



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON AUGUST 27, 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 - Commissioner Tyler Moss**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. Conditional Use Permit - Scones N'Stuff - 1332 North Main Street - Home Occupation Microenterprise Kitchen Use - Jacob Tibbitts - Administrative Decision
Consideration of Conditional Use Permit request for Scones N'Stuff located at approximately 1332 North Main Street for a Home Occupation Microenterprise Kitchen Use.
2. Subdivision Preliminary Plat and Plan - Porter Lane Estates Subdivision - 522 West 400 South (Porter Lane) - Residential PDO Subdivision - Greg Larsen and Troy Holzer - Administrative Decision
Consideration of Subdivision Preliminary Plat and Plan request for Porter Lane Estates Subdivision located at approximately 522 West 400 South (Porter Lane) consisting of a proposed 6-lot residential subdivision (PDO).

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report

D. MINUTES

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

1. Minutes Review and Approval - August 13, 2025
Consideration of Planning Commission meeting minutes for August 13, 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
8/27/2025

Item No. 1.

Title: Conditional Use Permit - Scones N'Stuff - 1332 North Main Street - Home Occupation Microenterprise Kitchen Use - Jacob Tibbitts - Administrative Decision

Initiated By: Jacob Tibbitts, Applicant

Staff Representative: Sydney DeWees, Assistant Planner

SUBJECT:

Consideration of Conditional Use Permit request for Scones N'Stuff located at approximately 1332 North Main Street for a Home Occupation Microenterprise Kitchen Use.

RECOMMENDATION:

Consider approval of conditional use permit request for a Home Occupation Microenterprise Kitchen use.

BACKGROUND:

The applicant, Mr. Jacob Tibbitts, has submitted a request for a Conditional Use Permit (CUP) for a home occupation to conduct a Microenterprise Kitchen in the northeast area of Centerville. This business will focus on preparing and selling directly to consumers shelf-stable baked goods. There is also an aspect of providing catering options off site. The business will permit customers to come to the property, only for scheduled pick-up between the hours of 8 AM–6 PM. The applicant has provided information that goes into more detail about their proposed business operations, included in the meeting packet.

Per CZC 12.62.040, any use not listed (family childcare facility; medical service; personal care service; personal instruction service; and office, general) may be established as a home occupation in an agricultural or residential zone subject to the issuance of a conditional use permit pursuant to the requirements of CZC 12.21.100 and the development standards of CZC 12.62.070. Mr. Tibbitts has communicated with staff via email to verify questions pertaining to permits obtained, requirements for labeling of products, and clarification on homeownership.

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

ATTACHMENTS:

1. Staff Findings and Report - Cond Use - Scones N Stuff - 8.13.2025(FINAL)
2. Exhibit A - Application
3. Exhibit B (1) 7.15.25 - Comp review
4. Exhibit C (2) - Compliance with CZC 12

5. Exhibit D - Property Use 100 FT
6. Exhibit E - Affidavit - SconesNStuff - Property Use
7. Exhibit F - Labels 1
8. Exhibit F - Labels 2
9. Exhibit F - Labels 3
10. Exhibit F - Labels 4
11. Exhibit F - Labels 5
12. Exhibit F - Labels 6
13. Exhibit F - Labels 7
14. Exhibit F - Labels 8
15. Exhibit F - Labels 9
16. Exhibit F - Labels 10
17. Exhibit F - Labels 11
18. Exhibit G 1
19. Exhibit G 2
20. Exhibit G 3
21. Exhibit G 4
22. Exhibit G 5
23. Exhibit G 6
24. Exhibit G 7
25. Exhibit G 8
26. Exhibit G 9
27. Exhibit G 10
28. Exhibit G 11
29. Exhibit G 12
30. Exhibit G 13
31. Exhibit G 14
32. Exhibit G 15
33. Exhibit G 16
34. Exhibit G 17
35. Exhibit G 18
36. Exhibit J - SIGN PLACEMENT LOCATION
37. Exhibit H - CZC 12.62 Home Occupations
38. Exhibit I - CZC 12.21.100(e) Conditional Use Permit Approval Standards
39. Exhibit K - CZC 12.55.230 Visual Obstructions
40. Exhibit L - UDOT Street Class Map
41. Exhibit M - Utah Code Section 4-5a
42. Exhibit N - Davis County Web Page for Microenterprise Home Kitchen
43. On Site Notice -Scones N Stuff - 8.8.2025
44. Pub Hear Notice -Scones N Stuff - 8.13.2025



CENTERVILLE

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

STAFF REPORT
AGENDA: ITEM 1

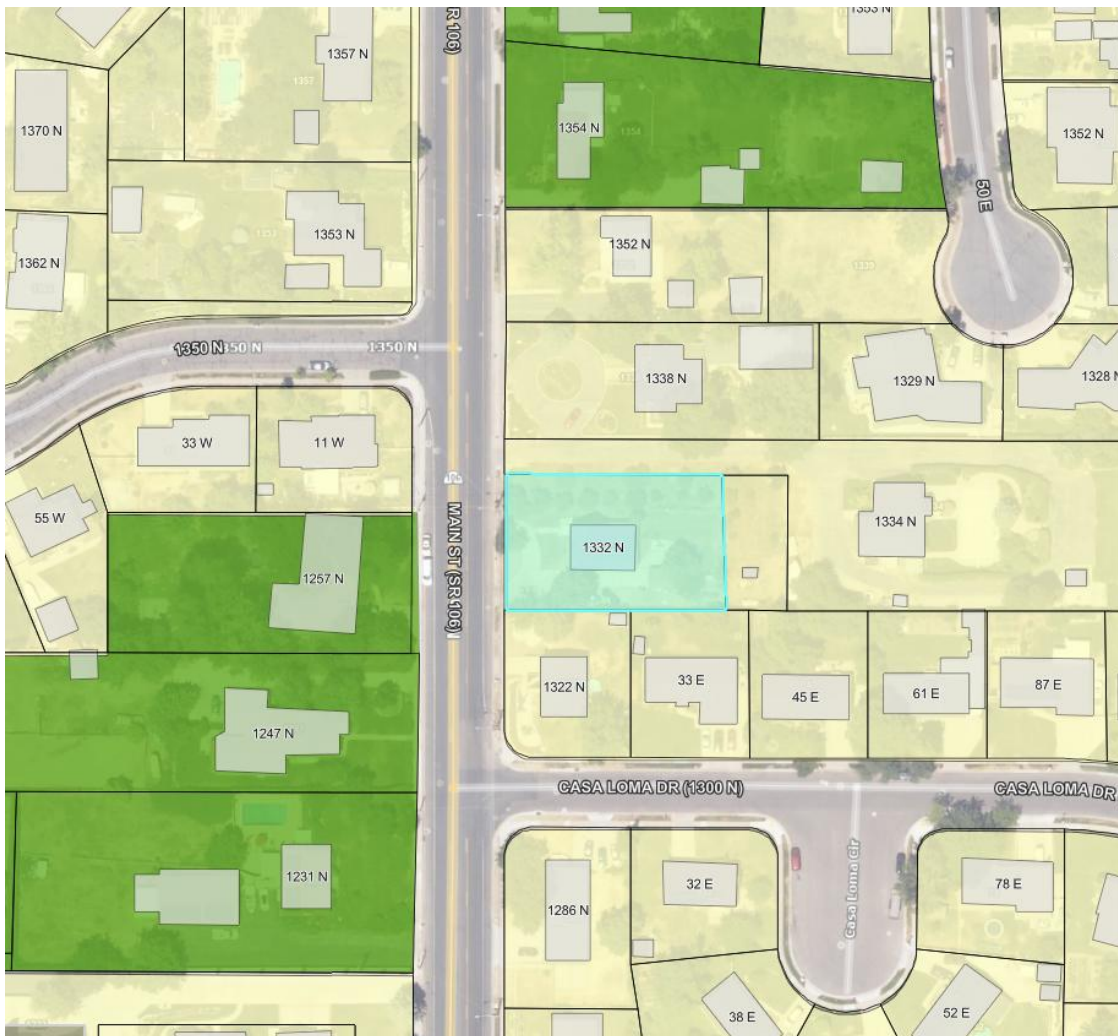
APPLICANT/ BUSINESS OWNER:	JACOB TIBBITTS 1332 N MAIN STREET TIBBITTSJACOB898@GMAIL.COM (801) 645-2596
PROPERTY OWNER(S):	JEFFREY TIBBITTS 1332 N MAIN STREET JDTIBBITTS@GMAIL.COM WENDY TIBBITTS 1332 N MAIN STREET
PROPERTY LOCATION:	1332 N MAIN ST CENTERVILLE UT 84014
OCCUPATION LICENSE:	CONDITIONAL USE PERMIT; HOME OCCUPATION; MICROENTERPRISE KITCHEN
ZONING:	RESIDENTIAL LOW (R-L) .34 ACREAGE
RECOMMENDATION:	CONSIDER APPROVAL OF CONDITIONAL USE PERMIT REQUEST FOR A HOME OCCUPATION

BACKGROUND

The applicant, Mr. Jacob Tibbitts, has submitted a request for a Conditional Use Permit (CUP) for a home occupation to conduct a Microenterprise Kitchen in the northeast area of Centerville. This business will focus on preparing and selling directly to consumers shelf-stable baked goods. There is also an aspect of providing catering options off site. The business will permit customers to come to the property, only for scheduled pick-up between the hours of 8 AM–6 PM. The applicant has provided information that goes into more detail about their proposed business operations, included in the meeting packet.

Per CZC 12.62.040, any use not listed (family childcare facility; medical service; personal care service; personal instruction service; and office, general) may be established as a home occupation in an agricultural or residential zone subject to the issuance of a conditional use permit pursuant to the requirements of CZC 12.21.100 and the development standards of CZC 12.62.070. Mr. Tibbitts has communicated with staff via email to verify questions pertaining to permits obtained, requirements for labeling of products, and clarification on homeownership.

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





CODE REQUIREMENTS REVIEW & ANALYSIS

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

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

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

The applicant, Jacob Tibbitts, lives at the location of the proposed home occupation, 1332 N Main St. Jacob has confirmed that he will be the sole employee. While talking with Jacob, he explained that baking is a passion of his that he is fully committed to accomplishing on his own. When there is a consumer wanting catering, Mr. Tibbitts will have requested catering far enough in advance to offset the higher quantity of work.

- b) *Neighborhood Disturbance. A home occupation shall not alter the residential character of the premises or unreasonably disturb the peace and quiet of the neighborhood, including radio and television reception, by reason of color, construction, design, lighting, materials, noises, sounds, or vibrations, or excessive traffic.*

The applicant has gone into extensive detail about how each aspect outlined in this section of the code will not be of impact by his business operation. All matters will be done internally with no structural changes being proposed. If the Home Occupation gets approved and at any point structural changes will need to be made, the city staff will have documentation of said approval. This will let staff know that before any building permit application is approved, the planning commission will need to verify that this structural alteration will not impact the neighborhood.

The applicant has also indicated that the business will operate as a small-batch bakery, producing items in limited quantities. While it is expected that some customer traffic will be generated, the applicant has provided aerial imagery of the property demonstrating a circular driveway with capacity for at least three additional vehicles. This configuration allows customer parking entirely on-site, eliminating the need for street parking and reducing potential impacts on neighbors. Mr. Tibbitts also intends to operate on a scheduled pick-up basis, ensuring that visits are spread out and not concentrated in a way that would create traffic congestion. Staff finds this approach to be reasonable and does not anticipate adverse impacts from the proposed level of traffic. Due to the applicant's proactive approach, staff is comfortable allowing the applicant to determine a suitable number of pickups based on their property's layout and capacity.

Staff research indicates that there are two existing home occupations operating within approximately 100 feet of the subject property, Maloney's Jiu Jitsu and Shannon's Swim School. Based on available city records, neither business has generated formal code enforcement complaints or documented neighborhood disturbances. These examples seem to suggest that the neighborhood is accustomed to the presence of home-based businesses, including those with higher traffic potential than the proposed home bakery. This context supports the conclusion that a well-managed, small-scale operation such as Mr. Tibbitts' is unlikely to generate impacts beyond what is already accepted and functioning within the area.

The applicant is permitted to install one sign in the front yard, provided it is located outside of the public right-of-way, does not exceed 5 feet in height, and is no larger than 16 square feet in area. While the applicant has not submitted a sign design at this time, they have expressed interest in potentially installing a sign for customer wayfinding and location identification. Staff has advised the applicant that any proposed signage must comply with the standards set forth in CZC 12.54 (Sign Regulations) and CZC 12.55.230 (Visual Obstructions). Due to the property's circular driveway configuration, meeting these requirements may pose some challenges. As shown in exhibit K, the City's visibility policy requires a clear view triangle at driveway and street intersections, which prohibits structures over 2 feet in height within 12 feet of the intersection. In exhibit J, the limited area along Main Street that meets both setback and visibility standards restricts placement options. As a result, any compliant sign would likely need to be placed farther back on the lot, behind the driveway. At that distance, the sign is not anticipated to be highly prominent or visually impactful in a way that would alter the residential character or aesthetic of the neighborhood.

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

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

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

The applicant did not propose any additional build-out plans or concepts. No additional service capacity is required, and there is no anticipated future impact on city infrastructure from the continued operation of the business.

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

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

No. Staff's primary concern related to the proposed use was the potential increase in traffic, particularly given the property's frontage on Main Street. As illustrated in exhibit L, Main Street is classified as a Minor Arterial, which is designed to accommodate moderate increases in vehicular trips, including those associated with small-scale commercial uses such as a microenterprise kitchen. Other potential impacts were evaluated and determined to be negligible, including odors, noise, lighting, waste generation, screening requirements, public infrastructure capacity, existing code compliance, consistency with the General Plan for the area, and neighborhood sentiment.

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

Yes. While a bakery may not typically be located within a residential area, as evidenced multiple times, the proposed use is not anticipated to negatively impact the health, safety, or welfare of surrounding residents. The applicant has indicated that this is a small-scale, business endeavor, and that securing a commercial space would not be financially feasible. Although the use may not be strictly necessary at this location, it is considered a reasonable and desirable way to support local entrepreneurship and align with Centerville's community-oriented character.

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

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

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

1. *The suitability of the specific property for the proposed use;*
2. *The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;*
3. *Whether the proposed use may be injurious to potential or existing development in the vicinity;*
4. *The economic impact of the proposed use on the surrounding area;*
5. *The aesthetic impact of the proposed use on the surrounding area;*
6. *The present and future requirements for transportation, traffic, water, sewer, and other utilities for the site and surrounding area;*

7. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
8. *The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants, and odors;*
9. *The safeguards proposed or provided to minimize other adverse effects on persons or property in the area; and*
10. *The impact of the proposed use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the vicinity.*

Staff have reviewed all relevant factors and addressed them throughout this report. The proposed business is expected to have a low impact on the surrounding community.

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

It will. The business' property is located in a Residential Low (R-L) zoned area and is in Neighborhood 4 in the General Plan, see exhibit K. The General Plan does not specifically mention home occupational use in this area, nor does it in any area of the General Plan. With this being a grey area that the General Plan does not identify, the overarching goals of the General Plan can be applied to the proposed home occupation. The home occupation aligns with the goals and objectives of this area, including: providing support for small, locally owned businesses, preserving residential character, and encouraging low-impact economic activity within residential areas. As noted before, a Microenterprise Kitchen operating a pickup and catering business from the home will not generate outlandish traffic, altering the appearance of the property, disrupt the integrity of the neighborhood, or increase stress on the public infrastructure. This service, in turn, could further provide economic support for municipal services and the long-term economic health of the City.

SUMMARY

Based on these findings, staff recommends approval of this application. Should any business operations and/or activities deviate from the conditions listed in this report, then the Conditional Use Permit should be revoked per CZC 12.21.100(i).

POTENTIAL MOTIONS

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

#1 – APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request from Jacob Tibbitts for a home occupation use for a microenterprise kitchen as located on parcel 02-

015-0133, known as 1332 N Main Street, for the business ‘Scones N’ Stuff’. The Home Occupation shall be subject to the following conditions of approval:

1. This Conditional Use Permit approval shall not be transferred to another similar user unless approved by the City.
2. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.
3. Should any business operations and/or activities deviate from the conditions of approval for this home occupation, the Conditional Use Permit shall be revoked per CZC 12.21.100(i).

(Any additional conditions as may be provided by the Planning Commission)

Suggested Reasons for Action (Findings) include:

- A. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).
- B. The Planning Commission finds that the application complies with the development standards for a home occupation listed under CZC 12.62.050 and the development standards for a conditional use home occupation listed under CZC 12.62.070.
- C. The Planning Commission finds that the application complies with the standards and regulations for a microenterprise kitchen as outlined in USC 4-5a ‘Home Consumption and Homemade Food Act’ and applicable Davis County requirements.
- D. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.”

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

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request from Jacob Tibbitts for a home occupation use for a microenterprise kitchen as located on parcel 02-015-0133, known as 1332 N Main Street, for the business ‘Scones N’ Stuff’. The Home Occupation shall be subject to the following conditions of approval, with the additional amendments to the request (as provided by the Planning Commission) as follows: _____.”

(Include conditions and suggested reasons for action (findings) outlined above)

#3 – TABLE

“I hereby make a motion for the Planning Commission to TABLE the Conditional Use Permit request from Jacob Tibbitts for a home occupation use for a microenterprise kitchen as located on parcel 02-015-0133, known as 1332 N Main Street, for the business ‘Scones N’ Stuff’, until such a time as _____.”

4 – DENY

“I hereby make a motion for the Planning Commission to DENY the Conditional Use Permit request from Jacob Tibbitts for a home occupation use for a microenterprise kitchen as located on parcel 02-015-0133, known as 1332 N Main Street, for the business ‘Scones N’ Stuff’, with the following reasons for action (findings): _____.”

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

Scones N'Stuff

0723168

07/12/2025 - 07/11/2026

Conditional Use Permit

d11804f0-5f75-11f0-8824-9b9957d6227e

General

Active

New

Application Review Status

Pre-Review	Reviewing	07/12/2025
Final-Review	Not Reviewed	

Fees

Payments

Home Occupation Fee	\$150.00	07/12/2025	Online	\$150.00
Subtotal	\$150.00	Total Paid		\$150.00
Amount Paid	\$150.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name
Jacob

Applicant/Agent Last Name
Tibbitts

Company Name
Scones N'Stuff

Contact Email
tibbittsjacob898@gmail.com

Phone
(801) 645-2596

Mailing Address (Street)
1332 N Main St.

City

Centerville

State

UT

Zip Code

84014

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

NO

Project Name

Scones N'Stuff

Is this conditional use permit for a home occupation?

Yes

Parcel ID of Subject Property(s)

020150133

Acreage

0.34

Select your zone below

Residential-Low

Proposed use of property

The property, a single-family residence in Centerville, Utah, will be used as the primary location for a home-based bakery and occasional catering business operating under a Microenterprise Home Kitchen (MEHKO) permit from the Davis County Health Department (application submitted, pending inspection). The business will prepare and sell shelf-stable baked goods, including scones, tarts, cupcakes, bread, and cinnamon rolls, for direct-to-consumer sales via pickup or delivery.

Additionally, the business will provide occasional catering services, delivered off-site. All food preparation will occur in the home's basement kitchen, which complies with MEHKO food safety standards (e.g., sanitary conditions, no pet access, adequate refrigeration for hazardous foods).

Project Address (Street)

1332 N Main St.

City

Centerville

State

UT

Zip

84014

Compliance with CZC 12.21.100(e) Standards:

Suitability of the Specific Property:

The property, a single-family residence, is well-suited for a home-based bakery and catering operation. The existing kitchen, compliant with MEHKO standards, supports food preparation (baking and catering) without requiring structural changes. The residential setting aligns with the low-impact nature of the business, which involves small-batch production and delivery-based sales, ensuring compatibility with the home's primary residential use.

Harmony with Existing Uses in the Vicinity:

The surrounding area consists of residential properties, and the proposed use harmonizes with this environment. The business operates entirely within the home, with no storefront, signage (beyond a permitted small sign, if applicable), or customer visits. Deliveries (1–2 trips per catering event, occasional bakery pickups) are minimal and comparable to typical household activities, maintaining the residential character of the neighborhood.

Not Injurious to Potential or Existing Development:

The business poses no risk to nearby properties or future development. It generates no significant noise (standard kitchen appliances), odors (typical baking smells), or traffic (limited delivery/pickup trips). The MEHKO permit ensures food safety through Health Department oversight, preventing health risks. The absence of on-site sales or external modifications ensures no adverse impact on neighboring homes or development potential.

Economic Impact on the Surrounding Area:

The business contributes positively to the local economy by generating sales tax revenue for Centerville through direct-to-consumer bakery sales and catering services. It meets community demand for high-quality, homemade baked goods and personalized catering for events (e.g., weddings), fostering local entrepreneurship without disrupting the residential area.

Aesthetic Impact on the Surrounding Area:

The business has no aesthetic impact on the neighborhood. All operations occur indoors, with no exterior changes to the property (e.g., no new structures, signage, or visible equipment). Packaging and delivery activities are discreet, preserving the residential appearance of the home and surrounding area.

Present and Future Requirements for Transportation, Traffic, Water, Sewer, and Other Utilities:

The business requires no additional infrastructure beyond standard household utilities. Water, sewer, and power usage align with typical residential needs (e.g., kitchen appliances, refrigeration). Traffic is minimal, with 1–2 delivery trips per catering event (e.g., wedding luncheon) and occasional bakery pickups, using the homeowner's personal vehicle and existing driveway. No future utility or transportation demands are anticipated due to the small-scale, home-based operation.

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

Adequate Safeguards for Utilities, Transportation Access, Drainage, Parking, Loading Space, Lighting, Screening, Landscaping, Open Space, Fire Protection, and Pedestrian/Vehicular Circulation: Utilities: Existing household water, sewer, and power are sufficient; no upgrades needed. Transportation Access: Deliveries use the homeowner's vehicle via the existing driveway, with no additional access required. Drainage: No changes to property drainage; kitchen wastewater is standard household use. Parking/Loading: The driveway provides ample parking for the

homeowner's vehicle; no customer parking or loading zones needed due to delivery/pickup model. Lighting: No external lighting added; indoor kitchen lighting is standard. Screening/Landscaping/Open Space: No exterior modifications; property maintains existing residential landscaping and open space. Fire Protection: The kitchen complies with MEHKO safety standards, and the home meets residential fire codes (smoke detectors, extinguishers). A fire inspection, if required by Centerville, will be coordinated. Pedestrian/Vehicular Circulation: Minimal Impact, some customers may visit the property only to pick up already paid for orders; deliveries cause minimal traffic (comparable to household trips).

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

Safeguards to Prevent Noxious or Offensive Emissions (Noise, Glare, Dust, Pollutants, Odor): The business produces no noxious or offensive emissions: Noise: Limited to standard kitchen appliances (e.g., mixer, oven), comparable to household cooking, with preparation during daytime hours (e.g., 8 AM–6 PM). Glare: No additional lighting; indoor activities only. Dust/Pollutants: None generated; baking and catering produce no environmental pollutants. Odor: Typical baking smells (e.g., bread, pastries), confined to the home and not exceeding normal residential cooking odors. The MEHKO permit ensures sanitary practices, preventing any health-related emissions.

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

Safeguards to Minimize Other Adverse Effects on Persons or Property: The business minimizes adverse effects through: No On-Site Sales: Eliminates customer traffic and parking issues. MEHKO Compliance: Health Department oversight (inspection, Food Handler's Permit) ensures safe food handling, reducing risks of foodborne illness. Delivery-Based Model: Limits vehicle trips to 1–2 per catering event, similar to household delivery services (e.g., Amazon, groceries). Low-Impact Operations: Small-batch production and occasional catering (1–2 events/month) ensure minimal disruption to neighbors.

Owner First Name

Jeffrey

Owner Last Name

Tibbitts

Owner Email

jdtibbitts@gmail.com

Owner Address (Street)

1332 N Main St

Owner City

Centerville

Owner State

UT

Owner Zip Code

84014

Please upload a notarized signature of the primary property owner.

 **SconesNStuff - Property Use Affidavit.pdf**

Are there other property owners?

NO

I have read and agree to comply with the information above



Signature

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

Jacob James Tibbitts - 07/12/2025 5:13 pm



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

STAFF MEMORANDUM

To: Jacob Tibbitts, Applicant
From: Sydney DeWees, City Planner
Subject: Scones N' Stuff – Conditional Use Permit – Completeness Review

Background:

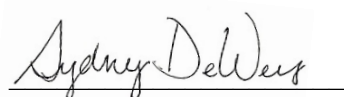
Application Received: 7.12.25

Application Reviewed: (1) 7.15.25
(2)

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

<i>Item</i>	<i>Status</i>	<i>Comments</i>
The name, address, email and telephone number of the applicant and the applicant's agent, if any;	✓	Jacob Tibbitts 1332 N Main Street tibbittsjacob898@gmail.com (801) 645-2596
The address and parcel identification of the subject property;	✓	1332 N Main St., Centerville Utah, 84014 Parcel # 02-015-0133
The zone, zone boundaries and present use of the subject property;	✓	R-L
A description of the proposed conditional use;	✓	Exhibit B
A plot plan showing the following;		
Applicant's name;	—	N/A

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



Sydney DeWees, City Planner

Compliance with CZC 12.21.100(e) Standards:

Suitability of the Specific Property:

The property, a single-family residence, is well-suited for a home-based bakery and catering operation. The existing kitchen, compliant with MEHKO standards, supports food preparation (baking and catering) without requiring structural changes. The residential setting aligns with the low-impact nature of the business, which involves small-batch production and delivery-based sales, ensuring compatibility with the home's primary residential use.

Harmony with Existing Uses in the Vicinity:

The surrounding area consists of residential properties, and the proposed use harmonizes with this environment. The business operates entirely within the home, with no storefront, signage (beyond a permitted small sign, if applicable), or customer visits. Deliveries (1–2 trips per catering event, occasional bakery pickups) are minimal and comparable to typical household activities, maintaining the residential character of the neighborhood.

Not Injurious to Potential or Existing Development:

The business poses no risk to nearby properties or future development. It generates no significant noise (standard kitchen appliances), odors (typical baking smells), or traffic (limited delivery/pickup trips). The MEHKO permit ensures food safety through Health Department oversight, preventing health risks. The absence of on-site sales or external modifications ensures no adverse impact on neighboring homes or development potential.

Economic Impact on the Surrounding Area:

The business contributes positively to the local economy by generating sales tax revenue for Centerville through direct-to-consumer bakery sales and catering services. It meets community demand for high-quality, homemade baked goods and personalized catering for events (e.g., weddings), fostering local entrepreneurship without disrupting the residential area.

