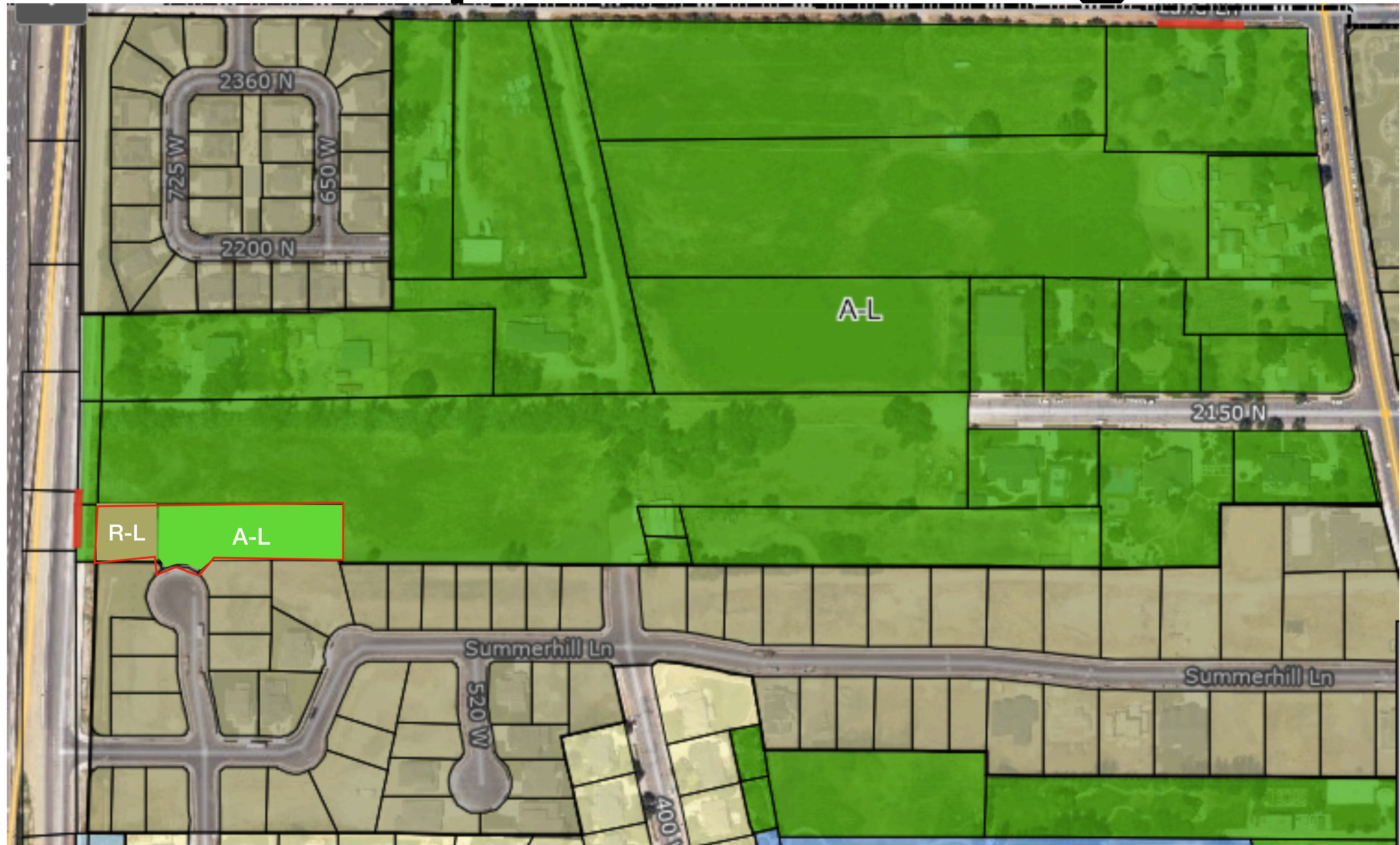
Proposed Subdivision



Proposed Zoning



Proposed Zoning



PART 12-480

NEIGHBORHOOD PLANNING POLICIES**SECTION 12-480-1. GENERAL.**

For planning purposes, Centerville City has been divided into several individual neighborhoods (see map on page 54). These neighborhoods are distinguished by certain common characteristics, and have been reviewed to determine the best land use and community features to be preserved and enhanced. The following are the land use and development policies for Centerville's neighborhoods.

SECTION 12-480-2. NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE.¹

Neighborhood 1 is that portion of Centerville City that is located east of Main Street and south of Parrish Lane (400 North). The neighborhood is characterized by the original Centerville townsite, with its older homes and gridiron street pattern; by the newer homes built in subsequent years east and south of the original townsite; by the "traditional" downtown along Main Street; and by the shopping center at Pages Lane, which has experienced a decline in commercial synergy for the past few years. Much of the land in this neighborhood is built upon, and most of the remaining vacant land is in relatively smaller tracts or parcels with limited ability to be subdivided in the future.

Due to the region's continued population growth, multi-family development has become a trending form of newer residential housing development in the South Davis area. Historically, due to its spatial relationship to surrounding commercial corridors, the south area of Centerville has experienced a significant development of medium to high-density residential housing. Existing and future housing growth pressures will likely continue to target the Southeast Neighborhood through redevelopment of underutilized commercial areas or infill of underutilized parcels. The community's desire for traditional single-family neighborhood stability competes with the development of these market patterns related to multi-family development.

Therefore, it is the desire of the Southeast Neighborhood community to minimize housing density conflicts and maintain low density residential allowances. The market trend of higher density housing development ought to focus on other less concentrated or congested locations in other parts of the City and/or other appropriate areas in Davis County that have improved ability and capacity to accommodate higher density residential development without creating undue burden and concentration to a particular neighborhood.

1. Residential Policies

Southeast Centerville is characterized by the older homes found in the original Centerville townsite and its gridiron street pattern and small blocks, and by the newer homes built in subsequent years around the original townsite. Most of the remaining vacant land in this neighborhood is in relatively smaller tracts or parcels with limited opportunity for large new housing developments.

a. Old Townsite

The Old Townsite may be generally considered the area bounded by 100 North, 400 South, Main Street, and 400 East, excluding the area located within the South Main Street Corridor, as described in Section 12-480-7. The Old Townsite was originally developed with small stone homes on the large interior

¹ Amended by Ord. No. 2017-05, March 7, 2017

blocks. As the homes aged and the population of the City grew, many of the large parcels on the blocks were divided and sold for homes. However, in many cases, the deep interiors of the blocks remained undeveloped. These block interiors soon proved to be attractive for residential development, and, as the area grew older, it seemed that many were also looking toward developing duplexes and small apartments, much as has occurred in older residential areas in Salt Lake City. The citizens of Centerville and of the neighborhood have expressed a desire to preserve and maintain the single-family nature of the Old Townsite, to avoid problems with dense development on small lots and to discourage the dismantling of the Old Townsite area through demolition of older homes to facilitate lot or parcel combinations for the construction of larger new homes or the allowance of non-single-family redevelopment in response to the region's housing market.

1. The residential Zoning within the Old Townsite is to be maintained in a low density, single-family residential housing character.
2. Policy and ordinance standards being applied in and around this area are to be evaluated and deemed compatible with preserving or applying context sensitive design and style of the broader Deuel Creek Historic District area.
3. Medium or high density non-single family residential development is prohibited for any future new or redevelopment in this area

b. Centerville Deuel Creek Historic District

The Deuel Creek Historic District encompasses an area slightly larger than the Old Townsite area, as described in CZC 12.49. This historic district overlay area is predominately comprised of residential housing styles that reflect the historic built fabric of the original city/Old Townsite. Nonetheless, the historic district also includes the original commercial area along Main Street, the City Hall and Founders Park, and areas multi-family zoning (i.e. Residential-Medium) behind and south of City Hall, and along 400 North (Parrish Lane). The Historic District's goal to preserve the past built environment and to influence and encourage new residential or non-residential development to be contextually sensitive and compatible with this historic area's character.

1. The residential zoning and uses within the Deuel Creek Historic District are to be predominantly maintained in a low density residential single-family housing character to preserve the character of the historic district.
2. Policy and ordinance standards being applied in and around this Historic area are to be evaluated and deemed compatible with preserving or applying context sensitive design and style of the historic district.
3. When allowed, non-single family residential and commercial development are to incorporate layouts, designs, and styles or other elements which reflect or are contextually sensitive to the character of this historic district.
4. When allowed, non-single family residential use allowances for both residential and commercial/mixed uses zones are to be limited to

low or medium residential densities, high residential density development is prohibited.

c. Centerville Elementary Area

The residential area near the Centerville Elementary School has a less distinct character than does the old townsite. For example a number of duplexes have been built in the area in past years, as well as some modern style single family homes. The gridiron street pattern of the old townsite was not duplicated fully in this area, leaving some large block interiors that are undeveloped. In 1978, this area was zoned R-2, partly in an effort to recognize the number of duplexes that were in existence in the area, and also to allow for a more efficient development of the block interiors. In 2003, the area was rezoned to the new Residential-Medium (R-M), which continued this expectation. The boundaries of this area are approximately along Parrish Lane -- (between Main Street & 400 East – South Side Only), along 100 East - from Parrish Lane to 100 North (Both Sides), and along 100 North – from Main Street to 100 East (North Side Only).

1. These residential areas around the Centerville Elementary School and City Hall/Founders Park are to consist of low and medium density residential development to accommodate more efficient use of the large interior blocks that are common in this area.
2. Residential rezoning and subsequent development in this area is to take into consideration the possible impacts upon the elementary school and from any future commercial or office development on Main Street, and buffer accordingly.
3. Policy and ordinance standards being applied in and around this area are to be evaluated and deemed compatible with preserving or applying context sensitive design and style of the Deuel Creek Historic District.
4. High density residential development is prohibited for future new or redevelopment in this area.

d. Centerville Junior High Area

The area around the Centerville Junior High School, from Porter Lane to Pages Lane, is also somewhat different in character than the remainder of the neighborhood. The “Riviera Townhouses,” one of the highest density residential developments in this neighborhood is located just south of the school. The developed areas north and east of the junior high are all low and medium density single family. The area around the northeast corner of Pages Lane and Main Street has been developed with a medium residential density project known as “The Courtyard at Pages Lane.” In addition, the residential uses along Main Street, from Porter Lane to Pages Lane, are also included in the South Main Street Corridor Plan, as described in the General Plan and in CZC 12.48.