Aesthetic Impact on the Surrounding Area:

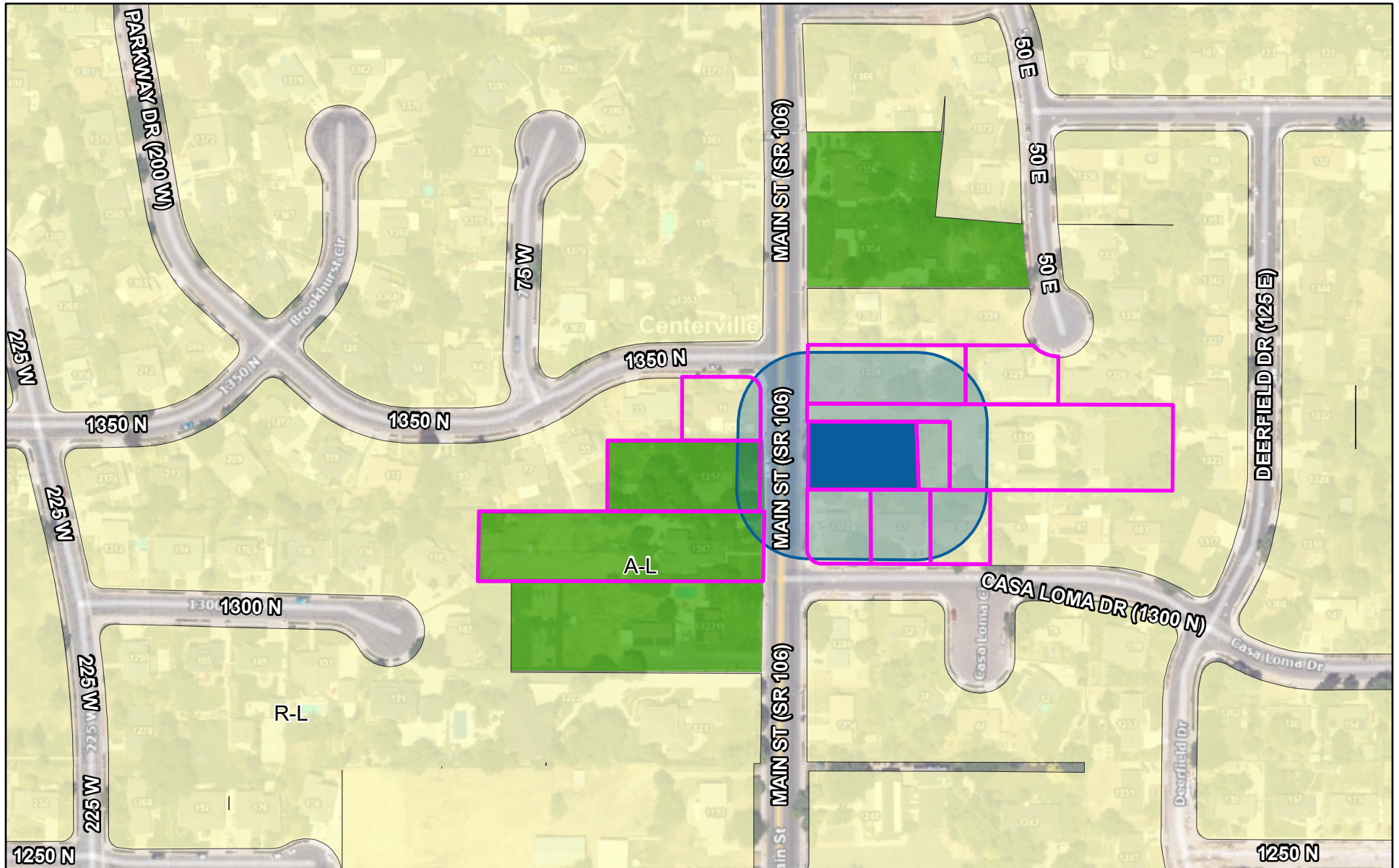
The business has no aesthetic impact on the neighborhood. All operations occur indoors, with no exterior changes to the property (e.g., no new structures, signage, or visible equipment). Packaging and delivery activities are discreet, preserving the residential appearance of the home and surrounding area.

Present and Future Requirements for Transportation, Traffic, Water, Sewer, and Other Utilities:

The business requires no additional infrastructure beyond standard household utilities. Water, sewer, and power usage align with typical residential needs (e.g., kitchen appliances,

refrigeration). Traffic is minimal, with 1–2 delivery trips per catering event (e.g., wedding luncheon) and occasional bakery pickups, using the homeowner’s personal vehicle and existing driveway. No future utility or transportation demands are anticipated due to the small-scale, home-based operation.

100 Ft of Property Use



7/17/2025, 11:57:36 AM

Zoning Overlay

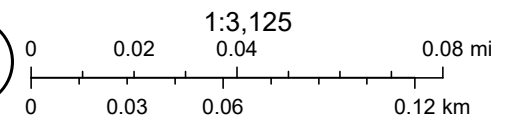
Agriculture-Low



Residential-Low



City Boundary



AFFIDAVIT

PROPERTY OWNER

STATE OF Utah

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}

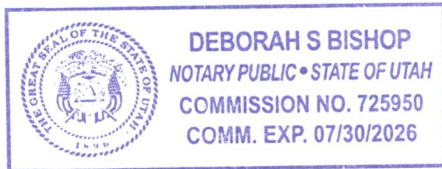
COUNTY OF Davis

I (We), Jeffrey D. & Wendy J. Tibbitts, 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)

Wendy J. Tibbitts
(Property Owner)

Subscribed and sworn to me this 11 day of July, 2025.



Deborah S. Bishop
(Notary Public)

Residing in Centerville Utah

My Commission Expires 07/30/2026

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 _____

Salted Sourdough Crackers

INGREDIENTS: SOURDOUGH
START, FLOUR, BUTTER, SALT,
SUGAR, SALT
CONTAINS: WHEAT

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

NET WEIGHT 0G(0 OZ)

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

Snickerdoodle Scones

INGREDIENTS: FLOUR, SUGAR,
BUTTER, EGG, MILK, BAKING
POWDER, BAKING SODA,
SALT, CINNAMON, CANE
SUGAR, CINNAMON
CONTAINS: WHEAT, EGG,
MILK

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

NET WEIGHT 0G(0 OZ)

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

Cinnamon Bread

INGREDIENTS: FLOUR,
WATER, SUGAR, VEGETABLE
OIL, YEAST, SALT
FILLING: BUTTER, BROWN
SUGAR, CINNAMON
CONTAINS: WHEAT

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

NET WEIGHT 0G(0 OZ)

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

Cheesy Sourdough Crackers

INGREDIENTS: SOURDOUGH
START, FLOUR, BUTTER,
PARMESEAN, SHARP
CHEDDAR, SALT, SUGAR, SALT
CONTAINS: WHEAT,

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

NET WEIGHT 0G(0 OZ)

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

White Bread

INGREDIENTS: FLOUR,
WATER, SUGAR, VEGETABLE
OIL, YEAST, SALT
CONTAINS: WHEAT

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

NET WEIGHT 0G(0 OZ)

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

Plain Scones

INGREDIENTS: FLOUR, SUGAR,
BUTTER, EGG, MILK, BAKING
POWDER, BAKING SODA,
SALT
CONTAINS: WHEAT, EGG,
MILK

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

NET WEIGHT 0G(0 OZ)

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

Triple Chocolate Scones

INGREDIENTS: FLOUR, CHOCOLATE
CHIPS, SUGAR, BUTTER, COCOA
POWDER, EGG, MILK, BAKING
POWDER, VANILLA, BAKING
SODA, SALT

GLAZE INGREDIENTS: POWDERED
SUGAR, COCOA POWDER, MILK,
SALT

CONTAINS: WHEAT, EGG, MILK

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

NET WEIGHT 0G(0 OZ)

Salted Caramel Scones

INGREDIENTS: FLOUR, CARAMEL
BITS, SUGAR, BUTTER, EGG, MILK,
BAKING POWDER, BAKING SODA,
SALT, VANILLA

GLAZE INGREDIENTS: POWDERED
SUGAR, CARAMEL, MILK, SEA
SALT

CONTAINS: WHEAT, EGG, MILK

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

NET WEIGHT 0G(0 OZ)

Breakfast Scones

INGREDIENTS: FLOUR, MILK,
CHEESE, BACON BITS,
BUTTER, EGGS, SCRAMBLED
EGGS, BAKING POWDER,
BAKING SODA, BASIL, SALT,
OREGANO, ONION POWDER,
GARLIC POWDER
CONTAINS: WHEAT, EGG,
MILK

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

NET WEIGHT 0G(0 OZ)

Birthday Scones

INGREDIENTS: FLOUR, SUGAR,
BUTTER, MILK, SPRINKLES, MILK
CHOCOLATE CHIPS, WHITE
CHOCOLATE CHIPS, BAKING
POWDER, VANILLA, BAKING
SODA, SALT

GLAZE INGREDIENTS: POWDERED
SUGAR, MILK, VANILLA

CONTAINS: WHEAT, EGG, MILK

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

NET WEIGHT 0G(0 OZ)

Lemon Poppyseed Scones

INGREDIENTS: FLOUR, MILK,
BUTTER, SUGAR, EGG, LEMON
JUICE, LEMON ZEST,
POPPYSEEDS, BAKING POWDER,
BAKING SODA, SALT, VANILLA
GLAZE INGREDIENTS: POWDERED
SUGAR, MILK, LEMON JUICE
CONTAINS: WHEAT, EGG, MILK

NOT FOR
RESALE.
PROCESSED AND
PREPARED IN A
FACILITY
WITHOUT STATE
OR LOCAL
INSPECTION.

PRODUCED IN A
HANDLES, MILK,
EGGS, PEANUTS, A

NET WEIGHT 0G(0 OZ)

SCONES N'STUFF 1
CENTERVILLE
PRODUCED BY J,
JACOB@SCONESN

SCONES
STUFF
22











SCONES
STICK
2













SCONES
STI
n







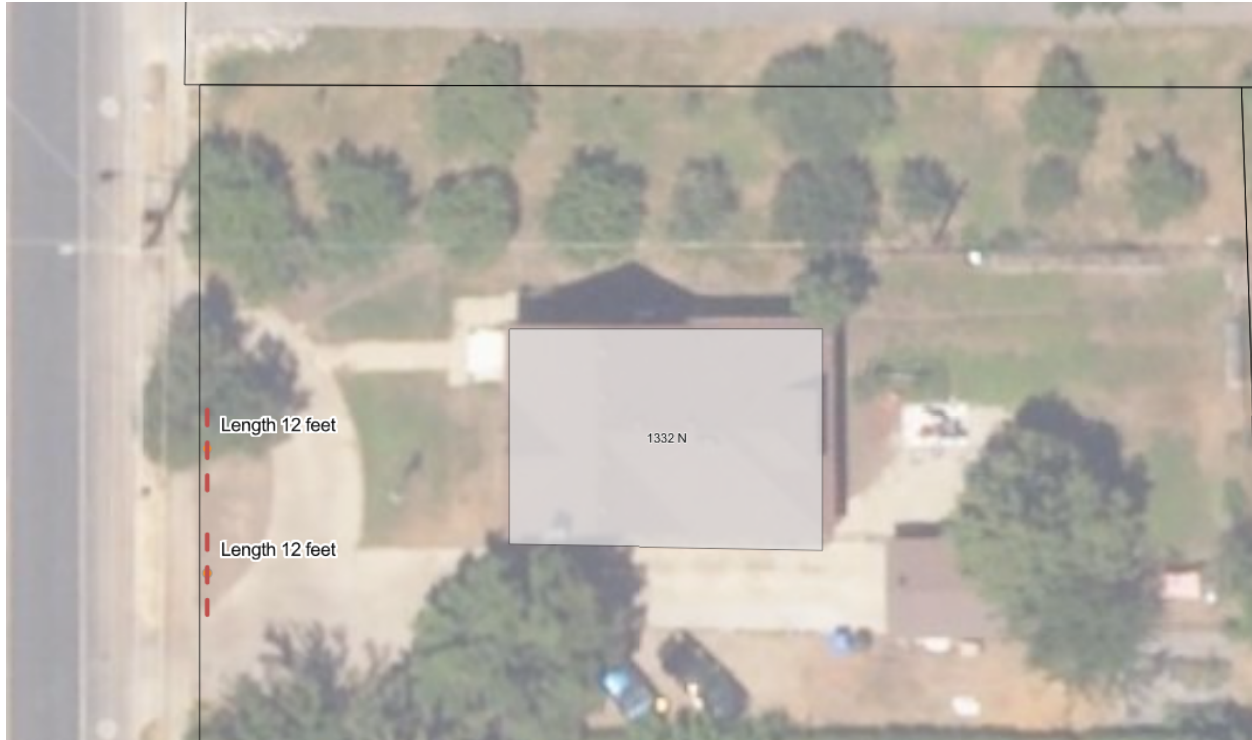








Sign Placement



12.62 Home Occupations

12.62.010 Purpose

12.62.020 Scope

12.62.030 Definitions

12.62.040 Permitted Use

12.62.050 Development Standards - Permitted Use

12.62.060 Conditional Use Permit Required

12.62.070 Development Standards - Conditional Use

12.62.010 Purpose

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

HISTORY

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

12.62.020 Scope

The requirements of this Chapter shall apply to any home occupation conducted within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws.

HISTORY

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

12.62.030 Definitions

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

HISTORY

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

12.62.040 Permitted Use

- (a) Permitted Use. Permitted home occupation uses listed in Subsection (b) may be established as a home occupation in an agricultural or residential zone as a permitted use subject to the development standards of CZC 12.62.050.
- (b) Permitted Uses. The uses set forth below shall be allowed as permitted home occupation uses in any agricultural or residential zone:
 - 1. Family child care facility;
 - 2. Medical service;
 - 3. Personal care service;
 - 4. Personal instruction service; and
 - 5. Office, general.
- (c) Prohibited Uses. The uses set forth below shall be prohibited as home occupation uses:
 - 1. Kennel; and
 - 2. Stable.

HISTORY

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

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

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

12.62.050 Development Standards - Permitted Use

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

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

HISTORY

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

12.62.060 Conditional Use Permit Required

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

HISTORY

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

12.62.070 Development Standards - Conditional Use

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

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

HISTORY

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

12.21.100 Conditional Use Permit

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

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

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

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

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

HISTORY

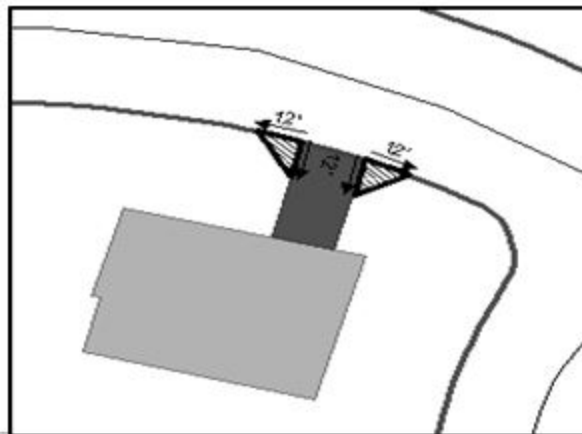
Adopted by Ord. [2016-20](#) on 7/15/2016

12.55.230 Visual Obstructions

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

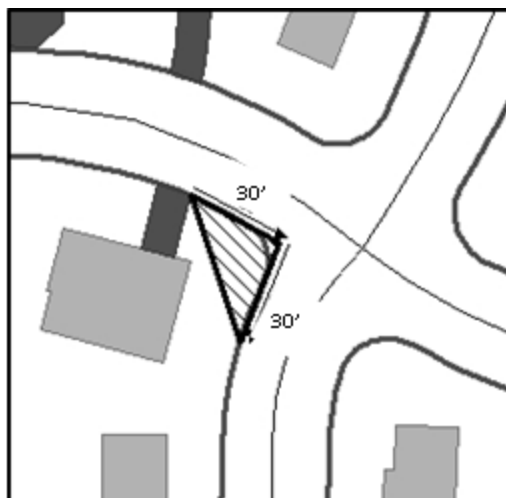
- (a) Driveway. No sight-obscuring fence, wall, sign, or other similar structure, or landscaping which exceeds two feet in height shall be placed within a triangular area formed by a driveway line, the street property line, and a line connecting them at points 12 feet along the driveway line and 12 feet along the street property line or back of sidewalk, whichever is greater, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.

Figure 1. Driveway Sight Triangles



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

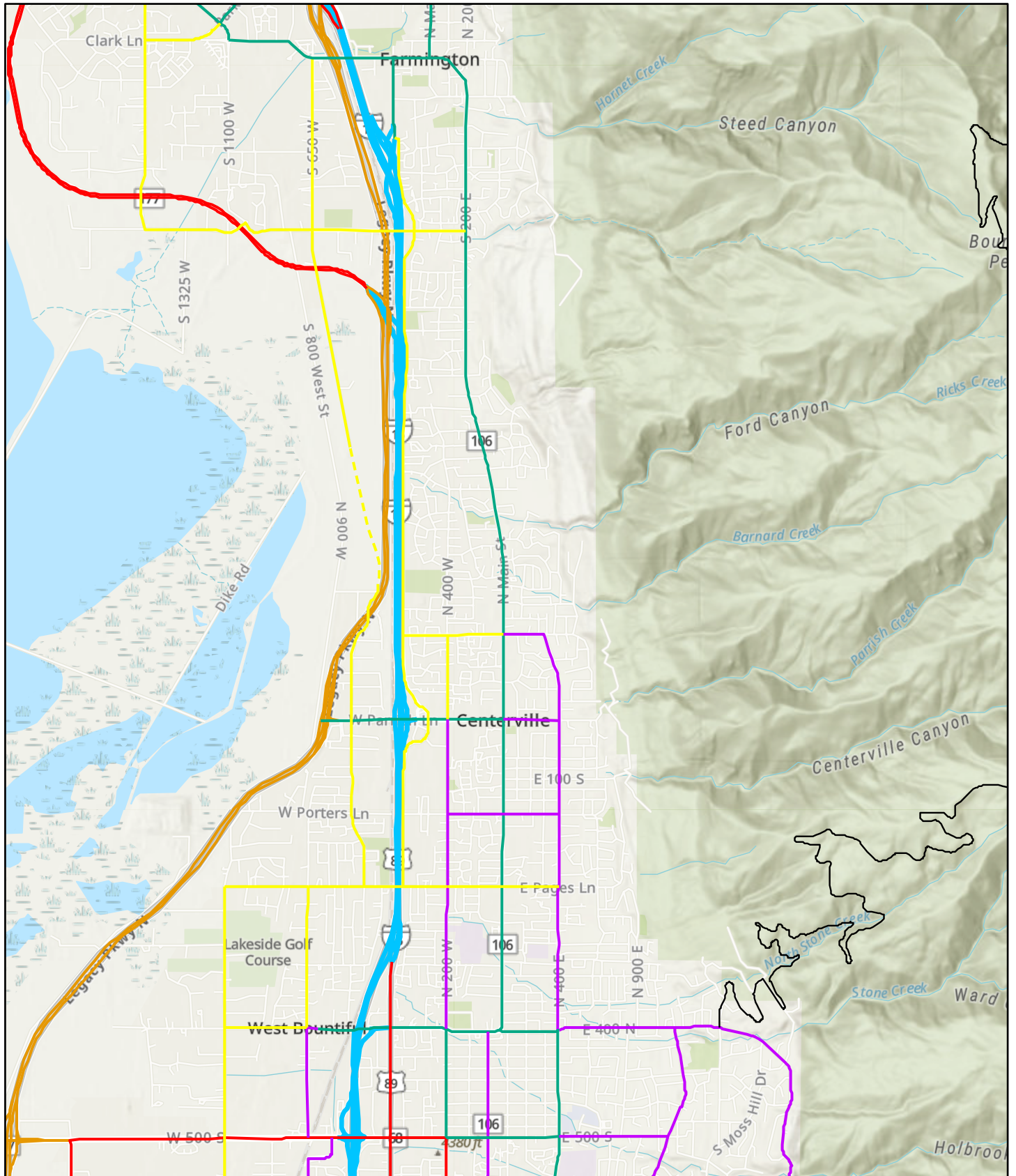
Figure 2. Street Intersection Sight Triangles.



HISTORY

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

UDOT Street Class



7/15/2025

UDOT Road Functional Classification

- Interstate
- Other Freeways and Expressways
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- - - Proposed Minor Collector

World_Hillshade

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Effective 5/8/2018

Chapter 5a

Home Consumption and Homemade Food Act

4-5a-101 Title.

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

Enacted by Chapter 377, 2018 General Session

4-5a-102 Definitions.

For purposes of this chapter:

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

Amended by Chapter 362, 2023 General Session

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

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

Amended by Chapter 362, 2023 General Session

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

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

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

Amended by Chapter 362, 2023 General Session

4-5a-105 Limitations.

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

Enacted by Chapter 377, 2018 General Session



MICROENTERPRISE HOME KITCHEN

A Microenterprise Home Kitchen is a non-commercial kitchen facility located in a private home and operated by a resident of the home where ready-to-eat food is handled, stored, prepared, or offered for sale.

Prior to obtaining a permit a Microenterprise Home Kitchen operator must submit plans to the division describing what foods will be handled and produced, how foods will be prepared, what frequency utensils and equipment will be cleaned, how refuse will be disposed of, and how time temperature control for safety foods will be temperature controlled. Mechanical equipment for temperature control with a non-fixed thermometer must be used to hold time temperature control for safety foods. Plans must be approved prior to the permit being issued and prior to any food service at a Microenterprise Home Kitchen. Written consent for the Division to enter the private residence during operating hours for inspections will need to be given to the Division. An initial inspection must be conducted no more than one week before the Microenterprise Home Kitchen is scheduled to begin operating.

An annual permit fee of \$300 will need to be paid. An additional \$100 fee will be charged to the Microenterprise Home Kitchen if the Division conducts an inspection where it finds the Microenterprise Home Kitchen produced adulterated foods or was the source of a foodborne illness outbreak.

Related Links

- [Davis County Board of Health - Food Service Sanitation Regulation](#)
- [Rule R392-100. Food Service Sanitation](#)

PERMITS

Click [here](#) to apply for a **Microenterprise Home Kitchen Permit**

Contact Information

Physical Address

22 South State Street

2nd Floor

Clearfield, Utah 84015

Mailing Address

Davis County Health Department

Environmental Health Services Division

P.O. Box 618

Farmington, Utah 84025

Phone Numbers

(801) 525-5128 :: Main

(801) 525-5119 :: Fax

Hours

Monday – Friday

8:00 a.m. to 5:00 p.m. ([except county holidays](#))



Promoting and protecting the health and well-being of the Davis County community.

Main: [\(801\) 525-5000](tel:(801)525-5000) M - F 8AM to 5PM

Locations

Centerville City Notice of Public Hearing

Project: SCONES N STUFF
CONDITIONAL USE PERMIT

Location: 1332 N MAIN ST

Zoning: RESIDENTIAL LOW (R-L)

Application: CONDITIONAL USE PERMIT – HOME OCCUPATION

Meeting Date: WEDNESDAY, AUGUST 27th, 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 requesting further information about this proposal, please call the Centerville City Planning Department at 801.292.8232 during regular business hours.



August 15th, 2025

Please see the following public hearing notices for August 27th, 2025

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

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **August 27th, 2025, at 7:00pm** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Conditional Use Permit for a home occupation commercial business use on the property located at 1332 North Main Street**. If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Michael Eggett
Community Development Director

CENTERVILLE
PLANNING
COMMISSION

Staff Report
8/27/2025

Item No. 2.

Title: Subdivision Preliminary Plat and Plan - Porter Lane Estates Subdivision - 522 West 400 South (Porter Lane) - Residential PDO Subdivision - Greg Larsen and Troy Holzer - Administrative Decision

Initiated By: Greg Larsen and Troy Holzer, Applicants

Staff Representative: Sydney DeWees, Assistant Planner

SUBJECT:

Consideration of Subdivision Preliminary Plat and Plan request for Porter Lane Estates Subdivision located at approximately 522 West 400 South (Porter Lane) consisting of a proposed 6-lot residential subdivision (PDO).

RECOMMENDATION:

Consider approval of the Preliminary Subdivision Plat and Plan for Porter Lane Estates Subdivision proposal.

BACKGROUND:

The applicants and property owners, Mr. Greg Larson & Mr. Troy Holzer, have applied for a Preliminary Subdivision Application. The plans presented for this application indicate a 6-lot subdivision on 1.04 acres of land. The zoning for this property is Residential Medium Planned Development Overlay (R-M PDO) and the applicant has indicated that they are choosing to construct single-family homes on these lots. A preapplication meeting with the Development Review Committee (DRC) was held in December 2024, after which the applicants submitted a preliminary subdivision application. The Preliminary Subdivision application and fees were submitted on December 12th, 2024. Upon review of the submitted plans, the DRC identified several deviations from the Centerville Zoning Code that would be necessary to achieve the maximum permitted density under the R-M (Residential Medium) zone. After consultation with their engineer and discussions with staff, the applicants chose to proceed under the Planned Development Overlay (PDO) process.

Prior to this application for the Preliminary Subdivision, the conceptual site plan and the associated Planned Development Overlay Zoning Map Amendment was reviewed by the Planning Commission, with recommendations to approve both. The Council followed the Planning Commission recommendations for the approval of the conceptual site plan and the zoning map amendment.

A public hearing was advertised and held for the conceptual site plan in accordance with State and City Code requirements. As of August 22nd, the site was posted with a public hearing notice as well as posting up at City Hall and the Public Works building. **Staff has not received any public comments regarding the preliminary subdivision prior to the date of preparing the Planning Commission packet. Any new comments provided prior to the meeting will be shared with the Planning Commission during the meeting.**

ATTACHMENTS:

1. 8.27.2025 - PC Staff Report - PLE Prelim Subdivision (FINAL)
2. Exhibit A - Application
3. Exhibit B - Warranty Deed
4. Exhibit C - Property Owner Affidavit
5. Exhibit D - Subdivision plan set
6. Exhibit M - 6.20.25 Meeting-Landscape Plan Updates before and after
7. Exhibit E - 8.11.25 DRC Checklist
8. Exhibit F - SWPP and BMP
9. Exhibit G - Signed Ord. No. 2025-13 Porter Lane Estates PDO Rezone - 20250805
10. Exhibit H - PC Meeting Min.
11. Exhibit I - CMC 15.01.084
12. Exhibit J - CMC 15.03
13. Exhibit K - CMC 15.05
14. Exhibit N CZC 12.32.300
15. Exhibit L - Part-12-480-Neighborhood-Planning-Policies-05-15-2018
16. 8.22.25 PLE PDO Prelim Plat On Site Notice
17. 8.22.25 PLE PDO Preliminary Plat Public Place



CENTERVILLE

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

STAFF REPORT
AGENDA ITEM: 1
Porter Lane Estates – Preliminary Subdivision

APPLICANT: GREG LARSEN
GM LARSEN DESIGN
380 N 200 W # 107
BOUNTIFUL, UTAH, 84010
(801) 589-3331
GMLARSENDESIGN@HOTMAIL.COM

PROPERTY OWNER: TROY HOLZER
801-898-0098
150 W 100 N,
BOUNTIFUL UT 84010
TROYZMAIL@GMAIL.COM

GREG LARSEN
801-589-3331
1353 N 1580 W, FARMINGTON, UT 84025
GMLARSENDESIGN@HOTMAIL.COM

PROJECT ADDRESS: 522 WEST 400 SOUTH (PORTER LANE)

PARCEL: 03-001-0209

PARCEL SIZE: 1.04 ACREAGE, 45,302. SQ. FT.

ZONING: RESIDENTIAL MEDIUM PLANNED DEVELOPMENT
OVERLAY (R-M PDO)

APPLICATION: PRELIMINARY SUBDIVISION

RECOMMENDATION: APPROVAL OF THE PRELIMINARY SUBDIVISION

BACKGROUND

The applicants and property owners, Mr. Greg Larson & Mr. Troy Holzer, have applied for a Preliminary Subdivision Application. The plans presented for this application indicate a 6-lot subdivision on 1.04 acres of land. The zoning for this property is Residential Medium Planned Development Overlay (R-M PDO) and the applicant has indicated that they are choosing to construct single family homes on these lots. A preapplication meeting with the Development Review Committee (DRC) was held in December 2024, after which the applicants submitted a preliminary subdivision application. The Preliminary Subdivision application and fees were submitted on December 12th, 2024. Upon review of the submitted plans, the DRC identified several deviations from the Centerville Zoning Code that would be necessary to achieve the maximum permitted density under the R-M (Residential Medium) zone. After consultation with their engineer and discussions with staff, the applicants chose to proceed under the Planned Development Overlay (PDO) process.

Per CZC 12.41 a single-family residential subdivision with a Planned Development Overlay (PDO) needs to apply for the PDO application and get approval, following the steps as outlined below:

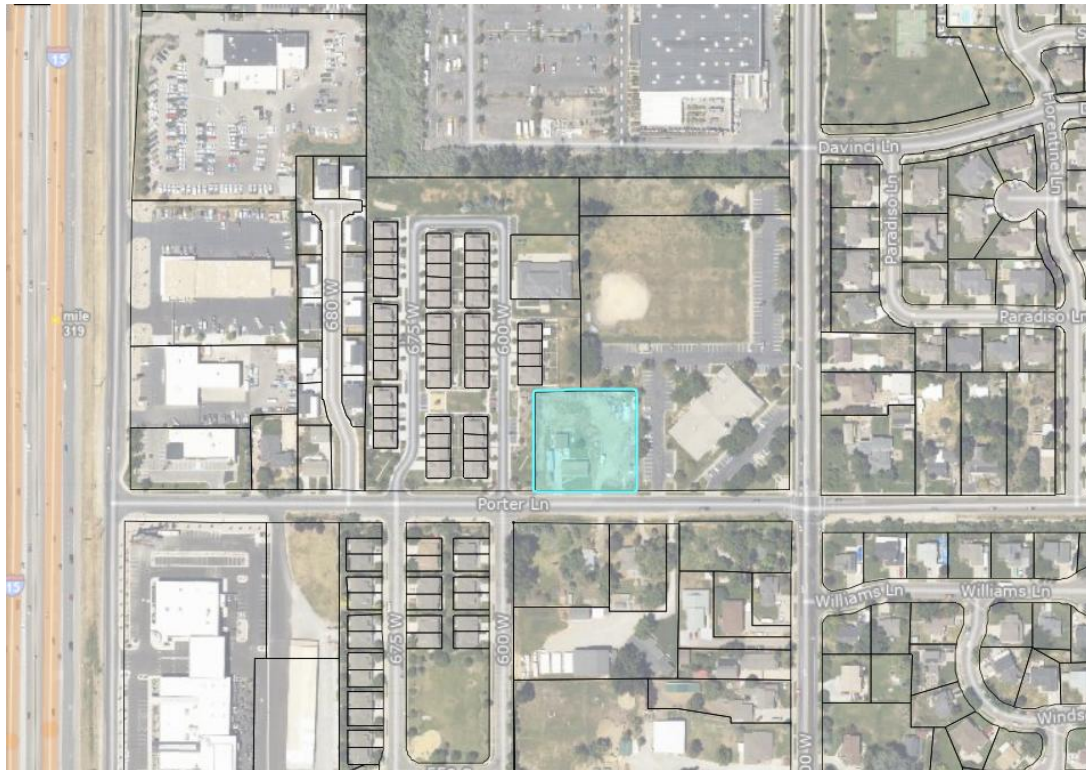
1. Conceptual Site Plan, public hearing before the Planning Commission with a recommendation to the City Council, and a public hearing, then final approval by consideration by the City Council. - Approved on August 5th, see exhibit G
2. Zoning Map Amendment for Planned Development Overlay (agenda item 2), public hearing before the Planning Commission with a recommendation to the City Council, and a public hearing, then final approval consideration by the City Council. – Approved on August 5th, see exhibit H
3. Preliminary Subdivision Plat (current application), public hearing and approval by the Planning Commission.
4. Final Site Plan, no public hearing, and approval by the Planning Commission.
5. Final Subdivision Plat, no public hearing or approval consideration by the Planning Commission and City Council. The Final Subdivision Plat is approved by City Staff.

Prior to this application for the Preliminary Subdivision, the conceptual site plan and the associated Planned Development Overlay Zoning Map Amendment was reviewed by the Planning Commission, with recommendations to approve both. The Council followed the Planning Commission recommendations for the approval of the conceptual site plan and the zoning map amendment. As shown in the minutes, exhibit H, the Planning Commission had the following findings for the conceptual site plan:

1. *The proposed Planned Development Overlay (PDO) Zoning Map Amendment will need to be approved as outlined in CZC 12.41.080 for this approval to be valid*
2. *The proposed Planned Development Overlay (PDO) Zoning Map Amendment shall address all variance items as outlined in the staff report:*
 - a. *Minimum lot size*
 - b. *Minimum lot frontage*
 - c. *Front yard setback*
 - d. *Minimum buildable area*
 - e. *Required sidewalk installation*
 - f. *Fencing height and location*
 - g. *Irrigation plan*
 - h. *Common area designation*
3. *Should the proposed PDO Zoning Map Amendment be approved by the City Council, a final site plan shall be submitted to the City as outlined in CZC 12.21.100*
4. *A future proposed final site plan shall include and/or address all the unresolved staff comments as identified and reported from the July 7th DRC meeting.*
5. *NO PARKING signage shall be posted along the private roadway known as 525 West Street, with enforcement of this restriction outlined in the Subdivision's Covenants, Conditions, and Restrictions (CC&Rs) through an established towing policy.*

Findings 1, 2, 3, and updated CC&Rs (findings 5) have been addressed thus far. After the preliminary subdivision review, if approval is granted, the final site plan review will be initiated, addressing findings 4. No adjustments have been made to the site plan that was approved by the City Council. This preliminary subdivision establishes the lots necessary for the approved site plan to be formally recognized and for the final site plan review process to begin.

A public hearing was advertised and held for the conceptual site plan in accordance with State and City Code requirements. As of August 22nd, the site was posted with a public hearing notice as well as posting up at City Hall and the Public Works building. **Staff has not received any public comments regarding the preliminary subdivision prior to the date of preparing the Planning Commission packet. Any new comments provided prior to the meeting will be shared with the Planning Commission during the meeting.**



CODE REQUIREMENTS & ANALYSIS

15.03 PRELIMINARY PLAT

“Residential Subdivision” is defined in CMC 15.01.040 as a single-family subdivision, two-family subdivision, or townhome subdivision, or any combination thereof, but not including any other housing product or use type.

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

15.03.020 PRELIMINARY PLAT APPLICATION AND FEES

The applicant shall file an application for preliminary plat approval with the Community Development Director on a form prescribed by the City, together with three hard copies and one electronic copy of the preliminary plat. At the time of filing the application, the applicant shall pay all application fees and deposits for preliminary plat review as provided in the City Fee Schedule.

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

15.03.030 PRELIMINARY PLAT SUBMITTAL REQUIREMENTS

The applicant has submitted all the requirements for a preliminary subdivision plat and plan submittal, see Exhibit J. The proposed preliminary plat and plan have been reviewed by city departments and feedback given to the applicant during previous DRC meetings. The applicant is expected to be deemed compliant with the plat submittal requirements during the August 25th, 2025, DRC meeting. See Exhibit E for the completeness review check conducted on August 11th, 2025.

15.03.032 PRELIMINARY PLAT COMPLETENESS REVIEW

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

As referenced, the Community Development Director (and DRC) reviewed the Preliminary Plat application for accuracy and completeness in accordance with 15.01.084. See Exhibit I for Code 15.01.084.

15.03.034 PRELIMINARY PLAT DISTRIBUTION TO DEPARTMENTS

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

The completed application was distributed for one round of compliance reviews via email on August 12th, 2025. The department had 2 weeks (10 business days), under Utah Code § 10-9a-604.2, to review and compile comments. Feedback from staff for round one of compliance reviews will be provided to planning commissioners at the Planning Commission meeting.

15.03.036 PRELIMINARY PLAT REVIEW CYCLE REQUIREMENTS:

The applicant was given feedback by City Staff, primarily during the completeness review phase. Once the review cycle, as established in CMC 15.03.036, was initiated, the applicant received feedback to be in compliance with City and State Codes. The application was deemed complete on August 12th, 2025. The applicant received further final feedback on August 18th, 2025.

15.03.040 PRELIMINARY PLAT REVIEW AND APPROVAL BY PLANNING COMMISSION

(a) ... At the time and place specified, the Planning Commission shall hold a public hearing and review the submitted preliminary plat for compliance with the standards and criteria set forth in this Title and all other ordinances of the City, including but not limited to the Zoning Code, General Plan, Master Street Plan, and applicable Construction Codes. The Planning Commission may approve, approve subject to modification, or disapprove the submitted preliminary plat, and shall make findings specifying any inadequacy in the application, noncompliance with City ordinances or regulations, questionable or undesirable design and/or engineering, and the need for any additional information which may assist the Planning Commission to evaluate the preliminary plat..

Based on the above information and what is provided in this packet, City Staff recommends approval of the preliminary subdivision plat and plan for the Porter Lane Estates Preliminary Subdivision Plat-Plan proposal.

(c) Granting of a preliminary plat approval by the Planning Commission shall not constitute a final approval of the subdivision by the Planning Commission. Nor shall approval of the preliminary plat relieve the subdivider of the responsibility to comply with all required

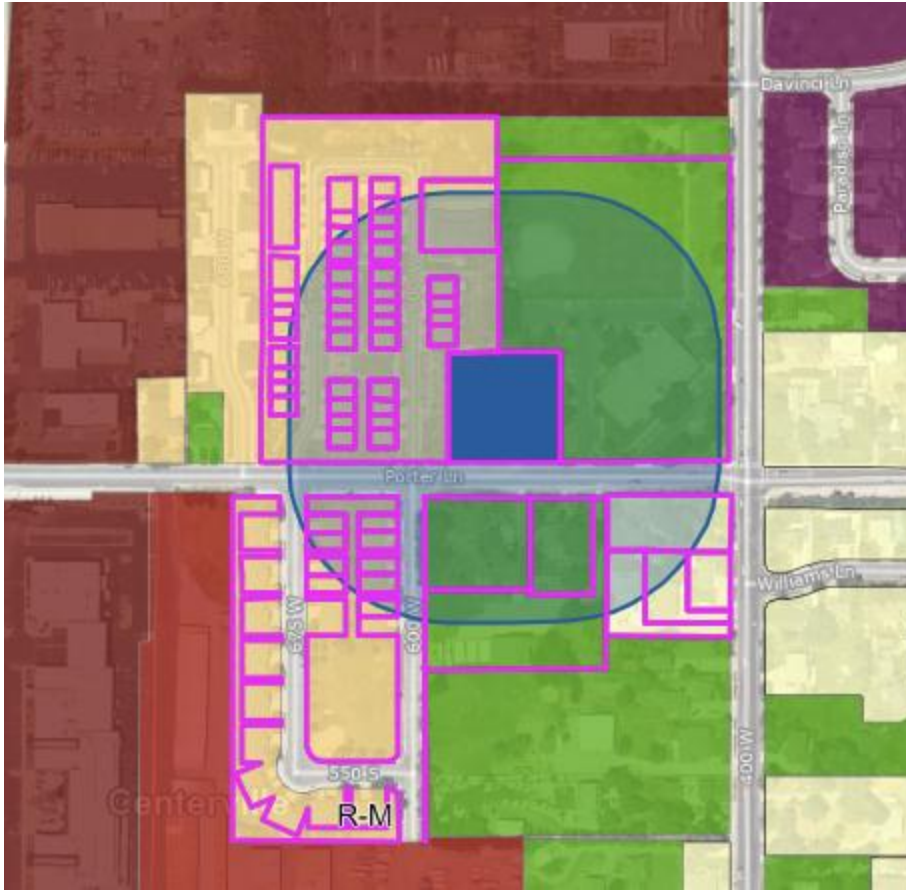
conditions and ordinances, and to provide the improvements and easements necessary to meet all City standards and requirements.

Planned Development Overlay zoning was approved for this property on August 5th, 2025. The approved variances from the development standards included: minimum lot size, minimum lot frontage, front yard setback, minimum buildable area, required sidewalk installation, fencing height and location, irrigation plan, and common area designation.

15.05 GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS

As seen in Exhibit K, 15.05 General Requirements For All Subdivisions, the subdivision complies with the General Plan neighborhood plan. This parcel is located in Neighborhood 2, southwest Centerville. As found in exhibit L, the neighborhood plan states “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.”

The lots surrounding this property, as located within 300 feet of the applicant site, consist of 2 Planned Unit Developments (multi-family housing that is residential medium), 4 agriculture low properties (including The Church of Jesus Christ of LDS), and 4 residential low properties. The proposed subdivision will continue the Residential Low (R-L) zoning standard and development expectation as it will consist of single-family housing on each parcel in the subdivision. See the below imagery for more.



15.05.020 LOTS

Staff have reviewed the preliminary subdivision plat, which shows that the creation of these new single-family lots meets the Residential Medium (R-M) code requirements per CZC 12.32.300 (see exhibit N for more) besides the approved developmental standard variance of minimum lot size, minimum lot frontage, front yard setback, and minimum buildable area.

15.05.030 STREETS AND RELATED IMPROVEMENTS

Staff have reviewed the preliminary subdivision plat, which depict the private drive, 525 West, with a 28-foot paved width and curb and gutter along both sides. A variance from the standard sidewalk installation requirements was granted through the PDO approval. The design includes a dedicated 20-foot snow storage area located at the end of the private road. A new fire hydrant is proposed on the east side of the private road between Lots 5 and 6, as requested by the South Davis Fire District. Additional infrastructure includes a new streetlight at the end of the private road, as requested by the Centerville Streets Department, and two new signs: a street identification sign, per Streets Department request, and a “No Parking/Tow” sign, per Planning Commission findings during the conceptual site plan process.

15.05.040 PROTECTION STRIPS

This development has no proposed protection strip needs.

15.05.050 DRAINAGE

Staff have reviewed the preliminary subdivision plat, which shows 4 retention ponds abutting Porter Lane. Retention ponds are designed to hold water permanently to protect homes from flood damage while detention ponds are designed to detain water and release it slowly over time to prevent flooding. The City Engineer recommended incorporating retention ponds at this location. During project review, the Public Works Department stated at an earlier DRC meeting that, without mitigation, stormwater would likely drain onto Porter Lane. To address this concern, the City Engineer and Public Works staff conducted an on-site evaluation with the applicant, collaboratively identifying the placement of the ponds as the most effective solution. Both the City Engineer and Public Works Department support this design approach.

15.05.060 UTILITIES

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

15.05.070 LANDSCAPING

A landscaping plan was submitted as part of the PDO and conceptual sit plan applications. Open space/common area was indicated as having landscaping as well as 4 ft high fence abutting porter lane. Open space/common area will be maintained by the HOA which includes the retention ponds. In Exhibit M, there is a landscaping plan that reflects the plan before and after a meeting with staff occurred. Prior to the meeting information was missing but the missing information was identified. The landscape plan includes a mix of vegetation, consisting of: 20 Quaking Aspen or Red Leaf Maple trees, 50 Dogwood Twig or Cisterna Plum shrubs, 8 Austrian Pine or Blue Spruce trees, and approximately 9,356 square feet of grass area. It is important to note that delineation from the City Code was granted per the PDO and conceptual site plan approval, The developer was approved to defer submission of a detailed irrigation plan at this stage to allow future property owner's design flexibility and creative input for their private landscaping.

12.32 RESIDENTIAL ZONES

As previously indicated, the development meets all the Residential Medium (R-M) zoning standards per City Code, apart from the approved variances from the development standards which include minimum lot size, minimum lot frontage, front yard setback, minimum buildable area, required sidewalk installation, fencing height and location, irrigation plan, and common area designation.

12.32.040 USES ALLOWED

Permitted and Conditional Uses. Permitted and conditional uses allowed in residential zones shall be as set forth in the Table of Uses in CZC 12.36 (Table of Uses). Permitted and conditional uses are indicated by "P" or "C", respectively. Uses not permitted are indicated by "N".

Residential Medium zoning allows for the development of single-family homes. In the CC&R's, Article III, it specifically states that this will be for residential use only, no business or commercial use, no subdivision or subdivision of lots, and no more than one single family dwelling per lot. It is important to note that, even though it is not specifically stated in the application documents, ADUs are permitted in residential areas so long as the parcel is 6,000 sqft. Only lots 2 and 5 would not be able to have an ADU established due to them being only 5275 sqft. Home occupations are also allowed in residential areas so all the lots in the subdivision would qualify to have home occupations as listed in CZC 12.62. These are two clarifications to note for this the Planning Commission and applicant to be aware of so changes can be made in the CC&R's before they are finalized in the Final Site Plan application (next step), if desired and/or expected.

12.32.060 REGULATIONS OF GENERAL APPLICABILITY

(a) CZC 12.50 (Existing Conditions Inventory)

An existing conditions inventory has been met by various site tests, plans review, and documentation submittals. The City Engineer and Public Works Department will further review this at the time of final compliance during the Final Subdivision Plat for this project.

CZC 12.51 (Landscaping and Screening)

A landscaping plan has been addressed in the conceptual site plan and will be reviewed again in the final site plan.

CZC 12.52 (Off-Street Parking and Loading)

No off-street parking will be permitted on the private street as indicated in the CC&R's

CZC 12.53 (Sensitive Lands)

No sensitive lands were identified on the existing conditions inventory/ALTA survey.

CZC 12.54 (Signs)

Three types of signs are expected to be installed for this project, city street signs (by the city but at the expense of the developer), No Parking/Towing signs (by the developer and at their expense), subdivision sign (none have been identified on the conceptual site plan but wanted to note this) could be a possibility and, out of the three types noted, this would be the only sign that would require an additional sign permit at the time of installation for a zoning and planning review (by the developer and at their expense).

CZC 12.55 (Supplementary Development Standards)

A public utility easement of 10 feet along the front property line and 7 feet along two additional property lines is being met. Fence and wall requirements are being satisfied through outright permitted uses and variance approval via the PDO approval. The homes do not exceed the 35-foot maximum height. While the parcel sizes deviate from the standard code requirements, they are permitted to be smaller than the minimum lot size through the PDO approval. One streetlight will be installed along the east side of the road. A private right-of-way is granted as part of the Planned Development Overlay process for a 28-foot road width. Trash will be stored on each individual property, and the City has communicated how trash pickup will be handled for private drives. All street improvements have been fulfilled in design, with one variance granted through the PDO process allowing no sidewalks to be installed. There will be no visual obstructions when exiting the private drive onto Porter Lane, as confirmed through the landscaping review and consideration of terrain elevation differences. Per the City's Table of Uses, chickens, rabbits, and bees are not permitted in the Residential Medium Zone.

12.32.300 TABLE OF DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Standard	Zoning Code	Proposed	Need a Variance
Distance between buildings	6 feet		
Maximum height, main building	35 feet		
Maximum height, accessory building	20 feet	None identified	
Minimum lot area	10,000 sq ft	5,275 sq ft	✓

Minimum frontage	60 feet	42 feet	✓
Minimum width, interior lot	60 feet	64 feet	
Minimum width, corner lot	70 feet	76 feet	
Front yard setback	25 feet	17.5 feet	✓
Side yard setback, interior lot	8 feet	10 feet	
Side yard setback, corner lot	18 feet	18 feet	
Rear yard setback	20 feet	20 feet	
Buildable area, minimum	2,000 sq ft	1,468 sq ft	✓
Buildable area minimum, range of length/width ratio	Between 2:1 and 1:2	2:1 & 1:2	
Gross density, maximum, permitted use	6 units per acre	6 UNITS	
Hard surfacing, maximum total of lot or parcel	60%	41%	
Outside storage	No permitted	None identified	

PLANNING STAFF RECOMMENDATIONS:

Based on the application material provided, staff recommends that the Porter Lane Estates Preliminary Subdivision Plat and Plan be approved with identified conditions. Please also note that should the applicant receive Preliminary Subdivision approval, the applicant will next need to apply for the Final Site Plan and then the Final Subdivision.

POSSIBLE MOTIONS:

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

MOTION #1 – APPROVE

“I hereby make a motion for the Planning Commission to APPROVE the Preliminary Subdivision Plat and Plan for the Porter Lane Estates Subdivision, located at 522 WEST 400 SOUTH (PORTER LANE), parcel 03-001-0209, contingent on the following conditions for approval:

- 1. The applicant shall resolve any remaining City Staff and/or City Engineer concerns as identified on the August 25th, 2025, DRC compliance review, prior to submitting any application for Final Subdivision Plat and Plan review.*
- 2. The applicant shall proceed to the next steps in this process, specifically Final Site Plan application and review, and Final Subdivision Plat/Plan application and review.*

(Any additional conditions as discussed and directed by the Planning Commission)

Due to the following findings for action:

- 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 Medium (R-M) 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 acceptance of this Preliminary Subdivision Plat and Plan for the proposed development, per CMC 15.03.040, is hereby granted approval by the City.”*

(Any additional findings as discussed by the Planning Commission)

#2 – APPROVE WITH PLANNING COMMISSION MODIFICATION

“I hereby make a motion for the Planning Commission to APPROVE the Preliminary Subdivision Plat and Plan request for the Porter Lane Estates Subdivision, located at 522 WEST 400 SOUTH (PORTER LANE), parcel 03-001-0209, with amendment to the request (as provided by the Planning Commission) as follows, with the following conditions of approval: _____

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

MOTION #3 – TABLE

“I hereby make a motion for the Planning Commission to TABLE the Preliminary Subdivision Plat and Plan request for the Porter Lane Estates Subdivision, located at 522 WEST 400 SOUTH (PORTER LANE), parcel 03-001-0209, until such a time as _____.”

MOTION #4 – DENY

“I hereby make a motion for the Planning Commission to DENY the Preliminary Subdivision Plat and Plan request for the Porter Lane Estates Subdivision, located at 522 WEST 400 SOUTH (PORTER LANE), parcel 03-001-0209, based on the following findings:

- 1. Provide findings here to support decision-making ...*
- 2. The Planning Commission finds that the applicant’s request for the Porter Lane Estates Subdivision, located at 522 WEST 400 SOUTH (PORTER LANE), parcel 03-001-0209, does not comply with the approval standards and requirements as established in CMC 15.03 and other applicable sections of the City Code.*
- 3. Therefore, the Planning Commission finds that acceptance of this Preliminary Subdivision Plat and Plan for the proposed development, per CMC 15.03.040, is hereby denied and cannot be approved by the City.”*

Under Review

Application Review Status

Pre-Review	Accepted	
Deemed Complete DRC 5.19.25		12/12/2024
1st Review Cycle	Reviewing	
Two weeks from today DRC will meet for compliance review for this application, the Preliminary Subdivision. Applicant will need to submit PDO Rezone Application and Site Plan Application before it can be deemed Compliant.		
2nd Review Cycle	Not Reviewed	
Planning Commission	Not Reviewed	
Final-Review	Not Reviewed	

Fees		Payments		
Application Fee	\$400.00	12/12/2024	Online	\$900.00
Professional Services Deposit	\$500.00	Total Paid		\$900.00
Subtotal	\$900.00			
Amount Paid	\$900.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant Name

Greg M Larsen

Company Name

gmlarsendesign

Mailing Address

380 n 200 w # 107

City, State, & Zip Code

bountiful, Utah, 84010

Phone Number

(801) 589-3331

Email Address

gmlarsendesign@hotmail.com

Property Owner Name	Property Owner Address	Phone	Email
Atieli & Monalisa Hafoka	522 W Porter LN Ceterville ,Utah 84014	(801) 444- 8720	mlhasoka9@gmail.com

Name of Subdivision

Porter Lane Estates

Zoning of Property

R-M

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

No

Approximate address of subject property

522 W Porter LN Ceterville ,Utah 84014

Total acreage of project

1.04 ac.

Parcel Number(s)	Acreage of parcel
03-001-0209	1.04 ac

Proposed Use of property

PUD - 6 lot sub.

Detailed description of project

6 single family homes

Public Improvement Plans/Construction Drawings

 **1-21-25 Updated Plans.pdf**

All other required documents & agreements

 gmlarsenscanner@gmail.com_20241207_161505.pdf

Signature

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

Greg M Larsen - 12/12/2024 10:49 am

Messages

Hello Greg,

I have attached the checklist with feedback from the department. Fire has a few comments, so I have attached their as well. When you address the areas we mentioned on the checklist we can do another review of the application. I will be out next week but send me and email of questions or comment you might have. You can also put them on here for other staff to see.

Have a great Holiday.

📎 Letter of INCompleteness - Porter Lane Estates.pdf 📎 DRC Checklist- 12-16-24.pdf 📎 Fire Department Comments- Poter lane estates.pdf

Internal Notes

\$300 of this attached invoice fee dated Jan 7, 2025, is covered by initial Professional Services Deposit for this subdivision project. Invoice #120254. \$200 of deposit is left available as credited to this account.

\$150 of this attached invoice fee dated Feb 10, 2025, is covered by initial Professional Services Deposit for this subdivision project. Invoice #120348. \$50 of deposit is left available as credited to this account.

\$50 of this attached invoice fee dated Mar 7, 2025, is covered by initial Professional Services Deposit for this subdivision project. Invoice #120445. \$0 is left as credited to account. Remaining \$107 billed to applicant on this project.

Bill as normal going forward.

E 3607591 B 8697 P 105-106
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
03/03/2025 09:55:30 AM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE -
LEGEND HILLS

Recording Requested by:
First American Title Insurance Company
1795 E Legend Hills Drive, Ste 100
Clearfield, UT 84015
(801)825-1313

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Troy Holzer and Greg Larsen
150 W 1000 N
Bountiful, UT., 84010

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **14253-6335031** (se)
A.P.N.: **03-001-0209**

Atieli Hafoka and Monalisa Hafoka, Grantor, of **Centerville, Davis County, State of UT**, hereby
CONVEY AND WARRANT to

Greg Larsen and Troy Holzer, Grantee, of **Centerville, Davis County, State of UT**, for the sum of
Ten Dollars and other good and valuable considerations the following described tract(s) of land in
Davis County, State of Utah:

**Beginning at a point on North line of a 4 rod street, 1216.94 feet East and South 565.20 feet
from the Northwest corner of the Northwest Quarter of Section 18, Township 2 North, Range
1 East, Salt Lake Meridian, and running thence South 89°56' East 80.0 feet along said street;
thence North 125.0 feet; thence North 89°46' West 80.0 feet; thence South 125.0 feet to the
Point of Beginning.**

Also:

**Beginning on North side of a 4 rod street at a point 21.09 chains East and 8.60 chains South
from the Northwest corner of the Northwest Quarter of Section 18, Township 2 North, Range
1 East, Salt Lake Meridian; thence North 3.12 chains; thence West 95 feet; thence South
3.12 chains; thence East 95 feet to the Point of Beginning.**

Also:

**Beginning on the North line of a 4 rod street at a point 16.81 chains East and 8.60 chains
South and 107.48 feet, more or less, East from the Northwest corner of the Northwest
Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Meridian; and thence West
44 feet, more or less, along said North line of street to a point on a Southeast corner of
property conveyed in Warranty Deed recorded 06/15/2015 as Entry# 2873165 Book 6288**

Page 140; thence along said line the following course: North 00°19'44" West 204.96 feet; thence East 44 feet; thence South 205 feet to the Point of Beginning.

Also:

Beginning at a point 1296.94 feet East and 440.20 feet South from the Northwest corner of the Northwest Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Meridian, and running thence North 80.92 feet; thence West 80 feet; thence South 80 feet to a point North 89°46' West from the point of beginning; thence South 89°46' East 80 feet to the Point of Beginning.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this ^{22nd} January ~~23~~, 2025.

Atieli Hafoka By:

Monalisa Hafoka

As his attorney in fact

Monalisa Hafoka
Monalisa Hafoka

STATE OF

Ut.)
County of DAVIS) ss.

On 1/22/25, before me, the undersigned Notary Public, personally appeared **Atieli Hafoka By: Monalisa Hafoka as his attorney in fact and Monalisa Hafoka**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

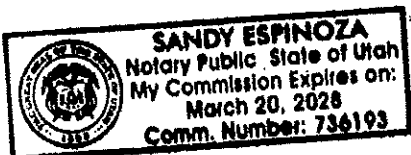
WITNESS my hand and official seal.

My Commission Expires:

3/20/28

Sandy Espinoza
Notary Public

Page 2 of 2



AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF DAVIS

}
}ss
}

I (We), GREG LARSEN & TROY HOLZER, 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)

[Signature]
(Property Owner)

Subscribed and sworn to me this 2nd day of April, 2025.



[Signature]
(Notary Public)

Residing in Bentley, Utah

My Commission Expires 08-08-2026

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 _____

PORTER LANE ESTATES PD

522 WEST PORTER LANE

PARCEL #03-001-0209

LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.