1. New residential zoned development surrounding the Centerville Jr. High School is to be developed and maintained in low density single-family residential development, primarily to be compatible with the residential development already in existence.

2. New future or redevelopment from Porter Lane to Pages Lane is to be in accordance with the expectations of “Residential Boulevard” District in the South Main Street Corridor Plan, as described in 12-480-7. Residential uses are to be limited to low residential densities.
3. High density residential development is prohibited for future new or redevelopment in this area.

e. Extreme South Main Street Area (Centerville/Bountiful Municipal Boundaries)

The area located south of the Pages Lane commercial center and east of Main Street is often regarded by many people as being part of Bountiful. However, the vacant property just south of the commercial center and north of the twin duplex development on 1200 South is in Centerville City. The nature of the development existing in this area (duplexes) and the proximity of the commercial buildings suggests that this area may appropriately develop with medium or low density residential or even commercial uses.

1. The extreme south Main Street area should be developed with appropriate medium or low density residential development, or with commercial uses. Any development in this area should be carefully designed to be compatible with existing development in the area, and to carefully buffer the rear of the buildings of the Pages Lane commercial center. The use of planned unit developments to achieve the foregoing objectives is desirable and preferred for residential development.
2. High density residential development is prohibited for future new or redevelopment in this area.

f. Southeast Residential Area

The greatest portion of southeast Centerville has been developed primarily in typical residential suburban style, with single family homes on medium and large lots. These residences are located primarily to the east and south of the Deuel Creek Historic District. Not much vacant land exists in this area. Much of what does remain is on the hillside, where care must be taken in development to avoid erosion and other hillside problems.

1. The southeast residential area shall be developed and maintained in low density single-family residential development. Those areas on hillsides shall be carefully developed with strict adherence to City hillside development regulations.
2. High density residential development is to be prohibited for future new or redevelopment in this area.

g. East Foothills & City’s Hillside Parcel Area

The foothills of Centerville City are a prominent feature of the City. The foothills are comprised of a mixture of both public and private lands, within and outside the City. In 2011, Centerville City adopted a Foothills Management Plan that divide these lands into segments with defined management prescriptions for each segment.

1. Due to the complexity of maintaining natural resources, mitigating hazards, and planning the future, it is deemed that the foothills area within the Southeast Neighborhood Plan is to be governed by the adopted Foothills Management Plan and any subsequent future planning strategies adopted by the City.

2. Commercial Policies²

The Southeast Centerville Neighborhood contains two separate and distinct commercial areas: (1) the Pages Lane Commercial Area, and (2) the Old Main Street Commercial Area. Each of these commercial areas has its own distinctive land use development patterns and its associated characteristics of the built environment.

a. Pages Lane Commercial Area

Located on the south side of Pages Lane between Main Street and 400 East, this retail commercial center, in the past, was a typical suburban neighborhood shopping center, with a large grocery store, variety of home improvement stores, and a number of small specialized businesses. This retail commercial center formerly served a large part of Centerville and the surrounding area and was a major contributor to the economic base of Centerville City.

Presently, the Pages Lane Commercial Area is experiencing a notable decline, specifically the eastern half of the block. Of particular note, the former “Dick’s Market” closed and was relocated to Parrish Lane Commercial Area. Several specialized businesses have either closed or relocated to other retail areas, with a few remaining such as a hardware store, credit union and other small businesses. The predominate remaining uses of the area primarily consist of the retail and community services of The Church of Jesus Christ of Latter-day Saints located on the western half of this block area, and also include a gas station/fast food user and a pizza shop. The future land use planning for this large block area is being divided into two segments to address primarily the declining elements for the near term, but acknowledge that there will be potential ongoing changes for the longer term as well.

1. Pages Lane/Western Block Segment (from Main Street to approximately 200 East)

This western block currently remains commercially viable. This half of block area is located just off of Main Street and is currently zoned Commercial-High (C-H). For the foreseeable near future, it is expected that such commercial-style uses would likely remain viable due to their proximity to Main Street and the mixed-use commercial/residential located just west into Bountiful City. Additionally, the South Main Street Corridor Plan labels this area as the “Pages Lane Mixed-Use Subdistrict,” which provides long-range opportunities for redevelopment with mixed commercial/residential uses.

Goal #1 – Maintain and support the near future (0-5 years) continuation of commercial uses currently located in this western area of the block.

Objective A – The zoning for this block area should be medium to high commercial intensities and uses should

² Amended by Ord. No. 2018-08, May 15, 2018

include offices, retail stores, restaurants, and institutional type uses.

Objective B – Commercial development should be oriented to local and South Davis residents, with building sizes ranging from 10,000 to 50,000 square feet.

2. Pages Lane/Eastern Block Segment (approximately from 200 East to 400 East)

This eastern block is the primary target area that is in decline. This half of block area is located deep off of Main Street and any redevelopment will have a greater effect on the residential character of this neighborhood than the western half. Future land use allowances must balance the redevelopment needs of the block with protecting and buffering the residential neighborhood areas to the east and north. Despite substantial use and building vacancies over the past few years, it remains the intent of the City to encourage existing uses to continue or redevelop in the same manner. Nonetheless, the City believes that, due to changes in retail shopping preferences, the decline of commercial viability may continue and the ability of encouraging a transition to other redevelopment opportunities needs to be considered for the future of this area. The following goals and objectives outline these opportunities.

Goal #1 – Consider various options to promote the block area's redevelopment that balances the need to reverse the decline, while respecting the remaining viable commercial uses.

Objective A – Existing commercial uses are encouraged to be continued for the future until such time the commercial market demands prove to be unsustainable. If and when commercial viability is deemed unsuccessful, future zoning map or text amendments are to be predominately oriented towards encouraging residential redevelopment.

Objective B – As residential uses are established, the use intensity of such development is to utilize transitional design pattern from west to east, with higher intensities located nearer to the commercial uses and lower intensities moving eastward that are more compatible with the single-family area east of 400 East.

Objective C – Consider allowing residential redevelopment, provided that the area to be redeveloped is of sufficient size and area to begin transitioning the existing commercial to becoming a new residential neighborhood with a minimum of five (5) acres in development size.

Objective D – Consider allowing up to a medium density consisting of small lot single-family uses, twin home lots, or townhomes fronting local roadways, either public or private. Roadways are to be of sufficient width to allow for vehicular flow, parking, sidewalks, or other alternative

walking paths. Development layout should allow for future project connectivity as the area redevelops. Dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character.

Objective E – Ensure that residential development establishes a buffer between the western commercial uses and residential housing through use of open space, landscaping, and if deemed appropriate, screening type features.

Objective F – If residential is developed, the layout and positioning of accesses, roadways and dwellings are to be designed in a manner to allow an integration of additional future conversion of commercial to residential uses.

Objective G – Any redevelopment that includes future residential uses is to be considered a “Residential Planned Development,” subject to the Planned Development Overlay Zone approval process.

b. Main Street Commercial Area

The area on Main Street between 400 North (Parrish Lane) and 400 South (Porter Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a strong focal point. The present structure of commercial development with its numerous individual properties, small frontages, short setbacks, and older buildings tends to work against the possibility of any large scale, unified commercial development.

1. The Main Street commercial area shall be allowed to remain as a convenience and specialty shopping area. To encourage any larger scale commercial development would be detrimental to surrounding residential areas and to the future function ability of Main Street as an arterial road.
2. The Main Street commercial area is old and somewhat deteriorating. Significant commercial viability is not likely to occur unless some type of restoration or revitalization is encouraged. Centerville City should seriously consider the preparation of a revitalization plan for this area.
3. Future commercial development in the Main Street area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.
4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block east of Main Street.

3. Community Facilities

a. City Hall & Founders Park Small Master Plan^{3, 4}

In 1994, Centerville City developed and occupied a new City Hall complex just south of Founders Park on Main Street. This accomplished a goal of the General Plan that had suggested that the City offices should be relocated to Main Street. Since 1994, there has been significant growth and development on Main Street. The new City Hall complex, in conjunction with the new Post Office on the other side of Main Street, has acted to intensify public activity in this part of the community. In response to this increase in activity, in 2000 the City undertook preliminary studies to create a long-range land use plan for the City Hall and Founders Park property. These preliminary studies resulted in the recommendation that the City hire a consultant, James Glascock, to develop an overall plan for the area. After a series of successful workshops and public hearings at both the Planning Commission and City Council, a Master Plan for City Hall/Founders Park was prepared.

It is the City's intent that the City Hall/Founders Park Master Plan should be referred to as an advisory and guidance document for future planning and development of the City Hall and Founders Park property. Future land use and development of the City Hall/Founders Park area should generally follow the policies and guidelines of the City Hall/Founders Park Master Plan as developed by James Glascock and reviewed and approved by the City Council in 2001, or as amended. While the City Hall/Founders Park Master Plan, which envisions the future inclusion of land not owned by the City, does not have a specific time frame for the eventual completion of the entire plan, the City should make adequate precautions to make sure that needed land is acquired to assure the proper completion of the City Hall/Founders Park Master Plan.

SECTION 12-480-3. NEIGHBORHOOD 2, SOUTHWEST CENTERVILLE.⁵

Neighborhood 2 is that portion of Centerville City located south of Parrish Lane (400 North) from I-15 on the west to Main Street on the east. This neighborhood has probably the greatest diversity of land uses of all of Centerville's neighborhoods, ranging from rural residential to retail commercial and light industrial uses. Several large tracts of vacant land remain in this neighborhood.

1. Residential Policies

A wide range of housing styles exist in southwest Centerville. Rural residential homes on large lots are scattered throughout the area but are primarily in the vicinity of Porter Lane (400 South) and 400 West south of Porter Lane while more contemporary single-family subdivisions are found in the area south of Porter Lane and west of Main Street to 400 West. Condominiums, planned unit developments (PUD), a few duplexes and apartments such as Cedar Springs, Shaela Park, Country Cottages, Parrish Lane Townhomes and the Cook and Park Place Apartments are also located in this neighborhood.

a. Porter Lane

As one of the original roads in the area, Porter Lane has had farms, homes and residences on large lots for many years. Residents living along this street have

³ Amended by Ord. No. 2001-19, July 17, 2001

⁴ Amended by Ord. No. 2004-10, June 1, 2004

⁵ Amended by Ord. No. 2001-12, June 5, 2001

expressed a desire to maintain this residential style.