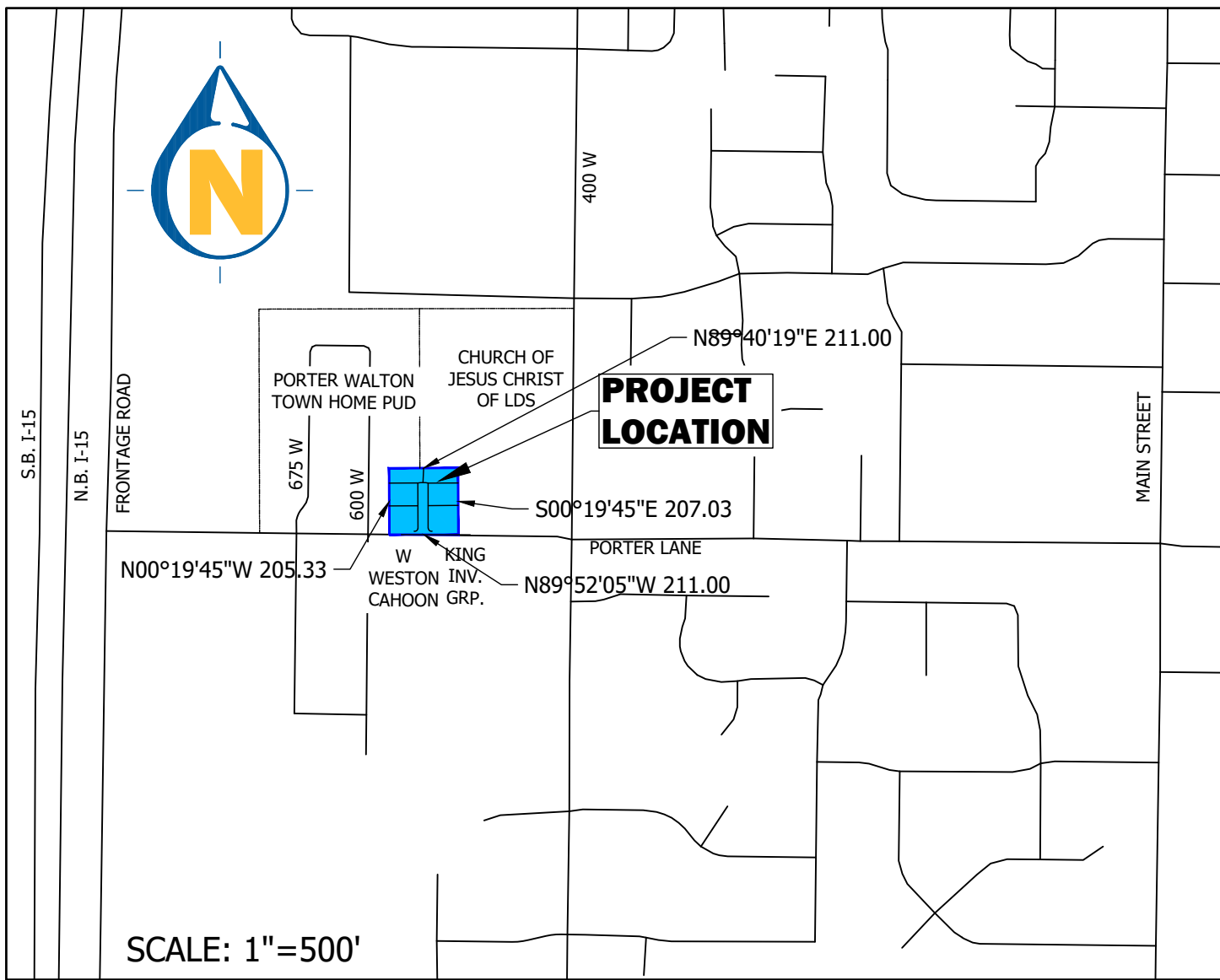
CENTERVILLE CITY, DAVIS COUNTY, UTAH

CURRENT ZONING: MEDIUM DENSITY RESIDENTIAL R-M

FEMA FLOOD ZONE: X (0.2%/1% WITH <1') MAP DATE: 09/15/22

FIRM PANEL: 49011C0392F

VICINITY MAP



CIVIL DRAWING INDEX

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEND
C102	VICINITY MAP
C200	ALTA SURVEY
C201	EXISTING CONDITIONS
C300	DEMOLITION PLAN
C400	SITE PLAN
C401	PRELIMINARY PLAT
C500	GRADING PLAN
C600	UTILITY PLAN
C690	EROSION CONTROL PLAN
C691	EROSION CONTROL DETAILS
C700	PLAN AND PROFILE
C901	SITE DETAILS

GENERAL NOTES

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

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3607591, DAVIS COUNTY RECORDER, UTAH

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

ENGINEER:
SCOTT ARGYLE
ENTELLUS ENGINEERING
SARGYLE@ENTELLUS.COM
(385)-777-2528

PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY
NOT FOR
CONSTRUCTION

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

COVER & INDEX

REVISIONS

DRAWN: JH 2025-06-19
APPROVED: STA 2025-06-19
PROJECT #: 1021062
PLANSET-1021062.dwg

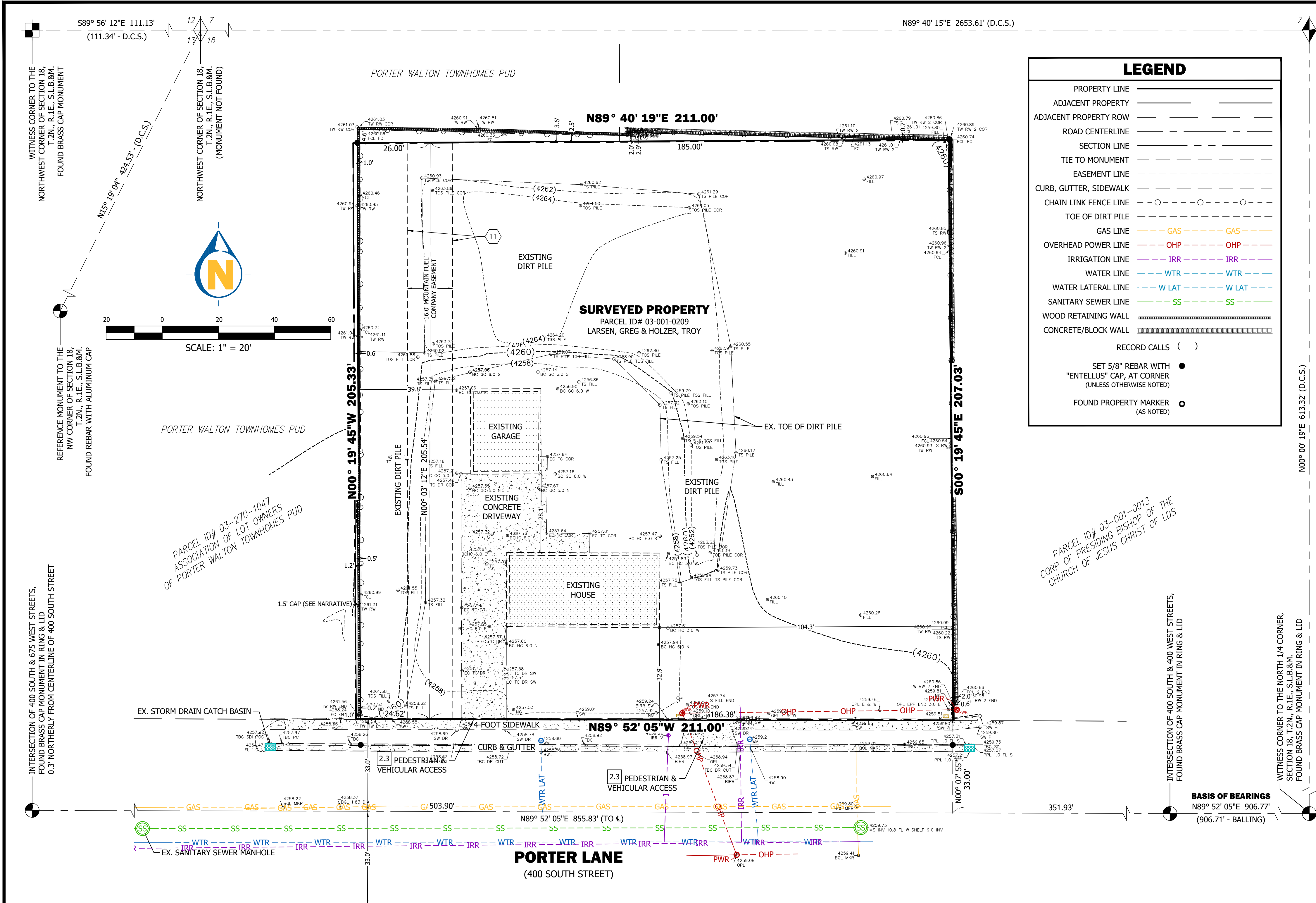
C100
COVER & INDEX

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BENCHMARK RIVET IN CURB AT SW CORNER
ELEVATION 4258.21



NORTH 1/4 OF SECTION 18,
T.2N., R.1E., S.L.B.&M.
FOUND BRASS CAP MONUMENT

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PREPARE AND ALTA/NSPS LAND TITLE SURVEY ON THE PROPERTY. WE SET THE BASIS OF BEARINGS ALONG THE MONUMENT AT 200 WEST STREET AND PORTER LANE AND THE WITNESS CORNER MONUMENT IN PORTER LANE, TO THE EAST, AS SHOWN. THIS BASIS USES THE DAVIS COUNTY SURVEYOR'S (D.C.S.) GROUND COORDINATE SYSTEM.

THE SUBJECT PARCELS ALL TIE FROM THE NORTHWEST CORNER OF SECTION 18. MATHEMATICALLY, THEY DO NOT FIT TOGETHER WELL IN A NORTH-SOUTH DIRECTION EXCEPT THAT THEY GENERALLY SHARE A CALL TO "THE NORTH LINE OF A STREET." THE SUBJECT PARCELS ARE SURROUNDED ON THE NORTH AND EAST BY PROPERTY OWNED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ("CHURCH PROPERTY"). ALTHOUGH THE CALCULATED LOCATION FOR THE CHURCH PROPERTY DOES NOT MATCH THE DEEDS FOR THE SURVEYED PROPERTY PERFECTLY, THEY SHARE THE SAME BEARING AND DISTANCE ALONG THE EAST LINE OF THE SURVEYED PROPERTY.

THE PORTER WALTON TOWNHOMES P.U.D. ("PUD"; ENTRY #2916378, DAVIS COUNTY RECORDER [D.C.R.]) FALLS TO THE WEST AND NORTH OF THE SURVEYED PROPERTY. IT ALSO PURPORTS TO USE THE D.C.S. GROUND COORDINATE SYSTEM. A PORTION OF THE PUD WAS ORIGINALLY OWNED BY THE HAFOKAS AND SOLD IN 2015 TO BRIGHTON DEVELOPMENT UTAH, THE DEVELOPER OF THE PUD (ENTRY #2873165, D.C.R.). COMPARING THIS DEED TO THE PUD PLAT, THE LOCATION OF THE WEST LINE OF THE SURVEYED PROPERTY APPEARS TO BE ABOUT 1.5' EASTERLY FROM THE CORRESPONDING LINE OF THE PUD.

BALLING ENGINEERING PREPARED A SURVEY IN 1992 ("BALLING SURVEY"; SURVEY #1277, D.C.S.) THAT INCLUDED THE SURVEYED PROPERTY FOR THIS SURVEY. IT SHOWS CHAIN LINK FENCING NEAR THE COMMON LINES BETWEEN THE CHURCH PROPERTY, THE SURVEYED PROPERTY, AND THE PUD. THE FENCING DOES NOT FOLLOW BOUNDARY LINES WELL. HOWEVER, ONE PROPERTY CORNER WAS LOCATED AT A FENCE POST ON THE NORTHEAST CORNER OF THE SURVEYED PROPERTY. THE PUD USES A DIFFERENT BEARING ALONG PORTER LANE THAN THE BALLING SURVEY. IT IS APPARENT FROM THE SURVEY RECORD THAT THE STREET MONUMENT IN PORTER LANE AT 675 WEST STREET WAS NOT SET ON THE CENTER LINE (SEE SURVEYS #2808, #3935, #7243, AND #7788).

WE MEASURED ROAD IMPROVEMENTS AND MONUMENTS IN PORTER LANE AND GATHERED ADDITIONAL MEASUREMENTS ON CORRESPONDING SECTION CORNER MONUMENTS. WE MEASURED FENCES AND WALLS SURROUNDING THE SURVEYED PROPERTY. WE FOUND THAT THE FENCING ALONG THE NORTHERLY LINES CONTINUES TO GENERALLY RUN OFF OF THE RECORD LOCATION OF THE PROPERTY. THERE IS NOW FENCING THAT WAS BUILT AS PART OF THE PUD THAT FOLLOWS THE REMAINING PORTION OF THE NORTHERLY LINES. THERE IS ALSO A FENCE AND WALL FROM THE PUD ALONG THE WESTERLY LINE OF THE SURVEYED PROPERTY.

COMPARING OUR CALCULATIONS TO THE MEASURED EVIDENCE, WE BELIEVE THAT THE BALLING SURVEY IS STILL A FAITHFUL REPRESENTATION OF THE SURVEYED PROPERTY. WE FOUND THAT FENCES CONTINUED TO BE IN THE SAME LOCATION SHOWN ON THE BALLING SURVEY, SO WE ACCEPTED THE NORTHERLY AND EASTERLY LINES ON THE BALLING SURVEY. WE CONTINUE TO ACCEPT THE CENTER LINE LOCATION OF PORTER LANE THAT WE HAVE USED ON PRIOR SURVEYS BECAUSE IT GENERALLY FITS ROAD IMPROVEMENTS. WE FOUND THE FENCES AND WALLS ALONG THE WESTERLY LINE FIT WELL WITH THE CONVEYANCE TO BRIGHTON IN 2015, LEAVING THE RECORD FRONTAGE FOR THE SURVEYED PROPERTY AT 211 FEET. WE SET CORNERS TO MARK THE PROPERTY, AS SHOWN

RECORD LEGAL DESCRIPTION

FROM EXHIBIT "A" OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET; MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY # 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARDS

- MONUMENTS FOUND DURING THE FIELDWORK FOR THIS SURVEY ARE:
 - THE BASIS OF BEARINGS WAS ESTABLISHED BY THE DAVIS COUNTY SURVEYOR'S BRASS CAP MONUMENTING THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 18 AND THE INTERSECTION MONUMENT OF 400 SOUTH & 400 WEST STREETS, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AS SHOWN ON THIS PLAT.
- EVIDENCE OF RIGHTS OF WAY AND ACCESS OBSERVED DURING THE FIELDWORK FOR THIS SURVEY:
 - BEARING AND DISTANCE TIES ARE SHOWN ON THE DIAGRAM SHEETS FROM THE PROPERTY TO STREET RIGHT-OF-WAY LINES.
 - PUBLIC AND PRIVATE STREETS ABUTTING THE PROPERTY ARE NAMED ON THE DIAGRAM SHEETS ALONG WITH THE RESPECTIVE RIGHT OF WAY WIDTHS.
 - VISIBLE EVIDENCE OF PHYSICAL ACCESS (E.G., DRIVEWAY CURB CUTS, SIDEWALKS, FENCE GATES) LEADING TO OR ACROSS THE PROPERTY IS SHOWN ON THE DIAGRAM SHEETS WITH LABELS DESCRIBING THE LOCATION AND CHARACTER OF VEHICULAR OR PEDESTRIAN ACCESS BY OTHER THAN THE APPARENT OCCUPANTS.
 - THE LOCATION AND EXTENT OF ANY POTENTIALLY ENCROACHING DRIVEWAYS, ALLEYS, AND OTHER WAYS OF ACCESS FROM ADJOINING PROPERTIES ONTO OR ACROSS THE SURVEYED PROPERTY ARE SHOWN ON THE DIAGRAM SHEETS.
- EVIDENCE OF LINES OF POSSESSION AND IMPROVEMENTS OBSERVED ALONG THE PROPERTY BOUNDARY LINES DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS INCLUDING WALLS, FENCES, BUILDINGS, SIDEWALKS, CONCRETE WORK, AND OTHER IMPROVEMENTS.
- THE LOCATIONS OF BUILDINGS OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM SHEETS. TWO BUILDINGS WERE OBSERVED ON THE PROPERTY DURING THE FIELDWORK FOR THIS SURVEY.
- EVIDENCE OF EASEMENTS AND SERVITUDES OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE SHOW ON THE DIAGRAM.
- THE LOCATIONS OF CEMETERIES ENCUMBERING OBSERVED ON THE PROPERTY DURING THE FIELD WORK FOR THIS SURVEY ARE SHOWN ON THE DIAGRAM. NO PHYSICAL EVIDENCE OF CEMETERIES WERE OBSERVED DURING THE FIELDWORK FOR THIS SURVEY, AND THE SURVEYOR WAS NOT MADE AWARE OF THE EXISTENCE OF ANY OTHER BURIAL PLOTS DURING THE PROCESS OF CONDUCTING.
- NO EVIDENCE OF WATER FEATURES EITHER ON THE PROPERTY OR MOVING ACROSS THE PROPERTY WAS OBSERVED DURING THE FIELD WORK FOR THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY TABLE "A" ITEMS:

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. (SHOWN ON DIAGRAM)
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5.E.IV.) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). (SHOWN ON DIAGRAM)
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
 - PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) (NONE PROVIDED)
 - MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SHOWN ON DIAGRAM)
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021 (SHOWN ON DIAGRAM)
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NO EVIDENCE WAS OBSERVED DURING THE FIELDWORK OR DISCOVERED BY THE SURVEYOR IN PROCESS OF CONDUCTING THIS SURVEY)

GENERAL NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINING PROPERTIES, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE PARCELS SHOWN HEREON WAS OBTAINED FROM TITLE REPORT FILE NUMBER 14253-6335031, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 30, 2024, 8:00 A.M.
- THIS ALTA SURVEY IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS MADE IN RELATION TO A RECORD OF SURVEY THAT WILL BE FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE.
- THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR AND RECORD DRAWINGS PROVIDED BY THE CITY, UTILITY COMPANY, OR PROPERTY OWNER AT THE TIME OF THE SURVEY. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.
- ONLY OBSERVABLE SURFACE AND ABOVE GROUND FACILITIES OR STRUCTURES WERE FIELD-LOCATED AND SHOWN HEREON. BURIED STRUCTURES SUCH AS TANKS, FOUNDATION FOOTINGS, VAULTS, ETC., WERE NOT SEARCHED FOR AND NOT LOCATED.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (THE DIRT PILE ON THE PROPERTY HAS BEEN IN PLACE SINCE AT LEAST 2021)
- THERE WAS NO EVIDENCE OF ANY SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- STRUCTURES RELATED TO AN IRRIGATION SYSTEM WERE NOT OBSERVED ON-SITE DURING THE PROCESS OF CONDUCTING THE FIELD WORK. HOWEVER, UTILITY MAPS SUGGEST THAT THERE IS AN IRRIGATION SERVICE TO THE PROPERTY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO GREG LRSEN AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 11, 16, 17, & 19, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 04, 2025.
DATE OF PLAT OR MAP: MARCH 14, 2025

JEREMIAH CUNNINGHAM, P.L.S.
STATE OF UTAH LICENSE NO. 9182497

TITLE REPORT EXCEPTIONS

FROM SCHEDULE "B", PART "I", A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER 14253-6335031 ON OCTOBER 30, 2024 AT 8:00 AM.

RIGHT-OF-WAY AND EASEMENT GRANT RECORDED FEBRUARY 25, 1994 AS ENTRY NO. 1099375 IN BOOK 1728 AT PAGE 88 OF OFFICIAL RECORDS.

QUITCLAIM DEED CONVEYING TO BRIGHTON DEVELOPMENT UTAH, LLC, THE RIGHT, TITLE AND INTEREST ACQUIRED IN SAID RIGHT-OF-WAY AND EASEMENT GRANT, RECORDED MARCH 18, 2016 AS ENTRY NO. 2927032 IN BOOK 6476 AT PAGE 1050 OF OFFICIAL RECORDS.

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ALTA/NSPS LAND TITLE SURVEY

GREG LARSEN

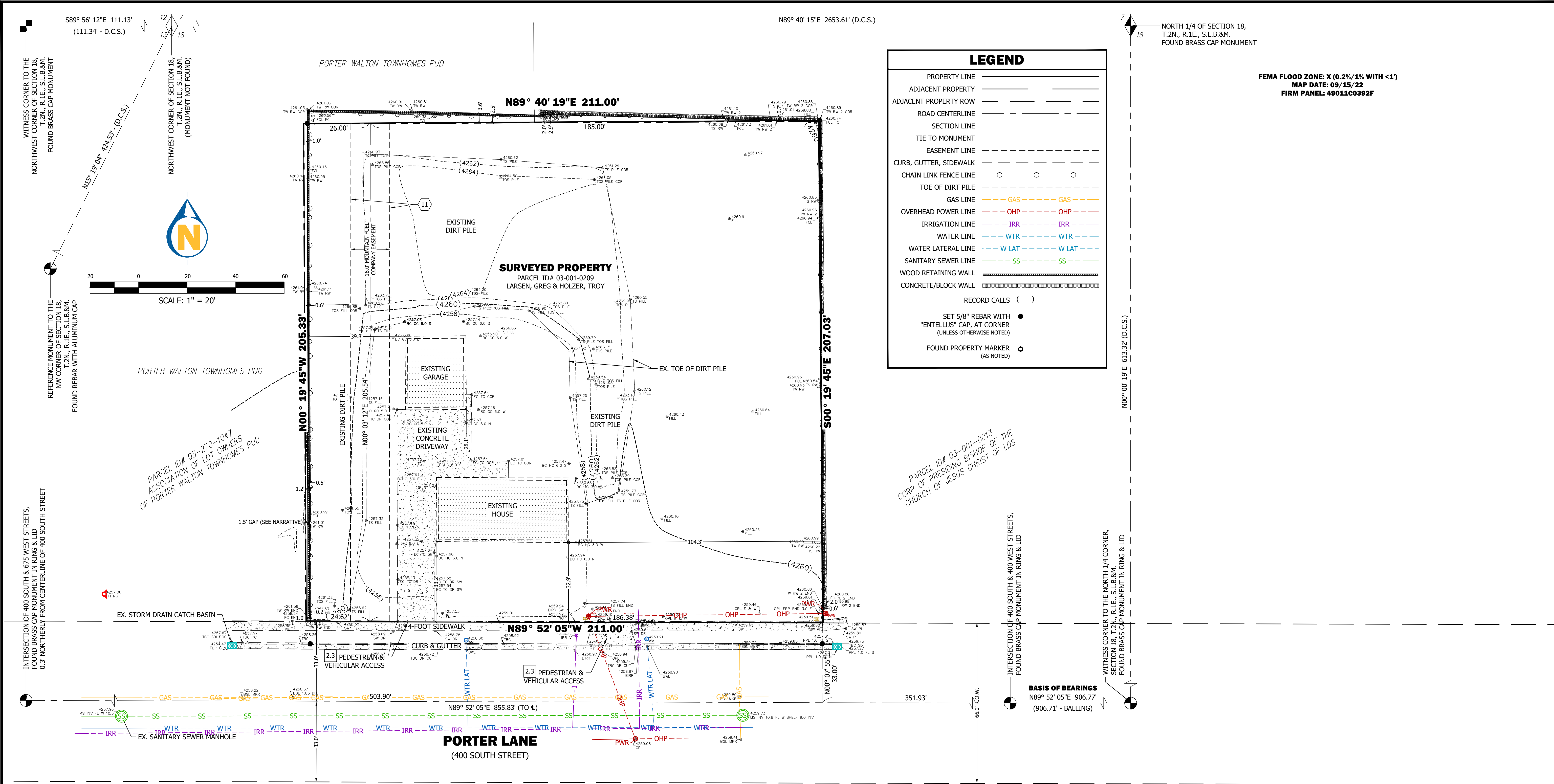
522 WEST PORTER LANE
PARCEL ID# 03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CITY OF CENTERTVILLE, DAVIS COUNTY, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	2025/03/10	DRAWN: JJS
2	2025/03/14	APPROVD: JRC
3	1021062	PROJECT #:
4		SURVEY 1021062.dwg

C200

ALTA/NSPS LAND TITLE SURVEY



LEGEND

PROPERTY LINE

ADJACENT PROPERTY

ADJACENT PROPERTY ROW

ROAD CENTERLINE

SECTION LINE

TIE TO MONUMENT

EASEMENT LINE

CURB, GUTTER, SIDEWALK

CHAIN LINK FENCE LINE

TOE OF DIRT PILE

GAS LINE

OVERHEAD POWER LINE

IRRIGATION LINE

WATER LINE

WATER LATERAL LINE

SANITARY SEWER LINE

WOOD RETAINING WALL

CONCRETE/BLOCK WALL

RECORD CALLS ()

SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER (AS NOTED)

FEMA FLOOD ZONE: X (0.2%/1% WITH <1")
MAP DATE: 09/15/22
FIRM PANEL: 4901100392F

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EXISTING CONDITIONS

GREG LARSEN

522 WEST PORTER LANE
PARCEL ID# 03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
CITY OF CENTERVILLE, DAVIS COUNTY, UTAH

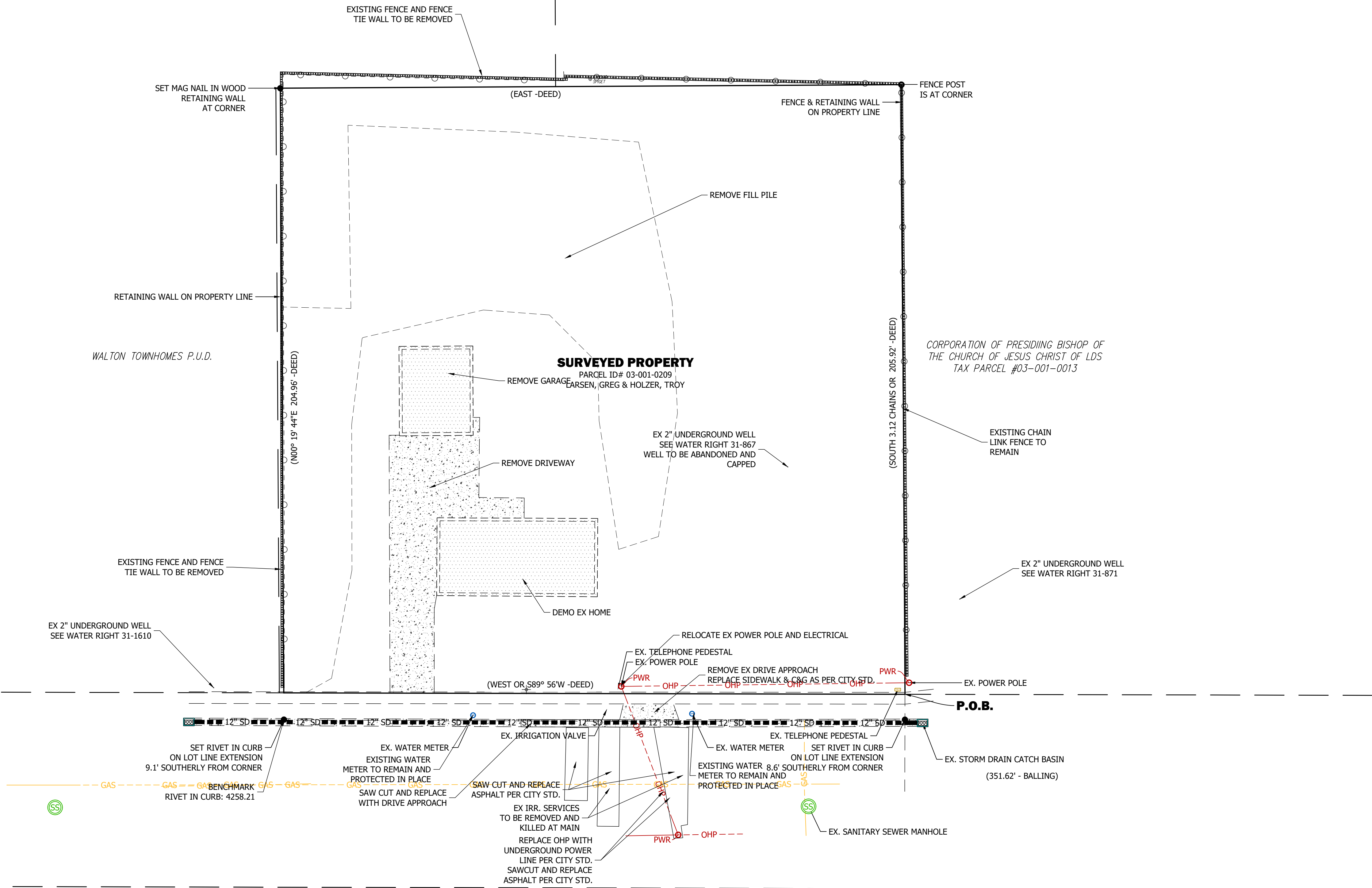
REVISIONS

DRAWN: JJS	2025/03/10
APPRVD: JRC	2025/03/14
PROJECT #:	1021062
SURVEY	1021062.dwg

C201

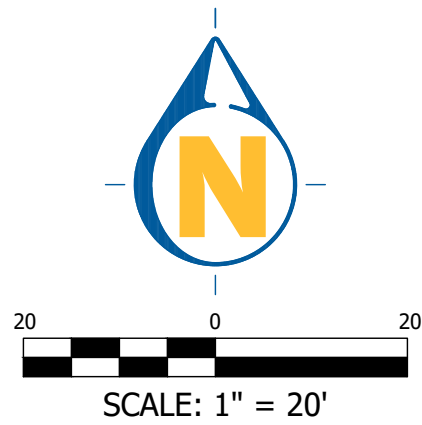
EXISTING CONDITIONS

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NOTES

- MEASURE DOWN (MD) ARE FROM CITY GIS MAPS. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF EXISTING MEASURE DOWN DOES NOT MATCH PLANS.
- CONTRACTOR TO REPORT ANY DISCREPANCIES SEEN IN THE FIELD BEFORE CONSTRUCTION BEGINS.