1. Residential development along Porter Lane from Main Street west to approximately 500 West between Porter Lane and the southern City boundary line should be low-density single family residential. The area from approximately 500 West to the commercial area on the Frontage Road between Porter Lane and the southern City boundary line may be appropriately developed in low or medium density residential. If developed as medium density residential, the use of Planned Unit Developments is desirable and preferred to adequately buffer such developments from both commercial and single-family developments in the area. Ample access from both 400 West and Porter Lane, preferably in the form of public streets, to the interior of this area should be required for residential developments. Care must be taken to 7 buffer homes in this area from other uses that may locate in the area. In addition, a low or medium density Planned Unit Development may be appropriate between the Marketplace project and the north side of Porter Lane from 400 West to the existing retail commercial zoning along Frontage Road. Zoning boundaries should, where practical and logical, follow existing lot lines to avoid potential land use classification conflicts.

b. Pitford Acres

The Pitford Acres Subdivision, located at approximately 600 South 400 West, has set much of the tone for development in this area. New single family subdivisions, such as the Williamsburg Estates subdivisions just to the north are being developed near Pitford Acres. Many older single-family homes are also located along Main Street and along 400 West south of Porter Lane.

1. The area south of Porter Lane from Main Street west to approximately 500 West should develop primarily in low density single-family homes, to achieve compatibility with existing development in the area.
2. As in many areas of Centerville, groundwater has proven to be a problem in this area as well. Future residential development in this area must include careful planning for the handling or avoiding of the groundwater problem.

c. Walton Lane Neighborhood

The Walton Lane Neighborhood, located between 150 South and 400 South from Main Street to approximately 200 West, is one that has developed with a variety of uses over the years, primarily single-family home and duplexes. Part of the reason for this development pattern has been the frequent uncontrolled subdivision of large interior lots and the lack of adequate road development.

- 1.⁶ The Walton Lane Neighborhood, being relatively isolated, should be primarily low-density residential development.
2. Existing substandard city streets should be brought as close into compliance with existing city street standards as possible. Requiring additional access rights-of-way and improvements shall be required as development occurs. Given the road widths of Walton Lane (280 South) and 160 West, a traffic study should be required before approval of any development in the area.

d. Main Street Transitional Fringe

The area from Parrish Lane to 200 South from Main Street to 200 West has been developed with high-density condominiums and apartments in recent years, although a few single-family homes remain on Main Street. Efforts should be undertaken to preserve historic residential structures on Main, including allowance of limited commercial use through conditional use permit as provided for in zoning ordinance or for the reasonable conversion of the sites to light commercial use. Few vacant properties remain in this area and they may be appropriately developed with medium to high-density uses that are compatible with surrounding developments. Special caution must be taken to provide for proper storm drainage in this area.

e. Parrish to Porter Village Center: Traditional Neighborhood Development (TND)⁷

This area consists of approximately 50 acres of mostly vacant land located between Parrish Lane on the north and Porter Lane (excluding homes that front on Porter Lane) on the south and located between approximately 200 West on the east to 400 West on the west. The northern approximately 30 acres of this area is currently zoned commercial and the southern approximately 20 acres of the area is currently zoned agricultural. Neither of these two zoning districts will allow the vision of the Village Center to be developed. Therefore, new zones may need to be adopted by the City.

Since the fall of 1999, significant discussion has occurred about the future development and use of this area. In 1999, the City received financial grants from the State of Utah and Envision Utah to prepare a master plan for approximately 50 acres in this area. This plan, which was prepared by Peter Calthorpe, was presented to the City. The City formed a special subcommittee of the Planning Commission to further study the recommendations contained in Calthorpe's proposed plan. The subcommittee specifically rejected Calthorpe's regulatory map and site plan, but accepted many of the concepts of mixed-use and design standards. The subcommittee encouraged the City to move forward

⁶ Amended by Ord. No. 2001-23, Oct. 16, 2001

⁷ Amended by Ord. No. 2003-18, June 3, 2003

with plans for a mixed-use, traditional neighborhood development (TND) or “village” for this area.

In 2001, a group of City officials, residents and property owners traveled to Northern California to inspect a variety of TND or urban village projects and were highly impressed that this type of land use pattern is desirable and should be sought after for this area.

Future development in the TND should generally follow the policies and guidelines of the Centerville Village Center Strategic Master Plan, adopted in June 2001 and prepared with public input. It should be noted that the Centerville Village Center Strategic Master Plan is an advisory document that complements other planning efforts and is not a literal representation of how this area will develop, but of how it could develop. Future development within the TND may be guided by the following:

1. The Conceptual Land Use map contained in the 2001 Centerville Village Center Strategic Development Master Plan should generally guide new development. Alternative Conceptual Land Use maps as adopted by the City may also be referred to for guiding new development in the Village Center area.⁸
2. Specific descriptions of proposed land uses should be consistent with the 2001 Centerville Village Center Strategic Development Master Plan.
3. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the northern section of this area should be developed as a “Retail host mixed-use district” primarily with a commercial influence. Commercial and residential development is allowed consistent with the Urban Design Standards.
4. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the central section of the area located between the Retail Town Square and the Civic Town Park should be developed as a “Residential host mixed-use district” primarily with a residential influence. This area should consist primarily of medium/high density residential uses with the opportunity for limited neighborhood retail uses.
5. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the southern section of the area located from the Civic Town Park to Porter Lane should be developed as a residential influence area. Residential density should range from low density on the south end to medium density on the north end in a transitional format. Civic uses, such as a library, park, recreation center, churches or senior citizen center should be located on or adjacent to the Civic Town Park.
6. The City should implement a planning review process for all development phases to assure compatibility with the planning goals and policies.
7. Likely, the Village Center will be developed over a long time frame. Therefore, development master plans should be required of each

⁸ Amended by Ord. No. 2003-29, August 19, 2003

property owner and the specific development plans should be consistent with those development master plans. Development master plans should further define land uses, infrastructure and provide detailed financial and suitability analyses relating to the development of the Village Center and report on the suitability of the City's infrastructure to support the proposed land uses.

2. Commercial Policies

Several distinct commercial areas exist in southwest Centerville. These are Main Street, Parrish Lane, and south Frontage Road areas. In addition, large tracts of vacant land exist in this neighborhood that offer excellent opportunities for development of large scale commercial projects with good vehicle access.

a. Main Street Commercial Area

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a focal point. The present structure of commercial development in this area, with its numerous individual properties, small frontages, short setbacks, and older buildings tend to make larger scale unified commercial development unlikely.

1. The Main Street commercial area should be allowed to remain as a convenience and specialty shopping area. To encourage any larger scale commercial development would be detrimental to the surrounding residential areas and to the future functionability of Main Street as an arterial road.
2. The Main Street commercial area is old and somewhat deteriorating. While a few new buildings have been erected here in recent years, significant commercial viability is not likely to occur without some type of restoration or revitalization effort. Centerville City should seriously consider the preparation of a revitalization plan for this area.
3. Future commercial development in this area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.
4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block west of Main Street.

b. Parrish Lane Commercial Area

Since the opening of the I-15 Interchange, Parrish Lane (400 North) has become a major gateway to Centerville City. Pressures for commercial development on Parrish Lane from Main Street west to I-15 have been strong, and significant development has occurred. This area is fast becoming the dominant commercial center of Centerville.

1. Parrish Lane has a wide right-of-way, and, as the major connecting road to I-15 Interchange, will serve as a significant arterial street. Commercial development along Parrish lane should be allowed only in such a way as to minimize traffic interference.

2. Elements of strip commercial development should be avoided in this area such as frequent curb cuts, lack of landscaping, large unattractive signs, buildings located close to the street, and generally unappealing streetscapes. A landscaped, bermed buffer strip fronting the street similar to that shown in Figure 1 (see page 6B) should be required. All signs should be tightly controlled and arranged to avoid clutter. While freestanding signs may be allowed in this area, monument signs are encouraged. Where allowed, freestanding signs should be limited in size, well designed and become gradually smaller in height and size the further away the sign is located from Interstate-15. Monument signs should be encouraged in bermed landscaped areas. Development of a few commercial centers are preferable to subdividing the Parrish Lane frontage into numerous commercial pads, each with its own signs and curb cuts.⁹
3. The I-15 Interchange on Parrish Lane is a prime location for future freeway-oriented commercial development. However, the configuration of the interchange and the intersection with the Frontage Road makes this location a potential major traffic problem. Commercial development at this interchange should only be allowed if tightly controlled to minimize the impact on traffic flows on Parrish Lane and the Frontage Road.
4. As major gateway to the city, the appearance of the Parrish Lane commercial area should be an important consideration. City officials and commercial developers should create a "gateway" impression with a Centerville identity near the I-15 Interchange. Such features as landscaping, framing views of the city and the Wasatch Mountains, and city identification monuments should be considered in development of properties on Parrish Lane immediately east of the Frontage Road.
5. The large vacant area south of Parrish Lane and west of 200 West has been considered in the past for some type of regional commercial development. However, the development of the Centerville Marketplace project to the west of this site as well as the construction of the Centerville Corporate Park subdivision on the old City ball park/City Hall site have to a great extent fulfilled the City's needs in this regard. Therefore, the City prefers to consider development of a Village Center consistent with the recommendations of the 2001 Centerville Village Center Strategic Development Master Plan. The Plan envisions a village with mixed-use specialty or niche commercial uses compatible with residential development. Additional market opportunity should be available through this mixed-use planning approach, however, commercial opportunities are still available for the properties designated mixed-use consistent with the Urban Design Standards of the Plan.

c. South Frontage Road Commercial Area

A number of commercial and light industrial uses have located over the years in the area between Pages Lane and Porter Lane from the Frontage Road to approximately 500 West.

1. Future commercial development in this area shall be limited to retail commercial type uses that will present a more attractive gateway image of the City. Future commercial zoning in the area shall be limited to a

⁹Amended Oct. 6, 1998, Ord. 98-39

depth of approximately 500 feet east of the Frontage Road between Porter Lane and the southern City boundary line.

2. Existing light industrial and future retail commercial development in this area shall be appropriately buffered from existing and potential residential areas. Access to industrial and commercial facilities in this area should be allowed only from the Frontage Road, and, under very limited circumstances, from Porter Lane, to avoid impacting the residential areas on 400 West and Porter Lane with commercial traffic.
3. The Frontage Road serves as a vital north-south collector road in this area. Development should only be allowed in such a manner that will minimize impacts upon the Frontage Road, primarily by keeping the number of curb cuts as few as possible.
4. Future development in this area should be carefully considered for its appearance from I-15, as this is an important entrance to Centerville City.

3. Community Facilities

a. Parks ¹⁰

A park will be an important community facility in this neighborhood. Currently, no City neighborhood park exists in this area. Centerville City should pursue the acquisition and development of property for a new City neighborhood park in this area to serve the needs of present and future residents. The City should provide ample parks and green space for use by the entire community. The neighborhood park must be accessible to southwest quadrant residents consistent with the Centerville City Parks Master Plan. This neighborhood park may be independent of the Centerville Village Center and may be located outside of the Centerville Village Center.

SECTION 12-480-4. NEIGHBORHOOD 3, NORTHEAST CENTERVILLE.

Neighborhood 3 is that portion of Centerville located north of Parrish Lane (400 North) and east of Main Street. The neighborhood is composed primarily of many single family residential subdivisions.

1. Residential Policies

Northeast Centerville has probably the most homogeneous land uses of all of Centerville's neighborhoods, with primarily low density single-family residential development.

- a. To maintain compatibility with the style of development presently existing in this area, all future residential development in northeast Centerville should be low density single family.
- b. Northeast Centerville is located almost entirely on the foothills of the Wasatch Mountains. Low density residential development will have the least impact on these sensitive hillside areas. Care must be taken in all development to consider and mitigate the impact upon the hillside environment.

¹⁰ Amended by Ord. No. 2001-23, Oct. 16, 2001

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 ZONING MAP AMENDMENT CHECKLIST

Project Name: Millet Rezone

Date: 4/22/25

TRACKING HISTORY:

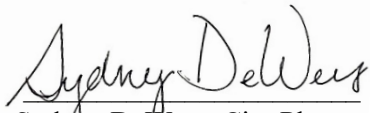
- Application Submitted: 4/15/25
- Review Date: 4/21/25

Per 12.21.180 Zoning Map And Zoning Code Amendments

Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED		Comments from City Staff:
✓	The name, address, email and telephone number of the applicant and the applicant's agent, if any	Robert Millet 2138 N Frontage Rd abemillet@gmail.com 801-989-7806
✓	The name and address of every person or company the applicant represents	
✓	Complete application for final site plan approval to the Zoning Administrator	Will be in conjunction with the Millet Minor Subdivision
✓	The requested amendment and reasons supporting the request	
✓	Payment of fees and deposits set forth in the City Fee Schedule	Paid: \$650
Site Plan showing the following:		
✓	Legal description of the property and parcel number;	
✓	Lot or parcel dimensions, square footage, and orientation	
✓	Present and proposed zoning classifications	
✓	All abutting properties showing present zoning classifications	
✓	Location, topography, and layout of proposed lots	
✓	All infrastructure and development facilities related to the project located within 250 feet of the site boundary	
—	Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property	To be determined at the time of construction.

Additional Staff Comments:

The application will be in conjunction with the Minor Subdivision. The applicant wished to subdivide their property into two lots. One lot will remain A-L and the applicant is requesting that the other lot be R-L. The reasoning is due to the lot being too small to be A-L due to A-L standards. The Subdivision is a minor and went through the Minor Subdivision review process. The Community Development Director is the approval party, along with the efforts of addental department staff.


 Sydney DeWees, City Planner



June 13th, 2025

Please see the following public hearing notices for June 25th, 2025

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING MAP AMENDMENT**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **June 25th, 2025 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Centerville Zoning Map amendment for the property located at 2138 N Frontage Rd from Agriculture Low (A-L) zoning to Residential Low (R-L) zoning**. 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

Notice of Public Hearing

Project:	MILLET REZONE
Location:	2138 N FRONTAGE RD
Zoning:	AGRICULTURAL LOW (A-L) TO RESIDENTIAL LOW (R-L)

Application:	ZONING MAP AMENDMENT
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Meeting Date:	JUNE 25, 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.

MILLET SUBDIVISION

2138 NORTH 800 WEST
CENTERVILLE CITY, UTAH

INDEX OF DRAWINGS

C-001	SUBDIVISION PLAT
C-002	GENERAL NOTES
C-100	SITE PLAN
C-200	CITY DETAILS
C-201	CITY DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

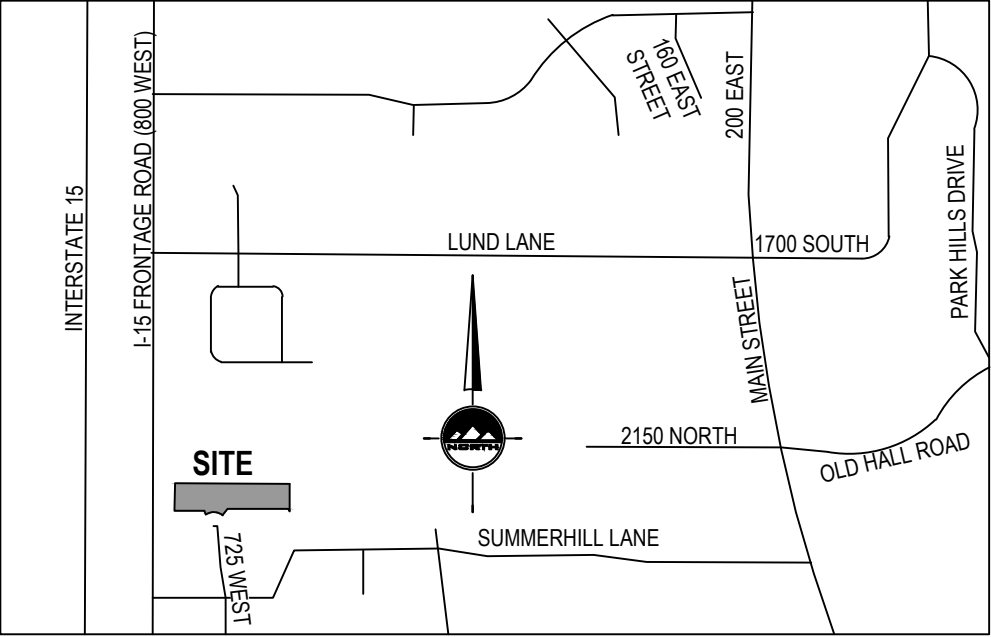
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



VICINITY MAP
NO SCALE
CENTERVILLE, DAVIS COUNTY, UTAH

GENERAL NOTES

- ALL WORK SHALL CONFORM TO CENTERVILLE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES
- NORTH QUARTER CORNER SECTION 31, T3N, R1E SALT LAKE BASE & MERIDIAN ELEV. = 4325.61'.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

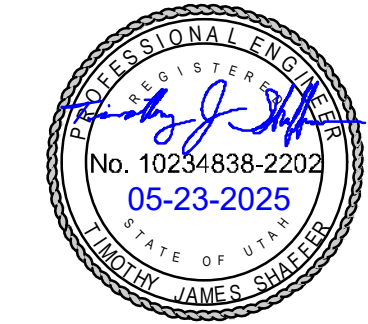
WWW.ENSIGNENG.COM

FOR:
ABE MILLET
2138 NORTH 800 WEST
CENTERVILLE, UTAH 84014

CONTACT:
ABE MILLET
PHONE: 801-989-7806

MILLET SUBDIVISION

2138 NORTH 800 WEST
CENTERVILLE, UTAH



COVER SHEET

PROJECT NUMBER
13883

PRINT DATE
2025-05-22

PROJECT MANAGER
T. SHAFFER

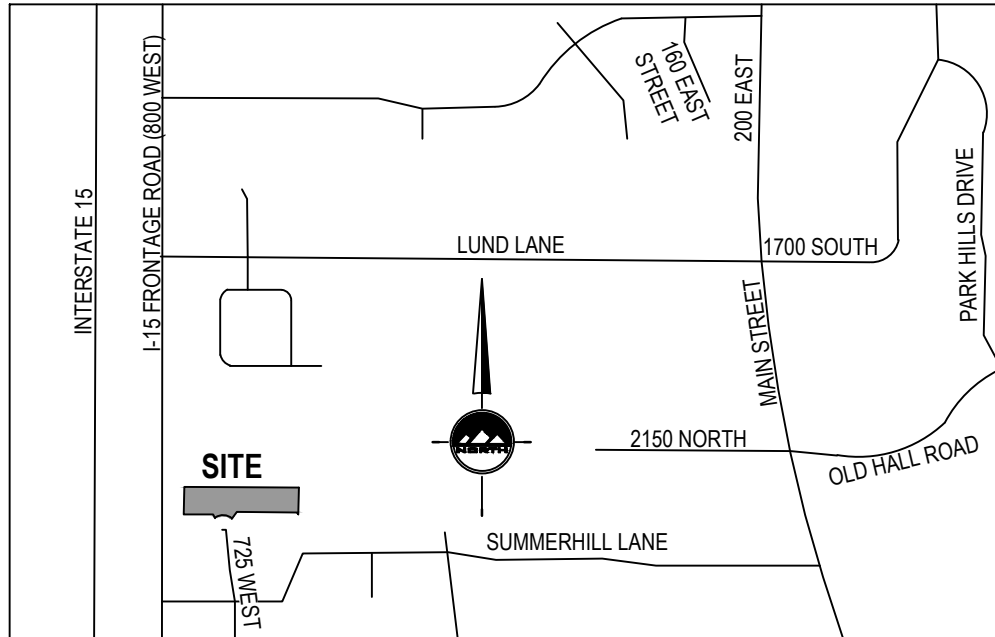
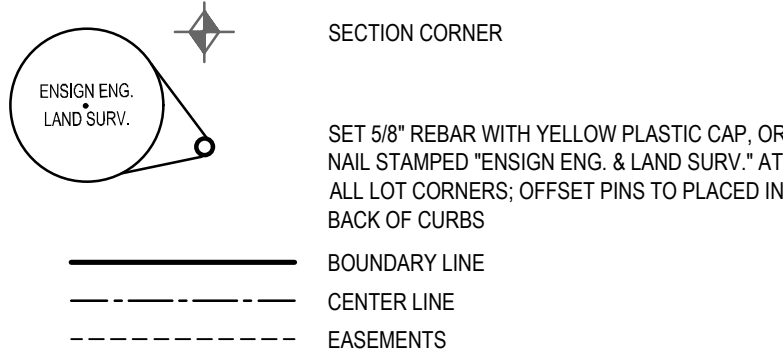
DESIGNED BY
A. SHELBY