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REVISIONS

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APPROVED: STA 2025-06-19
PROJECT #: 1021062
PLANSET-1021062.dwg

C300
DEMOLITION PLAN

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 16, T. 2 N., R. 1 E., S. L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

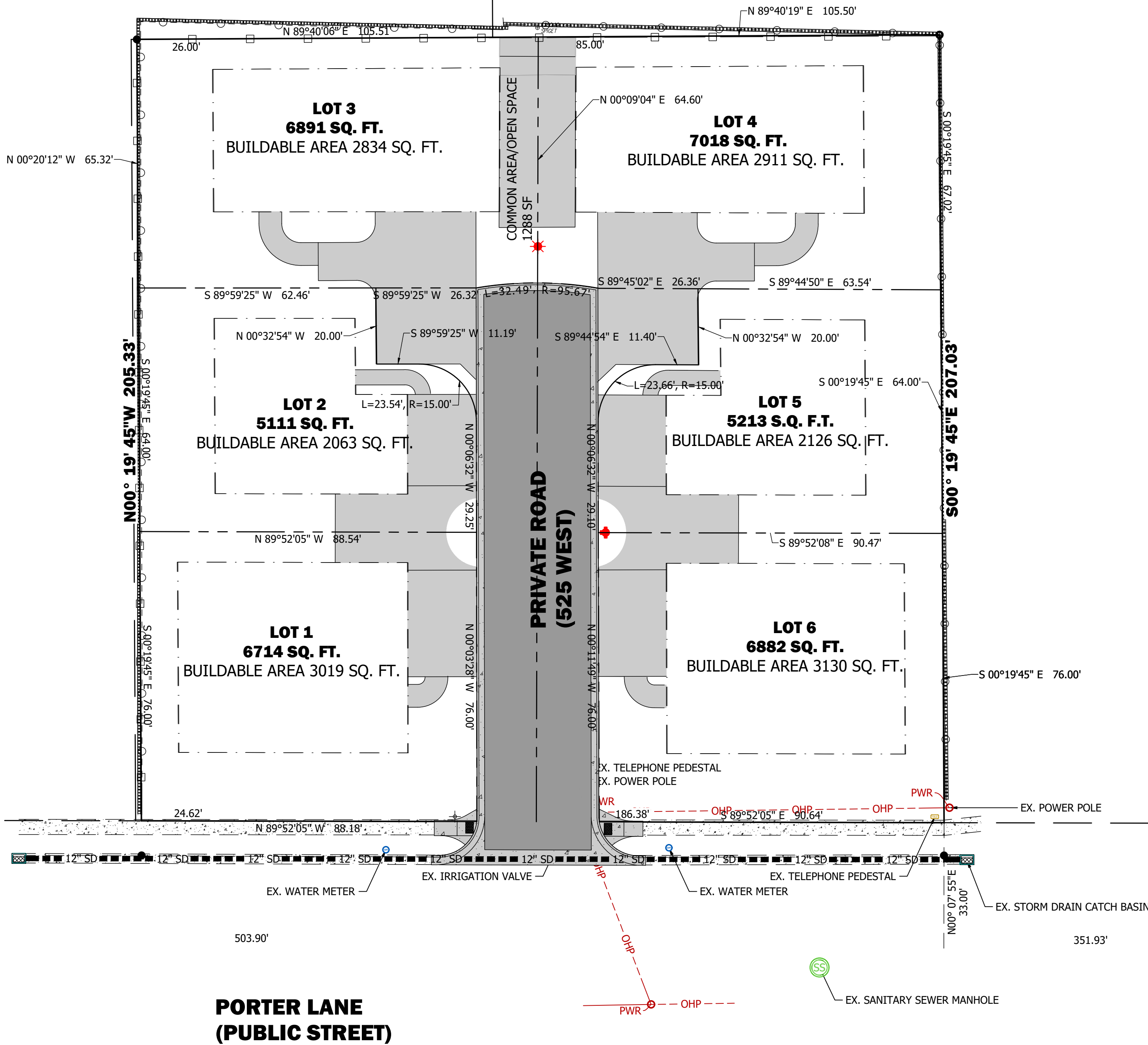
DEMOLITION PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
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Area Tabulation Table			
Area Designation	Area (sf)	Area (acre)	%
Total Area (Gross Acreage)	43822	1.01	100
Building	16083	0.37	37%
Improvements	11461	0.26	26%
Landscape	16278	0.37	37%
Total Building Footprint	16083	0.37	
Total Building Floor Area	14672	0.34	
Common Space	1288	0.03	3%

Parking	18	
Number of residential dwellings		
Lot 1	6714	0.15 15%
Lot 2	5111	0.12 12%
Lot 3	6881	0.16 16%
Lot 4	7018	0.16 16%
Lot 5	5213	0.12 12%
Lot 6	6882	0.16 16%
Unit Density	6 per acre	

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3607591, DAVIS COUNTY RECORDER, UTAH

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

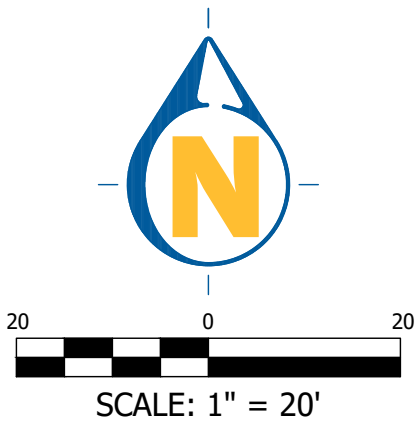
ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

PROPERTY TO BE LOW DENSITY HOUSING IN-BETWEEN A TOWNHOUSE SUBDIVISION AND A RELIGIOUS BUILDING. PROPERTIES ACROSS THE STREET ARE SINGLE FAMILY RESIDENTIAL HOMES.

APPROXIMATE START DATE: _____
APPROXIMATE FINISH DATE: _____



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REVISIONS

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APPROVED: STA 2025-06-19
PROJECT #: 1021062
PLANSET-1021062.dwg

C400
SITE PLAN

DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

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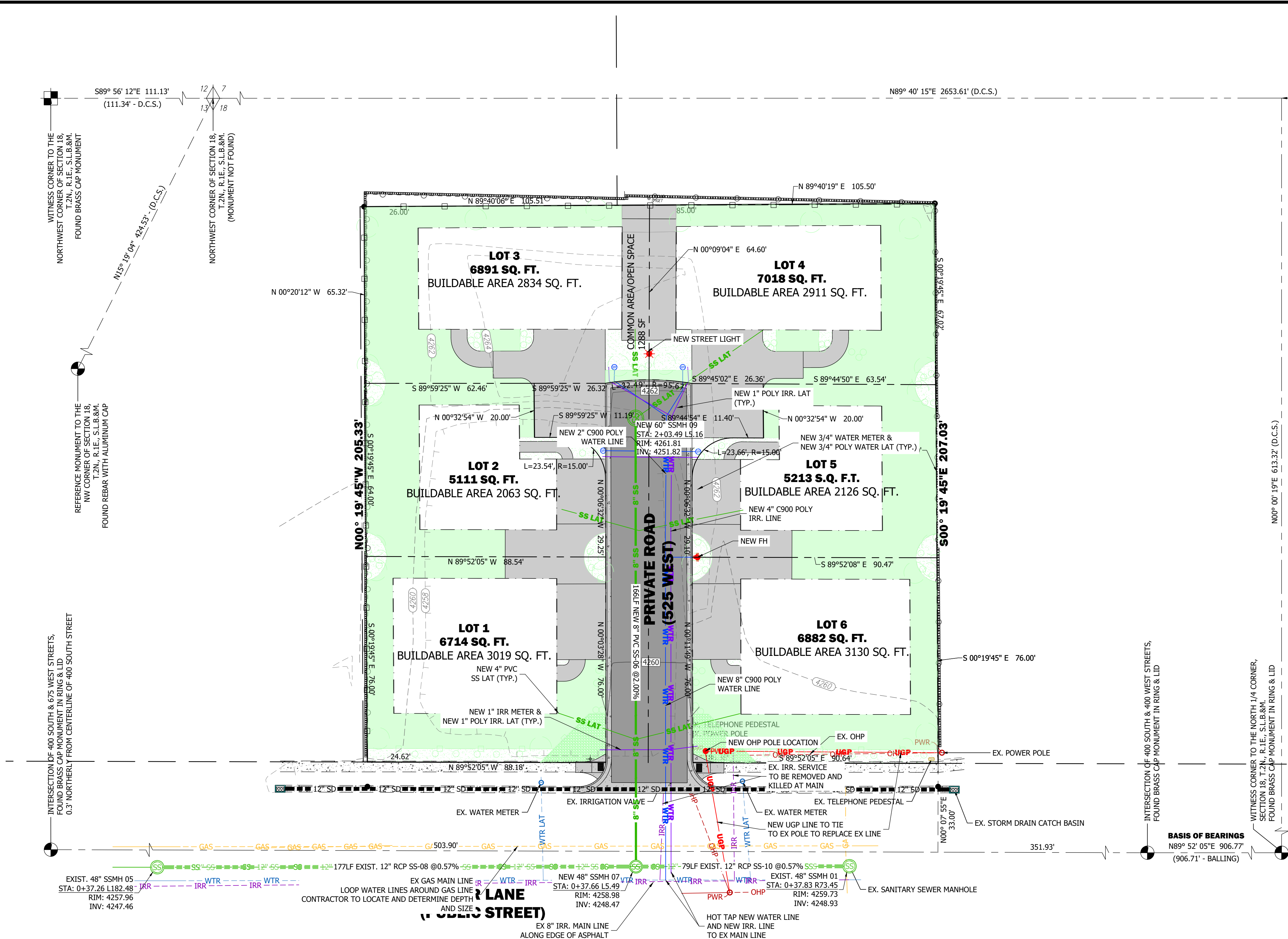
PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S. L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

SITE PLAN

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ENGINEER:
SCOTT ARGYLE
ENTELLUS ENGINEERING
SARGYLE@ENTELLUS.COM
(385)-777-2528

SCALE: 1" = 20'

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3607591, DAVIS COUNTY RECORDER, UTAH

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

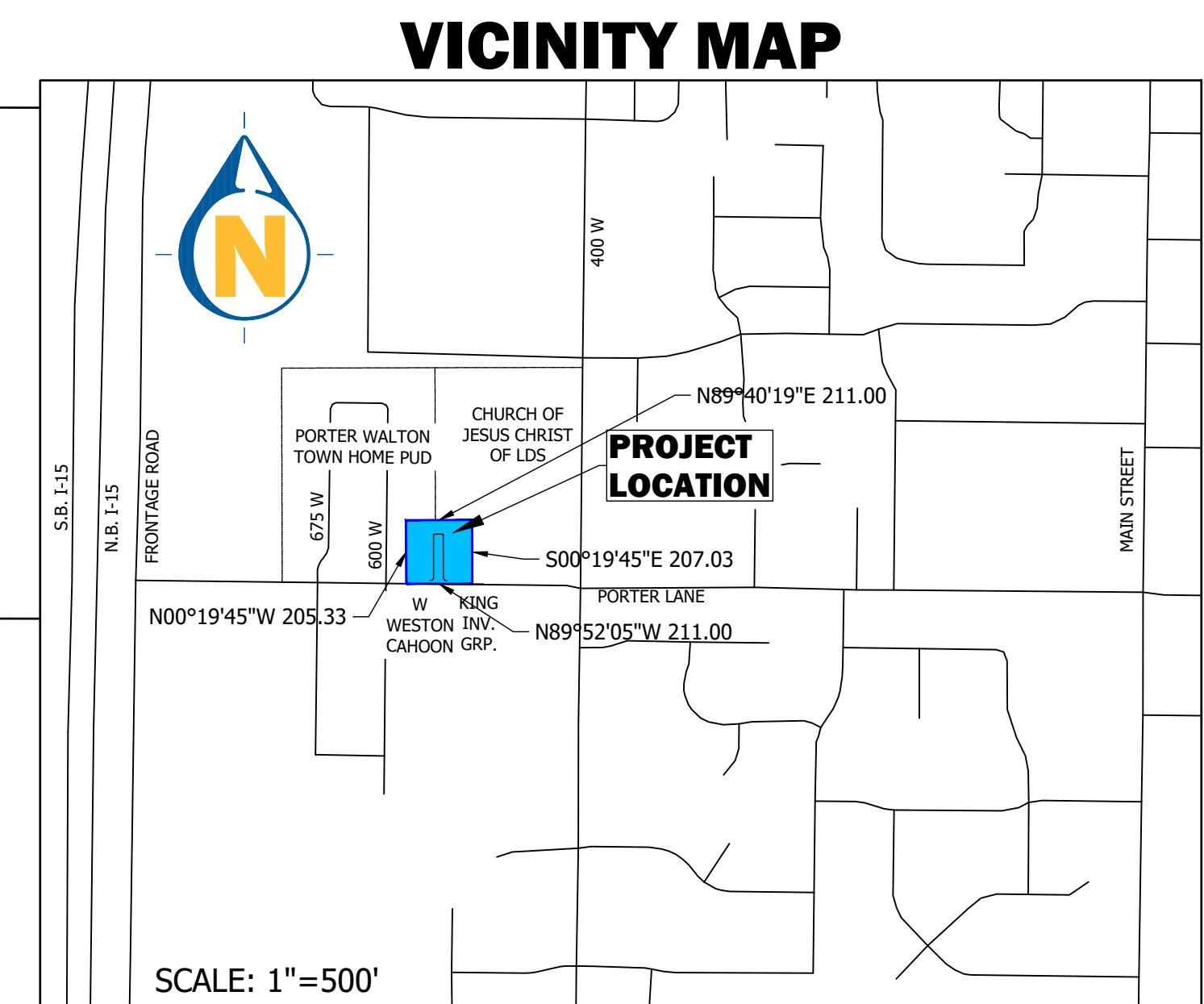
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ALSO:

BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

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PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S. 1 B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

PRELIMINARY PLAT

REVISIONS

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

PLAT

PRELIMINARY PLAT

REQUIRED STORAGE: 5189 CU FT
TOTAL PIPE STORAGE: 5160 CU FT
TOTAL POND STORAGE: 346 CU FT
TOTAL PROVIDED STORAGE: 5506 CU FT

ACCESSIBLE AREA CONSTRAINTS

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

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

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

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48
(2%) IN ANY DIRECTION.

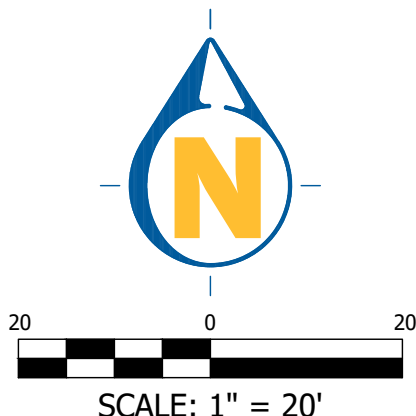
LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%)
IN ANY DIRECTION.

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

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

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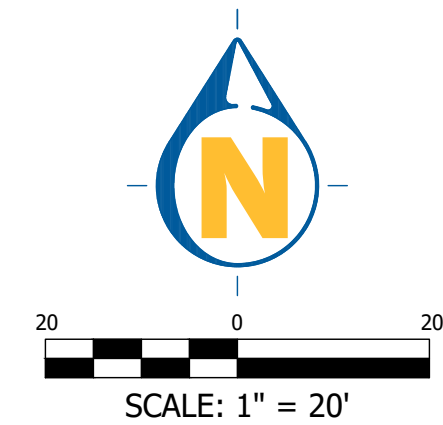
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CONSTRUCTION**

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B. & M.M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

GRADING PLAN

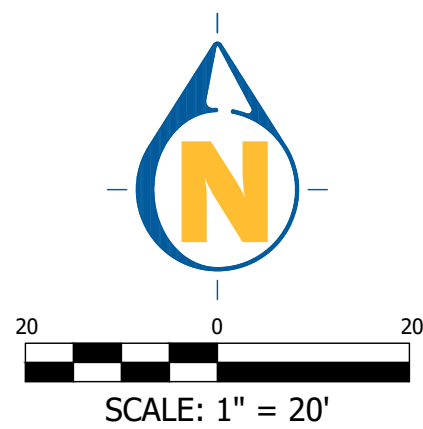
REVISIONS					
DRAWN: JH		2025-06-19			
APPROVED: STA		2025-06-19			
PROJECT #:		1021062			
PLANSET-1021062.dwg					
C500 GRADING PLAN					



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APPROVED: STA		2025-06-19
PROJECT #:		1021062
PLANSET-1021062.dwg		
C600 UTILITY PLAN		

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- ### CONSTRUCTION NOTES
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
 - CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
 - CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
 - CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
 - ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
 - ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
 - A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
 - A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.
 - INSPECTION SHALL BE MADE:
 - WEEKLY
 - WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER.
 - WITHIN 24 HOURS AFTER A SNOW MELT SUFFICIENT TO CAUSE A DISCHARGE.ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
 - CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

REVISIONS

DRAWN: JH 2025-06-19
APPROVED: STA 2025-06-19
PROJECT #: 1021062
PLANSET-1021062.dwg

C690
EROSION CONTROL PLAN

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 16, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

EROSION CONTROL PLAN

DEVELOPER

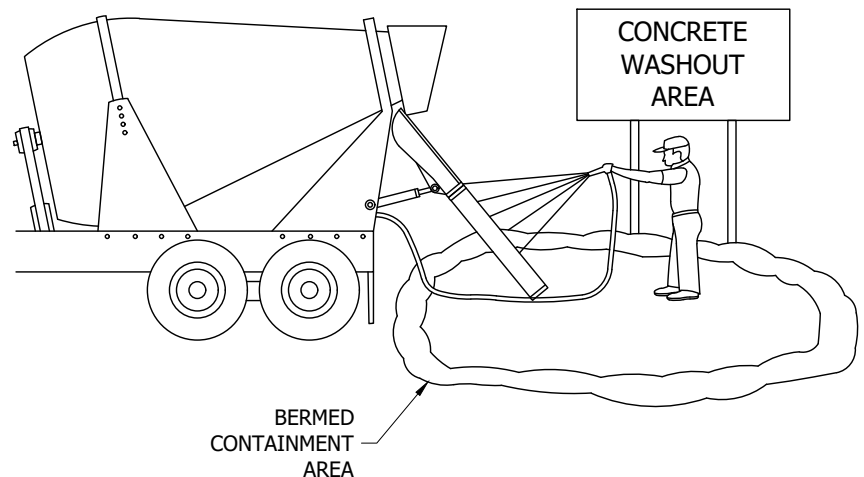
KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY
NOT FOR
CONSTRUCTION

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

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CONCRETE WASTE MANAGEMENT CWM-BERM



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

APPLICABILITY
Applicable to sites where concrete will be placed.

IMPLEMENTATION

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

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

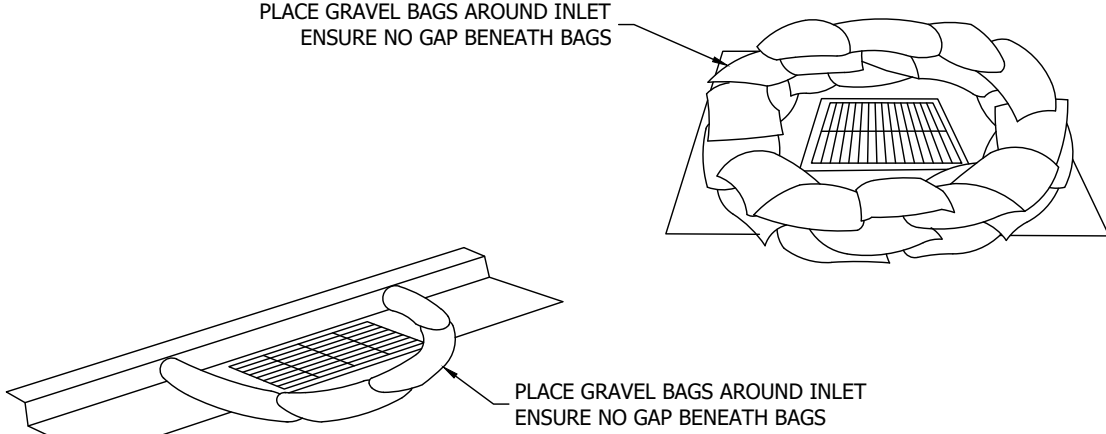
MAINTENANCE

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



Adapted from Davis County Stormwater Coalition materials.

INLET PROTECTION - GRAVEL BAGS IP-GB



DESCRIPTION
Sediment barrier erected around storm drain inlet.

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

IMPLEMENTATION

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

LIMITATIONS

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

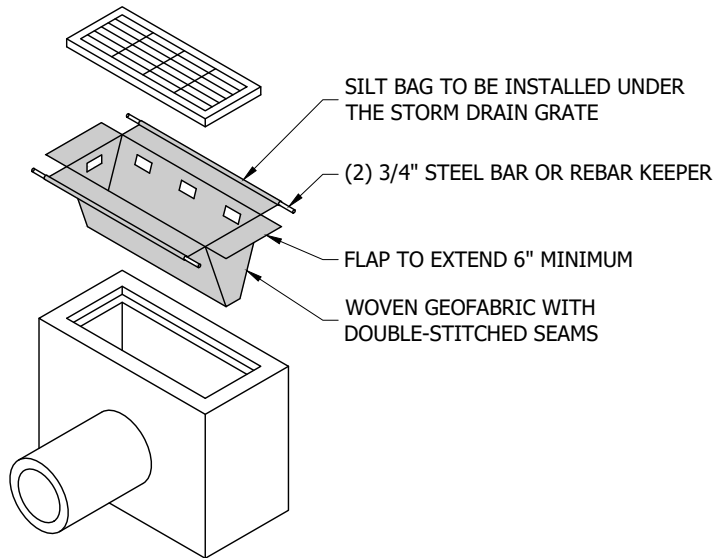
MAINTENANCE

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



Adapted from Davis County Stormwater Coalition materials.

INLET PROTECTION - SILT BAGS IP-SB



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

APPLICABILITY
Storm drain inlet boxes.

IMPLEMENTATION

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

LIMITATIONS

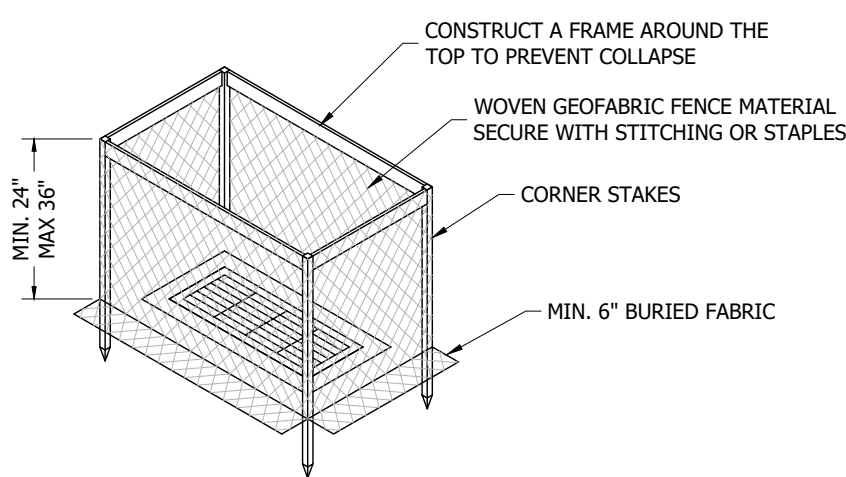
1. Cost.
2. Maintenance required to prevent plugging and remain effective.

MAINTENANCE
Inspection after all storm events and as required between event.



Adapted from Davis County Stormwater Coalition materials.

INLET PROTECTION - SILT FENCE IP-SF



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

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

IMPLEMENTATION

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

LIMITATIONS

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

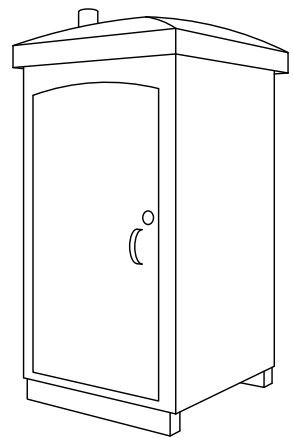
MAINTENANCE

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



Adapted from Davis County Stormwater Coalition materials.

PORTABLE TOILET PT



DESCRIPTION
Temporary on-site sanitary facilities for construction personnel.

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

IMPLEMENTATION

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

LIMITATIONS
No limitations

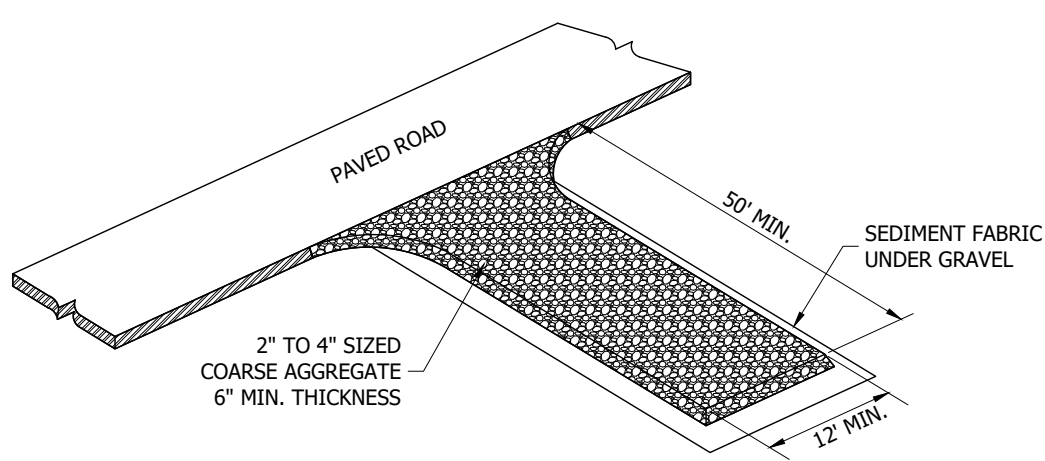
MAINTENANCE

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



Adapted from Davis County Stormwater Coalition materials.

STABILIZED CONSTRUCTION ENTRANCE SCE



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

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

IMPLEMENTATION

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

LIMITATIONS

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

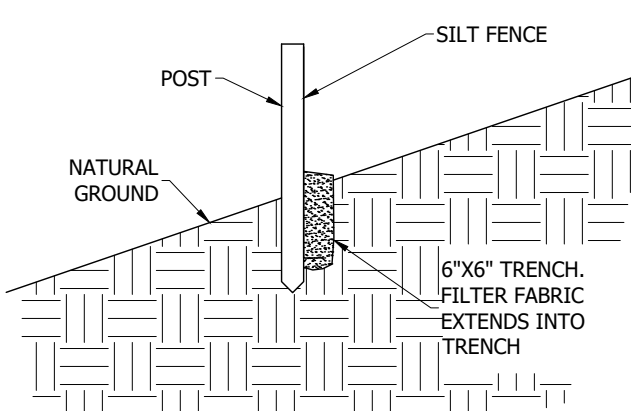
MAINTENANCE

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



Adapted from Davis County Stormwater Coalition materials.