C-000

MILLET SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH
MAY 2025

LEGEND



SURVEYOR'S CERTIFICATE

I, **TRENT WILLIAMS**, do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold License No. **8034679** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately established the lateral boundaries of the herein described tract of real property, and has been draw correctly to the designated scale and is a true and correct representation of the herein described lands including in said subdivision, based upon data compiled from records of The County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zone ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Centerville City, Davis County, Utah. Being more particularly described as follows:

Beginning at the Northeast Corner of Lot 113A, Summerhill Lane Subdivision Third Amendment, said point being South 01°03'04" East 478.03 feet along the Section Line (NAD83 Bearing being South 0°44'01" East between the Center Quarter Corner and the South Quarter Corner per the Davis County Township Reference Plat) and South 88°56'56" West 1821.41 feet from the Center Quarter Corner of said Section 31 and running thence along the northerly line of Summerhill Lane Subdivision Third Amendment the following three (3) courses and distances:

- North 13°59'43" West 7.22 feet;
- North 89°46'49" West 207.55 feet;
- South 38°58'57" West 30.87 feet;

thence westerly 59.99 feet along the arc of a 50.00-foot radius non-tangent curve to the left (center bears South 39°56'51" West and the long chord bears North 84°22'59" West 56.47 feet with a central angle of 68°39'39") to the northeasterly corner of Parcel A1, Summerhill Lane Subdivision Third Amendment;

thence along the northerly line of Summerhill Lane Subdivision Third Amendment the following two (2) courses and distances:

- North 28°46'25" West 12.88 feet;
- North 89°47'34" West 100.70 feet to the Southeast Corner of that UDOT Parcel described in Entry No. 3459189;

thence North 01°23'07" East 96.07 feet along the easterly right-of-way line of the Frontage Road;

thence South 89°28'56" East 389.78 feet;

thence South 00°00'02" West 94.00 feet to the Point of Beginning.

Contains: 36,263 square feet or 0.832 acres.

OWNER'S DEDICATION

Know all men by these presents that We the undersigned owners of the above described tract of land, and hereby caused the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as:

MILLET SUBDIVISION

And do hereby dedicate for the perpetually use of the public all roads and other areas shown on this plat as intended for public use, the undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon. In witness we / I have hereunto set our hand the day of _____, a.d. 20____.

BY _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____, A.D., 20____, I, _____, Notary Public, in and for said County of _____, in said State of Utah, who after being duly sworn, acknowledged to me that: He/She/They signed the Owner's Dedication, _____, in number, freely and voluntarily for the purposes herein mentioned.

MY COMMISSION EXPIRES: _____

_____, RESIDING IN _____ COUNTY,
NOTARY PUBLIC

MILLET SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUAD. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUAD. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUAD OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUAD WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUAD.

- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- LOWEST FINISH FLOOR ELEVATIONS = 4228.50'
- LOT 2 WILL HAVE NO ACCESS OFF OF FRONTAGE ROAD INDEFINITELY.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SANDY
Phone: 801.255.9229
TOOELE
Phone: 435.843.3500
CEDAR CITY
Phone: 435.855.1453
RICHFIELD
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CENTERVILLE CITY ATTORNEY.

CENTERVILLE CITY ATTORNEY

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CENTERVILLE CITY ENGINEER

CENTERVILLE CITY ENGINEER

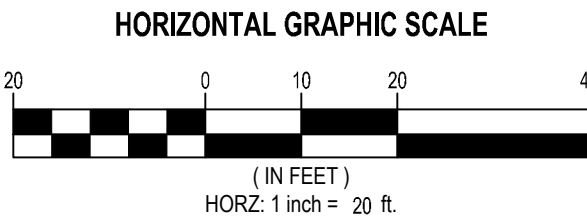
CENTERVILLE CITY MAYOR

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

CITY MAYOR

CITY RECORDER ATTEST

DEVELOPER
ABE MILLET
2138 NORTH 800 WEST
CENTERVILLE, UTAH 84014



SHEET 1 OF 1

PROJECT NUMBER : 13883
MANAGER : T.WILLIAMS
DRAWN BY : A.SHELBY
CHECKED BY : T.WILLIAMS
DATE : 5/22/2025

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DETAILED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EDA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		PROPOSED WALL
	EXISTING UTILITY POLE		EXISTING CONTOURS
	EXISTING LIGHT		PROPOSED CONTOURS
	PROPOSED LIGHT		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS METER		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING GAS VALVE		PROPOSED ASPHALT
	EXISTING TELEPHONE MANHOLE		EXISTING CURB AND GUTTER
	EXISTING TELEPHONE BOX		PROPOSED CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING CABLE BOX		TRANSITION TO REVERSE PAN CURB
	EXISTING BOLLARD		CONCRETE TO BE REMOVED
	PROPOSED BOLLARD		EXISTING CONCRETE
	EXISTING SIGN		PROPOSED CONCRETE
	PROPOSED SIGN		BUILDING TO BE REMOVED
	EXISTING SPOT ELEVATION		EXISTING BUILDING
	PROPOSED SPOT ELEVATION		PROPOSED BUILDING
	EXISTING FLOW DIRECTION		
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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MILLET SUBDIVISION

2138 NORTH 800 WEST
CENTERVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER 13883	PRINT DATE 2025-05-22
PROJECT MANAGER T. SHAFFER	DESIGNED BY A. SHELBY

C-002

811

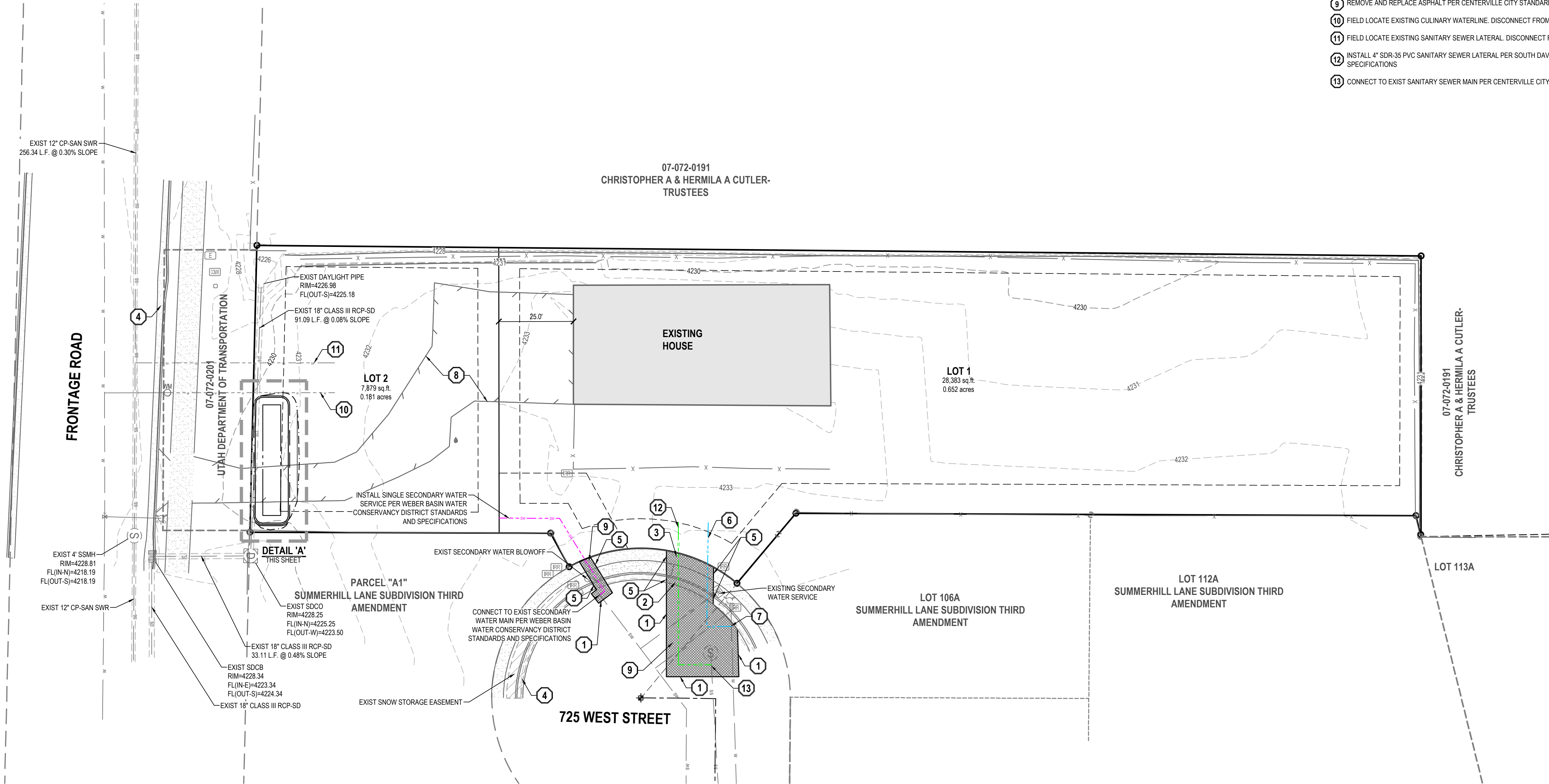
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER OF SECTION 31,
TOWNSHIP 3 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4325.61'



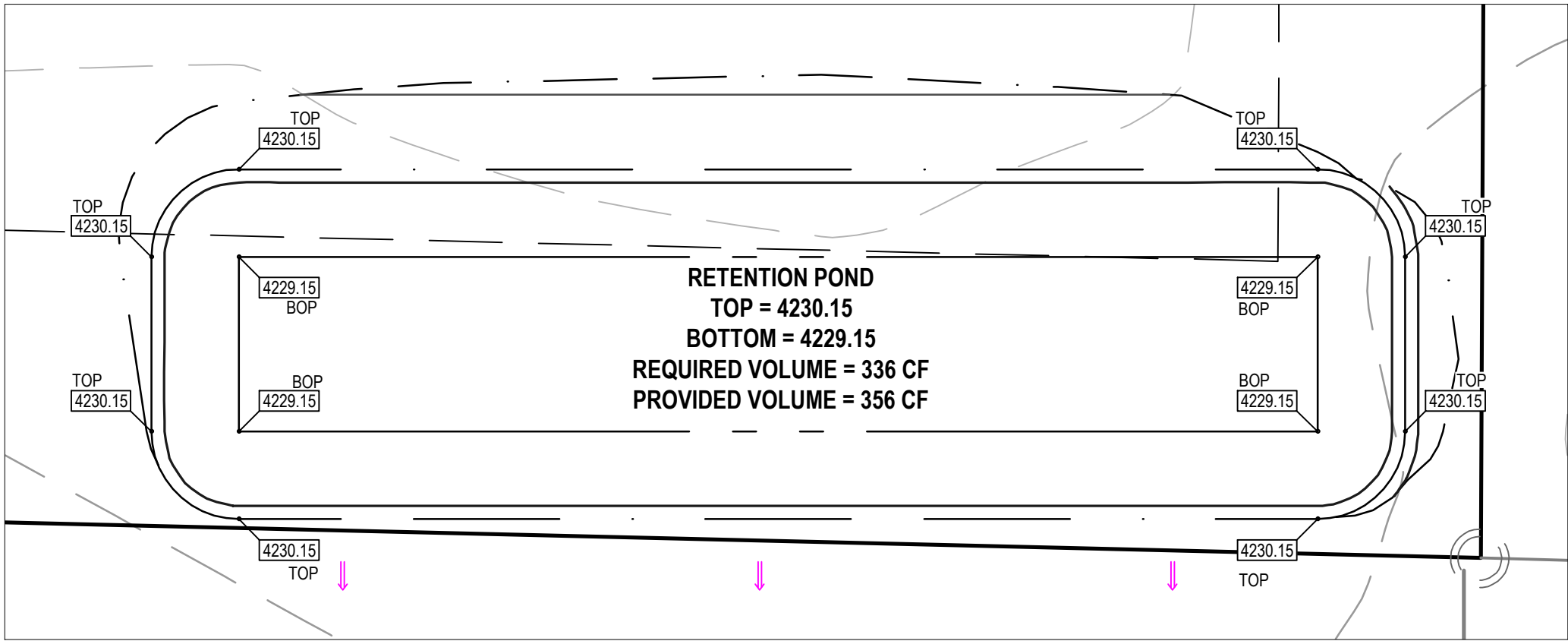
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

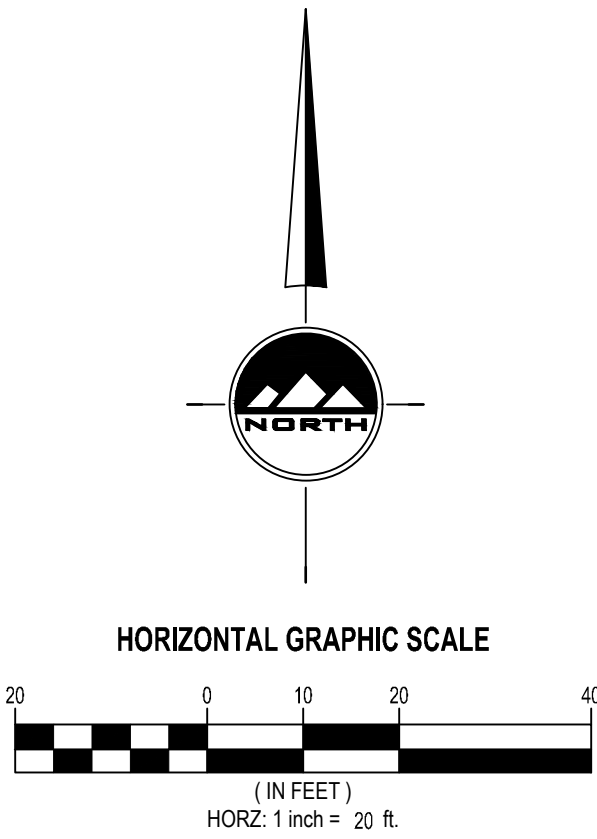
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- SAWCUT TO PROVIDE CLEAN STRAIGHT EDGE FOR INSTALLATION OF ASPHALT TO MATCH EXISTING ASPHALT
- REMOVE AND REPLACE 30" CURB AND GUTTER PER CENTERVILLE CITY STANDARD DETAIL B ON SHEET 5
- REMOVE AND REPLACE 4' SIDEWALK PER CENTERVILLE CITY STANDARD DETAIL B ON SHEET 5
- EXIST CURB AND GUTTER
- MATCH EXISTING IMPROVEMENTS
- INSTALL 3/4" TYPE "K" COPPER CULINARY WATER SERVICE WITH 3/4" WATER METER PER CENTERVILLE CITY STANDARDS AND SPECIFICATIONS, AND CENTERVILLE CITY STANDARD DETAIL B ON SHEET 8. STUB AND CAP IN PROPERTY FOR FUTURE USE
- CONNECT TO EXIST WATERLINE PER CENTERVILLE CITY STANDARDS AND SPECIFICATIONS
- REMOVE ASPHALT DRIVEWAY
- REMOVE AND REPLACE ASPHALT PER CENTERVILLE CITY STANDARDS AND SPECIFICATIONS
- FIELD LOCATE EXISTING CULINARY WATERLINE. DISCONNECT FROM EXISTING HOME AND USE FOR LOT 2.
- FIELD LOCATE EXISTING SANITARY SEWER LATERAL. DISCONNECT FROM EXISTING HOME AND USE FOR LOT 2.
- INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL PER SOUTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS
- CONNECT TO EXIST SANITARY SEWER MAIN PER CENTERVILLE CITY STANDARDS AND SPECIFICATIONS



Basin 'A' 80th Percentile Retention Volume	
i =	0.27
d =	0.50 in
d =	0.04 ft
R _v =	0.22
A =	36,255 sf
V _{goal} =	336 cf



EN SIGN

THE STANDARD IN ENGINEERING

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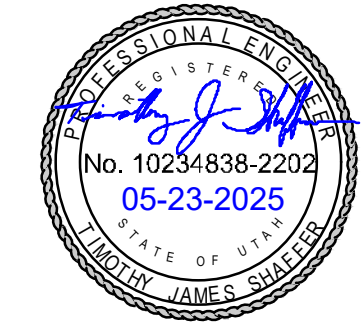
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MILLET SUBDIVISION