SILT FENCING SF



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

APPLICABILITY

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

IMPLEMENTATION

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

LIMITATIONS

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

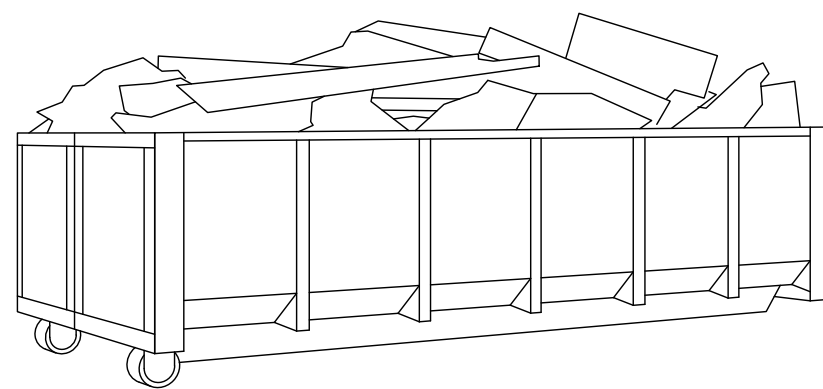
MAINTENANCE

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



Adapted from Davis County Stormwater Coalition materials.

WASTE DISPOSAL WD



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

APPLICABILITY
All construction sites

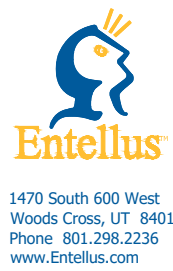
IMPLEMENTATION

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

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

MAINTENANCE

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



Adapted from Davis County Stormwater Coalition materials.

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

DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
P O Box 714
Centerville, UT 84014
Phone: 801-635-9845
cdbusiness@hotmail.com

PRELIMINARY
NOT FOR
CONSTRUCTION

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 16, T. 2 N., R. 1 E., S. L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

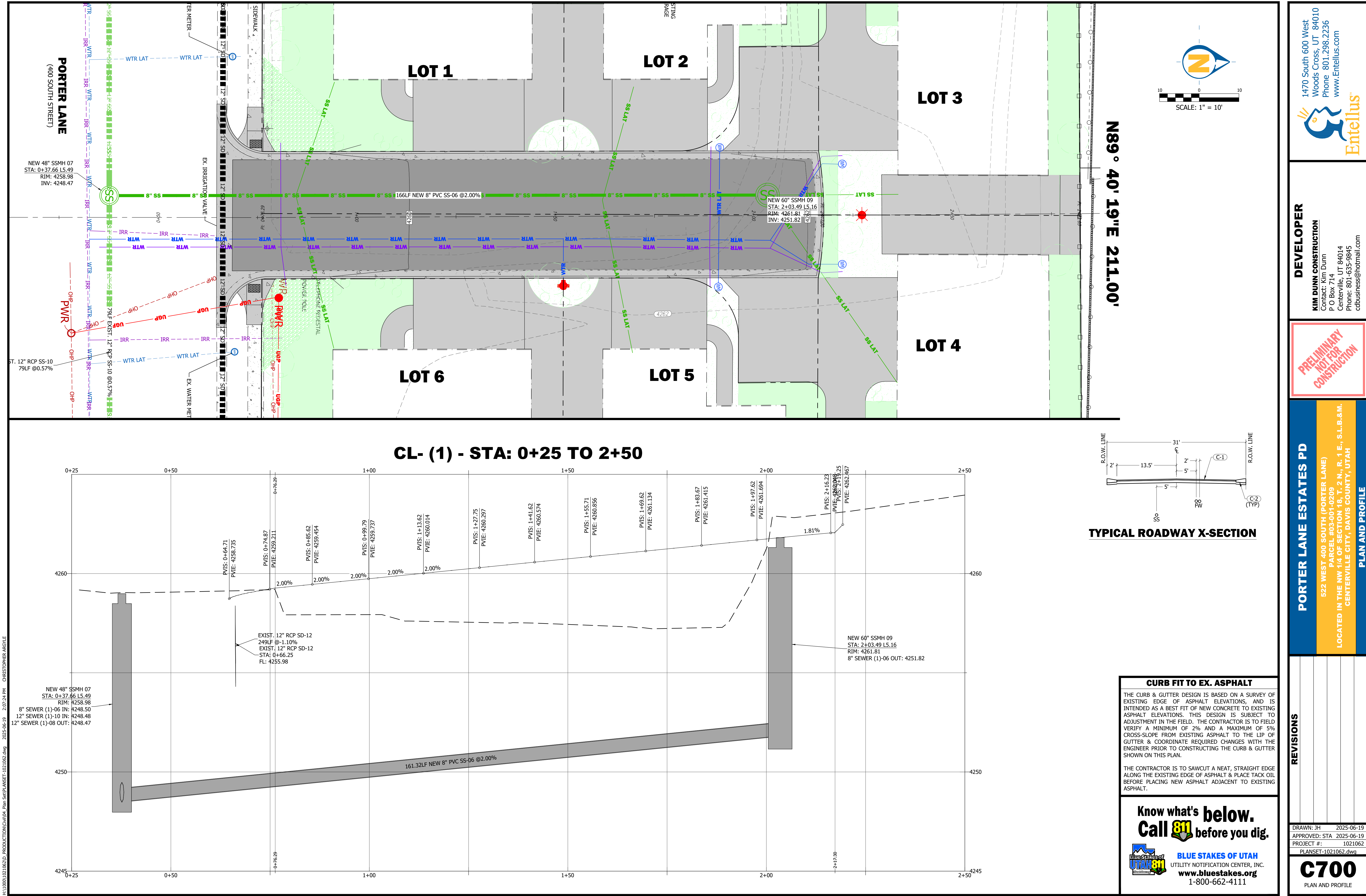
EROSION CONTROL DETAILS

REVISIONS	

DRAWN: JH	2025-06-19
APPROVED: STA	2025-06-19
PROJECT #:	1021062
PLANSET-1021062.dwg	

C691

EROSION CONTROL DETAILS



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Entellus

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DEVELOPER

KIM DUNN CONSTRUCTION
Contact: Kim Dunn
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cdbusness@hotmail.com

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PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
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LOCATED IN THE NW 1/4 OF SECTION 16, T. 2 N., R. 1 E., S. L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

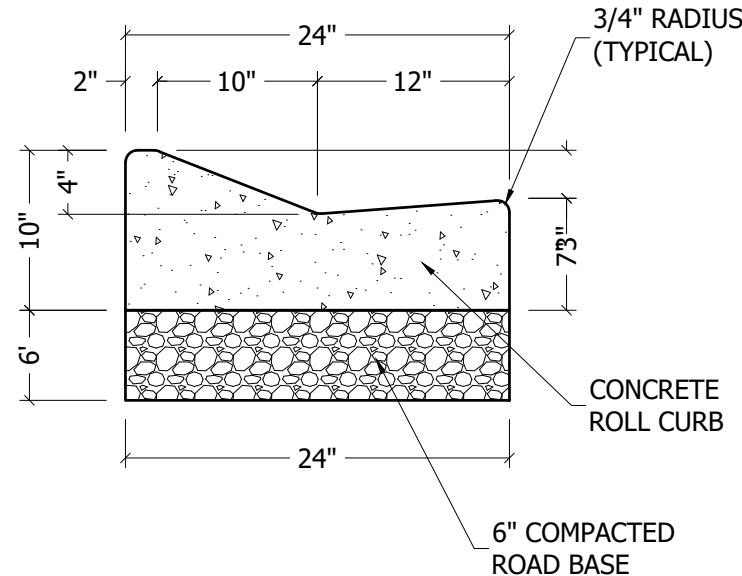
PLAN AND PROFILE

REVISIONS

NO.	DESCRIPTION	DATE
1	DRAWN: JH	2025-06-19
2	APPROVED: STA	2025-06-19
3	PROJECT #:	1021062
4	PLANSET-1021062.dwg	

C700
PLAN AND PROFILE

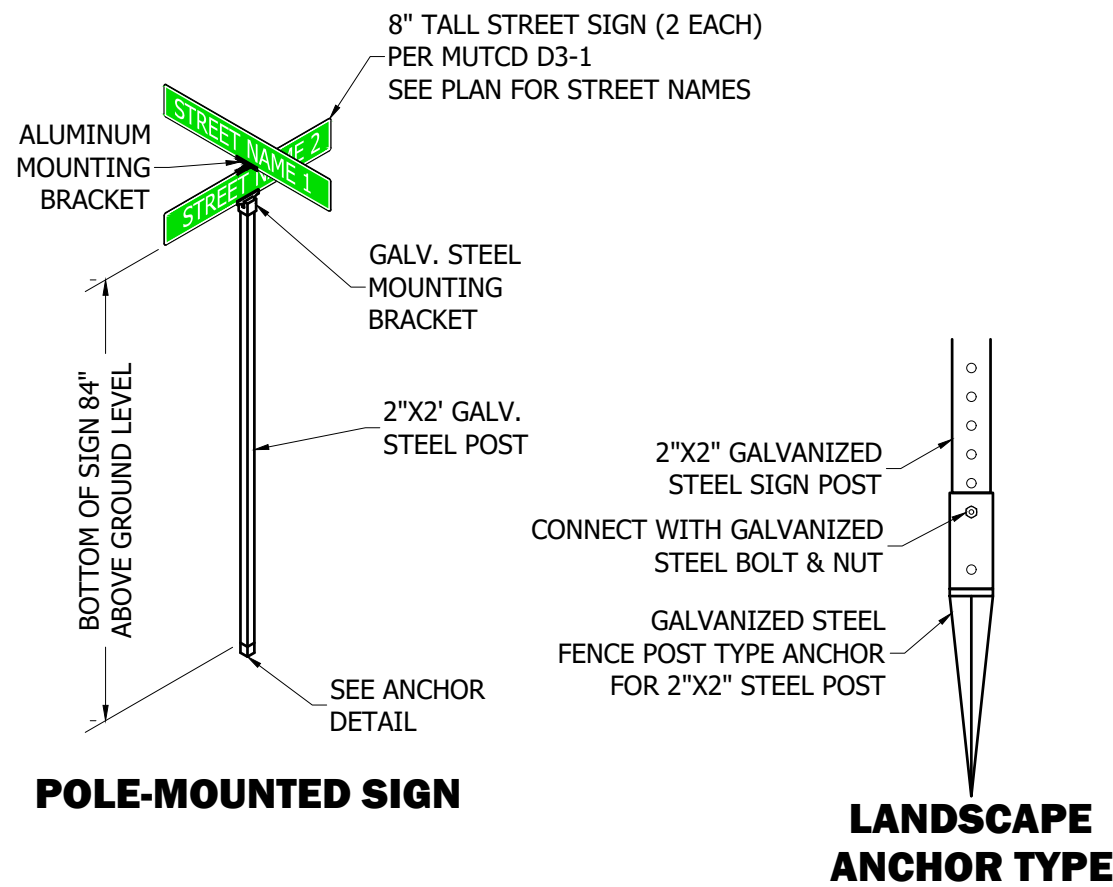
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE
24" ROLL CURB**

C-2
C400
TYPICAL
N.T.S.

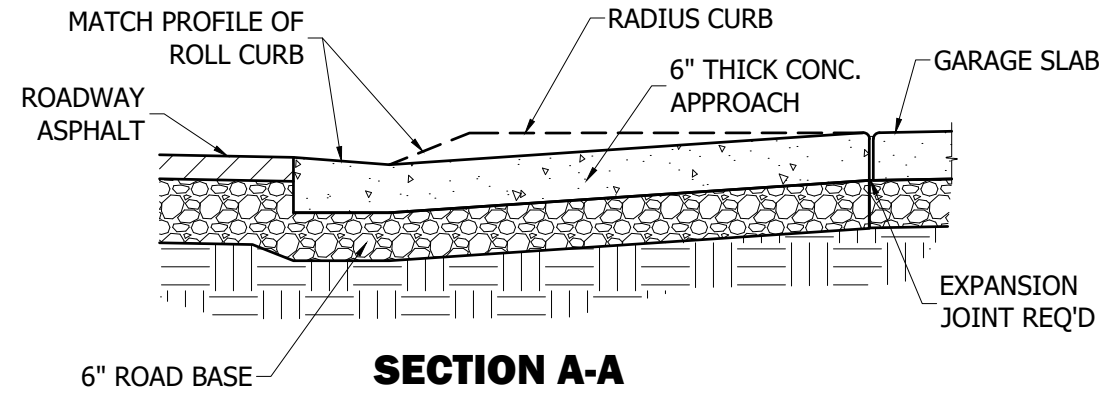
- NOTES
1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
 2. SEE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) D3-1 FOR LAYOUT & COLORS



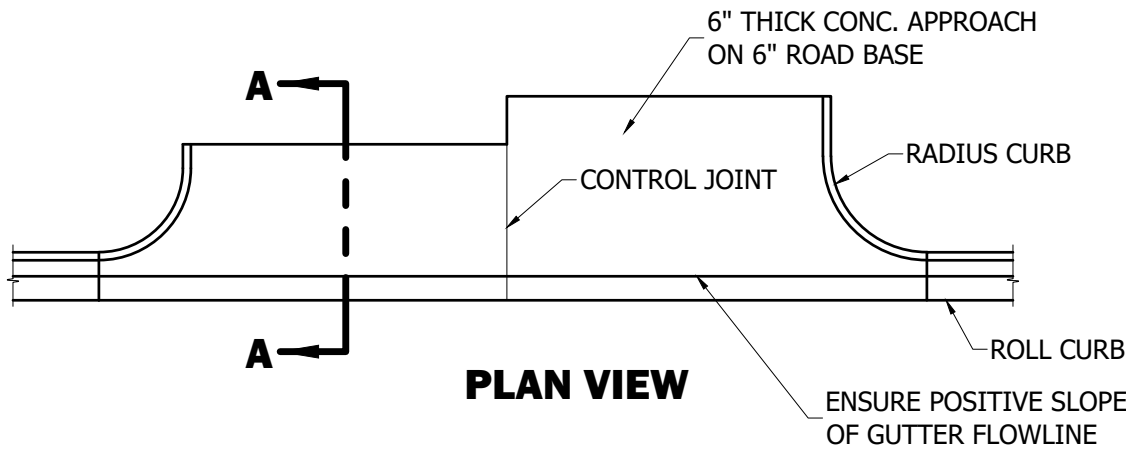
**POLE-MOUNTED
D3-1 STREET SIGN**

SN-1
C400
TYPICAL
N.T.S.

- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



SECTION A-A



**PRIVATE
CONCRETE DRIVE APPROACH**

C-5
C400
TYPICAL
N.T.S.

REVISIONS

DRAWN: JH 2025-06-19
APPROVED: STA 2025-06-19
PROJECT #: 1021062
PLANSET-1021062.dwg

C901
SITE DETAILS

PORTER LANE ESTATES PD

522 WEST 400 SOUTH (PORTER LANE)
PARCEL #03-001-0209
LOCATED IN THE NW 1/4 OF SECTION 18, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

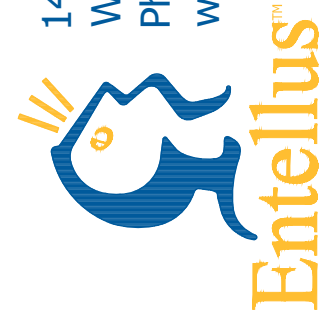
SITE DETAILS

DEVELOPER

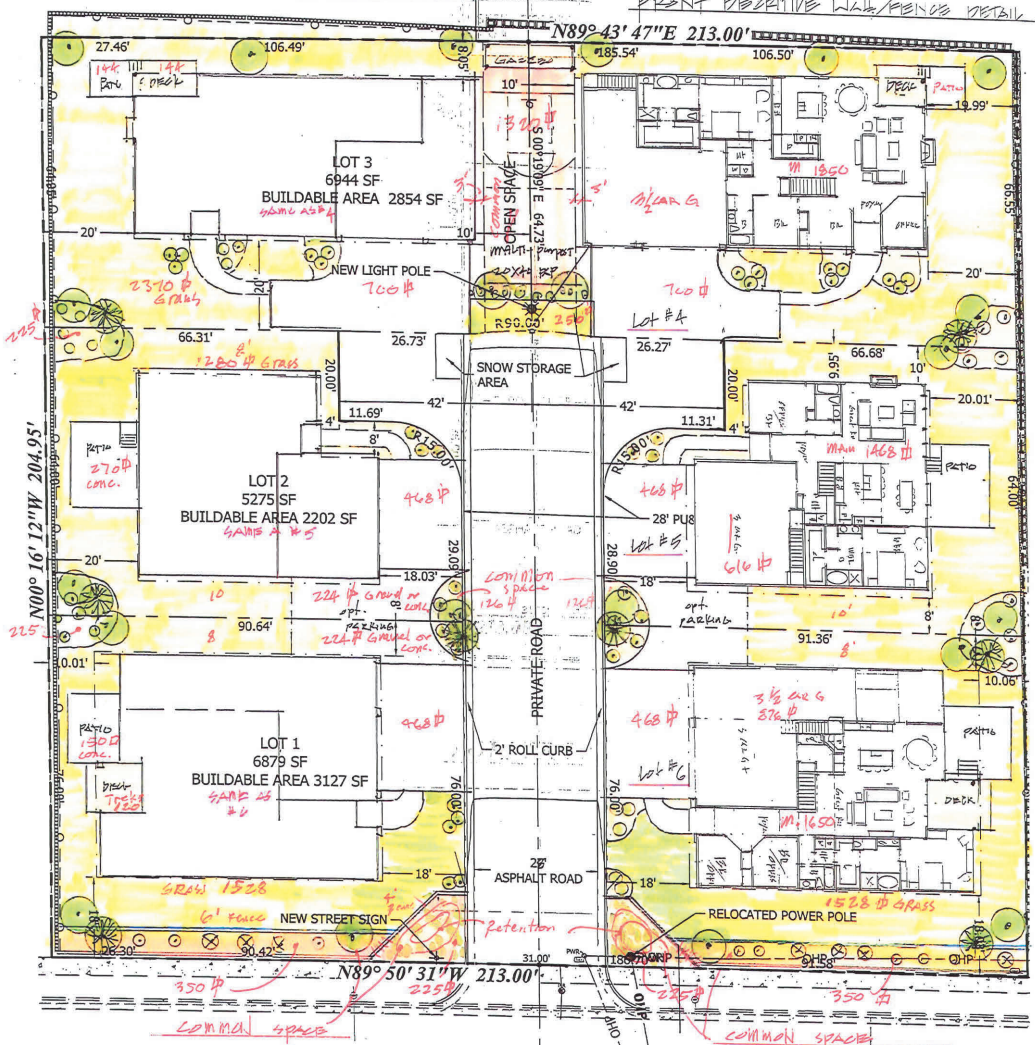
KIM DUNN CONSTRUCTION

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Phone: 801-635-9845
cdbusiness@hotmail.com

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Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



TABLED LOTS: 1753 #
 LOTS 1 & 2: 60' x 120' COVERED 2850' HARD SURFACE 962' LANDSCAPE 1753 #
 LOTS 2 & 3: 60' x 120' COVERED 2850' HARD SURFACE 962' LANDSCAPE 1753 #
 LOT 3: 60' x 120' COVERED 2850' HARD SURFACE 962' LANDSCAPE 1753 #
 COMMON SPACE: SPORTS COURT 100' x 100' LANDSCAPE 1753 #
 TOTAL AC. 1.1 AC. 6 LOTS (2) 6879 (2) 5275 (2) 6944 1753 #
 BUILDABLE AREA: 6 LOTS (2) 3127 (2) 2202 (2) 2854 1753 #
 LOT COVERAGE: LOTS 1 & 2 41.7%, LOTS 2 & 3 39.2%
 LOTS 3 & 4 39.2%
 ROAD STRIPS = 4290' 9.4% OF AREAS



PORTER LANE
 (1) common area
 20' SHRUBS ASPEN OR EA
 50' SHRUBS BARNARD TWIG/CLIPPING PLANTS
 (2) common area
 3' SHRUBS AUSTRIAN PINE/ELINE SPRUCE OR EA
 (4) common area
 GRASS
 GRAVEL OR ASPHALT
 Irrigation for common space by the drip system.

LANDSCAPE PLAN
 AND CONCEPTUAL FLOOR PLANS

CENTERVILLE CITY PRELIMINARY SUBDIVISION COMPLETENESS CHECKLIST – PORTER LANE ESTATES

Project Name: Porter Lane Estates

Date: August 11th, 2025

TRACKING HISTORY:

- Application Submitted: 12/12/24
- Completeness Checklist DRC Meeting (1): 12/16/24
- Completeness Checklist DRC Meeting (2): 02/03/25
- Completeness Checklist DRC Meeting (3): 4/7/25
- Completeness Checklist DRC Meeting (4): 5/19/25
- Completeness Check DRC Meeting (5): 8/11/25

Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED		Completeness Review Comments from City Staff:
✓	City application is completely filled out.	Application filled out on 12-12-2024
✓	All required fees and deposits paid in full.	\$900.00 paid on 12-12-2024
Information to include <i>ON</i> preliminary plat:		NO physical Plat submitted, once the final compliance check is given, will be required to submit it.
✓	Plat drawn at a scale of not less than one-inch equals 100ft (1" = 100')	1"=10' and 1"= 20'
✓	Legal description	
✓	A north arrow	
✓	The proposed name of the subdivision	Porter Lane Estates
✓	The name and addresses of the subdivider, the engineer or surveyor of the subdivision and the owners of the land immediately adjoining the land to be subdivided.	Developer: Kim Dunn Construction Engineer: Scott Argyle Entellus Land immediately adjoining: See Sheet C300
✓	Township, Range, Section, 1/4 Section, Block, and Lot Numbers.	See Sheet C100
✓	Total area of the subdivision and area of each lot.	See Sheet C400
✓	Location of existing easements.	See Sheet C300
✓	Certification of the accuracy of the preliminary plat and any traverse to permanent survey monuments by a licensed engineer or land surveyor registered to practice in the State of Utah.	Benchmark Rivet in the Curb at SW Corner See Cover Sheet and C200

✓	Dedicated Snow Load Zones labeled in knuckles and cul-de-sacs.	See Sheet C400
	Vicinity Map showing the following:	
✓	Drawn at a scale of not less than one-inch equals 500ft (1" = 500')	1"=1000'
✓	Boundaries of the entire subdivision identified, including accesses	
✓	Boundary lines and dimensions of the tract, parcel, or lot to be subdivided	
✓	Adjoining subdivision outlines and names	See Sheet C300 North/ West: Walton Townhomes PUD North/ East: Corporation Of Presiding Bishop Of The Church Of Jesus Christ Of Lds
✓	Location of the subdivision with respect to surrounding properties and roads	525 WEST is 28 ft wide
✓	All lots and streets in the project and all abutting streets, with names of the streets labeled.	
Information to include in plan set submittal:		
✓	A contour map at intervals of at least two feet (2'), showing all existing and proposed contour lines, and all unusual topographic features with verification by a qualified engineer or land surveyor.	See Sheet C200
✓	A subdivision boundary map showing the following information:	See Sheet C200
✓	Drawn accurately to scale, dimension, and bearing.	See Sheet C400
✓	Location and dimensions to the nearest existing benchmark or survey monument.	To Nearest Monument At 400 W And Porter Lane See Sheet C200 & C400
✓	The map shall have an error closure of not greater than 1:10,000 of a foot.	See Sheet C200
✓	Survey tie to the State grid or other permanent established marker in Davis County.	See Sheet C200
✓	The boundary lines of the tract, parcel, or lot to be subdivided, with all dimensions shown.	See Sheet C400
✓	The location of the subdivision as it forms part of a larger tract, parcel, or lot.	See Sheet C400
✓	The location of existing bridges, culverts, railroads, surface or subsurface drainage ways, utilities, buildings, or other structures, pumping stations, or appurtenances, within the subdivision or within 200' thereof.	See Sheet C200 & C300
✓	All known wells and/or springs within the subdivision or within 200'. (Consult Utah State Engineer's Office)	-Need to Transfer water rights to the city This will be required to have in place before start of construction; Bonding agreement will cover this.

			Please reach out to Kevin if you have any questions.	
✓	All existing power lines, sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains and culverts, and other utilities within the proposed subdivision and within 100' thereof.		See Sheet C200 & C300	
✓	Proposed off-site and on-site culinary and secondary water facilities, sanitary sewer, storm drainage facilities, and fire hydrants.		-Need to show irrigation laterals for each lot (resolved 8.5.25 CC waived via PDO) -Need to show storm water management plan See Sheet C600	
✓	The location, principle dimensions, purpose, and name of all existing streets and easements of record located within 100' of the boundary of the subdivision.		See Sheet C300	
N/A	All known Master Planned Trails shown.			
	All proposed lots and street layout showing the following:			
	✓	The required front, side, and rear setback lines, frontage, buildable area, and lot width at the front setback identified for each lot.	See Sheet C400	
	✓	For the blocks and lots to be created the following shall be shown:		
		✓	The lot or unit reference.	See Sheet C400
		✓	The block or building reference.	See Sheet C400
		—	Street and site address and the street name or coordinate address.	Will work with the Public Works Director during compliance for addressing
		✓	Boundaries, course, and dimensions.	See Sheet C400
		✓	Acreage or square footage for all parcels, units, or lots.	See Sheet C400
		✓	All parcels, units, lots, or blocks created shall be numbered consecutively.	See Sheet C400
	✓	All existing and proposed street names shown, including if public or privately owned.		Private Road identified
	N/A	A sketch of the prospective future street system of the unplatted portion of the property.		
	✓	Proposed streets, easements, parks, and other open spaces and lots shall show:		Asphalt road 20X60 Open Space
		✓	The location, width, and other dimensions.	28 ft private road No parking on the east side of roas Hydrant on same side as road

			dimensions of open space: 1288 SF
	✓	The size of each lot in square footage.	See Sheet C400
	✓	The proper labeling of spaces to be dedicated to the public.	See Sheet C400
	✓	Street cross-section with sidewalk, park strip, and curb and gutter.	See Sheet C700
✓		A tentative plan for providing street lighting in the subdivision.	See Sheet C400
✓		The location of the 100-year flood plain as determined by FEMA.	FEMA Flood zone 49011C. See Cover Sheet
✓		The following Storm Water Drainage information shall be provided:	Establish sheet per City Details and Drawings
	✓	The subdivider's proposed plan to handle storm water drainage (10-year return).	See C500
	✓	Proposed storm drainage and flood control systems.	2 detention ponds on the SW and SE corners of the property noted on C500
	✓	Proposed pipe sizes, inlets, and retention/detention areas shown.	Retention pond, no outlets pipes
	✓	Drainage arrows shown on proposed plans.	
✓		Power service availability and any power line relocations shown.	OHP See Sheet C600 and proposed UGP under Porter Lane Powerlines will need to be brought below ground, no above street power will be permitted
✓		Fire Marshal and Public Safety issues addressed and/or shown including temporary turnaround location(s), emergency vehicle accesses, and Fire Code requirements.	Fire hydrant located on the east side of 525 West
✓		The location, principal dimensions, recording information, purpose, and name of all existing streets and easements of record as shown on the title report.	Title report submitted and dated: 2/24/25 Warranty Deed dated: 3/3/25
✓		The location and dimensions of the nearest benchmark or monument, and section line.	Benchmark Rivet in the Curb at SW Corner See Cover Sheet
✓		The location and principal dimensions of all water courses, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided, including railroads, power lines, and exceptional topography.	See sheet C200 & C300
✓		Each sheet of the plan set shall contain the name of the project, scale (not less than 1" = 100'), sheet number, north arrow, and date of the latest draft or revision.	1"=10' and 1"= 20'
✓		Boundary lines of adjacent tracts of unsubdivided land within 100ft of the tract proposed for subdivision, showing ownership and property monuments.	