2138 NORTH 800 WEST
CENTERVILLE, UTAH



SITE PLAN

PROJECT NUMBER
13883
PROJECT MANAGER
T. SHAFFER
PRINT DATE
2025-05-22
DESIGNED BY
A. SHELBY

C-100

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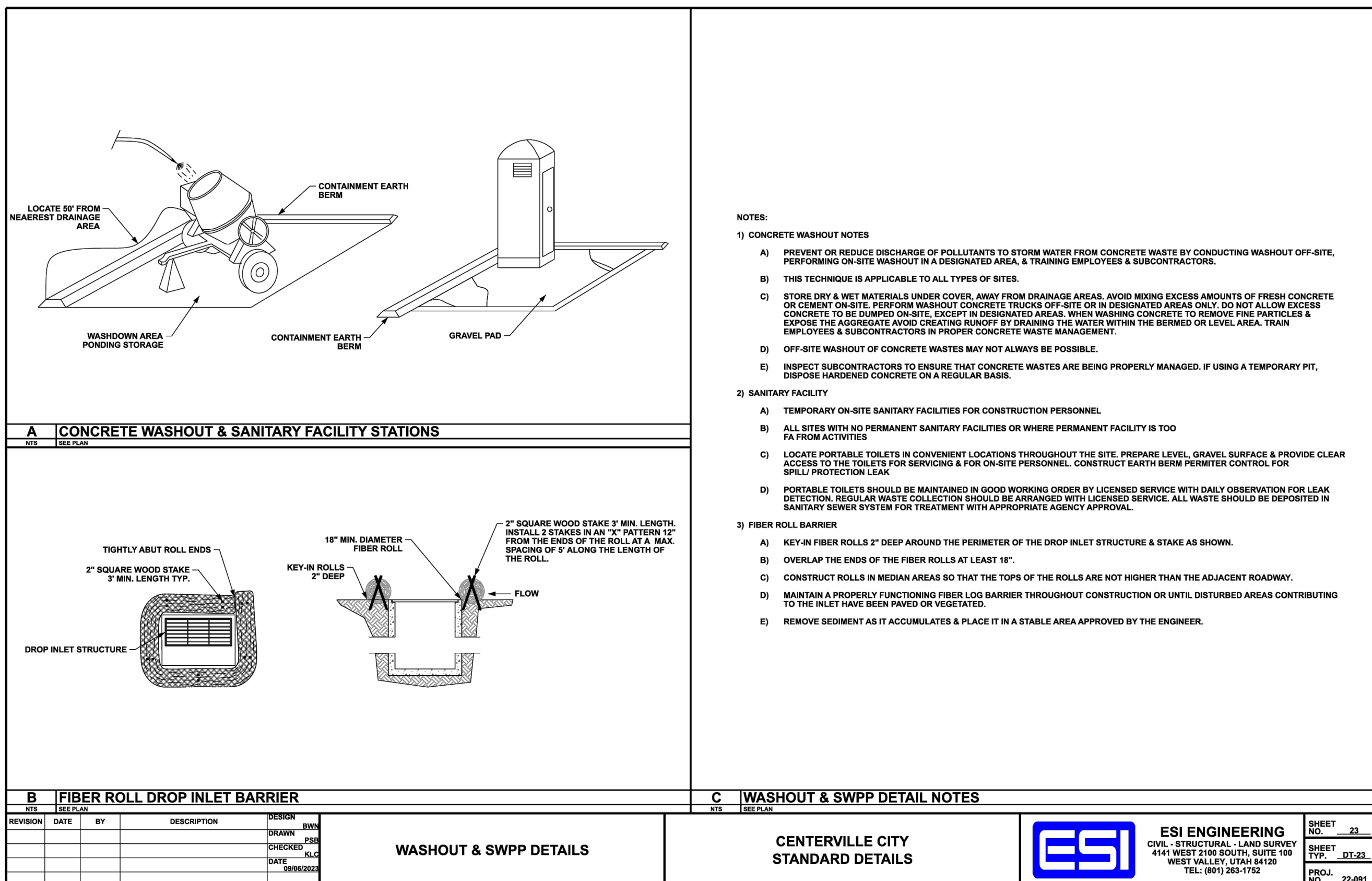
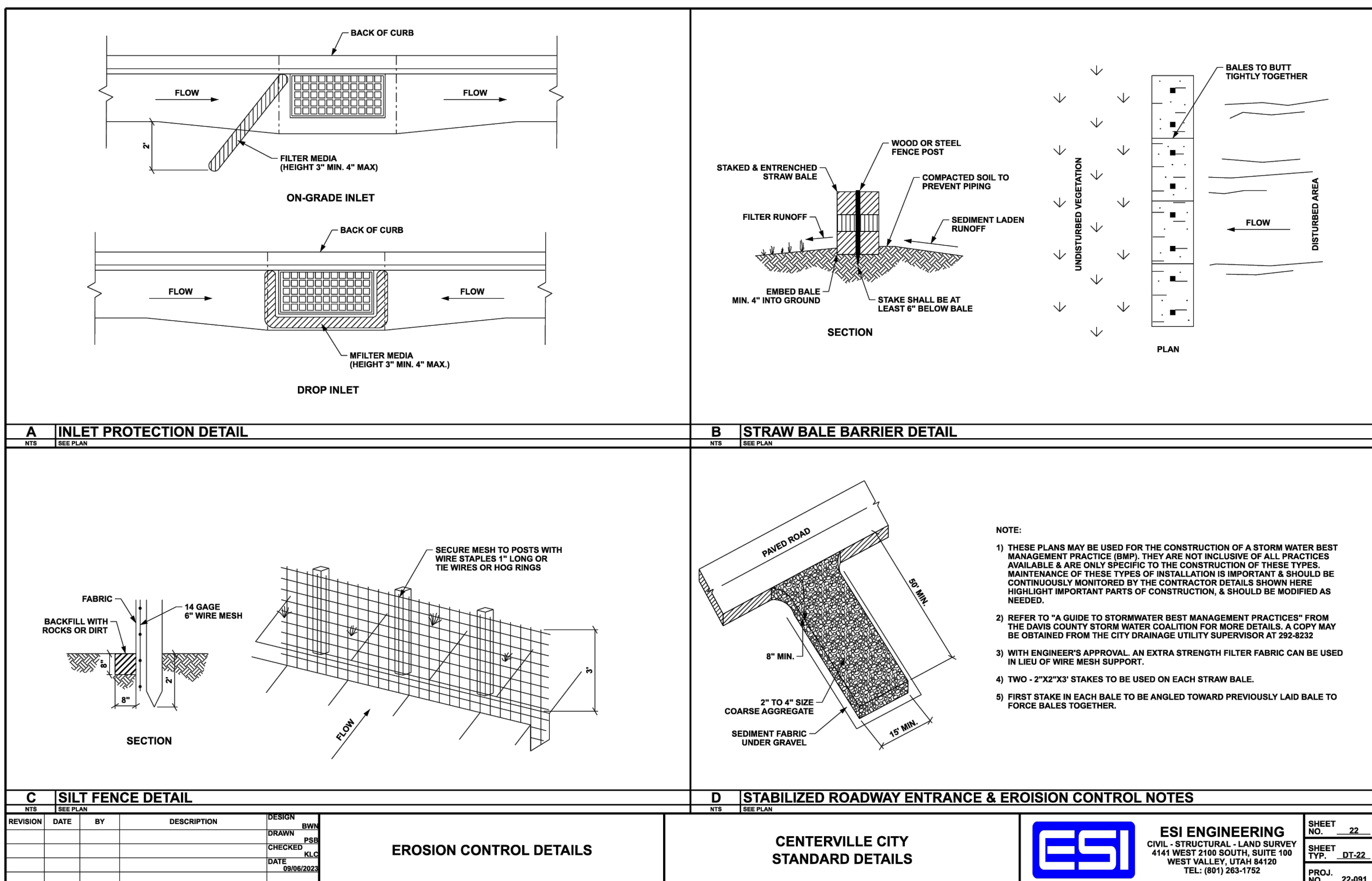
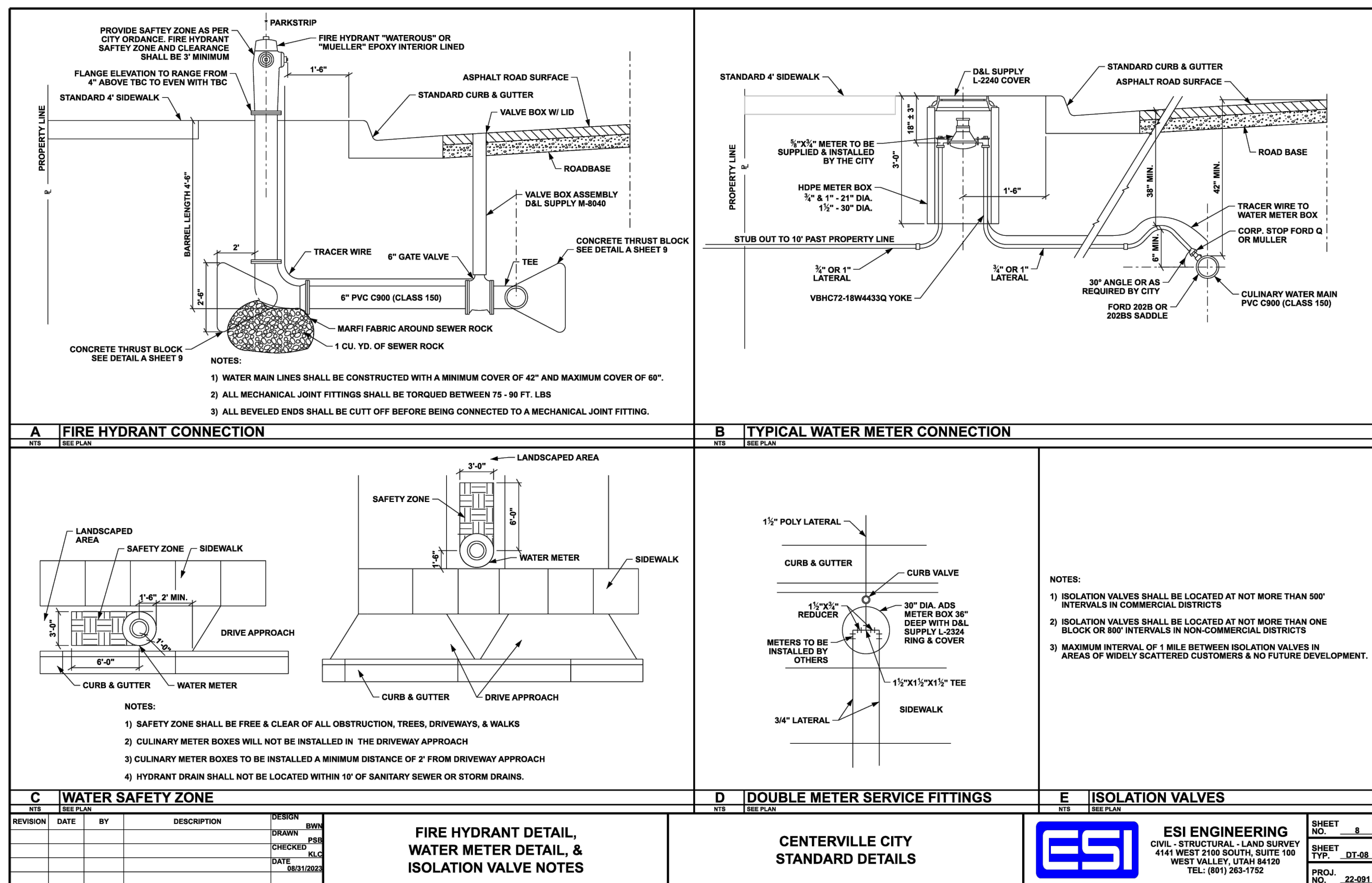
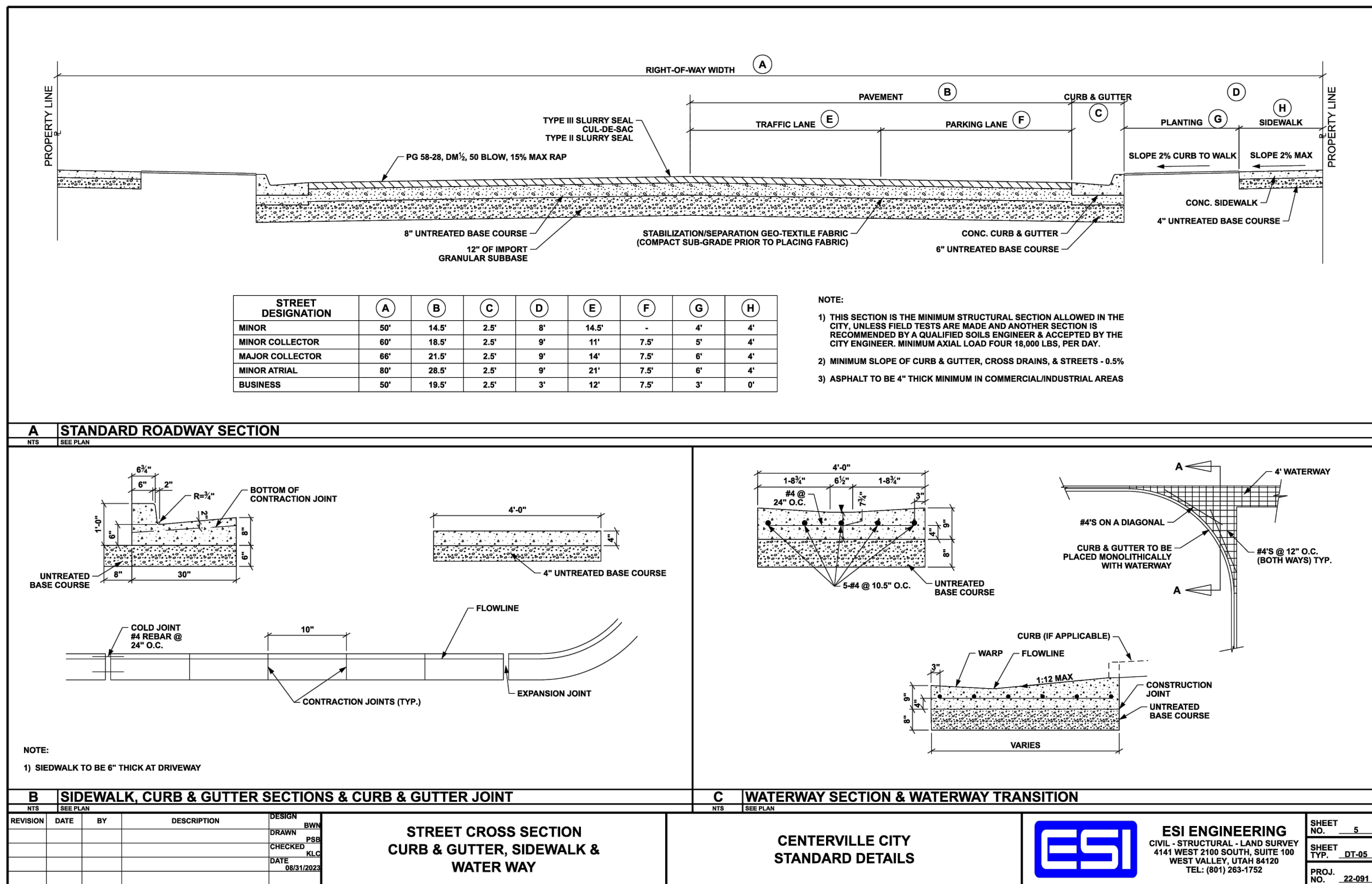


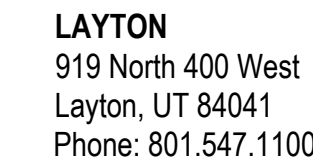
CITY DETAILS

PROJECT NUMBER
13883
PROJECT MANAGER
T. SHAFFER

PRINT DATE
2025-05-22
DESIGNED BY
A. SHELBY

C-200





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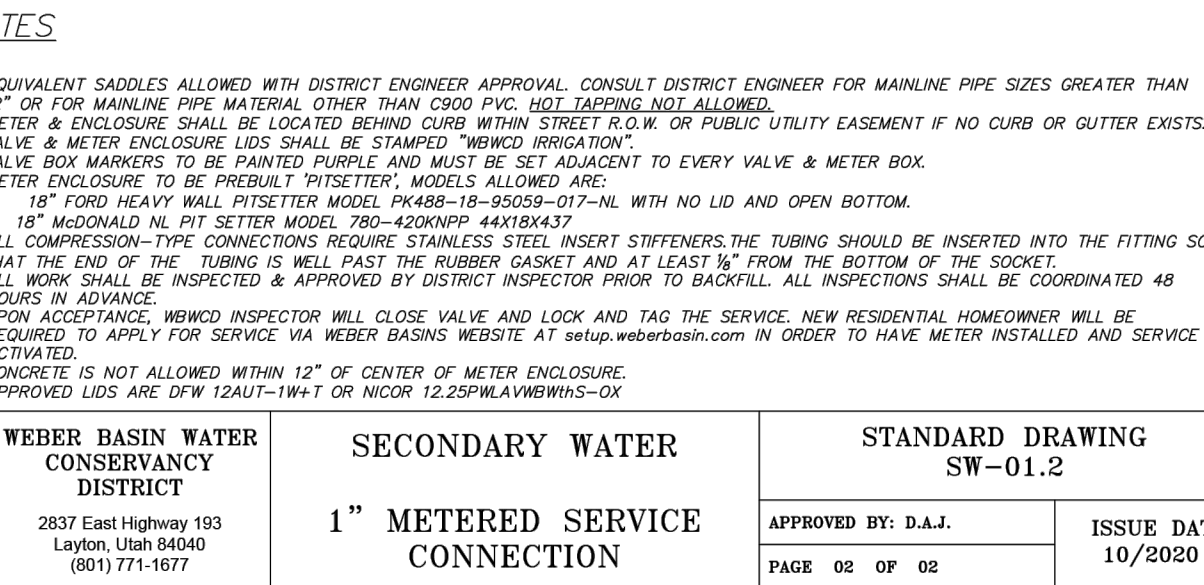
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**2138 NORTH 800 WEST
CENTERVILLE, UTAH**



C-201



CENTERVILLE
PLANNING
COMMISSION

Staff Report
6/25/2025

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
PLANNING
COMMISSION

Staff Report
6/25/2025

Item No. 1.

Title: Minutes Review and Consideration - June 11, 2025

Initiated By:

Staff Representative: Jennifer Robison, City Recorder

SUBJECT:

Consideration of Planning Commission meeting minutes for the June 11, 2025.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 06-11-25 PC DRAFT

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, June 11, 2025**

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

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

7
8 **MEMBERS PRESENT**

9 Mason Kjar, Chair

10 LaRae Patterson

11 Gary Woodward

12 Amanda Jorgensen

13 Layne Jenkins

14
15 **MEMBERS ABSENT**

16 Tyler Moss

17 Shawn Hoth

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Lisa Romney, City Attorney

22 Sydney DeWees, Planner

23
24 **VISITORS**

25 Scott Christiansen, Christiansen Enterprise LLC

26 Scott Argyle

27 Spencer Hymas, Galloway Engineering

28
29 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Jorgensen

30
31 **PLEDGE OF ALLEGIANCE**

32
33 **PUBLIC HEARING – CONDITIONAL USE PERMIT – CHRISIANSEN ENTERPRISE**
34 **LLC – 642 WEST 1500 NORTH – HOME OCCUPATION BUSINESS USE – SCOTT**
35 **CHRISTIANSEN – ADMINISTRATIVE DECISION**
36

37 Planner Sydney DeWees presented a conditional use permit request from Scott
38 Christiansen of Christiansen Enterprise LLC to operate a two-trailer rental business from his home
39 at 642 West 1500 North. She explained that the applicant met with staff and provided detailed
40 plans to meet conditional use requirements, including maintaining the residential character and
41 limiting business activity to moving trailers with minimal noise.

42
43 Staff recommended approval with the conditions that at least one business owner must
44 live on the property, no more than three trailers may be stored on-site, and any deviation would
45 result in revocation of the permit. Commissioners inquired about trailer and vehicle storage, and
46 Mr. Christiansen responded that his personal camp trailer would be moved off-site to allow space
47 for the business trailers.

48
49 Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar
50 closed the public hearing.

51
52 Chair Kjar **moved** for the Planning Commission to approve the Conditional Use Permit
53 request from Scott Christiansen for a home occupation use located on parcel 02-141-0005, known
54 as Christiansen Enterprise LLC and located at 642 West 1500 North, shall be subject to the

1 following conditions of approval and reasons for action. Commissioner Jorgensen seconded the
2 motion which passed by a unanimous vote (5-0).
3

4 Conditions:
5

- 6 1. This Conditional Use Permit approval shall not be transferred to another similar user
7 unless approved by the City.
- 8 2. The business operator shall obey all applicable local, state, and federal rules and
9 regulations concerning Conditional Use Permits.
- 10 3. Per CZC 12.62.070(a), at least one of the two business owners shall live on premises to
11 maintain approval of the home occupation use.
- 12 4. No more than three trailers may be stored at any given time on the property located at 642
13 West 1500 North, in association with the approved home occupation use.
- 14 5. Should any business operations and/or activities deviate from the conditions of approval
15 for this home occupation, the Conditional Use Permit shall be revoked per CZC
16 12.21.100(i).
17

18 Reasons for Action (findings):
19

- 20 a. The Planning Commission finds that the application complies with the approval
21 standards for a Conditional Use Permit as listed under CZC 12.21.100(e).
- 22 b. The Planning Commission finds that the application complies with the development
23 standards for a home occupation listed under CZC 12.62.050 and the development
24 standards for a conditional use home occupation listed under CZC 12.62.070.
- 25 c. Therefore, the Planning Commission finds that with the implementation of the conditions
26 listed in the staff report, this application will have little to no impact on the health, safety,
27 and general welfare of the community and should be approved.
28

29 **PUBLIC HEARING – PRELIMINARY SUBDIVISION PLAT – CHASE CREEK**
30 **SUBDIVISION – 224 WEST CHASE LANE – RESIDENTIAL SUBDIVISION – KEVIN**
31 **MORTENSEN/SCOTT ARGYLE – ADMINISTRATIVE DECISION**
32

33 Ms. DeWees presented the preliminary plat for the Chase Creek Subdivision, a 6-lot
34 project on 2.13 acres in a residential low zone. The application, submitted by Kevin Mortensen,
35 was deemed complete on April 22, 2025, and found code-compliant on June 9, 2025. Staff
36 outlined remaining requirements for final approval, including a landscaping plan, drainage
37 easements, retention wall plans, and a drainage ownership agreement.
38

39 Commissioners asked about lot sizes, parking, snow removal, and water rights.
40 Community Development Director Mike Eggett clarified that the city would own the water rights
41 and maintain the public street, while an HOA would manage the basin and culvert.
42

43 Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar
44 closed the public hearing.
45

46 Commissioner Jorgensen **moved** to approve the Preliminary Subdivision Plat and Plan
47 request for the Chase Creek Subdivision, located at 224 West Chase Lane, parcel numbers 02-
48 014-0050 & 02-014-0072, with the following conditions and reasons for action. Commissioner
49 Jenkins seconded the motion which passed unanimously (5-0).
50

51 Conditions:
52

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.

Reasons for 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.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – QUIK TRIP – 1280 WEST PARRISH LANE – COMMERCIAL DEVELOPMENT – GALLOWAY ENGINEERING – ADMINISTRATIVE DECISION

Mr. Eggett presented the conceptual site plan for a proposed Quik Trip at 1280 West Parrish Lane, noting it requires a future subdivision and a conditional use permit for the fueling station. The site is designed for large trucks and must meet Legacy Crossing CDA design standards. The applicant is working with UDOT on traffic and access.

Commissioners raised concerns about truck access via the roundabout, parcel configuration, environmental impacts, traffic on Parrish Lane, operating hours, noise, and signage compliance. Spencer Hymus, representing the applicant, confirmed they would proceed with the subdivision process, plan for 24-hour operations with noise mitigation, comply with environmental regulations, and continue working with UDOT on traffic requirements.

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

Commissioner Woodward **moved** 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 and reasons for action. Commissioner Patterson seconded the motion which passed unanimously (5-0).

Conditions:

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

Reasons for action (Findings):

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 12.34, CZC 12.36, and CZC 12.21.110(d).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported on upcoming projects and developments:

- A rezone request for a parcel along Frontage Road in the Summerhill Lane area will be presented at the next meeting on June 25th.
- A new ice cream shop, Milk Bar, will be opening next to Swig.
- The Parrish Lane Road project is expected to be completed by the end of the month, before July 4th.
- The City Council will be holding a final budget approval and public hearing on Tuesday, June 17th.
- The filing period for City Council and Mayor positions has ended. Mayor Wilkinson is running unopposed, and there are four applicants for two City Council seats.

MINUTES REVIEW AND APPROVAL

Minutes of the May 28, 2025 Planning Commission meeting were reviewed. Commissioner Patterson **moved** to approve the minutes as written. Commissioner Jorgensen seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:55 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