✓	Plans showing any required landscaping and/or parkstrip tree planting.	PUD will request landscaping sheet and separate checklist at compliance (Landscaping plan provided via PDO)
✓	Soil erosion and sedimentation control plan prepared by a registered civil engineer, if the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements.	See Sheet C690, C691
✓	Verification as the accuracy of the plat by the property owner.	Title report submitted and dated: 2/24/25 Warranty Deed dated: 3/3/25
✓	Legal description of the outside boundaries of all property located within the subdivision certified by an engineer or surveyor.	
✓	Groundwater Study	GEOTECH submitted 4.18.25
✓	Gross density calculation for entire development.	See Sheet C500
✓	Impervious surface calculation for entire lot area and setback areas - for anything but single-family developments.	Improvements: 4340 Buildings: 0 Landscaping: 39,482 See Scheet C500
—	Location of proposed street signs.	See sheet C400, need to show location of the Development sign on the final site plan (if doing so) and the final subdivision. Will need to apply for a sign permit upon that development. CC&Rs indicate no street parking (updated post PC meeting) No parking sing indicated on the site plan page on the east side of the road)
✓	Parcel numbers for all property within the subdivision and for all property immediately adjoining the property to be subdivided.	C300
<i>Additional Documents to include in application submittal:</i>		
✓	Copies of any agreements with adjacent property owners relevant to the proposed subdivision.	Clarified on 4/7/25 DRC that no agreements with property owners. Will checker during compliance on title report
—	A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test borings or excavations shall be submitted in accordance with the City Standards and Specifications.	This will be required to have in place before start of construction. Will

		require common plan permit when ready to record final plat and for the start of the building permit.
✓	A preliminary title report current within 30 days of submittal evidence satisfactory proof of ownership, other land owners of interest, including lienholders, legal descriptions of all property within the subdivision, and easements or recording encumbering any property within the subdivision.	Title report submitted and dated: February 24, 2025 Warranty Deed submitted
—	Satisfactory evidence that all utilities and services will be available for the subdivision and that all utilities and easements thereof have been reviewed by the utility providers.	Will not hold up for completeness Utility Providers: ☐ CenturyLink Engineer ☒ Centerville Deuel Creek Irrigation Co. Comments: Abandon and plug the existing services. Install 4" Submain & Metered Services to all lots and common spaces, ALL WORK TO COMPLY WITH CDCIC CONSTRUCTION SPECIFICATIONS. Standard PUE for roads and lot fronts needed. ☒ Dominion Energy ☒ Rocky Mountain Power ☒ South Davis Sewer Comments: cap the existing laterals for 522 W and 484 W in accordance with District standards if they are not reused. ☐ Utopia Fiber ☐ Xfinity Cable (Comcast)
N/A	An adequate traffic report prepared by a qualified traffic engineer when required by the Planning Commission.	None needed
✓	If the proposed project is located within 100 feet of the critical area flood areas as defined by Davis County (which includes Deuel, Parrish, Barnard, and Ricks Creek stream channels), the subdivider shall obtain and submit a Davis County Development and Construction permit and provide any required stream channel easements and restricted build areas.	Part of flood zone: 49011C. Area of minimal flood hazard, don't warrant a detailed study or designation as base floodplain.
✓	An American Land and Title Association Survey ("ALTA Survey) contains and addresses all details and information listed in Table A.	ALTA Survey submitted 3/14/25
—	The Subdivider shall comply with all other federal, state, and local laws and regulations and shall provide evidence of such compliance if requested by the City.	Will review in the compliance phase
N/A	Approval of any proposed subsurface drains in accordance with applicable provisions of CMC 9.06 and a copy of proposed protective covenants in all cases where subsurface drains are to be located within the subdivision, as applicable.	None
✓	Dedication of Water Rights upon development.	Bonding agreement will cover this. Please reach out to Kevin if you have any questions.
✓	Letter from U.S. Army Corps of Engineers for wetlands.	No wetland identified on National Wetland Inventory (NWI)

✓	For Planned Community Zones, PRD, & PUDs the following information shall be provided: proposed building elevations, materials, amenities, land uses, master planned trail connectivity, open space, park walkways, parking, etc., and development agreements and CC&Rs.	Renamed the Subdivision Plat and Plans to state Porter Lane Estates Subdivision PD -during compliance, staff will require a PDO Zoning Map Amendment be applied for to get PDO variances for the development (approved 8.5.25 for conceptual site plan/pdo)
✓	For Planned Community Parks the following information shall be provided: preliminary description of park landscaping, underground sprinkler system and landscaping seed mix notes, and minimum required percent of landscape for commercial uses.	See Landscaping sheet
✓	Signed property owner affidavit.	Dated 1/22/25
✓	Description of project.	6 single family homes, PUD
✓	Approximate property address of the project.	522 W Porter LN Ceterville ,Utah 84014
	Existing Inventory per <i>CZC 12.50</i> for the subject property and for the first 100 feet of adjoining properties:	Need to submit a sheet with the items listed
	If a factor is not applicable to the subject property, the ECI shall include a note to that effect.	
✓	The information gathered shall be shown graphically on one or more 24" x 36" sheets	Will submit with other paper plans during compliance(submitted during PDO)
✓	Streams and Floodplains. The ECI shall show streams, drainage courses, and floodplains located on or within 100 feet of the subject property.	
✓	City topographic maps or field topography shall be used to determine the presence of streams and drainage courses	
✓	Floodplains shall be as delineated on Federal Emergency Management Agency (FEMA) flood insurance rate maps.	
✓	Floodplain elevations for a 100 year flood event shall be shown by topographic delineation.	
N/A	If an engineering study provides a basis for topographic or floodplain information, the name and source of the study shall be noted on the ECI.	
N/A	Steep Slopes. The ECI shall show the following categories of existing slopes, based on City topographic maps or field topography: 1-10%, 10-20%, 20-30%, 30% or more	
—	Sensitive Soils. The ECI shall show sensitive soils as identified on any soil survey prepared for a government body. Soil limitations on development shall be noted on the ECI and on the associated site plan. Soils with severe limitations shall be noted separately. Such soils are those which have one or more of the following characteristics: seasonal high water table, subject to flood hazard, poor drainage, wetland/hydric	GEOTECH submitted 4.18.25

		soil conditions, high shrink/swell potential, shallow depth to bedrock, excessive slopes, and high susceptibility to erosion.	
	N/A	Wetlands. The ECI shall show all wetlands which are required to be delineated by the Clean Water Act.	
	N/A	U.S. Fish and Wildlife Service National Wetlands Inventory maps, Utah Department of Natural Resources maps, and other sources designated by the Utah Department of Natural Resources or the Utah Department of Environmental Quality may be used to identify wetlands.	
	N/A	Wetlands shall be shown on the ECI by a line denoting the boundaries thereof.	
	N/A	If wetlands are present, a wetlands assessment shall be submitted to the City as required by applicable law prior to consideration of a site plan. The assessment shall include the name and address of the individual who conducted the assessment.	
	N/A	A copy of any application for authorization to impact or alter wetlands shall be submitted with a site plan application for the subject property.	
	N/A	Utility Lines, Dams and Canals. The ECI shall show any existing utility line, aqueduct, dam, ditch, or canal located within the area subject to the ECI. The ECI shall also show any area which may be flooded in the event an aqueduct, dam, ditch, or canal fails, as contained in any study conducted and/or possessed by the City or the Utah State Engineer.	
	—	Shrubs and Trees. The ECI shall show shrub and tree stands as indicated by recent aerial photos. Such areas shall be delineated by a circumferential line extending to the outer perimeter of the tree or shrub canopies. Tree varieties and range of size shall be shown generally.	
	—	Special Protection Areas. The ECI shall show areas identified as special protection areas in this Title, the General Plan, and other documents adopted by the City, including, but not limited to, wellhead protection areas and groundwater recharge areas.	
	N/A	Cultural and Historic Resources. The ECI shall show cultural and historic resources, including cemeteries, identified in the General Plan, and whether the property is located within a designated historic district.	
✓		Plan to provide off-street parking including parking space calculations and dimensions.	See sheet C400 & Page 6 of building plans. Garage for each home.
✓		Any proposed signs and their locations and dimensions.	New street sign added
✓		Location and height of any proposed walls or fences.	New 6' retention wall and vinyl fence along the west side of the property. See C400

Stormwater Pollution Prevention Plan (SWPPP)

Project: Porter Lane Estates

Location: 522 West Porter Lane, Centerville, Utah

Parcel ID: 03-001-0209

Prepared by: Greg Larsen and Troy Holzer

Date: 5/29/25

1. Project Overview

Porter Lane Estates is a proposed residential development encompassing approximately 1.01 acres, subdivided into six single-family lots. The project involves land disturbance activities including grading, utility installation, and building construction.

2. Regulatory Compliance

This SWPPP complies with:

- **Centerville City Municipal Code Title 16**, which mandates the preparation and implementation of a SWPPP for land disturbance activities .
- **Utah Pollutant Discharge Elimination System (UPDES)** requirements, necessitating a state-issued permit and associated SWPPP for construction activities disturbing one acre or more.

3. Potential Pollutant Sources

Identified potential sources of stormwater pollutants include:

- **Sediment** from soil disturbance during grading and excavation.
- **Construction materials** such as concrete, asphalt, and wood.
- **Chemicals** including paints, solvents, and adhesives.
- **Waste** from construction debris and litter.
- **Sanitary waste** from on-site facilities.

- **Vehicle fluids** from leaks or spills during equipment operation and maintenance.

4. Best Management Practices (BMPs)

To mitigate stormwater pollution, the following BMPs will be implemented:

4.1 Erosion and Sediment Control

- **Silt Fences:** Installed along the perimeter to intercept and slow runoff.
- **Stabilized Construction Entrance:** A gravel pad to reduce sediment tracking onto public roads.
- **Temporary Seeding:** Applied to disturbed areas that will remain inactive for more than 14 days.
- **Mulching:** Used to protect soil in areas where seeding is not feasible.

4.2 Material Handling and Waste Management

- **Designated Storage Areas:** All construction materials will be stored in covered areas away from drainage paths.
- **Waste Disposal:** Regular removal of construction waste to authorized disposal facilities.
- **Concrete Washout:** Establishment of a designated area for concrete washout to prevent discharge into storm drains.

4.3 Spill Prevention and Response

- **Spill Kits:** Maintained on-site for immediate response to spills.
- **Training:** All personnel will be trained in spill prevention and response procedures.
- **Equipment Maintenance:** Regular inspection and maintenance to prevent leaks.

4.4 Sanitary Waste Management

- **Portable Toilets:** Provided on-site and serviced regularly to prevent leaks and overflows.

5. Inspection and Maintenance

- **Routine Inspections:** Conducted weekly and after significant rainfall events (0.5 inches or more).
- **Maintenance:** Prompt repair or replacement of any damaged BMPs.
- **Documentation:** All inspections and maintenance activities will be documented and kept on-site.

6. Training

All construction personnel will receive training on:

- The contents and requirements of this SWPPP.
- Proper installation and maintenance of BMPs.
- Spill prevention and response procedures.

7. Recordkeeping

The following records will be maintained on-site:

- Copies of all permits and this SWPPP.
- Inspection and maintenance logs.
- Training records.
- Documentation of any changes to BMPs or site conditions.

ORDINANCE NO. 2025-13

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 1.04 ACRES OF CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 522 WEST 400 SOUTH (PORTER LANE) FROM RESIDENTIAL-MEDIUM (R-M) TO RESIDENTIAL-MEDIUM WITH A PLANNED DEVELOPMENT OVERLAY (R-M/PDO) AND APPROVING THE CONCEPTUAL PLAN FOR THE PORTER LANE ESTATES PDO

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in *Utah Code* §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in *Utah Code* § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property regarding development policies for Neighborhood 2, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Residential-Medium (R-M) to Residential-Medium with a Planned Development Overlay (R-M/PDO) as more particularly provided herein; and

WHEREAS, as part of the Planned Development Overlay (PDO) Zone requirements, requests for PDO zoning shall include a conceptual site plan for review and acceptance by the City Council concurrent with the rezoning decision; and

WHEREAS, the proposed amendments to the Centerville Zoning Map and Conceptual Site Plan for the Porter Lane Estates PDO as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map and approval of the Conceptual Site Plan.

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

Section 1. PDO Rezone and Conceptual Plan Approval. The real property located at approximately 522 West 400 South (Porter Lane) consisting of approximately 1.04 acres as more particularly described in the legal descriptions set forth in **Exhibit A**, attached and incorporated herein by this reference, is hereby rezoned from Residential-Medium (R-M) to Residential-Medium with a Planned Development Overlay (R-M/PDO) and the Conceptual Site Plan for the Porter Lane Estates PDO, as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference, is hereby approved by the City Council.

Section 2. Findings for PDO Approval. The rezone of the subject property to R-M/PDO and corresponding Conceptual Site Plan approval for the Porter Lane Estates PDO is based on the following findings:

- (a) The proposed PDO Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 2 [CMC 12-480-3].
- (b) The proposed PDO Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones with the assistance of the PDO allowable variations from applicable land use development standards in the City Zoning Code;

- (c) The proposed PDO Zoning Map Amendment does not conflict with any applicable policy of the General Plan;
- (d) The proposed PDO Zoning Map Amendment meets the purpose and intent of City Codes as set forth in CZC 12.41;
- (e) The proposed PDO Zoning Map Amendment allows for integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;
- (f) The proposed PDO Zoning Map Amendment meets the use and development limitations and other requirements of the zone with which the PDO zone is combined, except as otherwise allowed by CZC 12.41;
- (g) The proposed PDO Zoning Map Amendment meets the density limitations and guidance of the General Plan; and
- (h) The proposed Zoning Map Amendment provides superior site design and increased amenities, as required in CZC 12.41.080(c);
- (i) Therefore, the City Council approves the proposed Planned Development Overlay Zoning Map Amendment request as associated with the provided Conceptual Site Plan documentation.

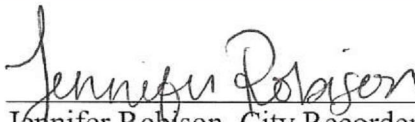
Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

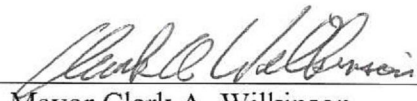
Section 4. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 5th DAY OF AUGUST, 2025.

ATTEST:

CENTERVILLE CITY


Jennifer Robison, City Recorder

By: 
Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"	"ABSENT"
Councilmember Hayman	☒	☐	☐
Councilmember Hirst	☐	☐	☒
Councilmember Mecham	☒	☐	☐
Councilmember Plummer	☒	☐	☐
Councilmember Summerhays	☒	☐	☐

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

Jennifer Robison
JENNIFER ROBISON, City Recorder

DATE: 8-6-2025

RECORDED this 6th day of August, 2025.

PUBLISHED OR POSTED this 6th of August, 2025.



EXHIBIT A

The Porter Lane Estates PDO Rezone Property Description

Parcel No. 03-001-0209
522 West 400 South (Porter Lane)

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

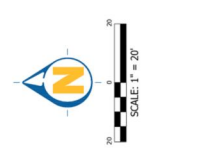
ALSO: BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

The Porter Lane Estates PDO Conceptual Site Plan and Details



Area Tabulation Table	
Area Designation	Area (acres)
Total Area (Gross Acreage)	4.0222
Lot 1	0.01
Lot 2	0.01
Lot 3	0.01
Lot 4	0.01
Lot 5	0.01
Lot 6	0.01
Improvements	11.461
Buildings	0.26
Streets	0.26
Other	0.37
Total Building Footprint	14672
Total Building Floor Area	14672
Common Space	1288
Common Space	0.03
Parking	18
Number of residential dwellings	6
Lot 1	6714
Lot 2	6714
Lot 3	6714
Lot 4	6714
Lot 5	6714
Lot 6	6714
Unit Density	6 per acre

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3007394, DAVIS COUNTY RECORDER, UTAH
BEGINNING AT A POINT ON NORTH LINE OF A 4-RD STREET, 126.54 FEET EAST AND SOUTH 555.20 FEET FROM THE
NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE
COUNTY, UTAH, THENCE SOUTH 89°45'19" E 105.50 FEET TO A POINT ON THE EAST LINE OF SAID 4-RD STREET,
THENCE NORTH 89°45'19" E 105.50 FEET TO THE POINT OF BEGINNING.

ALSO:
BEGINNING ON THE NORTH LINE OF A 4-RD STREET, AT A POINT 21.09 CHAINS EAST AND 6.00 CHAINS SOUTH FROM THE
NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE
COUNTY, UTAH, THENCE SOUTH 89°45'19" E 105.50 FEET TO A POINT ON THE EAST LINE OF SAID 4-RD STREET,
THENCE NORTH 89°45'19" E 105.50 FEET TO THE POINT OF BEGINNING.

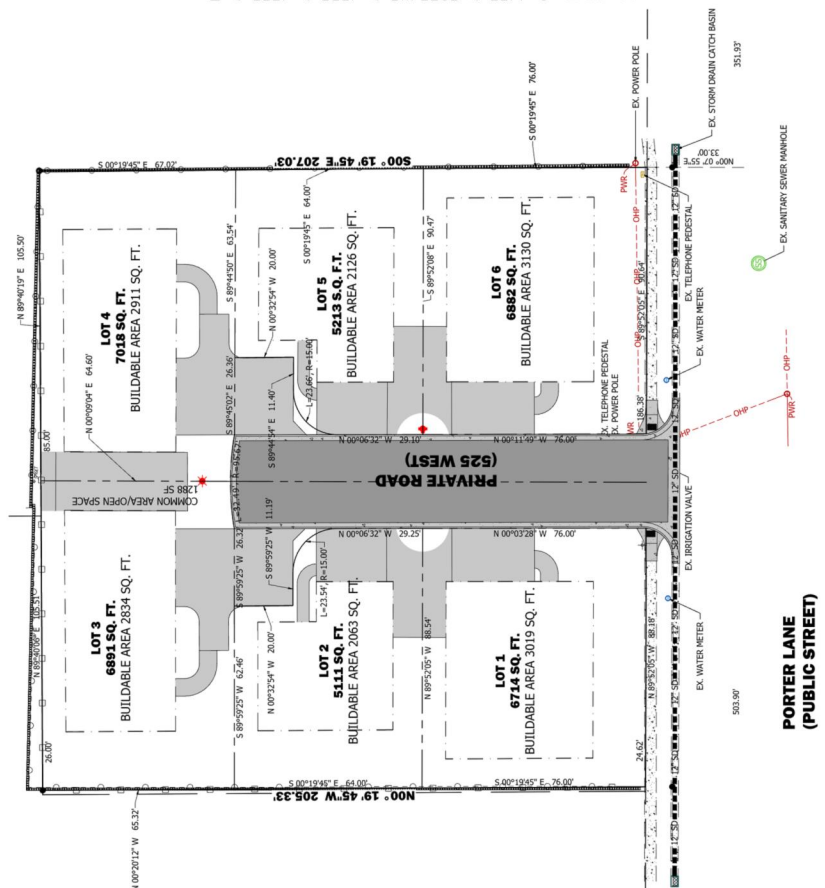
ALSO:
BEGINNING ON THE NORTH LINE OF A 4-RD STREET, AT A POINT 16.81 CHAINS EAST AND 6.00 CHAINS SOUTH AND
107.48 FEET MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MIDDLE, AND THENCE WEST 44 FEET MORE OR LESS, ALONG SAID
NORTH LINE OF SAID 4-RD STREET, TO A POINT ON THE EAST LINE OF SAID 4-RD STREET, THENCE SOUTH 89°45'19" E
105.50 FEET TO A POINT ON THE EAST LINE OF SAID 4-RD STREET, THENCE NORTH 89°45'19" E 105.50 FEET TO THE POINT OF
BEGINNING.

ALSO:
BEGINNING AT A POINT 726.54 FEET EAST AND 463.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MIDDLE, AND THENCE SOUTH 89°45'19" E
105.50 FEET TO A POINT ON THE EAST LINE OF SAID 4-RD STREET, THENCE NORTH 89°45'19" E 105.50 FEET TO THE POINT OF
BEGINNING.

CONTAINS 0.999 ACRES

PROPERTY TO BE LOW DENSITY HOUSING IN AN AREA OF
TOWNHOUSE SUBDIVISION AND A RESIDENTIAL BUILDING
PROPERTIES ACROSS THE STREET ARE SINGLE FAMILY
RESIDENTIAL HOMES.

APPROXIMATE FINISH DATE:



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1-800-662-4111

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, July 9, 2025
7:00 p.m.

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

MEMBERS PRESENT

Mason Kjar, Chair
LaRae Patterson
Shawn Hoth
Tyler Moss
Gary Woodward
Amanda Jorgensen

MEMBERS ABSENT

Layne Jenkins

STAFF PRESENT

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

LEGISLATIVE THOUGHT/PRAYER Commissioner Hoth

PLEDGE OF ALLEGIANCE

**PUBLIC HEARING – CONCEPTUAL SITE PLAN (PDO) – PORTER LANE ESTATES –
522 WEST 400 SOUTH (PORTER LANE) – RESIDENTIAL PDO DEVELOPMENT – GREG
LARSEN AND TROY HOLZER – LEGISLATIVE DECISION**

Planner Sydney DeWees presented the conceptual site plan for Porter Lane Estates at 522 West 400 South, submitted by applicants Greg Larsen and Troy Holzer under the Planned Development Overlay (PDO) process. The applicants shifted to the PDO after their original subdivision plan did not meet residential medium standards. Staff supported the revised proposal, noting it maintained code integrity while allowing appropriate density, and recommended approval contingent on a zoning map amendment.

The applicant, Greg Larsen, explained the plan includes six homes with a single private road, no driveways on Porter Lane, and three-car garages to reduce street parking. Commissioners asked about fencing, guest parking, snow and trash services, fire access, and drainage. Mr. Larsen clarified that fencing and landscaping were included, parking would accommodate six vehicles per home, the HOA would manage services, the road met fire access requirements, and drainage would be routed through underground pipes to a nearby canal.

Chair Kjar opened a public hearing for this item.

Julie Cahoon, Centerville resident, expressed concerns about potential parking issues spilling over into their community, and asked about height and noise regulations.

Rosalie MacMillan, Centerville resident, echoed parking concerns and recommended not letting people park on the private road, and thanked the applicants for discussing a three-car garage to help minimize the issue.

Chair Kjar closed the public hearing.

Mr. Larsen responded to the public comments and stated that he plans to not allow parking on Porter Lane. The commission discussed adding a condition to prohibit parking on the private road within the development.

Chair Kjar **moved** for the Planning Commission to recommend City Council approval of the proposed Conceptual Site Plan for the property located at 522 W 400 S, contingent on the following condition and findings. Commissioner Jorgensen seconded the motion which passed by a unanimous vote (6-0).

Conditions:

1. The proposed Planned Development Overlay (PDO) Zoning Map Amendment will need to be approved as outlined in CZC 12.41.080 for this approval to be valid
2. The proposed Planned Development Overlay (PDO) Zoning Map Amendment shall address all variance items as outlined in the staff report:
 - a. Minimum lot size
 - b. Minimum lot frontage
 - c. Front yard setback
 - d. Minimum buildable area
 - e. Required sidewalk installation
 - f. Fencing height and location
 - g. Irrigation plan
 - h. Common area designation
3. Should the proposed PDO Zoning Map Amendment be approved by the City Council, a final site plan shall be submitted to the City as outlined in CZC 12.21.100
4. A future proposed final site plan shall include and/or address all the unresolved staff comments as identified and reported from the July 7th DRC meeting.
5. There will be no parking allowed in the private street as part of the PDO.

Reasons for Action (findings):

1. The proposed Conceptual Site Plan complies with the expected development standards described in CZC 12.21.110, CZC 12.32, CZC 12.41, CZC 12.51, CZC 12.55 (where applicable), and other applicable City Codes for this project;
2. The proposed Conceptual Site Plan has identified variance requests that are reasonable and fulfill the approval criteria as established in CZC 12.41.080, as backed by evidence provided in the associated project reporting;
3. The granting of the proposed Conceptual Site Plan variances is not detrimental to the health, safety, and welfare of Centerville residents;
4. The proposed Conceptual Site Plan allows integrated planning and design of the property and, on the whole, is a better development than would be possible under conventional zoning regulations;
5. Therefore, the Planning Commission recommends that the City Council grant approval of this proposed Conceptual Site Plan request associated with the proposed Planned Development Overlay (PDO) Zoning Map Amendment

PUBLIC HEARING – ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT OVERLAY (PDO) – PORTER LANE ESTATES – 522 WEST 400 SOUTH (PORTER LANE) – RESIDENTIAL MEDIUM (R-M) TO RESIDENTIAL MEDIUM WITH PLANNED DEVELOPMENT OVERLAY (R-M-PDO) – GREG LARSEN AND TROY HOLZER – LEGISLATIVE DECISION

1 The commission considered the zoning map amendment for the Porter Lane Estates
2 project. This amendment would rezone the property from Residential Medium (R-M) to Residential
3 Medium with Planned Development Overlay (R-M-PDO).

4
5 Chair Kjar opened a public hearing for this item.

6
7 Julie Cahoon, Centerville resident, asked for clarification on the exceptions that would be
8 allowed under the PDO, and reiterated concerns about parking.

9
10 Chair Kjar closed the public hearing.

11
12 Commissioner Jorgensen **moved** for the Planning Commission to recommend City
13 Council approval of the proposed Zoning Map Amendment for a Planned Development Overlay
14 (PDO) to be applied to the property located at 522 W 400 S from Residential Medium (R-M) to
15 Residential Medium Planned Development Overlay (R-M-PDO) zoning, with the following findings
16 for action. Commissioner Patterson seconded the motion which passed unanimously (6-0).

17
18 Reasons for Action (findings):

- 19
20 1. The proposed PDO Zoning Map Amendment meets the goals and objectives of the
21 General Plan concerning Neighborhood 2 [CMC 12-480-3].
22 2. The proposed PDO Zoning Map Amendment meets the use, standards, and applicability
23 in the City Zoning Code 12.32 Residential Zones.
24 3. The proposed PDO Zoning Map Amendment does not conflict with any applicable policy
25 of the General Plan;
26 4. The proposed PDO Zoning Map Amendment meets the purpose and intent of City Codes
27 as set forth in CZC 12.41;
28 5. The proposed PDO Zoning Map Amendment allows for integrated planning and design of
29 the property and, on the whole, better development than would be possible under
30 conventional zoning regulations;
31 6. The proposed PDO Zoning Map Amendment meets the use and development limitations
32 and other requirements of the zone with which the PDO zone is combined, except as
33 otherwise allowed by CZC 12.41;
34 7. The proposed PDO Zoning Map Amendment meets the density limitations and guidance
35 of the General Plan; and
36 8. The proposed Zoning Map Amendment provides superior site design and increased
37 amenities, as required in CZC 12.41.080(c);
38 9. Therefore, the Planning Commission recommends that the City Council grant approval of
39 the proposed Planned Development Overlay Zoning Map Amendment request as
40 associated with the provided Conceptual Site Plan documentation.

41
42 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

43
44 Community Development Director Mike Eggett provided a brief update on upcoming
45 projects. He mentioned that the Millet rezone would be presented to the City Council on August
46 5th which would involve rezoning a portion of property from Agricultural Low (A-L) to Residential
47 Low (R-L) to accommodate a future subdivision.

48
49 **MINUTES REVIEW AND APPROVAL**

50
51 Minutes of the June 25, 2025 Planning Commission meeting were reviewed.
52 Commissioner Jorgensen **moved** to approve the minutes with suggested changes.
53 Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).
54

ADJOURNMENT

At 7:52 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner Patterson seconded the motion which passed by unanimous vote (6-0).

Jennifer Robison, City Recorder

Date Approved

15.01.084 Complete Application Review

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

HISTORY

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

15.03 Preliminary Plat

15.03.002 Residential Subdivision

15.03.004 Commercial Subdivision

15.03.010 Preliminary Plat

15.03.015 Preliminary Plat Filing Deadline

15.03.020 Preliminary Plat Application And Fees

15.03.030 Preliminary Plat Submittal Requirements

15.03.032 Preliminary Plat Completeness Review

15.03.034 Preliminary Plat Distribution To Departments

15.03.036 Preliminary Plat Review Cycle Requirements

15.03.040 Preliminary Plat Review And Approval By Planning Commission

15.03.050 Preliminary Plat Expiration

15.03.002 Residential Subdivision

“Residential Subdivision” is defined in CMC 15.01.040 as a single-family subdivision, two-family subdivision, or townhome subdivision, or any combination thereof, but not including any other housing product or use type. Based on the provisions of State law, residential subdivisions are subject to different review and approval procedures, including deadlines and review cycle limitations on City review of applications. Under the provisions of State law, the City has designated the Planning Commission as the Administrative Land Use Authority authorized to approve or deny preliminary plat approvals for residential subdivisions. Residential subdivisions are also subject to review cycle timelines and checklist requirements as more particularly provided herein. If a public hearing is held on a preliminary plat for a residential subdivision, only one public hearing can be held by law. Except as otherwise provided herein or required by law, other provisions of this Chapter regarding preliminary plat approval are similar for commercial and residential subdivisions.

HISTORY

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

15.03.004 Commercial Subdivision

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

HISTORY

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

15.03.010 Preliminary Plat

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

HISTORY

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

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

15.03.015 Preliminary Plat Filing Deadline

For commercial subdivisions, an application for preliminary plat approval shall be made within the required time frame set forth in Section 15.02.060 regarding expiration of concept plan approval. For residential subdivisions, an application for preliminary plat approval may be submitted any time after the optional pre-application meeting, if the applicant elects to have a pre-application meeting with the City.

HISTORY

Adopted by Ord. [2019-17](#) on 8/20/2019

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

15.03.020 Preliminary Plat Application And Fees

The applicant shall file an application for preliminary plat approval with the Community Development Director on a form prescribed by the City, together with three hard copies and one electronic copy of the preliminary plat. At the time of filing the application, the applicant shall pay all application fees and deposits for preliminary plat review as provided in the City Fee Schedule.

HISTORY

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

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

15.03.030 Preliminary Plat Submittal Requirements

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

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

- (n) The location and dimensions to the nearest existing bench mark or monument, and section line.
- (o) The location and principal dimensions of all water courses, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided, including railroads, power lines, and exceptional topography.
- (p) The location of existing bridges, culverts, surface or subsurface drainage ways, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within 200 feet thereof, and all known wells or springs (consult Utah State Engineer's Office).
- (q) The location of the 100-year flood plain as determined by the Federal Emergency Management Agency (FEMA).
- (r) Proposed off site and on site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants.
- (s) A tentative plan by which the subdivider proposes to handle storm water drainage for an event with a 10 year return interval, as determined by the City Engineer.
- (t) Each sheet of the set shall contain the name of the project, scale (not less than 100 feet to the inch), sheet number, north arrow, and date of latest draft or revision.
- (u) Boundary lines of adjacent tracts of unsubdivided land within 100 feet of the tract proposed for subdivision, showing ownership and property monuments.
- (v) A tentative plan for providing street lighting in the subdivision.
- (w) Plans showing any required landscaping and/or parkstrip tree planting.
- (x) If the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements, the application shall include a soil erosion and sedimentation control plan prepared by a registered civil engineer.
- (y) Verification as to the accuracy of the plat by the owner.
- (z) Legal description of the outside boundaries of all property located within the subdivision certified by an engineer or surveyor.
- (aa) Parcel number for all property within the subdivision and for all property immediately adjoining the property to be subdivided.
- (ab) The applicant shall provide with the application the following documents:
 - (1) Copies of any agreements with adjacent property owners relevant to the proposed subdivision.
 - (2) A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test borings or excavations shall be submitted in accordance with the City Standards and Specifications.
 - (3) A preliminary title report current within 30 days of submittal evidencing satisfactory proof of ownership, other land owners of interest, including lienholders, legal description of all property within the subdivision, and easements of record encumbering any property within the subdivision.
 - (4) Satisfactory evidence that all utilities and services will be available for the subdivision and that the utilities and easements therefor have been reviewed by the utilities.
 - (5) An adequate traffic report prepared by a qualified traffic engineer when required by the Planning Commission.
 - (6) If the proposed project is located within 100 feet of a critical flood area as defined by Davis County (which includes Deuel, Parrish, Barnard and Ricks Creek stream

channels), the subdivider shall obtain and submit a Davis County Development and Construction permit and provide any required stream channel easements or restricted build areas.

- (7) An American Land and Title Association Survey (“ALTA Survey”) containing information from Table A set forth in the City’s subdivision checklist.
- (8) The subdivider shall comply with all other applicable federal, state and local laws and regulations and shall provide evidence of such compliance if requested by the City.
- (9) Approval of any proposed subsurface drains in accordance with applicable provisions of CMC 9.06 (Subsurface Water) and a copy of proposed protective covenants in all cases where subsurface drains are to be located within the subdivision, as applicable.

HISTORY

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

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

15.03.032 Preliminary Plat Completeness Review

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

HISTORY

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

15.03.034 Preliminary Plat Distribution To Departments

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

HISTORY

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

15.03.036 Preliminary Plat Review Cycle Requirements

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

- (a) Review Cycles: The review of the Preliminary Plat Application shall be limited to two (2) review cycles (referred to as Review Cycle 1 and Review Cycle 2) subject to following:
 - (1) Review cycle restrictions shall not apply to areas with suspected or identified geologic hazards.
 - (2) An incomplete application shall not prohibit review staff from providing feedback on portions of the application submitted to assist in the preparation of a complete application.
- (b) Review Cycle 1:
 - (1) The Community Development Director shall provide comments to the applicant on the preliminary plat application within fifteen (15) business days from the date of submittal of a completed preliminary plat application.
 - (2) Review of the Preliminary Plat application by the Community Development Director shall include redline corrections and requests for additional information including specific

citations of adopted ordinances, standards, and specifications and an index of requested modifications or additions.

- (3) The applicant shall have twenty (20) business days to respond to each of the City's redline corrections or requests for additional information and shall provide corrected drawings and a written response, identifying and explaining the applicant's revisions and reasoning for declining to make revisions, if any. The explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of the revisions or additions for each required correction.
- (4) If the applicant fails to respond to all of the City's redline corrections or request for additional information within the required twenty (20) business days, the review cycle is not complete and the subsequent review cycle may not begin until all comments and requests are addressed by the applicant.
- (5) If the applicant fails to respond to the City's redline corrections and requests for additional information within ninety (90) calendar days from the date of request from the City, the application shall be deemed withdrawn and all vested rights thereunder shall be deemed expired.

(c) Review Cycle 2:

- (1) The Community Development Director shall have fifteen (15) business days to review the re-submittal and corrections from the applicant and shall review the revised Preliminary Plat application and any modifications made from Review Cycle 1 and shall provide a second set of redline corrections and requests for additional information including specific citations and an index of requested modifications.
- (2) The applicant shall have twenty (20) business days to respond to the City's redline corrections or requests for additional information and shall provide corrected drawings and a written response identifying and explaining the applicant's revision and reasoning for declining to make revision, if any. The explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of the revisions or additions for each required correction.
- (3) If the applicant fails to respond to all of the City's redline corrections or request for additional information for Review Cycle 2 within the required twenty (20) business days, the review cycle is not complete and the subsequent review cycle or approval may not begin until all comments and requests are addressed by the applicant.
- (4) If the applicant fails to respond to the City's redline corrections and requests for additional information within ninety (90) calendar days from the date of request from the City, the application shall be deemed withdrawn and all vested rights thereunder shall be deemed expired.
- (5) The Planning Commission shall review and approve the corrected Preliminary Subdivision plat and plans in accordance with CMC 15.03.040 (Preliminary Plat Review and Approval by Planning Commission).

HISTORY

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

15.03.040 Preliminary Plat Review And Approval By Planning Commission

- (a) The Planning Commission shall schedule and hold a public hearing on the proposed preliminary subdivision plat. Notice of the public hearing and the public meeting shall be provided in accordance with CMC 15.01.130. At the time and place specified, the Planning Commission

shall hold a public hearing and review the submitted preliminary plat for compliance with the standards and criteria set forth in this Title and all other ordinances of the City, including but not limited to the Zoning Code, General Plan, Master Street Plan, and applicable Construction Codes. The Planning Commission may approve, approve subject to modification, or disapprove the submitted preliminary plat, and shall make findings specifying any inadequacy in the application, noncompliance with City ordinances or regulations, questionable or undesirable design and/or engineering, and the need for any additional information which may assist the Planning Commission to evaluate the preliminary plat. The Planning Commission may review all relevant information pertaining to the proposed development including, but not limited to, the following: fire protection; sufficient supply of culinary and secondary water to the proposed subdivision; sewer service; traffic considerations; potential for flooding; etc. The subdivider shall be notified in writing of the action taken by and the findings of the Planning Commission regarding the submitted preliminary plat.

- (b) If the Planning Commission denies preliminary plat approval, no further review of the proposed subdivision shall be made by the Planning Commission and a new preliminary plat shall be required to re-initiate the subdivision process.
- (c) Granting of a preliminary plat approval by the Planning Commission shall not constitute a final approval of the subdivision by the Planning Commission. Nor shall approval of the preliminary plat relieve the subdivider of the responsibility to comply with all required conditions and ordinances, and to provide the improvements and easements necessary to meet all City standards and requirements.

HISTORY

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

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

15.03.050 Preliminary Plat Expiration

- (a) Once preliminary plat approval has been granted, the applicant may apply for final plat approval. Preliminary plat approval shall expire and have no further force or effect if a complete application for final plat approval is not submitted within twelve (12) months from the date of approval of the preliminary plat. This time period may be extended for up to six (6) months for good cause shown if the applicant petitions the Planning Commission for an extension prior to the expiration date. Only one extension may be granted for each approved preliminary plat.
- (b) In those cases where a subdivision is proposed to be developed in phases, preliminary plat approval for the remaining portions of the subdivision shall not be voided if a complete application for final plat approval for the first phase is submitted within twelve (12) months from the date of approval of the preliminary plat and subsequent phases are recorded in accordance with the approved phasing plan.

HISTORY

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

Amended by Ord. [2019-17](#) on 8/20/2019

15.05 General Requirements For All Subdivisions

15.05.010 Subdivision Layout

15.05.020 Lots

15.05.030 Streets And Related Improvements

15.05.040 Protection Strips

15.05.050 Drainage

15.05.060 Utilities

15.05.070 Landscaping

15.05.080 Orderly Development Required

15.05.090 Building Permits

15.05.100 Warranty Period

15.05.010 Subdivision Layout

- (a) The subdivision layout shall conform to the General Plan.
- (b) Where trees, groves, waterways, scenic points, historic spots or other City assets and landmarks are located within a proposed subdivision, reasonable steps should be taken to preserve these features.
- (c) Where a railroad right of way abuts a subdivision, the plat shall make provisions for future grade separations whenever the City shall find such a requirement to be necessary.
- (d) The width of each block shall be sufficient for an ultimate layout of two tiers of lots therein of a size required by the provisions of this Title, unless the general layout of the vicinity, line of ownership, topographical conditions, or locations of arterial streets or freeways justify or make necessary a variation from this requirement. The minimum width of a block shall not be less than 250 feet measured from center line of street to center line of street.
- (e) The maximum length of blocks shall be 1200 feet. In blocks over 800 feet in length, a dedicated public walkway through the block, at approximately the center of the block, may be required. Such walkways shall not be less than 10 feet in width unless otherwise approved by the City.

HISTORY

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

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

15.05.020 Lots

- (a) All subdivisions shall result in the creation of lots which are developable and capable of being built upon. A subdivision shall not create lots which would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage, driveway grades, or other physical conditions.
- (b) All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least 50% of its minimum required width. Land designated as public right of way shall be separate and distinct from lots adjoining such right of way and shall not be included in the area of such lots.
- (c) The minimum area and dimensions of all lots shall conform to the requirements of the Zoning Code for the district in which the subdivision is located.
- (d) The side lines of all lots, so far as possible, shall be at right angles to the street which the lots face, or approximately radial to the center of curves, if such street is curved. Side lines of lots shall be approximately radial to the center of a cul de sac on which the lots face. In limited

circumstances, the subdivision plat approving authority may authorize an exception to this requirement upon a showing of good cause.

- (e) Corner lots for residential use should be platted 10 feet wider than interior lots in order to facilitate conformance with the required street setback requirements of the Zoning Code.
- (f) A lot shall not be divided by a City limit line. Each such boundary line should be made a lot line.
- (g) Remnants of property shall not be left in the subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility, public purpose, or other purpose approved by the subdivision plat approving authority.
- (h) Double frontage lots are not permitted unless approved by the subdivision plat approving authority. Double frontage lots may only be approved when backing on the following streets:
 - (1) Main Street, both sides;
 - (2) Frontage Road (800 West).
 - (3) Parrish Lane west of Main Street, both sides;
 - (4) Pages Lane west of 400 East, both sides;
 - (5) Porter Lane from Main Street to 400 West, south side only; and
 - (6) 400 West from Parrish Lane to 1375 North both sides.
- (i) The street frontage adjacent to the rear of approved double frontage lots shall be improved by the subdivider in accordance with the standards set forth in the City Standards and Specifications.

HISTORY

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

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

15.05.030 Streets And Related Improvements

- (a) Subdividers shall locate streets within the subdivision so that the streets connect with existing streets. If the adjoining land is zoned for residential use, streets shall be located so that the adjacent land may be most efficiently subdivided.
- (b) Dedication of half streets is prohibited unless: a full right of way is to be obtained; curb, gutter, and sidewalk is constructed on the subdivider's side; and a minimum of 28 feet of asphalt is laid. The balance of street improvements will be provided by the applicable property owner.
- (c) All streets should conform to the width designated by the Master Street Plan wherever a subdivision is in an area for which a Master Street Plan has been adopted. For territory where the Master Street Plan does not designate a street, streets shall be provided as required by the subdivision plat approving authority.
- (d) Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the applicant in all subdivisions.
- (e) Local streets shall approach an arterial or collector street at an angle of at least 85 degrees. Grades for streets shall be a minimum of 0.5% and a maximum of 12% for all streets except major and minor arterials which shall be 10% maximum.
- (f) Cul de sacs shall serve no more than 20 lots or units; shall be no longer than 400 feet, measured from the center point of the turn around to the center line of the intersecting street; and must be terminated with a turn around of not less than 100 feet in diameter. Downhill cul de sacs are not permitted unless adequate drainage and 100 year over flow is provided and

such downhill cul de sacs must be approved by the subdivision plat approving authority and City Engineer.

- (g) Where a street is designed to remain only temporarily as a dead end street, a satisfactory temporary turn-around area and recordable easement shall be provided at the end thereof to remain and be available for public use so long as the dead end exists. The City may require improvements to be installed in temporary turn-around areas.
- (h) To assure conformity, the City shall furnish and install all required street signs and the cost thereof shall be charged to and paid by the subdivider in accordance with the City Fee Schedule.
- (i) Permanent monuments shall be furnished, accurately established, and set by the subdivider's surveyor at such points as are necessary to definitely establish all lines of the plat except those defining individual lots.
- (j) City approved street lights shall be installed at all street intersections, school or pedestrian crossings, or at bends or curves in the street by the subdivider.

HISTORY

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

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

15.05.040 Protection Strips

- (a) Purpose. It is the intent and purpose of this Section that protection strips be authorized and approved by the City only in limited circumstances. It shall be the obligation of every developer desiring the approval of a protection strip to demonstrate to the City's satisfaction that approval of a protection strip is necessary to equitably allocate the burdens associated with development, and that the developer has exercised all other available options in pursuit of an equitable cost-sharing arrangement with contiguous property owners.
- (b) Protection Strips Allowed. Where subdivision streets parallel contiguous property of other owners with approval of the City Council, and upon satisfaction of the requirements contained within this Section, developer may be authorized to retain ownership a protection strip of not less than one foot in width or greater than 10 feet in width, unless otherwise justified, between the street and adjacent property. All protection strips shall be located outside of but adjacent to the proposed right-of-way to be dedicated or other property designated for future public use and shall be maintained by the developer.
- (c) Agreement. Approval of a request for a protection strip shall be conditioned upon the execution of an agreement between the City and the developer setting forth the terms and conditions of the granting of the protection strip including the duration of the agreement, the conditions of repayment and conveyance of the protection strip property, and the specific location of the protection strip. The agreement shall be approved by the City Council and shall be recorded in the office of the Davis County Recorder. In addition, a protection strip shall be clearly shown on the subdivision plat map and shall be specifically indicated as undedicated property and a protection strip.
- (d) Limited Duration. In the event any protection strip has not been conveyed or dedicated to the adjacent property owner within 20 years from the date of the protection strip agreement, the developer or its representatives, successors and/or assigns shall convey title to the protection strip property to the City by special warranty deed, acceptable in form to the City. To secure developer's performance of this obligation, the City shall require that a deed be placed in escrow as a part of the protection strip agreement. The protection strip agreement and all obligations of the City regarding the protection strip shall terminate at the time the special warranty deed conveying the protection strip to the City is recorded.

- (e) Administration Fees. The City Council hereby finds that protection strips create an administrative burden on the City, which burden should properly be borne by the developer requesting approval of a protection strip. Before a protection strip agreement is approved or amended by the City, the developer desiring approval of or amendment to a protection strip agreement shall pay the City the administrative fees and deposits required for protection strips as set forth in the City Fee Schedule.
- (f) Cost Allocation. The protection strip agreement shall require that upon development of property adjacent to the protection strip, the developer convey the property contained within the protection strip to the adjacent property owner for consideration to be set forth within the agreement. Such consideration shall be calculated by the City Engineer and shall be the sum of the following criteria: (1) the fair cost of the land held in the protection strip at the time of the agreement; (2) the cost of the street and utility improvements properly chargeable to the adjacent property; (3) a proportionate share of the value of the land in the street at the time of the agreement, as determined by the City Engineer; and (4) any additional amounts which the City Engineer deems reasonably necessary with respect to the protection strip or the agreement.

HISTORY

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

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

15.05.050 Drainage

- (a) The subdivider shall construct and install a storm water drainage system within the subdivision which shall be constructed of materials and according to the City Standards and Specifications and the requirements of the Storm Drainage Master Plan.
- (b) The subdivider shall dedicate a right of way of 15 feet in width or greater as required by the City for storm drainage conforming substantially with the lines of any natural watercourse or channel, stream, creek, irrigation ditch, or floodplain that enters or traverses the subdivision as determined by Davis County Flood Control and/or the City Engineer. The subdivider shall also dedicate rights of way for any pipe, conduit, channel, and retention or detention area as recommended by the City Engineer.
- (c) The storm water drainage system for subdivider's subdivision shall be connected to an approved off site storm drain or facility acceptable to the City.
- (d) Storm drain, cross gutters, dipstone inlets, and other appurtenant structures shall be provided by the subdivider (within the limits of the subdivision) as required to adequately dispose of storm waters and the 10 year frequency storm flows developed within the limits of the subdivision and the existing flows entering the proposed subdivision from adjacent properties.
- (e) All storm water drainage systems, improvements and facilities installed by the developer shall comply with applicable provisions of CMC 16 (Stormwater), and shall require videotaping prior to final inspection in accordance with City Fee Schedule.

HISTORY

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

15.05.060 Utilities

- (a) All utilities, including cable TV conduits, shall be provided through underground service, except where existing utilities are already in place. All underground utilities specified in this Section shall be installed prior to the installation of road base, surfacing, curbs, gutters and sidewalks. Underground utilities shall be installed only after streets have been rough graded to a line and

grade approved by the City Engineer. If underground utilities are not installed prior to street surfacing sleeves shall be required.

- (b) A culinary water supply, which must be approved by the City Engineer shall be available to each lot in the subdivision and shall be provided in conformance with the standards and rules and regulations of the City and requirements of the City Engineer. Where an approved public water supply is available, the City shall cause to be installed, at the subdivider's expense, water mains, valves, pressure reducing valves, and service laterals to each lot within the subdivision.
- (c) Fire hydrants shall be installed by the City, at the subdivider's expense, at locations determined by the City Engineer and the Fire Department. Hydrants located within 350 feet of any building site in the subdivision shall be charged with water and must be operable before a building permit may be issued. Fire hydrant spacing shall not exceed 400 feet.
- (d) The subdivider shall connect with a public sanitary sewer and provide sewer mains and extend laterals from the sewer main to each lot in the subdivision.
- (e) Secondary water for the purpose of irrigation shall be made available to each lot in all residential subdivisions. The City Council may require nonresidential subdivisions to acquire secondary water. Construction of irrigation water facilities shall be subject to the approval of the appropriate pressure irrigation district, as signified by its letter of approval. The lines shall meet City culinary waterline standards and specifications. "As built" shall be provided by the developer and submitted to the City prior to final inspection. Valves shall be located sufficient for adequate control of service areas, as approved. The subdivider will be required, at its own expense, to construct all required off site facilities to connect to existing irrigation district facilities. The size of service connections allowed will be determined by the irrigation district. Two lots may be served by a common service line, divided, where desirable. The applicable connection fee shall be paid to the irrigation district prior to their approval of the final plat.
- (f) The use of any subsurface drains within a subdivision may be permitted on a limited basis, as deemed appropriate by the City, in accordance with the procedures and requirements set forth in CMC 9.06 (Subsurface Water) regarding subsurface drains, and shall require videotaping prior to final inspection in accordance with CMC 9.06.080.
- (g) City approved street lights shall be installed at all street intersections, school or pedestrian crossings, and at bends or curves in the street at intervals specified in the City Standards and Specifications.
- (h) Utility easements shall be provided within the subdivision as required for public utility purposes. All lots shall have at least a 10' wide front yard public utility easements, and at least two other 7' wide side or rear yard public utility easements. Additional easements, or increased width of easements, may be required as necessary to provide for adequate utility service and/or drainage within the subdivision and adjoining parcels. The City may also require separate waterline, storm drain or other utility easements for City owned facilities.

HISTORY

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

15.05.070 Landscaping

- (a) Whenever, in the opinion of the subdivision plat approving authority, the cuts and fills in a subdivision are of sufficient size or visibility to demand special treatment, the subdivider may be required to landscape such areas with suitable permanent plant materials and to provide for the maintenance of such landscaping. The subdivider shall submit a landscaping plan for review and approval by the City. The landscaping plan shall indicate how maintenance of the landscaping will be performed and by whom.

- (b) Subdivisions in the Hillside Overlay Zone shall comply with all landscaping provisions of the Zoning Code, including, but not limited to, provisions of CZC 12.42 (Hillside Overlay Zone).

HISTORY

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

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

15.05.080 Orderly Development Required

Whenever the subdivider shall develop a subdivision, such development shall be in an orderly manner and in such a way that the required improvements will be continuous and available as necessary during construction activities within the subdivision and that all of the improvements will be made available for the full, effective, and practical use and enjoyment thereof by the purchaser, grantee, assignee, transferee, or lessee of any of the lands subdivided within the time herein provided or in phases specified.

HISTORY

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

15.05.090 Building Permits

Except as otherwise provided in CMC 15.01.070, it shall be unlawful for any person to receive a building permit for a lot within a subdivision until water, sewer, storm drainage and all other required underground utilities located under the street surfaces within the subdivision are installed, inspected and approved by the City for the entire subdivision, and all streets in the subdivision are rough graded. It shall be the responsibility of the subdivider to allow no human occupancy until all necessary utilities are installed and basic improvements are adequate to render the subdivision habitable which improvements shall include paved streets. It shall be unlawful for any subdivider to sell any portion of an approved subdivision until the prospective buyer or builder has been advised that occupancy will not be permitted until all required improvements are completed.

HISTORY

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

15.05.100 Warranty Period

The developer shall be required to warrant the developer's installed and accepted public improvements (and landscaping required to be bonded) comply with the City Standards and Specifications and applicable ordinances for design, materials, and workmanship, and will not fail in any material respect as a result of poor workmanship or materials within the required warranty period. The warranty period shall commence upon the date that all improvements required by the City to be installed within the subdivision have been completed to the satisfaction of the City, a final inspection of the improvements has been made, and the City has accepted the improvements ("Final Acceptance"). Except as otherwise provided herein, the warranty period for public improvements shall commence on the date of Final Acceptance and shall continue for a period of one year. As provided in Utah Code § 10-9a-103, the City may require a two year warranty period for improvements (and landscaping required to be bonded) if the City determines for good cause that a lesser period would be inadequate to protect the public health, safety, and welfare; and the City has substantial evidence on record of: (1) prior poor performance of the applicant; or (2) that the area upon which the infrastructure or improvements will be constructed contains suspect soil and the City has not otherwise required the applicant to mitigate the suspected soil. If any deficiencies are found by the City during the warranty period in the design, materials, or workmanship or failure of the improvements to comply with City Standards and Specifications or applicable ordinances, the developer shall promptly resolve such defects or deficiencies and request the City Engineer to reinspect the improvements. In the event the developer fails to remedy any defects or deficiencies during the warranty period, the City may use the Bond proceeds in accordance with the terms and conditions of the Improvements Agreement. At the end of the warranty period, the developer shall request the City Engineer to make a final warranty period

inspection of all improvements. If the City Engineer verifies that the improvements are acceptable, the City Engineer shall notify the City Manager who shall refer the matter to the City Council. The City Council shall then review the matter and upon approval of the same shall release the balance of the security posted by the developer under the Improvements Agreement.

HISTORY

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

12.32.300 Table Of Development Standards In Residential Zones

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

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

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

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

HISTORY

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

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

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

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

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.

Centerville City

**Project: PORTER LANE ESTATES PDO –
PRELIMINARY SUBDIVISION
PLAT & PLAN**

Location: 522 WEST 400 NORTH (PORTER LANE)

**Zoning: RESIDENTIAL MEDIUM
PLANNED DEV. OVERLAY(PDO)**

Application: PRELIMINARY SUBDIVISION

Meeting Date: WEDNESDAY, AUGUST 27, 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 who desires further information about this proposal, please call the Centerville City Planning Department at 801.292.8232 during regular business hours.



August 22nd, 2025

Please see the following public hearing notices for August 27th, 2025

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

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **August 27th, 2025 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Preliminary Subdivision request for a single-family subdivision on the property located at 522 West Porter Lane**. If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

CENTERVILLE
PLANNING
COMMISSION

Staff Report
8/27/2025

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

- Briefly discuss any noted code research and change priorities per Planning Commissioner direction and take note of directions given for future City Code potential research and amendments.

ATTACHMENTS:

CENTERVILLE
PLANNING
COMMISSION

Staff Report
8/27/2025

Item No. 1.

Title: Minutes Review and Approval - August 13, 2025

Initiated By: Jennifer Robison, City Recorder

Staff Representative:

SUBJECT:

Consideration of Planning Commission meeting minutes for August 13, 2025.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 08-13-25 PC DRAFT

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, August 13, 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 Shawn Hoth
12 Gary Woodward
13 Amanda Jorgensen
14

15 **MEMBERS ABSENT**

16 Layne Jenkins
17 Tyler Moss
18

19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director
21 Lisa Romney, City Attorney
22 Sydney DeWees, Planner
23

24 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Woodward
25

26 **PLEDGE OF ALLEGIANCE**
27

28 **DISCUSSION – REVIEW POTENTIAL SUGGESTED ORDINANCE UPDATES AND**
29 **PROJECTS LIST FOR CITY ZONING AND MUNICIPAL CODE**
30

31 Community Development Director Mike Eggett presented a list of potential ordinance
32 updates compiled over the past year, noting areas of confusion or missing provisions in city code.
33 Planner Sydney DeWees helped maintain the list, which included ordinance updates such as food
34 truck parking, application expirations, and decorative lighting; missing code items like digital LED
35 signage; and clarification of definitions such as “outdoor storage.”
36

37 Mr. Eggett asked the Planning Commission to prioritize the items for the coming year,
38 recommending a balanced workload. The Commission agreed to provide feedback at its next
39 meeting in two weeks.
40

41 **PLANNING COMMISSION TRAINING DISCUSSION – “SUBDIVISIONS:**
42 **DEVELOPMENT AND REGULATION” BY THE CENTER FOR PUBLIC POLICY &**
43 **ADMINISTRATION – UNIVERSITY OF UTAH**
44

45 Mr. Eggett led a training session on subdivision regulations, highlighting their historical
46 purpose, Utah’s enabling legislation, and the need to avoid exclusionary standards that conflict
47 with moderate-income housing requirements. Mr. Eggett and Ms. DeWees discussed challenges
48 residents face with complex minor subdivision requirements, and the training also addressed
49 subdivision design standards, financial guarantees through bonds, and the importance of
50 development fees covering actual costs.
51

52 **COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**
53

54 Mr. Eggett reported that Porter Lane Estates received City Council approval for its
55 conceptual plan and PDO and is now moving into the preliminary subdivision process. He noted

an upcoming conditional use permit for a microenterprise kitchen, and staff is reviewing the draft general plan update. The city's moderate income housing report has been submitted for state review, and City Attorney Lisa Romney reported the body art ordinance was tabled until August 19th for further legal review.

MINUTES REVIEW AND APPROVAL

Minutes of the July 9, 2025 Planning Commission meeting were reviewed. Commissioner Patterson **moved** to approve the minutes. Commissioner Jorgensen seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:12 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner Woodward seconded the motion which passed by unanimous vote (5-0).

Jennifer Robison, City Recorder

Date Approved